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Sent: Wednesday, 25 May, 2011 11:21 AM
To:
Subject: TOPICS PRESENTED IN TEA SESSION WITH REGISTERED SURVEYORS ON 6 MAY 2011

Our Ref: SLA/SVY 161-2003 V2

Date: 25 May 2011

CS Notice Number 3/2011

To: All Registered Surveyors

Dear Sirs / Madams

Thank you for attending the tea session held on 6 May 2011.

- 2 The following topics were presented:
- (a) Private lift, swimming pool, etc to be part of strata unit
 - (b) Child Lots-Physical Parent Lots Information
 - (c) Applying for Plan No
 - (d) Request for addition/deletion of New Lot Nos.
 - (e) Automated Release of SVY21 coordinates
 - (f) Sales of Multiple Plans approved on same date through INLIS

3 Topic 2(a) was discussed in detail. This practice is in line with the requirement that any parts of the building / land which are for exclusive use to the strata lot shall be depicted on each stratum as parts of that strata lot. Otherwise, they are deemed to be common property. As such, such parts shall be surveyed and shown in full and to scale on the relevant Storey Plan and supplemented with the Elevation Sketch (i.e. in 2D + H presentation). The stepped-down presentation which applies to normal strata lots on the same stratum does not apply to this case. Showing just a not-to-scale sub-height in the Elevation Sketch and without Storey Plan for 2(a) cases will not adequately depict the extent of that part of the strata lot on each stratum it occupies.

4 The PowerPoint presentation slide is attached for information.

5 Further information on Topics 2(e) & (f) will be issued on due course.

Regards

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TEA SESSION WITH REGISTERED SURVEYORS ON 6 MAY 2011

TOPICS FOR DISCUSSION

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- (1) Private lift, swimming pool, etc to be part of strata unit
 - (2) Child Lots-Physical Parent Lots Information
 - (3) Applying for Plan No
 - (4) Request for addition/deletion of New Lot Nos.

TOPICS FOR DISCUSSION

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- (5) Automated Release of SVY21 Coordinates
 - (6) Sales of Multiple Plans approved on same date through INLIS

(1) Private lift, swimming pool, etc to be part of strata unit

- Exclusive private lift, swimming pool, sunken planting box, etc. shall form part of strata lot
- Otherwise they are deemed to be common property.
- For lift, strata area & boundaries shall include (a) Lift well (void) on every storey (b) Lift motor room (normally on Roof Level) and (c) Lift pit.
- For swimming pool, sunken planter box, area & boundaries to include stratum of pool / planter box depth & motor room
- They should be shown on separate stratum and with heights on which they occupy.
- To avoid complications, they should be provided for upfront in BP and at launch of sales.

(2) Child Lots-Physical Parent Lots Information

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- CS Circulars 1/2011 & 3/2011 issued.
 - RSs to provide this information
 - Information required for registration of caveats & other instruments & issue of CTs
 - Very helpful to your clients, purchasers & LTR
 - Positive feedback

(3) Applying for Plan No

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- Recent years, CPST Plan Nos issued in leaps & bounds. 4 reasons:
 - (a) Apply Plan Nos in excess or duplication
 - (b) Plan space layout under-utilized
 - (c) More strata jobs
 - (d) Limited to 1 plan size – B3 only
 - Gaps of unused CPST Nos ranges due to (a) & (b)
 - Affected management of plan Nos.
 - RSs should avoid (a) & (b)

(4) Request for addition/deletion of New Lot Nos.

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- Since implementing caveat lots, many gaps in unused lot numbers found. 2 reasons:
 - (a) RSs request lot Nos. more than once.
 - (b) RSs request cancellation of whole range of lot Nos even though only 1 lot No affected & issuance of new range.
 - Not ideal for lot No. management
 - RSs should avoid (a) & (b)

(5) Automated Release of SVY21 coordinates

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- Presently- Under Ancillary Project
 - 3 days Service Level (manual process by staff)
 - Introduction of automation of SVY21 coords:
 - Under Project
 - Automated/immediate (similar to Request of SVY documents)
 - After 6 pm , next working day.

(5) Automated Release of SVY21 Coordinates

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- Things to look out for:
 - Compulsory to submit
 1. Request for SVY21 Coordinates.xls
 2. Authorisation_For_Deduction_Of_Survey_Fees.doc
 3. Download files from EsPro. Do not change the naming convention or else the submission will fail.
 4. LSVY will inform surveyors 1 week prior to implementation

(6) Sales of Multiple Plans approved on same date through INLIS

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- In the Pro-Enterprise survey we received a number of feedback to have a preview of plans in INLIS. There are also many INLIS enquiries on which plan to purchase where there are more than one plan.
 - For the current INLIS, it is not feasible.
 - As a interim measure we will sell multiple plans approved on the same date at one price. We will look into the feasibility for preview of plans in the new INLIS in 2013.

Thank you



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