

**THE STATUTES OF THE REPUBLIC OF SINGAPORE**

**BOUNDARIES AND SURVEY MAPS ACT**

**(CHAPTER 25)**

**1970 Ed. Cap. 265**  
**Ordinance**  
**8 of 1884**

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# Boundaries and Survey Maps Act

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An Act to provide for the demarcation of land and for the establishment and maintenance of boundary-marks, and for the publication of certain survey maps.

[21st November 1884]

## PART I

### PRELIMINARY

1. This Act may be cited as the Boundaries and Survey Maps Act. Short title.

2. In this Act, unless there is something repugnant in the subject or context, "owner" means the person for the time being receiving the rack-rent of the lands or premises in connection with which the word is used whether on his own account, or as agent or trustee for any other person, or who would so receive the same if the lands or premises were let at rack-rent. Interpretation.

3.—(1) The President may appoint persons by name or office to carry this Act into effect. Power to appoint officers.

(2) Every person so appointed shall be a public servant within the meaning of the Penal Code. Such officers to be public servants. Cap. 224.

## PART II

### DEMARCATION OF BOUNDARIES

4. The Minister may by a notification in the *Gazette* direct that the boundaries of lands within such local limits as are defined in the notification shall be demarcated under this Act. Power to direct demarcation of boundaries.

5. On the publication of a notification under section 4 an officer appointed by the Minister in this behalf (referred to in this Act as the Demarcation Officer) may enter upon all lands situate within the limits therein described, and make all inquiries and do or cause to be done all things necessary for effecting the demarcation of the boundaries of those lands. Power to enter on land to effect demarcation.

6. The Demarcation Officer shall thereupon cause a general notice to be published stating that it is his intention to proceed to demarcate the boundaries of all holdings Publication of general notice.

within such local limits as aforesaid on and after a day to be specified in the notice.

Power to issue special notice to procure attendance.

7. The Demarcation Officer may also cause a special notice to be served on any person owning, occupying or otherwise interested in any such land, and any land abutting thereon, or on any person employed on or connected with the management or cultivation of that land, requiring that person to attend personally or by agent before him at such place and time as are stated in the notice for the purpose of pointing out the boundaries of that land, or of rendering such aid as is necessary in setting up or repairing the boundary-marks thereof, or of affording such assistance and information as are needed for the purposes of demarcation.

Clearing of boundary lines.

8. The Demarcation Officer may also cause a special notice to be served on any owner or occupier of such land, requiring him to clear any boundary or other line which it is necessary to clear for the purpose of the demarcation of that land by cutting down and removing any trees (other than fruit trees), jungle, fences or standing crops, doing thereby as little damage as possible, or to provide labour by furnishing flag-holders or otherwise to assist in the demarcation of that land, and if it is necessary to employ hired labour for these or other similar objects incidental to the demarcation, a Collector of Land Revenue may assess and recover from the owner or occupier the cost of such labour.

Compensation for injury done by clearance.

9.—(1) As soon as possible after the clearance of any line in accordance with a requisition under section 8, the Demarcation Officer shall assess the value of any trees, fences or standing crops, which have been cut down or damaged, and shall pay or tender to the owner thereof the amount of compensation which in his opinion should be allowed therefor.

(2) If the owner is dissatisfied with the amount of compensation assessed by the Demarcation Officer, the matter shall be referred to a Collector of Land Revenue whose decision shall be final.

Power to summon person to give information.

10.—(1) The Demarcation Officer may also issue a special notice, calling upon any person who he has reason to believe can give information respecting the boundaries of any land to attend before him personally or by agent, and

give such information on a date and at a place to be mentioned in the notice.

(2) Every person on whom a notice referred to in subsection (1) is served shall be legally bound to attend as required by the notice, and to give all information relating to the boundaries of the land mentioned in the notice.

11. The Demarcation Officer shall after making such inquiry as he thinks fit mark out the boundaries of the land, and may, subject to all rules lawfully made in that behalf, cause boundary-marks of such materials in such number and in such manner as he thinks fit to be erected.

Demarcation Officer to mark out boundaries.

12.—(1) If any objection to a boundary so demarcated is made to the Demarcation Officer by a party concerned, the Demarcation Officer shall forward a report of the circumstances to the Land Office.

Proceedings if demarcation objected to.

(2) At any time before forwarding his report under subsection (1), the Demarcation Officer may for any sufficient reason to be stated in his report alter any boundary marked out by him.

13. During or as soon as possible after the demarcation of any district in respect of which a notification has been issued under section 4, the Minister may cause the district to be surveyed, and a map or maps thereof to be prepared showing the various holdings so far as they have been ascertained.

