

PRACTICE CIRCULAR 2 OF 2018



To All Law Firms/Law Organisations

Title Documents that are Perforated, Torn and/or Stained

1 There has been an increase in the number of enquiries with regard to the acceptability of title documents, in particular duplicate leases in respect of Housing & Development Board (HDB) properties, that are perforated, torn and/or stained, for the purpose of registration of transactions.

2 As a general rule, the Land Titles Registry is prepared to accept the title document for registration of transactions in instances where :

- The perforations, tears or stains on the title document do not affect the material contents of that title document, e.g. instrument number, name, land description;
- The perforations, tears or stains on the title document are on a defunct entry;
- The execution by the parties (e.g. the seal of the HDB) remains intact; or
- The title has been digitised, i.e. within STARS.

3 Where paragraph 2 is not applicable, and an application is required to be lodged for the issue of a new title document to replace a title document that has been perforated, torn and/or stained, the publication of the notice in the newspapers pursuant to Section 43 of the Land Titles Act and the statutory declaration by parties who have handled the title document may be dispensed with.

Date : 25 September 2018

BRYAN CHEW

REGISTRAR OF TITLES