

Your Ref: -
Our Ref: SLA/SVY 251/72 Vol 6
(Please quote our reference in your reply.)
Date: 31 Mar 2005

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CS CIRCULAR NO. 9/2005

To: All Registered Surveyors

CHANGES ON STRATA TITLE PLAN CONSEQUENT TO LAND SURVEYORS (AMENDMENT) ACT 2004

The Land Surveyors (Amendment) Act 2004 (Cap. 156) comes into operation on 31.3.05. It incorporates related and consequential amendments made to the Boundaries and Survey Maps Act (Cap. 25), the Land Titles Act (Cap. 157) and the Land Titles (Strata) Act (Cap. 158).

2 Under the amendments, the Singapore Land Authority (SLA) has streamlined the processes for submission of Strata Title Plan (STP) to the Chief Surveyor for approval and the lodgment of the approved STP with the Registrar of Titles for registration. The relevant regulations for STP are moved to Part III of the Boundaries and Survey Maps (Conduct of Cadastral Surveys) Rules 2005 which is also made operational on 31.3.05. The STP is under the purview of the Chief Surveyor.

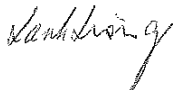
3 The main changes affecting registered surveyors are as follows:

- (a) Registered surveyors need only to submit one set of the STP prepared on drafting film. The set on mounted paper is dropped as it is no more required for lodgment and registration with the Registrar of Titles.
- (b) Upon approval, the STP will be retained by SLA. The registered surveyor concerned will be informed of the approval. A print of the STP Sheet 1 will be released to him. He would inform the developer to proceed with the lodgment of the strata title application for registration with the Registrar of Titles.
- (c) On Sheet 1 of the STP, the changes are:
 - (i) the heading "THE SCHEDULE (Rule 13)", the 4 side items and the certification box of the Registrar of Titles are dropped;
 - (ii) the wordings at the certifications of the Chief Surveyor and the registered surveyor are revised;
 - (iii) the description for subdivision plan in the registered surveyor's certification incorporates the authorised subdivision plan; and
 - (iv) the occupational details along the land lot boundaries are to be shown on the site plan. (Para 4 below also refers.)

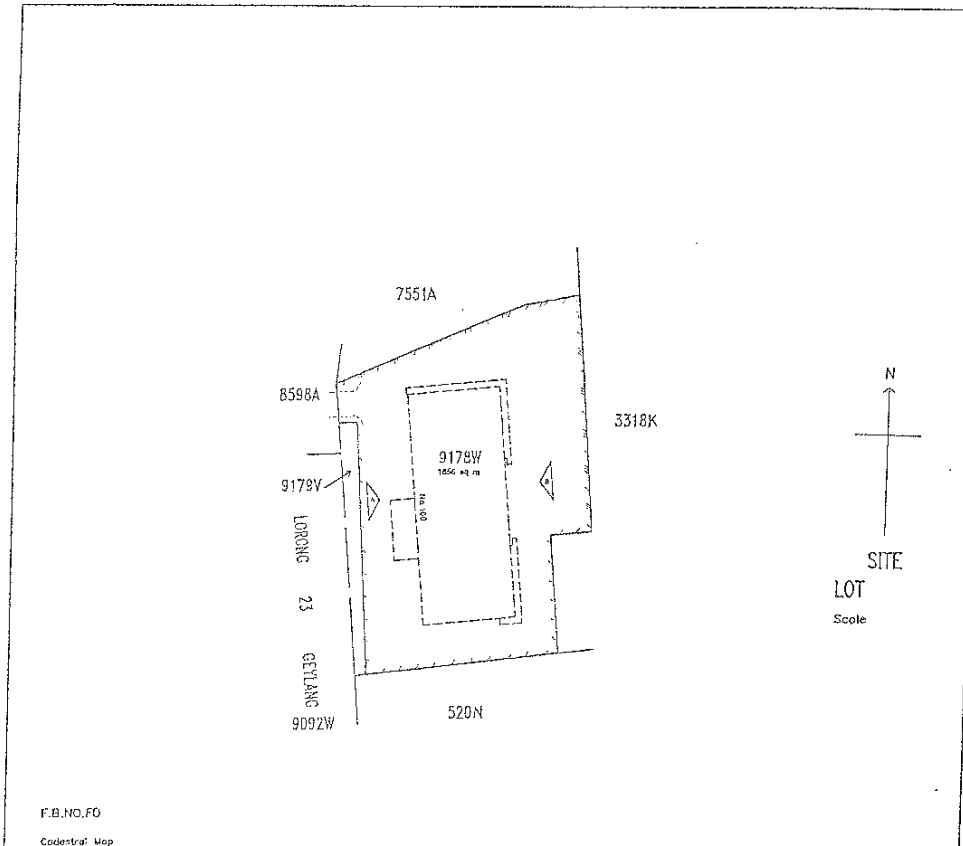
(d) Sheet 2 containing the schedule of share values is also not required.

