



INLIS Property Search: Buy the Right Title Record, Not Every Report

Description

Use INLIS by question. Property Ownership Information is S\$5.25, Property Title Information is S\$16, encumbrance details are S\$11 and pending instruments are S\$7.90. Owners can view digitised titles and plan information for their own property free through the official owner route. This guide is for a buyer or owner trying to obtain a singapore land-title record without ordering unnecessary products and resolves one task: match the due-diligence question to the correct INLIS product and understand what the record cannot decide. The material claims were checked against [SLA INLIS portal](#) and [SLA Land Titles Registry guide](#).

Choose the route that matches your case

Situation	What to do
Need the named owner and basic land information	Start with Property Ownership Information
Need the current folio of the land register	Buy Property Title Information
Need restrictions and registered interests	Add encumbrance information
Need a boundary or strata plan	Choose the cadastral-map or strata-plan product

Write the question before ordering

INLIS sells different slices of the land record. Buying every available product is expensive and can still leave the real legal question unanswered. According to [SLA INLIS portal](#), the controlling detail for this branch is the specific rule or service condition cited here.

State whether you need ownership, estate description, encumbrances, a pending instrument, lot geometry or a strata plan.

Use current 2026 prices

The portal lists POI at S\$5.25, PTI at S\$16, PTI encumbrance information at S\$11, PTI with a cadastral map at S\$27.55 and PTI with a strata certified plan at S\$27.55. According to [SLA Land Titles Registry guide](#), the controlling detail for this branch is the specific rule or service condition cited here.

Record the price and product code shown at purchase because the portal is the live source.

Know the public-access boundary

From 1 April 2026, secure login is required. The portal states that general-public users have access only to specified property products and applies daily purchase limits of 10 for individuals and 200 for companies. According to [SLA INLIS portal](#), the controlling detail for this branch is the specific rule or service condition cited here.

Do not attempt to bypass the identity, purpose or purchase controls.

Use the free owner route when it fits

SLA says owners with Singpass 2FA can view digitised title and plan information for their own private property or HDB flat without paying. According to [SLA Land Titles Registry guide](#), the controlling detail for this branch is the specific rule or service condition cited here.

A missing record can reflect incomplete digitisation, identity mismatch, no purchaser caveat or a trust arrangement; it is not proof that ownership does not exist.

Read a title record carefully

A land-register folio can show the estate, proprietor and interests, but it is not a building-condition report, planning approval or guarantee that every physical feature is lawful. According to [SLA INLIS portal](#), the controlling detail for this branch is the specific rule or service condition cited here.

Pair legal title work with planning, survey, building and conveyancing checks relevant to the property.

Do not duplicate PayNow purchases

INLIS warns that PayNow processing may take longer and tells users not to buy the same product again. According to [SLA Land Titles Registry guide](#), the controlling detail for this branch is the specific rule or service condition cited here.

Check email for the invoice and product, then contact the INLIS helpdesk if delivery fails.

Run the numbers or sequence

A buyer asking only who owns a property may start with the S\$5.25 POI. A conveyancing question about registered restrictions may require the S\$16 PTI plus S\$11 encumbrance information, a combined S\$27 before any map.

The calculation or sequence above is an LBRD working example. Replace every example input with the amount, date, access condition or document from your own case. Keep the official rate or threshold beside the working so another person can reproduce the answer.

Build a verification note another person can check

Before acting, create a one-page case note headed with the task, the date checked and the person responsible. Copy only the facts that affect your decision, then attach the statement, booking, application, receipt, map record or screenshot that supplies your own input. This separates a published rule from a personal assumption. If the official page changes, keep the earlier dated record but rework the decision with the live version.

Controlling source	What to verify	What to retain
SLA INLIS portal	Current product list, prices, payment methods, Singpass access and daily purchase limits from 1 April 2026	Record the page date, the exact rule used and the case input it governs.
SLA Land Titles Registry guide	Purpose of the register, free owner viewing route and title-search channels.	Record the page date, the exact rule used and the case input it governs.

Read the source in context, including definitions, exceptions and effective dates. A relevant page is not proof by itself: the cited passage must contain the particular rate, deadline, eligibility condition, access rule or warning used here. Where two official channels appear inconsistent, pause and ask the authority about the exact case rather than choosing the more convenient answer.

Use the guide with its limits

Property decisions have several parallel tracks: contract, finance, title, tax and physical condition. A correct answer on one track does not clear the others. Keep each responsibility and deadline on its own row, then ask the conveyancing lawyer or authority only the narrow question their record can answer.

No interview, personal use, fresh field visit, survey result or price check is claimed unless explicitly stated. Availability, fees and procedures can change. Reopen the linked authority page immediately before payment, travel, filing or emergency use.

Before you act

1. Define the exact question
2. Identify the property correctly
3. Choose only relevant products
4. Check the current portal price
5. Declare identity and purpose honestly
6. Save invoice and output

7. Send legal interpretations to a conveyancing lawyer

Mistakes that change the outcome

- Ordering every report
- Treating a missing owner view as proof
- Confusing title with planning approval
- Repurchasing after slow PayNow processing
- Using records for an undeclared purpose

Continue with the relevant LBRD guide

Next, [separate title from redevelopment checks](#). You can also [build the wider pre-OTP file](#).

Questions readers ask

Can I see my own title for free?

SLA provides a free owner-viewing route for digitised records using Singpass 2FA.

Does PTI show physical defects?

No. It is a title record, not a building survey.

Can the public buy every INLIS product?

No. The portal sets product and daily-purchase limits by user type.

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