



SINGAPORE
LAND AUTHORITY

Your Ref: -
Our Ref: SLA/SVY 251/72 Vol 6
(Please quote our reference in your reply.)

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Date: 31 Mar 2005

CS CIRCULAR NO. 7/2005

To: All Registered Surveyors

ENCROACHMENT TO BE RESOLVED BEFORE APPROVAL OF CADASTRAL SURVEY

The Land Surveyors (Amendment) Act 2004 (Cap 156) which incorporates consequential amendments to the Boundaries and Survey Maps Act (BSMA) (Cap 25) and the Boundaries and Survey Maps (Conduct of Cadastral Surveys) Rules 2005 are made operational on 31.3.05.

2 The new sections 11D(3)(c) and 11D(6) of the BSMA pertain to encroachment to be resolved before the survey plan is approved. The sections read as follows:

Section 11D(3)(c):

"The Chief Surveyor may refuse to approve any survey plan or assurance plan under this section if –

- (a)
- (b)
- (c) an encroachment has been created by the purchaser or owner of a parcel of land being surveyed for any relevant purpose, which affects any parcel of land adjoining that parcel of land, and the registered surveyor who signs the plan has not certified that the encroachment has been resolved."

Section 11D(6):

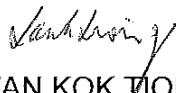
"In subsection (3)(c), "relevant purpose", in relation to any survey of a parcel of land, means a survey for the purpose of -

- (a) obtaining a new State title for the parcel of land;
- (b) amalgamating the parcel of land; or
- (c) subdividing the parcel of land."

- 3 Registered surveyors are to comply with the above sections and any encroachment of the above nature, which is discovered during their survey must be resolved by owner / purchaser before submitting the survey plan to the Chief Surveyor for approval.

4 In relation to the above, rule 15 of the Boundaries and Survey Maps (Conduct of Cadastral Surveys) Rules 2005, requires that every survey submitted to the Chief Surveyor for approval shall be accompanied by a certification in relation to encroachment, signed by the registered surveyor. The form of the certification is under rule 15. The sample of the certificate at Annex A is for your use.

5 Para 2(b) and (c) of CS Circular No. 11/2003 are revoked.


TAN KOK TIONG
MANAGER
SURVEY SERVICES
for CHIEF SURVEYOR

cc

Real Estate Developers' Association of Singapore)
Fax: 63372217) Kindly circulate this circular
Singapore Contractors Associations Ltd) to your members for
Fax: 62733977) information. Thank you.
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(SAMPLE)

Your Re: SLA/SVY _____ / _____
Our Ref: _____
Date: _____

Chief Surveyor

**CERTIFICATION IN RELATION TO ENCROACHMENT
(PURSUANT TO RULE 15 OF BOUNDARIES AND SURVEY MAPS (CONDUCT OF
CASDATRAL SURVEYS) RULES)
SURVEY OF LOT _____ MK/ TS _____ AT _____**

"I, _____, a surveyor registered under the Land Surveyors Act (Cap. 156), certify that:

- (a) there (*is / is no) encroachment affecting any land parcel adjoining the land parcel under my survey;
- * (b) (if there is encroachment affecting any land parcel adjoining the land parcel under my survey) the particulars of the encroachment are as follows:
 - (i) Lot and Mukim / TS No. of adjoining land parcel: _____
 - (ii) Ownership of adjoining land parcel: *State/Private
 - (iii) The encroachment is as shown in: _____ (state survey document)
 - (iv) Description of encroachment: _____
 - (v) The encroachment *was / was not created by the purchaser or owner of the land parcel under my survey; and
- * (c) (if the encroachment was created by the purchaser or owner of the land parcel surveyed by me) the encroachment has been resolved and the encroachment has been resolved by: _____ (describe the manner of resolution). A copy of _____ (describe documentary evidence of resolution of encroachment) is attached.

(Signature and date of certification)
Registered Surveyor.

* Delete whichever is inapplicable.