



REPUBLIC OF SINGAPORE

# GOVERNMENT GAZETTE

## ACTS SUPPLEMENT

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The following Act was passed by Parliament on 17th February 2014 and assented to by the President on 17th March 2014:—

### REPUBLIC OF SINGAPORE

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**No. 8 of 2014.**

I assent.

TONY TAN KENG YAM,  
*President.*  
17th March 2014.



An Act to amend the Land Titles Act (Chapter 157 of the 2004 Revised Edition) and to make related amendments to the Building Maintenance and Strata Management Act (Chapter 30C of the 2008 Revised Edition) and the Conveyancing and Law of Property Act (Chapter 61 of the 1994 Revised Edition).

Be it enacted by the President with the advice and consent of the Parliament of Singapore, as follows:

**Short title and commencement**

1. This Act may be cited as the Land Titles (Amendment) Act 2014 and shall come into operation on such date as the Minister may, by notification in the *Gazette*, appoint.

**Amendment of section 4**

2. Section 4 of the Land Titles Act (referred to in this Act as the principal Act) is amended —

(a) by inserting, immediately after the definition of “certificate of title” in subsection (1), the following definition:

“ “Chief Surveyor” means the Chief Surveyor appointed under section 3 of the Boundaries and Survey Maps Act (Cap. 25);”;

(b) by inserting, immediately after the definition of “Land Titles Registry” in subsection (1), the following definition:

“ “limited liability partnership” means any limited liability partnership whether registered in Singapore under the Limited Liability Partnerships Act (Cap. 163A) or otherwise;”;

(c) by inserting, immediately after the definition of “relevant authority” in subsection (1), the following definition:

“ “State title” means any grant or lease issued under the State Lands Act (Cap. 314) or State Lands Ordinance 1886 and includes a Crown grant or lease issued under the Crown Lands Ordinance 1886 at any time prior to 16th September 1963;”;

(d) by deleting subsection (2).

**Amendment of section 7**

3. Section 7 of the principal Act is amended —

(a) by inserting, immediately after the words “instrument relating to land” in subsection (1)(c)(i), the words “which is”; and

(b) by deleting paragraph (b) of subsection (2) and substituting the following paragraph:

“(b) any person who owns any estate or interest in land, to furnish any information pertaining to the use or any other matter relating to the land.”.

### **Repeal of sections 9, 10 and 11 and re-enactment of section 9**

4. Sections 9, 10 and 11 of the principal Act are repealed and the following section substituted therefor:

#### **“Surrender and reissue of title to land**

9.—(1) Where the President agrees to accept the surrender of the title to land (whether registered or unregistered, and whether of the same or different tenure), for the reissue of one or more fresh State titles of one type of tenure, the President may accept the surrender of title to land, subject to all or any of the following:

- (a) any subsisting mortgage with the consent of the mortgagee, the Collector, and the Registrar of Deeds or the Registrar, as the case may be;
- (b) any subsisting statutory charge in favour of the Central Provident Fund Board or any caveat notified under this Act or registered under the Registration of Deeds Act (Cap. 269) with the consent of the Collector, and the Registrar of Deeds or the Registrar, as the case may be.

(2) Upon the acceptance by the President under subsection (1), the surrender may be lodged with the Registry of Deeds or Land Titles Registry, as the case may be.

(3) The fresh State title or titles in respect of the whole or part of the land surrendered may be issued by the President only when the Registrar of Deeds or the Registrar, as the case may be, has notified the Collector that the surrender has been finally registered.

(4) Upon the creation of one or more folios for the land, the Registrar shall, where applicable, notify any subsisting mortgage, statutory charge or caveat referred to in

subsection (1)(a) and (b), and cancel the previously existing folio or folios for the land.

(5) Any subsisting mortgage, statutory charge or caveat referred to in subsection (4) and notified on one or more folios for the land comprised in the fresh State title or titles issued by the President shall be deemed to be registered or notified against the estate and interest of the proprietor of land in whose name such folio or folios are issued.”.

### **Repeal and re-enactment of section 12**

5. Section 12 of the principal Act is repealed and the following section substituted therefor:

#### **“Restriction on registration or notification of assurance, instrument or caveat pending issue of fresh State title**

12. After the surrender of the title to land is lodged with the Registry of Deeds or the Land Titles Registry, as the case may be, under section 9, and pending the issuance of a fresh State title or titles by the President —

- (a) except for a discharge of a statutory charge in favour of the Central Provident Fund Board or a withdrawal of a subsisting caveat registered under the Registration of Deeds Act —
  - (i) no assurance or caveat in respect of the unregistered land surrendered shall be capable of being registered under the provisions of that Act; and
  - (ii) where such assurance or caveat has been registered, the Registrar of Deeds shall have the power to cancel the registration of such assurance or caveat and any entries relating thereto from the records kept by the Registry of Deeds; and
- (b) except for a discharge of a statutory charge in favour of the Central Provident Fund Board or an extension or withdrawal of a subsisting caveat notified under this Act —

- (i) no dealing or caveat in respect of the registered land surrendered shall be capable of being registered or notified under the provisions of this Act; and
- (ii) where such dealing or caveat has been registered or notified, the Registrar shall have the power to cancel the registration or notification of such dealing or caveat and any entries relating thereto from the records kept by the Land Titles Registry.”.

### **Amendment of section 13**

#### **6. Section 13 of the principal Act is amended —**

- (a) by deleting subsection (1) and substituting the following subsection:

“(1) Where at the time of the lodgment of any surrender of the title to land under section 9, the land is subject to any subsisting mortgage, statutory charge or caveat, the fresh State title or titles to be issued by the President under section 9 shall be endorsed with a statement by the Collector that the fresh State title or titles are subject to such subsisting mortgage, statutory charge or caveat referred to in that section.”;
- (b) by deleting the words “fresh title” in subsection (2) and substituting the words “fresh State title”;
- (c) by deleting the words “10 or 11,” in subsection (2);
- (d) by deleting the words “particulars of the land” in subsection (2) and substituting the words “particulars of the fresh State title”; and
- (e) by deleting the section heading and substituting the following section heading: