

Our Ref: SLA/SVY 161-2003

Date: 22 Apr 2005

To: All Registered Surveyors

Dear Sirs / Madams

**NOTICE: CADASTRAL SURVEYS UNDER THE BOUNDARIES AND SURVEY MAPS
(CONDUCT OF CADASTRAL SURVEYS) RULES 2005**

The Boundaries and Survey Maps (Conduct of Cadastral Surveys) Rules 2005 has been in operation since 31.3.2005. It is noted that there are instances where the cadastral surveys submitted to the Chief Surveyor are not complying with the said Rules. Some of the common shortcomings are as follows:

(A) Cadastral Surveys Commenced Before 31.3.2005

(i) For cadastral surveys of land lots and HDB strata lots which commenced before 31.3.2005, the transitional provisions under rule (57) will apply. It means that such survey could continue to be conducted in accordance with the revoked Land Surveyors (Conduct of Cadastral Survey) Rules. Registered surveyors may follow the revoked rules, the old procedures, old practices etc and that include the certifications in FB and CP/CPST. However, it is not desirable to retain such outstanding jobs for too long. Hence, please submit all such jobs by 30.6.2005, failing which they have to comply with the new rules.

(Note: In the above for land lots, we are referring to jobs under SVY21. There should be no more outstanding jobs under Cassini system as the cut-off date for submission of Cassini jobs was 15.3.2005. Please refer to CS Notice dated 25.1.2005.)

(ii) Notwithstanding the above and due to changes in STP processing, the CPST prepared in STP format has to follow the new requirements under the (new) Boundaries and Survey Maps (Conduct of Cadastral Surveys) Rules 2005 though the strata survey has commenced before 31.3.2005.

(B) Cadastral Surveys Commencing On Or After 31.3.2005

(i) For all jobs which commence on or after 31.3.2005, registered surveyors must comply with the Boundaries and Survey Maps (Conduct of Cadastral Surveys) Rules 2005. The wordings of the registered surveyors' certifications on survey documents have all been changed. Please use the wordings of the certifications as per rules (38), (42), (53) and (56) where applicable. One common error is that the revoked rules "Land Surveyors (Conduct of Cadastral Surveys) Rules" is still being quoted in survey documents instead of quoting the new rules "Boundaries and Survey Maps (Conduct of Cadastral Surveys) Rules 2005 (G.N. No. S 155/2005)". Another common error is the omission on the new requirement to add the wordings within bracket "(G.N. No. S 155/2005)" at the end of the certification.

(ii) On Sheet 1 of the STP, the details within 0.5 m of the land lot boundaries and encroachment, if any, onto adjacent land lots are to be shown on the Site Plan. Please refer to rules 49(e) and (f).

(iii) Another point to note is the registered surveyor's certification on STP Sheet 1. It provides for 3 categories of plan references. The 1st plan reference is the approved Building Plan, the 2nd is the approved subdivision 14(4) plan and the 3rd is the authorised plan. For your information, the 3rd plan reference on authorised plan is a new requirement consequent to amendments made to the Planning Act. It will apply in due course. Registered surveyors shall delete the text accordingly; ie to delete the wordings of the plan references that are not applicable to the job.

(iv) For each submission of job, registered surveyors must forward the Certificate in relation to encroachment. Please refer to rule (15) and CS Circular No. 7/2005.

Kindly note the above and comply with the requirements. Do contact me if you have any clarification.

Thank you.

Yours faithfully

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