

From: Kai Weng LEONG (SLA)
Sent: Monday, October 24, 2011 11:10 AM
To:
Subject: CS CIRCULAR NO. 7/2011 - STRATA LOTS WITH STEP-DOWN STRUCTURES
CONSTRUCTED BELOW THE APPROVED STRATUM

Our Ref : SLA/SVY 251-72 Vol 6

To All Registered Surveyors

Dear Sirs/ Madams

STRATA LOTS WITH STEP-DOWN STRUCTURES CONSTRUCTED BELOW THE APPROVED STRATUM

I attached CS Circular No. 7/2011 which is self-explanatory for your information.

Your faithfully

LEONG KAI WENG • Principal Surveyor, Land Survey Division • Regulatory Cluster
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Save the earth. Think before you print



Our Ref : SLA/SVY 251/72 Vol 6

Date : 24 Oct 2011

CS CIRCULAR NO. : 7/2011

To: All Registered Surveyors

STRATA LOTS WITH STEP-DOWN STRUCTURES CONSTRUCTED BELOW THE APPROVED STRATUM

In view of the increase in the number of new developments in which strata lots may contain step-down structures (such as swimming pool, lift pit, Jacuzzi, planter box, patio, etc), we have reviewed the practice on handling strata lots of this nature.

2 For such cases, the structure which is for the exclusive use of the strata lot has its depth extending below the approved stratum. For example: A strata lot on 1st storey may have a private swimming pool with its depth below the ground level and occupying part of the basement floor below. In other cases, there may be no basement floor. The strata lot should be treated as on a single stratum including the depth of the swimming pool.

3 Using a strata lot with private swimming pool as an illustration, the Field Details and the CPST shall comply with the following new requirements:

(a) In Field Details(FD)

i) On Storey Plan - To describe and show the extent of the swimming pool and measurements of the swimming pool;

(b) On CPST (Elevation Sketch)

(i) At Legend - To insert a note. A sample of the note is as follows:-



55 Newton Road #12-01 Revenue House, Singapore 307987
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“ The common property does not include the private swimming pools which are for the exclusive use of the respective strata lots and as indicated and described in the Storey Plan and Elevation Sketch ”;

(ii) At Elevation Sketch – To present the step-down view of the swimming pool clearly and state the depth of the pool(if tapering depths, show maximum and minimum dimensions). To show more than one view if necessary;

(c) On CPST (Storey Plan)

(i)To show the extent of the swimming pool line(dash lines), describe “PRIVATE SWIMMING POOL” and below it, insert within bracket the depth.

The sample FD, CPST for Elevation Sketch and Storey Plan are attached for your easy reference.

4 The same requirements shall apply to other types of step-down structures on any approved stratum where applicable.

5 However, in cases where a separate stratum is shown on the approved Building Plan for the base of the step-down structures, double stratum is to be adopted. The upper stratum of the step-down structure should be considered as void area if it is a void space.

6 The above new practice is implemented with immediate effect.



LEONG KAI WENG

Principal Surveyor

Land Survey Division

For Chief Surveyor

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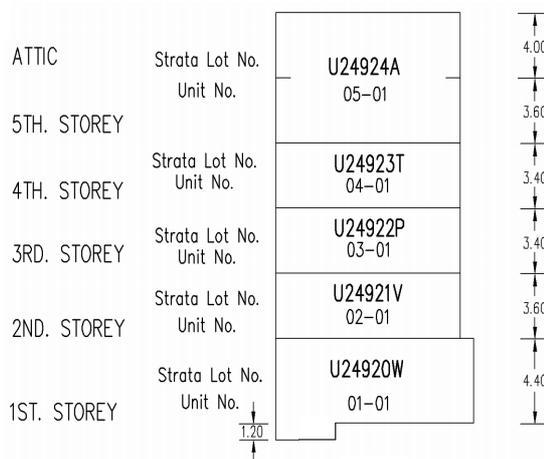
55 Newton Road #12-01 Revenue House, Singapore 307987
Tel: (65) 63239829 Fax: (65) 63239937 www.sla.gov.sg

House No.	On Lot	On Plan	Building Subdivided Into Strata Lots
3	1000A	10000	U24920W TO U24924A

SAMPLE

LEGEND :

1. The common property extends to those parts indicated on the plans annexed hereto.
2. The common property includes driveways, car parks, etc.
3. The common property does not include the private swimming pool which is for the exclusive use of the strata lot and as indicated and described in the Storey Plan and Elevation Sketch.



