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Our Ref: SLA/SVY 251/72 Vol 6
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CS CIRCULAR NO. 3/2005

To: All Registered Surveyors

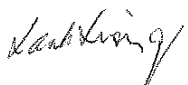
CONSEQUENTIAL AMENDMENTS TO THE BOUNDARIES AND SURVEY MAPS ACT

The Land Surveyors (Amendment) Act 2004 and the Boundaries and Survey Maps (Conduct of Cadastral Surveys) Rules 2005 come into operation on 31.3.05. Under the amendment Act, consequential amendments are made to the Boundaries and Survey Maps Act (BSMA).

- 2 The main changes in the consequential amendments to the BSMA are:
- (a) Under section 7 of the BSMA, 2 items are added to empower the Chief Surveyor :
 - (i) to generate, from the co-ordinated cadastre, maps for any area of land within the co-ordinated cadastre; and
 - (ii) where the co-ordinates for all parcels in Singapore have been declared to be within the co-ordinated cadastre, to declare by notice in the Gazette, that the maps generated from the co-ordinated cadastre, shall supersede all maps published under the repealed Act.
 - (b) Part IX of the Land Surveyors Act on the conduct of cadastral surveys is repealed. The conduct of cadastral surveys is henceforth regulated under Part IIA of the BSMA and under the purview of the Chief Surveyor of the Singapore Land Authority.
 - (c) On powers of entry for survey purposes, the Chief Surveyor may authorise practising registered surveyor or any assistant under the direct employment of the registered surveyor to enter and re-enter any land, seabed, foreshore or building to conduct cadastral surveys. The Chief Surveyor may impose conditions concerning the authorisation and power of entry. More details are in CS Circular Nos. 4/2005 and 5/2005.
 - (d) The Chief Surveyor may refuse to approve any survey plan or assurance plan if there is no subdivision permission or the survey fee has not been paid or an encroachment has not been resolved. The encroachment refer to one 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. More details are in CS Circular No. 7/2005.
- (e) Where the subdivision of land / building has been authorised by a notification made under section 21(6) of the Planning Act, the Chief Surveyor shall not, when he approves any survey plan be obliged to enquire whether any condition set out in the notification or imposed by the competent authority under that Act has been satisfied.
 - (f) The provisions on extension of time to complete cadastral surveys are removed. For 4 types of job where RT Plan is allowed, the registered surveyor shall provide the completion date of the development for the Chief Surveyor to impose a due date to submit the certified plan.
 - (g) Provisions for deposit of survey plans through e-submission have been made. New rules on e-submission will be made when the electronic submission process is put into operation in due course.
 - (h) Notwithstanding that a survey plan has been approved by the Chief Surveyor, it shall be the duty of the registered surveyor who signed the survey plan to ensure that the survey plan and all information and matters set out in the survey plan are correct and accurate.
 - (i) For correction of errors, the 1-year limitation period is removed. The Chief Surveyor may, at any time after the survey plan has been deposited with SLA, direct the registered surveyor or any licensed corporation or partnership concerned to carry out the correction of the error on the survey at his or its own expense.
 - (j) Every map generated from the coordinated cadastre and declared under section 7(f) of the BSMA shall be conclusive evidence in all courts of the boundaries of the land subject only to any order made under section 12 for their modification, correction or alteration.

3 Consequential amendments are also made to the Land Titles (Strata) Act (Cap 158). One of the main changes is that the relevant rules on the Strata Title Plan (STP) are henceforth regulated under the BSM(Conduct of Cadastral Surveys) Rules 2005. The details are in the CS Circular No. 9/2005.


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