

PRACTICE CIRCULAR 3/2004

To All Law Firms/Law Organisations

Address for Service of Notice Stated in Instruments

1. I am pleased to announce a new service initiative, as part of our on-going process review.
2. Effective 10 Aug 2004, the Registrar will not raise a notice of objection where a set of instruments lodged contains inconsistent addresses for service of notice. In such cases, the Registrar will regard the address in the title-passing instrument as the address for service of notice. If there are non-title passing instruments lodged after the title passing instrument, the address in the subsequent instrument (with the latest priority number if lodged with others in a set) will be regarded as the new address for service of notice.
3. Paragraphs 5.1 to 5.3 of Part 3 of the Consolidated Practice Circulars 2003 will accordingly be replaced by the following:
 - 5.1 Solicitors are required to state the up-to-date address for service of notice in Singapore for instruments lodged at the Registry. In the case of a transfer, this should be an address where the transferee can be reached after the transfer and not his address at the time of the transfer, especially when he will be moving into his new property.
 - 5.2 It is usual for transfers to be lodged together with a CPF Charge and/or a Mortgage using the same lodgment form. Where the address for service of notice stated in the CPF Charge and/or Mortgage is inconsistent with the transfer, then, pursuant to section 60A (2) of the Land Titles Act, the Registrar will now regard the address stated in the transfer to be the address for service of notice. However, where the transfer is lodged on its own followed by the CPF Charge and/or Mortgage ("Subsequent Transaction") using a separate lodgment form, then, the address as stated in the Subsequent Transaction with the latest priority number will be regarded as the address for service of notice.

Date: 10 August 2004

VINCENT HOONG
REGISTRAR OF TITLES