

Boundaries and Survey Maps Act 1998
(No. 35 of 1998)

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The following Act was passed by Parliament on 4th September 1998 and assented to by the President on 23rd September 1998:—

THE BOUNDARIES AND SURVEY MAPS ACT 1998

(No. 35 of 1998)

I assent.

ONG TENG CHEONG,
President.
23rd September 1998.

Date of Commencement: 16th October 1998

An Act to provide for the demarcation of land, the establishment and maintenance of boundary marks and the publication of certain survey maps, and to repeal the Boundaries and Survey Maps Act (Chapter 25 of the 1985 Revised Edition) and the Landmarks Act (Chapter 159 of the 1985 Revised Edition) and to make consequential amendments to the Land Surveyors Act (Chapter 156 of the 1992 Revised Edition).

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

PART I

PRELIMINARY

Short title and commencement

1. This Act may be cited as the Boundaries and Survey Maps Act 1998 and shall come into operation on such date as the Minister may, by notification in the *Gazette*, appoint.

Interpretation

2.—(1) In this Act, unless the context otherwise requires —

“appointed day” means the date of commencement of this Act;

“approved co-ordinates” means co-ordinates approved by the Chief Surveyor or approved under section 7(c) which are capable of describing and ascertaining the boundaries of any land in relation to survey control marks;

“boundary mark” includes any survey stone, iron pipe, spike, or other survey mark authorised by law for the purpose of marking boundaries;

“cadastral survey” means any survey relating to the recording of land boundaries, subdivision lines, buildings and related details;

“certified plan” means a survey plan which has been approved by, and filed in the office of, the Chief Surveyor under section 4(1)(e);

“Chief Surveyor” means the Chief Surveyor appointed under section 3(1) and includes an acting Chief Surveyor appointed under section 3(2);

“land” includes —

- (a) a parcel of land which is in the actual possession of the owner by himself or other person holding by, through or under him;
- (b) land covered by water;
- (c) a building or a structure erected on land;
- (d) any parcel of airspace or any subterranean space held apart from the surface of the earth; and
- (e) any estate or interest in land;

“owner”, in relation to any parcel of land, means the person for the time being receiving the rent of the land, whether on his own account or as agent or trustee or who would receive the rent if the land were let to a tenant;

“registered surveyor” means a surveyor registered under the Land Surveyors Act (Cap.156);

“repealed Act” means the Boundaries and Survey Maps Act (Cap.25) in force immediately before the appointed day;

“survey control mark” means any survey mark placed under the supervision of the Chief Surveyor the horizontal position or height of which is determined;

“survey officer” means any person authorised by the Chief Surveyor to carry out a cadastral survey for any parcel of land.

(2) In this Act, any reference to a plan shall, unless the context otherwise requires, include a reference to a plan in electronic form.

Appointment of Chief Surveyor

3.—(1) The Minister may appoint a Chief Surveyor who shall administer this Act and act in accordance with such directions as may be given by the Minister from time to time.

(2) If the Chief Surveyor is temporarily absent from Singapore or temporarily incapacitated by reason of illness or for any reason temporarily unable to perform his duties, the Minister may appoint a person to act in the place of the Chief Surveyor during any such period of absence from duty.

(3) The functions, duties and powers of the Chief Surveyor under this Act may be

carried out, discharged, performed or exercised by any person who is duly authorised by the Chief Surveyor to act on his behalf.

PART II

SURVEY

Survey requirements for land

4.—(1) A cadastral survey for any parcel of land shall not be taken to have been completed until —

- (a) the boundaries of the land have been determined by straight lines;
- (b) the physical boundaries of the land have been demarcated by boundary marks or defined by approved co-ordinates or, if it is impossible or impracticable to do so, by reference to floors and walls so as to enable the boundary lines of the land to be ascertained;
- (c) the area of the land has been determined;
- (d) a lot number has been assigned to the land by the Chief Surveyor; and
- (e) a plan, showing the location of the land and its boundaries, area, lot number and the boundary marks placed on the land or the approved co-ordinates, has been approved by, and is filed in the office of, the Chief Surveyor.

(2) A certified plan shall be prima facie evidence of the boundaries and boundary marks of the parcel of land to which it refers, and of its area and lot number.

(3) Any plan for a cadastral survey of a parcel of land approved by and filed in the office of, the Chief Surveyor under the repealed Act shall be deemed to have been approved by, and filed in the office of, the Chief Surveyor under subsection (1)(e).

Powers of Chief Surveyor

5.—(1) The Chief Surveyor shall have and may exercise the following powers:

- (a) to carry out a cadastral survey of any parcel of land for the purposes of this Act or any other written law and do anything reasonably necessary for the carrying out of the survey including all or any of the following:
 - (i) to carry out any preparatory work on the land and any adjacent land;