4 As practised, the verification survey of the land lot for determining encroachments shall be conducted. As mentioned above, the occupational details within 0.5 m of the land lot boundaries shall be picked up and shown on the site plan of the STP. Any encroachment on adjacent land shall be shown and described on the site plan and storey plan where applicable. Please refer to CS Circular No. 7/2005 on details of resolving any encroachment. The verification survey is not necessary if the land lot is simultaneously under your survey or the strata survey is for further subdivision / amalgamation of existing strata lots.

5 Two samples of the STP are attached for your reference. Sample (A) is a standard set of the STP. Sample (B) is a sub-set for a case involving provisional lot in a strata phased development. Please use these samples to make the necessary changes on your STP format.



TAN KOK TIONG
MANAGER
SURVEY SERVICES
for CHIEF SURVEYOR



F.B.NO.F0

Cadastral Map

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

(a) all buildings and lots shown in this Strata Title Plan prepared by me containing sheets (No. ... to ...) in relation to the external surface boundaries of the parcel are in accordance with the approved Building Plans No. dated /the approved subdivision plans dated /the plan dated for the subdivision of the building which has been authorised by a notification made by the Minister under section 21(6) of the Planning Act (Cap. 232); and

(b) this plan correctly represents the survey done in strict compliance with the Boundaries & Survey Maps (Conduct of Cadastral Surveys) Rules.

* please delete accordingly.

(Signature and date of certification)
Registered Surveyor.

I, the Chief Surveyor, Singapore, certify that the strata certified plans ST to shown on this Strata Title Plan have been lodged in the Singapore Land Authority and approved by me.

for Official Use Only.

Date:

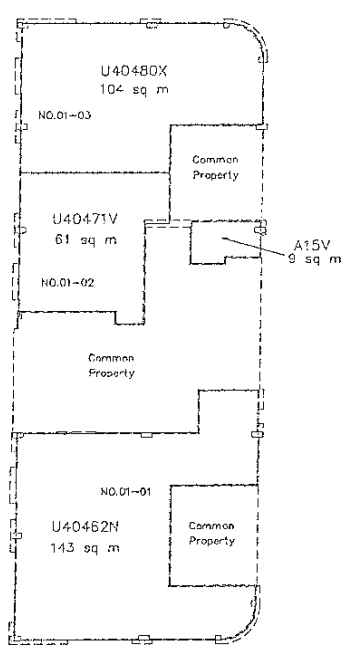
Signature:

SLA/SVY _____

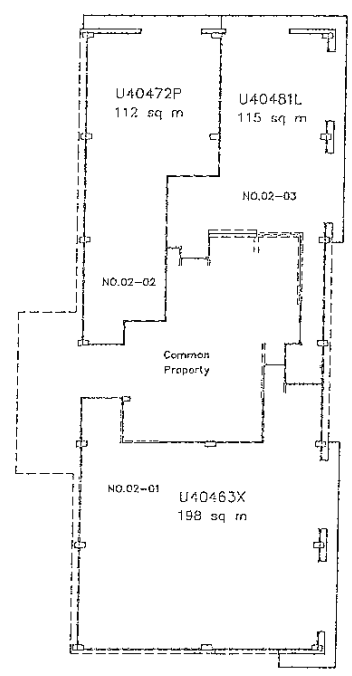
MUKIM NO.

