

Goods and Services Tax and registration fees for Instruments and Searches

Since January 2003, SLA has been absorbing the Goods and Services Tax (GST) increase (1% in January 2003 and another 1% in January 2004). This was part of our effort to help the public and businesses to tide over the economic slowdown. Similarly, fees for registration of instruments have been maintained since 2002 despite higher operating costs.

With the improving economy and rising operating costs, we are unable to continue with the current arrangement.

Effective 1 April 2005, SLA will no longer absorb the 2% GST increase for registration of instruments and searches.

The fees for registration of instruments under the Land Titles Act and Land Titles (Strata) Act will be increased by \$3.00. However, this will take effect only on 1 August 2005. (Please see [Annex A](#) for the list of fee items).

VINCENT HOONG
REGISTRAR OF TITLES
14 March 2005

Annex A

Land Titles Rules

Fee Item Description	Fees Payable (wef 1 April 2005)	Fees Payable (wef 1 August 2005)
1. Issuing a certificate of title pursuant to alienation of land by the State or creation of a new folio	\$70 (no change)	\$70 (no change)
2. Application for the creation of new folios (new certificates of title)	\$75.30 (no change)	\$78.30
3. Application for a replacement certificate of title under section 43 of the Act, including investigation fee and the fee for issuing the certificate of title, but excluding the cost of publication of notice under section 43(4) of the Act	\$107.30	\$110.30
4. Registration or notification of each of the following instruments:	\$65.30 (no change)	\$68.30
(a) Transfer		
(b) Mortgage or sub-mortgage		
(c) Charge		
(d) Postponement		
(e) Lease or sub-lease		
(f) grant or release of an easement		
(g) restriction		
(h) statutory obligation or acquisition		
(i) declaration relating to manner of holding by co-tenants		
(j) transmission to personal representatives or Official Assignee upon the death or bankruptcy of a proprietor, or a person other than personal representatives		
(k) entitlement to an interest upon death of a joint tenant or a life tenant or upon defeasance of the interest of the proprietor		
(l) writ or summons		
(m) order of court		
(n) cancellation of registration of an instrument referred to in paragraph (l) or (m)		
(o) application to cancel a caution relating to title under section 26 of the Act		

Annex A

Fee Item Description	Fees Payable (wef 1 April 2005)	Fees Payable (wef 1 August 2005)
<i>(p)</i> cancellation of registration of an easement consequent upon extinguishment by union of tenements, or on expiry by effluxion of time, or on the happening of an event, or upon proof of abandonment		
5.—(1) Registration of an instrument of transfer or vesting relating to the transfer or vesting of mortgages or charges pursuant to any merger, amalgamation or acquisition of banks, or other financial institutions, under the Banking Act (Cap. 19), the Companies Act (Cap. 50) or any other written law, subject to a maximum of 50 folios or leases per instrument	\$65.30 (no change)	\$68.30
(2) For each instrument in paragraph (1) which contains more than 5 folios or leases, for each additional folio or lease after the 5th folio or lease	\$4 per folio or lease (no change)	\$4 per folio or lease (no change)
6.—(1) Application to notify the lapsing of a caution relating to title under section 25(4) of the Act	\$42.30 (no change)	\$45.30
(2) Application under section 42(2)(d) or (e) of the Act to dispense with production of a duplicate instrument of title, including investigation fee but excluding the cost of publication of such notice as may be required by the Registrar under section 42(3) of the Act	\$42.30 (no change)	\$45.30
(3) Registration of an instrument of discharge or partial discharge of mortgage or charge, satisfaction of charge, or surrender of lease	\$42.30 (no change)	\$45.30
(4) Notification of determination of lease on the happening of an event, re-entry or on surrender by operation of law or in any other lawful manner, pursuant to application made	\$42.30 (no change)	\$45.30
(5) Application for correction of or notification of change of name	\$42.30 (no change)	\$45.30

