

PRACTICE CIRCULAR 1 OF 2011

To All Law Firms/Law Organisations

A. Computerisation of HDB properties

I am pleased to announce that SLA has computerised its records for the following HDB developments:

- i) Eunosville; and
- ii) The Premiere @ Tampines

The Subsidiary Certificates of Title (SCTs) which will replace the leases as the documents of title will be generated by the Singapore Titles Automated Registration System (STARS) as and when there are new land transactions.

Land Register searches via Integrated Land Information Service (INLIS)

With effect from the following dates, all searches for SCTs issued for the above developments must be carried out via INLIS: -

- a) 2 March 2011 - Eunosville; and
- b) 4 March 2011 - The Premiere @ Tampines

Grace Period for lodgment of instruments

A three-month grace period commencing 2 March 2011 until 31 May 2011 will be given to all law firms/organisations to lodge their instruments in respect of the above developments manually over the counter.

Effective 1 June 2011, such instruments are required to be lodged electronically via the STARS e-lodgment system.

B. Removal of nominal duties on subsequent instruments

Following the Budget 2011 announcement on 18 February 2011, nominal duties on, inter-alia, subsequent instruments dated on or after 19 February 2011 such as a Transfer executed pursuant to the Sale and Purchase Agreement / Option to Purchase where ad valorem duty has been paid, have been removed.

Arising from this, SLA will now have to request a copy of the Certificate of Stamp Duty evidencing payment of ad valorem duty to be attached to the instrument to be lodged.

Date: 1 March 2011

VINCENT HOONG
REGISTRAR OF TITLES