

Your Ref: -

Our Ref: SLA/SVY 251/72 Vol 6

Date: 10 Mar 2008

CS CIRCULAR NO. 1 /2008

To: All Registered Surveyors

## **ENCROACHMENTS REPORTED IN CADASTRAL SURVEYS**

Section 11D of the Boundaries & Survey Maps Act and Rule 15 of the Boundaries & Survey Maps (Conduct of Cadastral Surveys) Rules regulate the requirements to resolve any encroachment created by the land owner or purchaser of the land under survey onto adjoining land before the approval of the cadastral survey. CS Circular No. 7/2005 dated 31 Mar 2005 on the compliance with this legislation also refers. Registered Surveyors are responsible for their certification on the "Certification in relation to encroachment" as prescribed under Rule 15.

2 For encroachments onto adjoining SL or SL under survey, the Singapore Land Authority has standing policy on dealing with them. For such cases, Registered Surveyors shall comply with CS Circular No. 1/2006 dated 21 Aug 2006. As per para 3 therein, encroachments onto SL have to be resolved with SLA before the approval of the cadastral survey. Where the encroachments are onto SL under survey for alienation, the Registered Surveyors should, in addition, inform their clients/the lessees of the encroachments.

3 In their survey report forms, Registered Surveyors will report all encroachments regardless of whether the encroachments are from private/State land under survey onto adjoining private/State land or vice versa. There could be other scenarios of encroachments for which para 1 or 2 above does not apply and/or where resolution and regularization are not required before the approval of the cadastral survey. One such common scenario is the encroachment from an adjoining land onto the private land under survey. Presently, Registered Surveyors would, on their own accord, submit to the Chief Surveyor a copy of their letter notifying their clients/land owner to resolve the encroachment with their neighbour. **With effect from 17 Mar 2008, submission of the copy of the letter will be mandatory.**

4 For the avoidance of doubt, "encroachment onto" refers to any existing encroachment on the ground level, above or below ground level and includes foreshore.

5 As resolution and regularization of encroachments may take time to complete, Registered Surveyors are advised to act on such encroachments as soon as they are detected and not wait until the survey jobs are to be submitted. This will speed up the cadastral survey process for approval and/or avoid a re-submission of the job.



**TAN KOK TIONG**  
**SENIOR MANAGER**  
**SURVEY SERVICES**  
for CHIEF SURVEYOR

DID: 63238176

Fax: 63239937

Email: [tan\\_kok\\_tiong@sla.gov.sg](mailto:tan_kok_tiong@sla.gov.sg)