

PRACTICE CIRCULAR 6 OF 2014

To All Law Firms/Law Organisations

A. New Participants in the Paperless Title Scheme

I am pleased to announce that the following financial institutions / statutory boards have applied to join the Paperless Title Scheme:

- 1) Oversea-Chinese Banking Corporation Limited;
- 2) Malayan Banking Berhad;
- 3) Central Provident Fund Board (CPF Board); and
- 4) Housing & Development Board (HDB)

Effective 3 November 2014, the Land Titles Registry (the Registry) will no longer be printing the title documents upon registration of instruments affecting properties with subsisting mortgages or charges (as the case may be) to the above financial institutions / statutory boards.

Submission of the Authorisation Form – Suppressed Title (AFS)

Where the property is not mortgaged to any financial institution but charged to the CPF Board, the AFS will be submitted by CPF Board.

On the other hand, where the property is both mortgaged to a participating financial institution and charged to the CPF Board, the AFS will be submitted by the mortgagee and not CPF Board.

HDB's participation

The Paperless Title Scheme will only apply to HDB properties with computerised records.

B. Computerisation of the records of HDB properties

SLA has computerised its records for the following HDB estates:

- 1) The Peak @ Toa Payoh;
- 2) Membina Court @ Bukit Merah; and
- 3) Buona Vista Court @ Holland Drive

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 transactions registered.

Land Register searches via Integrated Land Information Service (INLIS)

Effective 3 November 2014, searches for SCTs issued for the above estates will be available via INLIS.

Grace Period for lodgment of instruments

A two-month grace period commencing from 3 November 2014 to 2 January 2015 will be given to all law firms / organisations to lodge their instruments in respect of the above estates manually over the counter.

Effective 5 January 2015, instruments in respect of the above estates are required to be lodged electronically via the STARS e-lodgment system.

Date: 28 October 2014

VINCENT HOONG
REGISTRAR OF TITLES