

Our ref : SLA/SVY 251-72 Vol 7



**SINGAPORE
LAND AUTHORITY**

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Date: 18th July 2012

CS CIRCULAR NO. 2/2012

To: All Registered Surveyors

**REQUIREMENT TO TABULATE TOTAL STRATA VOID AREAS IN STRATA CERTIFIED PLAN (CPST),
FIELD DETAIL (FD) AND EXCEL FILE FOR STRATA JOB SUBMISSION**

At present, the breakdown of floor and strata void area is shown in approved CPSTs and accompanying FDs. Registered Surveyors (RS) are also required to submit the CPST_Information.xls file tabulating the Lot_Number, Plan_Type, Plan_Number and the corresponding Plan_Area for each strata lot. The Plan Area includes the total floor area and the void area, if any and is reflected as a total strata area in the Subsidiary Strata Certificate of Title (SSCT) for the particular strata lot.

2. In line with URA's changes to the Housing Developers Rules (HDR) to enhance transparency in the real estate industry and to enable prospective buyers to make better informed decisions when buying a property, SLA has reviewed the description of strata area in the SSCT.
3. For SSCTs, SLA will be adding a statement 'INCLUDES STRATA VOID OF XXX SQ M' where 'XXX' is the void area, below the area column in the SSCT to reflect the total strata void areas for the strata unit. (See Annex A). The intention is to inform owners and subsequent re-sale buyers that strata area in a property contains any strata void area as part of total strata area in the SSCT.
4. For this, RS are required to submit the following:
 - 4.1 For CPSTs and FDs where a strata lot occupies more than one storey and there are strata voids, RS will be required to tabulate the 'Total Strata Void Area' in a new column in the table which shows the breakdown of floor area and void area, the sub-total area of each storey and the total area of the strata lot (See Annex B)
 - 4.2 For CPST_Information.xls file, RS are to indicate the statement and the total strata void area under a new column 'Plan_Area_Description' for the strata lot (See Annex C). This is applicable to all CPST jobs, including HDB strata jobs.
5. For CPST_Information.xls submission, you may synchronise your ESPRO after 7pm, on 31st July 2012 to download the updated form. In this connection, do note that your submission will not be successful if there is any renaming or change in file name.
6. This new requirement in para 4 will take effect for all strata jobs submitted on and after 1st August 2012.

Thank you.

A handwritten signature in blue ink, appearing to read "Richard Ho", with a large, stylized flourish underneath.

Richard Ho,

For Chief Surveyor

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SINGAPORE TITLES AUTOMATED REGISTRATION SYSTEM
(S T A R S)

PSSRS100A : LAND REGISTER SEARCH PRINTOUT
(PRINT WHOLE LAND REGISTER)

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23/04/2012 17:52:
PAGE : 2

Subsidiary
Strata Certificate of Title
Volume 1373 Folio 142

Ref No : NI/201107079
Pursuant to : IC/335280H

PAGE 1
Edition 2
Number of Updates 0
dated 27 JUL 2011

This is to certify that the person described as proprietor hereto is the registered subsidiary proprietor of the estate and land SUBJECT to any subsisting exceptions, reservations, covenants and conditions contained or implied in the undermentioned State Title and SUBJECT also to the encumbrance and interests registered or notified in this folio and section 46 of the Land Titles Act.

----- ESTATE AND LAND DESCRIPTION -----

Land Tenure : LEASEHOLD ESTATE
Lease Duration : 999 Years
Commencement Date : 02/06/1882
State Title Expiry Date : 01/06/2881
State Title No : LEASE 5140
State Title Date : 27/06/1952
Title District : TOAH PYOH

Land Tenure : LEASEHOLD ESTATE
Lease Duration : 999 Years
Commencement Date : 02/06/1882
State Title Expiry Date : 01/06/2881
State Title No : LEASE 26592
State Title Date : 29/11/2007

Lot No

MK17-U80752N

Area (Sq M)

77.0

INCLUDES
STRATAVOID
OF 33 SQM

*Certified

Plan No

Area Typ

CPST 99840

CPST 99842

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*Plan filed in Chief Surveyor's Office

ANNEX B

House No.	Strata lot	Storey	Strata Area in Parts (sq m)			Total Strata Void Area (sq m)	Total Strata Area (sq m)
			Floor Area	Void Area	Sub-Total		
22A	U80752N	17 th lower	44	11	55	33	77
		17 th upper	0	22	22		

Updating Accessory / Strata Lot with CPST Number and Area				
Lot_Number	Plan_Type	Plan_Number	Plan_Area	Plan_Area_Description
MK17-U080752N	CPST	99840	77	INCLUDES STRATA VOID OF 33 SQ M
MK17-U080752N	CPST	99842	77	INCLUDES STRATA VOID OF 33 SQ M