Survey and map.

14.—(1) As soon as the map of any district has been completed, a general notice shall be published informing all persons interested that the map is open to inspection at the Land Office, and at such place or places as are mentioned in the notice, and requiring any persons who have any objections to make to any boundary as laid down therein to forward to the Land Office a written statement of their objections within 3 months from the date of the publication of the notice.

General notice to persons affected.

(2) Whenever there is reason to believe that any person interested is likely to object to any boundary as laid down in the map, a special notice shall be served on that person or his agent, requiring him to forward to the Land Office within that period of 3 months a written statement of his objections (if any).

Special notice to persons likely to object.

(3) Subject to such objections (if any) every boundary shown in the map shall after the expiration of that period of 3 months be deemed to have been finally ascertained.

Order of  
Boundary  
Officer.

**15.—**(1) When a period of 6 months from the date of the notice mentioned in section 14 has expired, if there is no suit then pending in the High Court for ascertaining the boundaries in respect of which objections are made, the objections shall be considered and inquired into by a Collector of Land Revenue, or other officer specially assigned for that purpose by the Minister (referred to in this Act as the Boundary Officer) who shall make such order as he thinks fit confirming or modifying the decision of the Demarcation Officer.

(2) If any objection seems to him not to be well-founded, the Boundary Officer may direct that all expenses of the inquiry into the objection shall be paid by the person who made the objection.

Power to  
enforce  
attendance of  
witnesses,  
etc.

**16.—**(1) For the purposes of this Act, the Boundary Officer and every Collector of Land Revenue shall have all the powers of a Demarcation Officer, and also power to require by a summons under his hand any person to attend before him, and if necessary to produce all documents in his possession or power relating to any right to or interest in any land which has been or is being demarcated under this Act.

(2) The Boundary Officer may also examine upon oath or solemn affirmation any person so summoned touching the right to any such land or interest in that land.

(3) Every person so summoned or examined shall be legally bound to attend as required by the summons, and to produce all the documents as mentioned in subsection (1), and to answer any lawful question put to him by the Boundary Officer.

Evidence to  
be reduced  
to writing.

**17.—**(1) All evidence taken before the Boundary Officer shall be taken down by him in writing, and shall when complete be read over and explained to the witness giving it, and the deposition shall thereupon be signed by the witness, or, in the case of his refusal, by the Boundary Officer.

(2) If any such witness in his examination knowingly and wilfully states any matter or thing which is false, he shall be guilty of an offence and shall be liable on conviction to punishment under section 193 of the Penal Code.

**18.—(1)** The depositions taken by the Boundary Officer upon any such inquiry, and any decision or order thereon, and his reasons therefor, shall be filed in the Land Office. File to be made up.

(2) The file of the proceedings so made up shall be open at all reasonable times to the inspection of any person interested, or his duly authorised agent, who shall also be entitled to copies of the proceedings, or any part thereof, at the expense of the party applying.

**19.** Pending the investigation of any dispute as to boundaries by the Boundary Officer no action or other legal proceedings shall be commenced by any of the parties concerned, or any person claiming under any of them, in respect of the matter in dispute. No action at law to be brought pending investigation by Boundary Officer.

**20.** The order made by the Boundary Officer under section 15 shall, unless it is set aside or modified on appeal, be final. Effect of order of Boundary Officer

### *Appeal*

**21.** Any person dissatisfied with any order of the Boundary Officer made under section 15 may within 3 months after the date of the order appeal to the High Court. Appeal to High Court.

**22.** An appeal under section 21 shall be brought by notice of motion, which shall be a 14 days' notice, stating whether the whole or part only of the order is complained of, and in the latter case specifying which part. Notice of appeal.

**23.** The notice of appeal shall be served on all parties directly affected by the appeal, and it shall not be necessary to serve parties not so affected; but the court may direct notice of the appeal to be served on all or any parties to the proceedings, or upon any other person, and in the meantime may postpone or adjourn the hearing of the appeal upon such terms as seem just, and may make such order as might have been made if the persons served with the notice had been parties originally. Service of notice.

**24.** Upon the application of the party appealing, a Collector of Land Revenue shall transmit the file of the proceedings to the Registrar of the Supreme Court for the purposes of the appeal. Land Office to transmit proceedings.



Further evidence.

**25.** Further evidence shall be admitted on any appeal under section 21 on special grounds only.

Order.

**26.** The High Court on the hearing of any appeal under section 21 may make any order which ought to have been made, and may make such further or other order, as the case requires.

Further appeal.

**27.** An appeal shall lie from any order made by the High Court in the same way as though the proceedings in which the order was made had been originally instituted in the High Court.