Annex A

Fee Item Description	Fees Payable (wef 1 April 2005)	Fees Payable (wef 1 August 2005)
(6) Filing of a memorandum of lease or mortgage or a variation thereto	\$42.30 (no change)	\$45.30
(7) Application, filing, registration or notification of each instrument or document relating to any certificate of title accepted by the Registrar, for which a fee is not herein prescribed and which is not exempted by rule 57, including examination fee	\$42.30 (no change)	\$45.30
7. Explaining the meaning of the certificate of correctness under section 59 of the Act and verifying the identity and capacity of the person executing the certificate, including the attestation thereof	\$35.65	\$35.65 (no change)
8. Lodgment of a caveat or extension of a caveat (including cost of sending notice to caveatee) or an application to notify a Central Provident Fund charge	\$61.45	\$64.45
9. Withdrawal or partial withdrawal of a caveat or a discharge or partial discharge of a Central Provident Fund charge	\$46.15	\$49.15
10. Lodgment of a statutory declaration by a caveatee under section 127 of the Act, including perusal by the Registrar of all related documents filed, giving of notice to the caveatee, and attending to caveator and caveatee or their solicitors before giving his decision	\$260.25	\$263.25
11. Requesting the Registrar to set forth in writing the grounds of his refusal under section 152(1) of the Act	\$254.85	\$254.85 (no change)
12. Registration of the following instruments relating to flats or units sold under the Housing and Development Act (Cap. 129):	\$35.30 (no change)	\$38.30
(a) instruments specified in item 4(a) to (k)		
(b) instruments specified in item 6(3)		

Annex A

Fee Item Description	Fees Payable (wef 1 April 2005)	Fees Payable (wef 1 August 2005)
13. Registration of instruments relating to market or food stalls (whether sold by the Housing and Development Board or other Government authority)	\$35.30 (no change)	\$38.30
14. Searching of the land-register, including inspection of the current instruments registered	\$2 per person per day (no change)	\$2 per person per day (no change)
15. Application for an official search of the land-register or of any interest registered or notified thereon, and for each certificate of an official search provided	\$51.25	\$54.25
16. For each final official search	\$66.55	\$69.55
17.—(1) Supply of a copy, reproduced by any means, of any of the following documents available for public search:	\$1 per page or part thereof (no change)	\$1 per page or part thereof (no change)
(a) certificate of title available for manual search		
(b) computerised certificate of title available for manual search		
(c) index of easement plans deposited with the Registry		
(d) strata title plan and contents thereof		
(e) approved plan attached to a certificate of title or to an instrument with lots delineated thereon where the copy of the plan is not required to be coloured		
(2) Supply of a copy, reproduced by any means, of any instrument or document (not listed in paragraph (1)) available for public search	\$4.20 per instrument or document	\$4.20 per instrument or document (no change)
(3) Supply of a copy, reproduced by any means, of an approved plan attached to a certificate of title or to an instrument with lots delineated thereon where the plan is required to be coloured	\$8.40 per page or part thereof	\$8.40 per page or part thereof (no change)

Annex A

Fee Item Description	Fees Payable (wef 1 April 2005)	Fees Payable (wef 1 August 2005)
18. Certification of a copy of any of the documents listed in —	\$3.15 per page or part thereof	\$3.15 per page or part thereof (no change)
(a) item 17(1) and (2) (including cost of supplying the copy); or		
(b) item 17(3) (excluding cost of supplying the copy)		
19. For each search in electronic form —		
(a) for viewing, or for each printout of, the Caveat Index	\$8.40	\$8.40 (no change)
(b) for each printout of —		
(i) a folio of the land-register	\$15.75	\$15.75 (no change)
(ii) details of the estate and land in a folio of the land-register	\$4.70	\$4.70 (no change)
(iii) details of the proprietor in a folio of the land-register	\$5.80	\$5.80 (no change)
(iv) other details of the property in a folio of the land-register	\$11.05	\$11.05 (no change)
(c) for each printout giving details of a pending instrument	\$7.90	\$7.90 (no change)
(d) for each printout giving details of a registered instrument	\$7.90	\$7.90 (no change)
(e) for each printout giving details of a management corporation	\$5.80	\$5.80 (no change)
(f) for each Lot Base System printout of —		
(i) the current information on a lot	\$5.80	\$5.80 (no change)
(ii) the derivation, sub-division, amalgamation and other particulars of a lot including indices to lands and caveats	\$5.80	\$5.80 (no change)
(g) for each printout giving the history of the instruments shown on and lodged against the certificate of title after it was computerised	\$11.55	\$11.55 (no change)
(h) for each printout of a folio of the land-register with additional information from the Commissioner of Lands	\$15.75	\$15.75 (no change)
(i) for each printout giving details of land and ownership information	\$5.25	\$5.25 (no change)