ST

STOREY
Scale 1: 200
(Areas of Strata Lots Are Scaled Only)



1ST STOREY



2ND STOREY

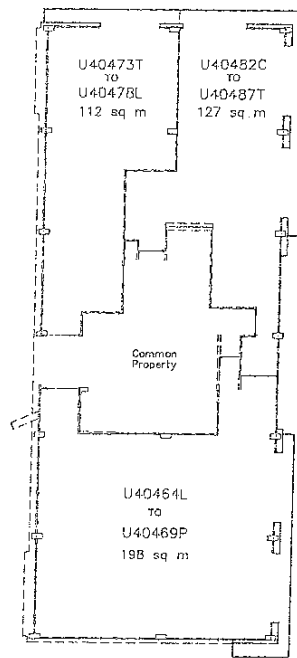
1ST STOREY

2ND STOREY



MUKIM NO.	ST.
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STOREY
Scale 1:200
(Areas of Strata Lots Are Scaled Only)



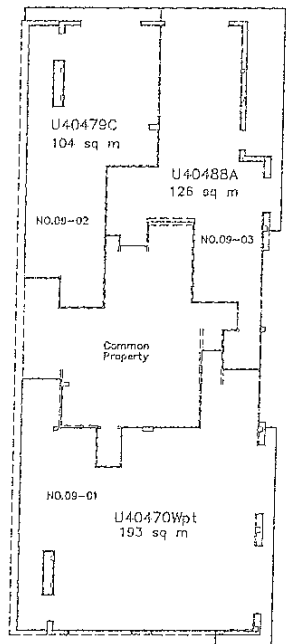
TYPICAL STOREY
(Corresponding Strata Lots from 3rd to 8th Storeys are identical)



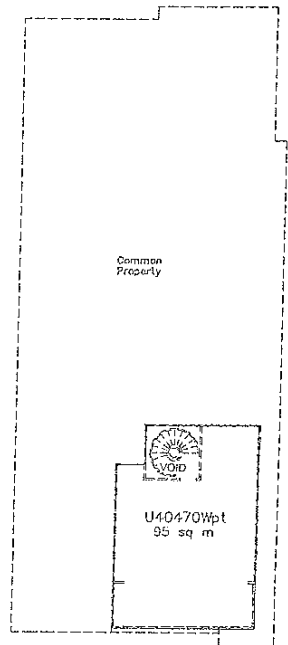
MUKIM NO.	ST
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STOREY
Scale 1:200
(Areas of Strata Lots Are Scaled Only)

Strata Lot	Storey	Strata Area in Parts (sq m)			Total Strata Area (sq m)
		Floor	Void	Sub-Total	
U40470W	9th	193	0	193	288
	10th	95	3	98	