PART III

BOUNDARY-MARKS

When permanent boundary-marks are to be erected.

**28.—(1)** Whenever an order determining a boundary has become final, a Collector of Land Revenue shall, unless permanent boundary-marks of a suitable description have already been erected along that boundary, cause to be erected permanent boundary-marks of such materials in such number and in such manner as he considers sufficient to distinguish the boundary.

(2) An order determining a boundary becomes final for the purposes of this section when it is not open to appeal.

Apportionment of expense of erection of marks.

**29.** All expenses incurred in erecting boundary-marks under sections 11 and 28 shall be apportioned among the owners of the holdings demarcated thereby in such proportions as a Collector of Land Revenue thinks fit.

Notice to owners to pay share of expense.

**30.** When the expenses have been apportioned among the owners, a notice shall be served on each of them specifying the amount payable by him in respect of the expenses and requiring him to pay that amount to a Collector of Land Revenue within one month from the service of the notice.

Power to place marks under charge of owner.

**31.—(1)** A Collector of Land Revenue may cause a notice to be served on any owner placing under his charge any boundary-marks erected on the boundaries of his land, whether erected under this Act or not.

(2) Every owner shall preserve such boundary-marks as are placed under his charge under this section, and shall give immediate notice at the Land Office, or to the officer in charge of the nearest police station, if those marks are injured, destroyed or removed.

Duty to preserve boundary-marks and to give notice of any injury to them.

**32.** Whenever a Collector of Land Revenue becomes aware that any mark erected under this Act has been injured, destroyed or removed, or requires repairs, he may cause the mark to be re-erected or repaired, and may recover any expenses incurred in respect of the re-erection or repair from the person bound under section 31 to preserve the mark.

Power to re-erect and repair boundary-marks.

**33.—(1)** Any person who wilfully obliterates, removes or injures any survey-mark, or without reasonable excuse any boundary-mark which has been made or erected by or under the direction of any authorised officer of the Government, shall be guilty of an offence and shall be liable on conviction before a Magistrate's Court to the punishment prescribed by section 434 of the Penal Code, and may further be required by the Magistrate's Court to pay 3 times the cost of repairing and replacing the boundary-mark or survey-mark, and of making any survey rendered necessary by the act for which the conviction was had.

Penalty for obliteration of boundary-marks.

Cap. 224.

(2) The amount mentioned in subsection (1) shall be levied in the manner provided by the Criminal Procedure Code for the collection of fines.

Cap. 68.

(3) If any person committing an offence under this section cannot be detected, the Collector of Land Revenue may give directions for the restoration or repair of any boundary-mark or survey-mark, and may order the cost thereof to be paid by the owners of the adjacent lands in such shares as appear to him proper.

## PART IV

### SURVEY MAPS

**34.** In this Part, "holding" means a piece or parcel of land to the full extent whereof the same is in the actual possession of the owner by himself or other person holding by, through or under him.

Interpretation.

Correction of maps in certain cases. 31/73.

**35.—(1)** No map published under this Act shall be corrected, altered or added to in respect of any boundaries of a holding therein laid down, except in the following cases:

Incorrect survey.

(a) where it is found that a map does not correctly represent the boundaries of a holding, the Collector of Land Revenue shall inquire into the reason for the difference and, if it is found to be due to inaccuracy in the survey caused by error in measuring the angles or the sides of the holding or in plotting the survey, he shall give notice to the owners of the holdings affected, or their agents if they are known and are in Singapore, of the error and require them to forward to the Land Office within one month their objections (if any) to its correction; and if no objection is lodged at the Land Office within one month from the service of the notice, the Collector of Land Revenue shall make an order for the correction to be made. If any objection is lodged, the Collector of Land Revenue shall hold an inquiry under section 36 and make such order as he thinks fit;

Joining up wrong boundary-marks or omission to notice a mark.

(b) where it appears that wrong boundary-marks have been joined up in the survey and delineation of a boundary shown on a map, or there has been an omission to take notice of a boundary-mark that was on the holding prior to 21st November 1884, or where it appears that there has been a change in the position of a boundary from that which it held at the time of the survey under Part II or III or at the time when it was delineated on the map under paragraph (c), the Collector of Land Revenue shall, after one month's notice to the owners of the holdings affected, or their agents if they are known and are in Singapore, of his intention, proceed to hold an inquiry under section 36, which may be held in part upon the land; and if, after taking into consideration the evidence of the owners or their agents appearing at the inquiry and of such other persons as have knowledge of the subject, he is satisfied that the boundary as it appears from the then existing

occupation of the holding is the true boundary, he shall make an order for the correction of the map;