ELEVATION SKETCHES SHOWING STRATA LOTS & UNIT NUMBERS

Name Date

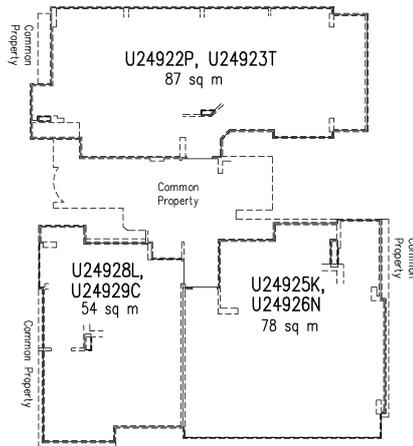
Registered Surveyor
(Digitally Signed)

MUKIM NO. 00

ST 90000

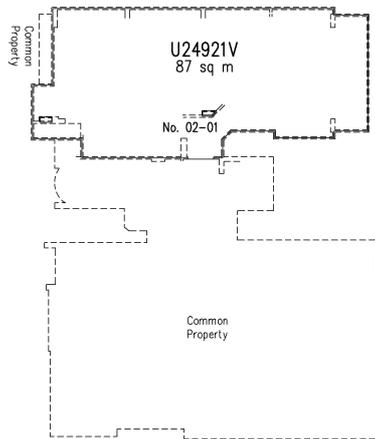
STOREY
Scale 1 : 200
(Areas of Strata Lots Are Scaled Only)

SAMPLE

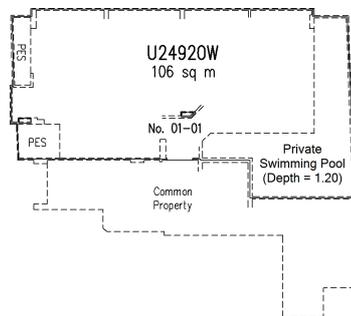


TYPICAL STOREY

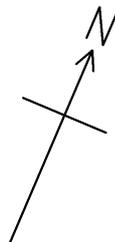
(Corresponding strata lots on 3rd. & 4th. storeys are identical)



2ND. STOREY



1ST. STOREY

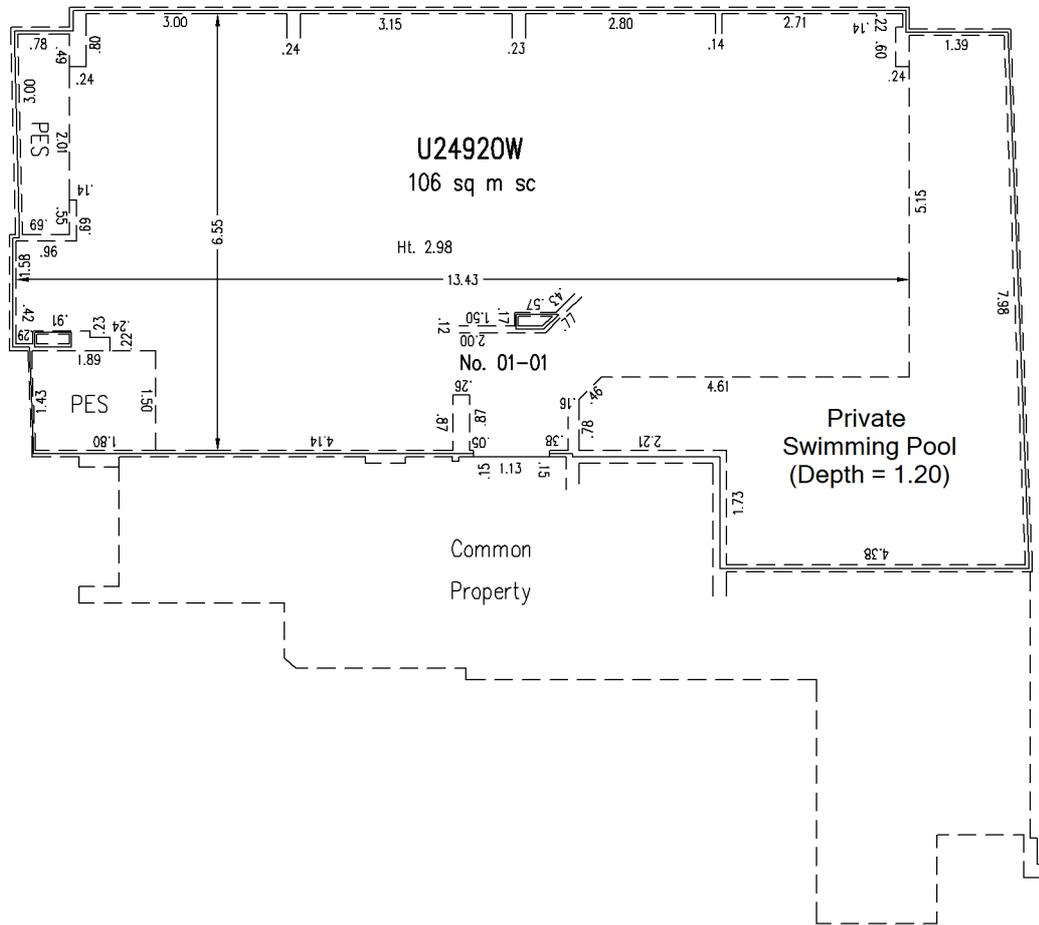


Name _____ Date _____
 Registered Surveyor
 (Digitally Signed)

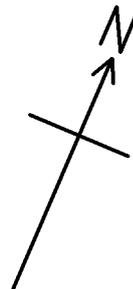
MUKIM NO. 00

ST 90002

SAMPLE



1ST. STOREY



Name _____ Date _____
Registered Surveyor
(Digitally Signed)

MUKIM No. 00	Not To Scale	
Surveyed By : Name	SVY No. 0001-2011	Cad. Map No. : 1000
Date :		CPST No. : ST. 89999 to 90003