Annex A

Fee Item Description	Fees Payable (wef 1 April 2005)	Fees Payable (wef 1 August 2005)
(j) for certification of a printout referred to in paragraphs (a) to (g) (excluding cost of printout)	\$2.10 per page or part thereof (no change)	\$2.10 per page or part thereof (no change)
20. additional fee payable under rule 55 (1)(b)(ii) when the Registrar receives the certificate of title, duplicate instrument of title or other supporting document that the Registrar requires for the registration or notification of an instrument not in order	\$35 (no change)	\$38
21. (a) registration of Application for Vesting of Space Adding item (Commercial)	\$80.85 inclusive of GST (new fee item)	\$80.85 (no change)
(b) registration of Application for Vesting of Space Adding item (Residential)	\$77.00 (new fee item)	\$77.00 (no change)
22. Supply of an Updated Computerised Certificate of Title	\$20.40 (new fee item)	\$20.40 (no change)

Land Titles (Strata) Regulations

Fee Item Description	Fees Payable (wef 1 April 2005)	Fees Payable (wef 1 August 2005)
(a) issuing a subsidiary certificate of title or subsidiary strata certificate of title	\$70 (no change)	\$70 (no change)
(b) registration of a strata title application, other than a strata title application referred to in subparagraph (c)	\$75.30 (new fee item)	\$75.30 (no change)
(c) registration of a strata title application (including the examination by the Registrar of the title to the land affected and the subsisting leasehold titles) under section 125(1), 125A(2), 126(1), 126A or 127(1) of the Act	\$137.90	\$140.90

Annex A

Fee Item Description	Fees Payable (wef 1 April 2005)	Fees Payable (wef 1 August 2005)
(d) notification of termination of strata subdivision of a subdivided building shown on a strata title plan and memorial of the vesting of the parcel pursuant to section 78 or 81 of the Act, including notification of an order of court made pursuant to section 77 of the Act, and the cancellation of the relevant record of the subsidiary strata land-register pursuant to section 80(2) or 81(9) of the Act	\$505.30 (no change)	\$508.30
(e) lodging an application for the cancellation of the Registrar's caution entered in the records maintained by the Registrar under section 31(3) of the Act	\$60.30 (no change)	\$63.30
(f) issuing a certificate of constitution of a management corporation under the Act, including a copy thereof	\$10 (no change)	\$10 (no change)
(g) filing a document or an instrument, or any registration or notification on the subsidiary strata land register or the land register, for which a fee is not prescribed and which is not exempted under rule 57 of the Land Titles Rules (Cap.157, R1)	\$56.35	\$59.35

Registration of Deeds Rules (Effective 1 Apr 2005)

Fee Item Description	Fees Payable
3. For preparing a copy of or extract from any plan	\$33.60
5. Application for an official search, including the issue of a certificate of the search, of each lot in the Registry of any books, indices or documents kept under the Act or any previous written law and any rules made thereunder and in the Lot Base System	\$31.50

Annex A

Fees Payable

Fee Item Description

8 (1)	For supplying a copy reproduced by any means, of any of the following documents available for public search: (a) index of land book (b) index to survey numbers (c) index to caveat book (d) register of mutations in titles (Indian Act XVI of 1839)	\$1 (no change)
8 (2)	For supplying a copy, reproduced by any means, of any other deed or document (not listed in paragraph (1)) available for public search	\$4.20 per deed or document
9	For certification of a copy of any deed, document or extract from any document enrolled in the register, book or index maintained at the Registry (including cost of supplying such copy)	\$3.15 per page or part thereof