

**Kok Tiong TAN/SLA/SINGOV**

24 Dec, 2007 03:17 PM

CS NOTICE: TOPICS  
PRESENTED IN TEA  
SESSION HELD ON 19  
DEC 2007

Our Ref: SLA/SVY 161-2003 & 156-92 V3

Date: 24 Dec 2007

To: All Registered Surveyors

Dear Sirs / Madams

**CS NOTICE: TOPICS PRESENTED IN TEA SESSION HELD ON 19 DEC 2007**

Thanks for attending the tea session on Wednesday, 19 Dec 2007. During the session, we presented 5 topics as follows:

- (a) SLA Mobile Services launched and ready to use;
- (b) Subdivision written permission for conserved buildings;
- (c) HDB strata survey to be approved by Chief Surveyor as from 19 Jan 2008;
- (d) New condition to use approved CP for surrender and reissue of title with effect from 1 Nov 2007; and
- (e) Encroachment between 2 private lands.

The presentation slide in PDF format is attached.



Tea\_Session\_191207-PDFslides.pdf

Wishing all A Merry Christmas & Happy New Year.

Yours faithfully,

**TAN KOK TIONG • Senior Manager, Survey Services • Regulatory Division**  
**Singapore Land Authority • 6323-8176 (DID) • 6323-9937 (Fax) • <http://www.sla.gov.sg>**

MISSION: To optimise land resources for the economic and social development of Singapore.

CORE VALUES: Nation first • People Organisation • Innovation and Dynamism • Always delighting customers • Integrity and Professionalism

## SLA Mobile Services launched and ready-to-use

- Please visit the INLIS website at [www.inlis.gov.sg](http://www.inlis.gov.sg) for registration details and more information on this new SLA service.
- Registered Surveyors are encouraged to sign up for the service.
- SLA welcome feedback.

## Subdivision written permission for conserved buildings

Reminder - To indicate that the building is for conservation purposes when putting up the subdivision written permission to URA.

Purpose – For SLA to handle encroachments (if any) from such conservation sites onto State Land

## 'Conservation' was not reflected in the WP at Subdivision permission stage

3. Description of land which is the subject of the application  
**LOT 8883C MK24 AT 2 LORONG 13 GEYLANG (GEYLANG PLANNING AREA)**

4. Description of the subdivision proposed in the application  
**PROPOSED SUBDIVISION OF LAND INTO 2 PLOTS**

### PART II - PARTICULARS OF DECISION

1. Subdivision permission is granted under Section 14(4) of the Planning Act (Cap 232, 1998Ed) for the application referred to in Part I for the subdivision shown in the plan's in WPP1\_ES20070515R0166.ent (hereinafter called the "approved plans").
2. The details of the permission are set out in Part II and the approved plan which is enclosed herewith.
3. The permission is subject to the conditions, if any, set out in Part IV.
4. The additional notes, if any, set out in Part V are for your information.

### PART III - DETAILS OF THE SUBDIVISION PERMISSION

Subdivision of land into 2 plots as follows:

- Plot (1) - verged red to contain an existing 2-storey terrace house with 3-storey rear extension developed in accordance with the approved plan AP\_ES20051005R0162.ent dated 17-04-2005.
- Plot (2) - verged red for road widening, as depicted on approved plan in WPP1\_ES20070515R0166.ent.

### PART IV - PLANNING CONDITIONS

- a) There is no false or misleading information statement or particular furnished by the applicant or his agent in relation to the application referred to in Part I.
- b) The certifications and/or declarations contained in the application referred to in the above are true and accurate. Where it is subsequently established that the said certifications and/or declarations are untrue or inaccurate, this permission shall be liable to be cancelled by the Competent Authority.

## 'Conservation' reflected in the WP at Subdivision permission stage

3. Description of land which is the subject of the application  
**LOT 126T MK24 AT 627/629 GEYLANG ROAD & 8 LORONG 31 GEYLANG (GEYLANG PLANNING AREA)**

4. Description of the subdivision proposed in the application  
**PROPOSED SUBDIVISION OF LAND INTO 3 PLOTS AND STRATA SUBDIVISION OF EXISTING 2-STORY CONSERVATION SHOPS/SHOPS WITH 4-STORY REAR OFFICE/SHOP EXTENSION ON PLOT (1) INTO 7 STRATA UNITS & THE EXISTING 5-STORY RESIDENTIAL BUILDING ON PLOT (2) INTO 4 STRATA UNITS**

### PART II - PARTICULARS OF DECISION

1. Subdivision permission is granted under Section 14(4) of the Planning Act (Cap 232, 1998Ed) for the application referred to in Part I for the subdivision shown in the plan's in WPP1\_ES20071122R0159.ent (hereinafter called the "approved plans").
2. The details of the permission are set out in Part II and the approved plan which is enclosed herewith.
3. The permission is subject to the conditions, if any, set out in Part IV.
4. The additional notes, if any, set out in Part V are for your information.

**KEY WORD: CONSERVATION**

### PART III - DETAILS OF THE SUBDIVISION PERMISSION

i) Subdivision of land into 3 plots as follows:

- Plot (1) - verged red to contain an existing 2-storey conservation shophouses with 4-storey rear office/shop extension developed in accordance with approved plan WPP1\_ES20071122R0159.ent dated 03-08-2007.
- Plot (2) - verged red to contain an existing 5-storey residential building developed in accordance with approved plan WPP2\_ES20021122R0159.ent dated 03-08-2007.
- Plot (3) - verged red for road reserve.

ii) Strata subdivision of existing 2-storey conservation shophouses with 4-storey rear office/shop extension on Plot (1) into 7 separate strata units & the existing 5-storey residential building on Plot (2) into 4 separate residential units in accordance with the building plans approved by the relevant Government Authority and capable of being shown as lots in a Strata Plan.

## HDB strata surveys to be approved by Chief Surveyor from 19 Jan 2008

- Hitherto HDB strata surveys approved by HDB on behalf of Chief Surveyor.
- This delegation of approval will be rescinded.
- Wef 19 Jan 2008 HDB strata surveys will be approved by Chief Surveyor.
- Survey action is for strata leases and not strata titles.
- After approval, Registered Surveyors engaged by HDB shall prepare strata lease plans for HDB.

## New condition to use approved CP for surrender and re-issue of title with effect from 1 Nov 2007

- New condition: Lot must be surveyed and approved in SVY21 and of Survey Quality 1 before the CP which was approved less than 20 years ago can be used to supply title plans for surrender and re-issue of title.
- Rest of conditions remain unchanged.
- Please advise your clients of such cases accordingly.

## Encroachments between 2 private lands

Please advise clients not to complain or report to SLA as this is a private matter between 2 private land owners.