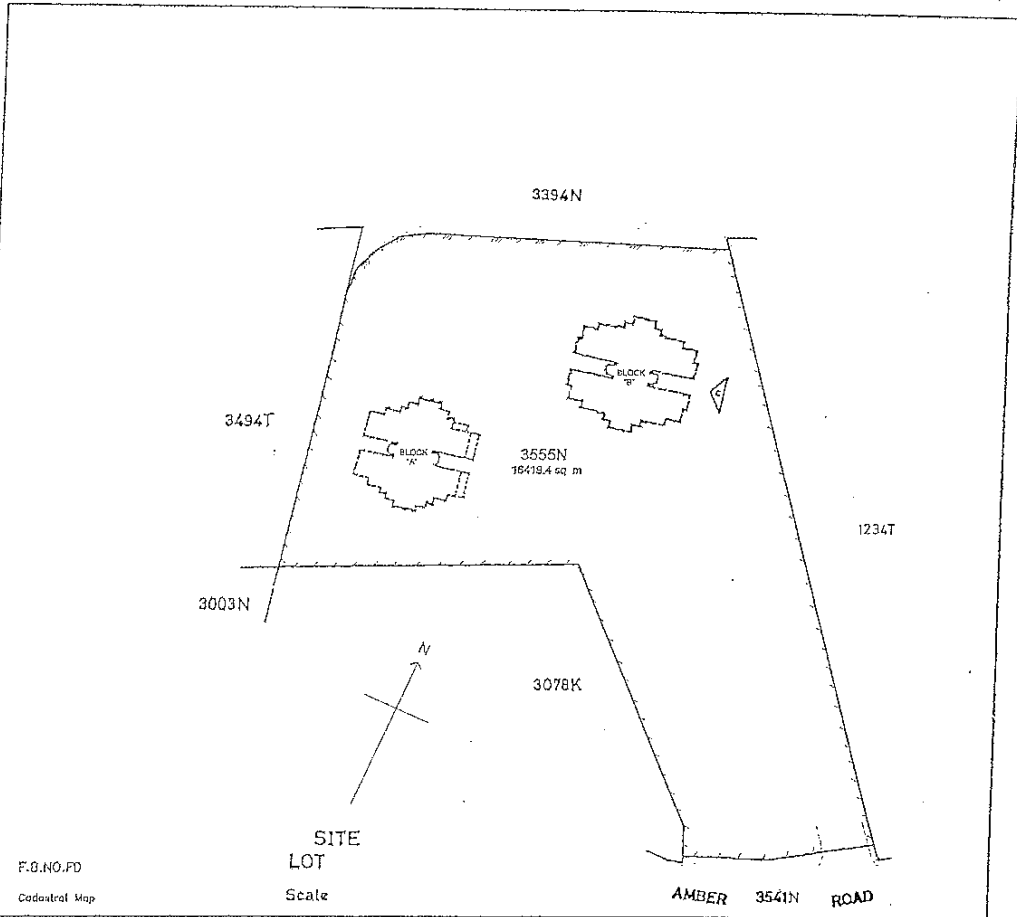
9TH STOREY



10TH STOREY



MUKIM NO.	ST
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I, of, a surveyor registered under the Land Surveyors Act (Cap 156) certify that:

(a) all buildings and lots shown in this Strata Title Plan prepared by me containing sheets (No. ... to ...) in relation to the external surface boundaries of the parcel are in accordance with the approved Building Plans No. dated /the approved subdivision plans dated /the plan dated for the subdivision of the building which has been authorised by a notification made by the Minister under section 21(6) of the Planning Act (Cap. 232); and

(b) this plan correctly represents the survey done in strict compliance with the Boundaries & Survey Maps (Conduct of Cadastral Surveys) Rules.

* please delete accordingly.

(Signature and date of certification)
Registered Surveyor.

I,, the Chief Surveyor, Singapore, certify that the strata certified plans ST to shown on this Strata Title Plan have been lodged in the Singapore Land Authority and approved by me.

The boundaries and dimensions of the provisional lot are inconclusive and are subject to survey.

Date:

Signature:

For Official Use Only.

SLAVSY _____

MUKIM NO.

ST

Lot 3555N on CP 12345	
Provisional Lot No Allotted	Block No.
U3831V	B

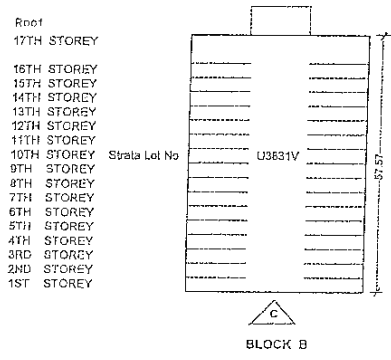
LEGEND:
 1) The common property extends to those parts indicated on the plans annexed hereto.
 2) The common property also includes common property in the proposed building.

LEGEND (Prov. Lot)

1. Provisional Lot U3831V shown dotted on the site plan is for the erection of a 17-storey building (Block B) containing 66 residential flat units as follows:

Block B
 (Provisional Lot U3831V) - 1st to 16th storey:- 4 residential flat units (total: 64 flats units)
 17th storey:- 2 residential penthouse units

2. The common property also includes common property in the completed building.

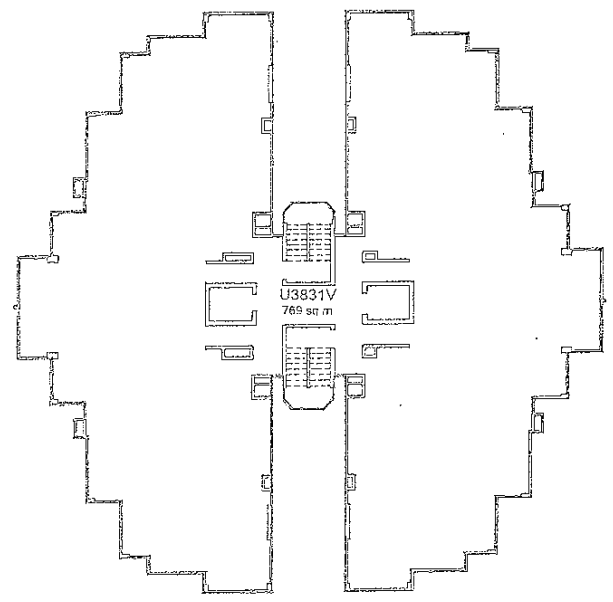


ELEVATION SKETCH SHOWING PROVISIONAL LOT

MUKIM NO.	ST
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STOREY
Scale: 1:200
(Area of Provisional Lot is scaled only.)

BLOCK B



MUKIM NO.	ST.
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