

Your Ref:
Our Ref: SMA-CMS-5/5

Date: 31 December 2024

CS Circular NO. 1/2024

To: All Registered Surveyors

PROCESS FOR RESOLVING ENCROACHMENTS FROM PRIVATE PROPERTIES ONTO/OVER/UNDER STATE LANDS

1. Under section 15(3)(c) of the Boundaries and Survey Maps Act 1998, the Chief Surveyor may refuse to approve any survey plan if 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.
2. Chief Surveyor has been discreet in enforcing this provision in the past to allow flexibility in the submission of survey plans for approval even when there is a pending encroachment issue for the job. While Chief Surveyor could have easily rejected the job in most instances based on this provision, Chief Surveyor chose not to in most cases, thereby absorbing the time spent with the survey plans being held at SLA's end. Some of these cases could be urgent and this is not productive to the registered surveyor or SLA.
3. Starting 13 January 2025, should there be encroachments from private properties onto/ over/ under State land, registered surveyors are required to obtain the resolutions from SLA's Land and Estate Management **before any survey plan can be submitted for approval**. This will fasten the time taken for the survey plan to be approved by Chief Surveyor since there is no necessity to wait for the resolution of any State land encroachment issues by all affected parties with the job left hanging for approval.
4. All registered surveyors are hereby informed to submit the encroachments checklist for this purpose via [FormSG](#) for SLA's Land and Estate Management clearance from the implementation date.
5. Registered surveyors are reminded that in dealing with any encroachment pursuant to Section 15(3)(c) of the Boundaries and Survey Maps Act 1998, and where the encroachment is onto/ over/ under State Land, such encroachment has to be resolved by the owner of the encroaching property before the survey plans can be approved by the Chief Surveyor.
6. Affected jobs submitted without the pre-requisite clearance of State land encroachment matters after the implementation date will be subject to rejection with a re-submission fee payable upon re-submission.
7. Should you have any clarification, kindly contact us at SLA_Enquiry@sla.gov.sg.

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For CHIEF SURVEYOR