

Annex – Key Features of Coastal Protection Bill

A) Landowners are to implement coastal protection measures

Landowners and long-term lessees of prescribed places along the coast are required to implement coastal protection measures for their land plots, in accordance with the latest standards in the Coastal Protection Code of Practice (COP). PUB will launch the Coastal Protection COP in mid-2026 which will specify the planning, design, operation, and maintenance standards of coastal protection structures in Singapore.

To ensure that there is a continuous line of defence, landowners and long-term lessees must connect their measures with those on adjacent land plots. This is because any unprotected section may allow seawater to enter the area during a coastal flooding event, such as storm surges. The CPB establishes clear requirements to facilitate connection works. It also allows PUB to designate a landowner to connect his measure to the coastal protection measure on his neighbour's land. This is to ensure seamless protection along the entire coastline.

Safeguards for completed coastal protection measures

Upon completion, all coastal protection measures will be designated in the Coastal Protection Interpretation Plan (CPIP). This will be a digital map where contractors and registered users can access relevant details of the completed coastal protection measures. Thereafter, landowners' and long-term lessees' obligations to operate and maintain the measures will come into effect.

Designated Transiently Floodable Areas

To minimise impact on land use, PUB will also have the powers to designate Transiently Floodable Areas such as at beaches and coastal parks. This is to allow the public to enjoy unimpeded access to the seafront. As there is a possibility that these areas may be flooded temporarily for a few days due to storm surges, landowners are required to prepare a flood response plan for such scenarios.

B) Provisions to ensure continued functionality of the coastal protection measures

To ensure continued functionality of the coastal protection measures on their land, landowners and long-term lessees will be required to inspect, monitor, maintain and repair their coastal protection measures. Should there be any observed damage to the coastal protection measure, landowners will be required to inform PUB and submit a rectification plan. Landowners must also appoint a Flood Protection Manager to assist them in complying with the coastal protection requirements.

PUB will maintain centralised regulatory control of the measures. Landowners and long-term lessees will need to seek PUB's approval before undertaking works for purposes of coastal protection or which may affect existing coastal protection measures. This is to minimise the risk of any accidental damage to coastal protection measures during construction or development works along the coast.

C) PUB to have the powers to enforce coastal protection

To safeguard Singapore against sea level rise, it is critical to ensure a continuous line of defence along our coastline.

There will be penalties for actions that affect the continuous line of defence, and for failures to comply with written notices from PUB.