- (c) where in the case of the assignment or demise of any land comprised wholly or partly in any State title in parcels or otherwise than the entirety thereof, the parcels have been properly demarcated and surveyed to the satisfaction of the Chief Surveyor or Deputy Chief Surveyor and the fees payable in respect of the demarcation and survey have been duly paid; the boundaries of the parcels or any subdivision thereof shall be delineated upon the representation of the holding or parcel of the holding on the map; Assignment, etc., of parcels of State title, when duly demarcated, to be shown on map.
- (d) where any owners whose boundaries are conterminous agree to an alteration in their boundaries, the map may be altered by the order of the Collector of Land Revenue upon a deed being presented at the Registry of Deeds effectuating the alteration agreed to; Agreement between owners of land with conterminous boundaries.
- (e) where in any suit an order of the High Court has been made which affects the position of the boundaries of any holding, the map may be altered upon an office copy of the order being served on the Collector of Land Revenue; Order of court.
- (f) where any holding delineated on the map has been subdivided into parcels and the parcels have not been surveyed to the satisfaction of the Chief Surveyor, he may proceed to make a survey of them and shall deliver a plan of the survey to a Collector of Land Revenue. The Collector of Land Revenue shall, after one month's notice to the owners of the holdings affected, or their agents if they are known and are in Singapore, of his intention, proceed to hold an inquiry under section 36, which may be held in part upon the land; and if, after taking into consideration the evidence of the owners or their agents appearing at the inquiry and of such other persons as have knowledge of the facts, he is satisfied that the boundaries as shown on the plan are true boundaries, he shall make an order for the delineation of those boundaries on the Survey of subdivisions.

map. If he is not satisfied that any boundary as shown on the plan is the true boundary, he shall forthwith proceed to fix and demarcate the boundary in the position which he considers to be the true position and shall make an order for the delineation upon the map of the boundary so fixed. For the purpose of making surveys under this paragraph the Chief Surveyor shall have all the powers conferred by sections 7, 8, 9, 10 and 11 upon a Demarcation Officer.

31/73.

(2) Whenever it is found that the boundaries of a Mukim or Town Sub-division shown on any map published under this Act should be altered by reason of —

- (a) any correction, addition or alteration of the boundaries of any holding made in accordance with subsection (1);
- (b) the change in, alteration or deviation of, any boundary-mark of the Mukim or Town Sub-division boundaries; or
- (c) any reclamation of the foreshore or sea-bed,

the Chief Surveyor may, after the publication of a notice in the *Gazette* describing the alteration of the boundaries of the Mukim or Town Sub-division, make an order for the delineation or alteration of the boundaries on a map published under this Act.

31/73.

(3) Notwithstanding subsection (2), any alteration of the boundaries of Mukims or Town Sub-divisions shown on any map published under this Act shall not be invalid by reason of it being made at any time before 1st September 1973 and any such alteration shall be deemed to have been made under subsection (2) as if that subsection had been in force at the time the alteration was made.

Provisions to govern inquiries.

**36.** The provisions of Part II relating to the powers and duties of the Boundary Officer in conducting an inquiry under that Part and to the effect of his order and to appeal therefrom shall apply to all inquiries and orders made by a Collector of Land Revenue under this Part, save that the time allowed for appealing to the High Court from an order under this Part shall be one month.

**37.** A copy of every order made by a Collector of Land Revenue shall, when the period for appeal has expired, be served on the Chief Surveyor, who shall cause the modification, correction or alteration required to be made by the order, or in case there has been an appeal, by the order made on appeal, to be carried out.

Maps, how to be corrected.

**38.** Every map published under this Act shall be conclusive evidence in all courts of the boundaries of the land comprised in every holding shown therein, subject only to any order made under this Part for their modification, correction or alteration.

Maps to be conclusive evidence.

**39.—(1)** Every owner of a holding shall preserve the boundary-marks erected on the boundaries of his land, and shall give immediate notice at the Land Office or to the officer in charge of the nearest police station if any such marks are injured, destroyed or removed, whether they have or have not been placed under his charge by a Collector of Land Revenue.

Notice by owner of holding of removal, destruction, etc., of boundary-marks.

(2) Any owner who neglects to discharge the duty imposed upon him by this section shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$200.

Penalty.

**40.** Every boundary-mark of a boundary shown in any map published under this Part, whether the boundary-mark was or was not erected under Part II or III, shall be deemed to be a boundary-mark to which Part III is applicable, save insofar as the boundary-mark is inconsistent with this Part.

Part III to apply to boundary-marks erected under this Part.

## PART V

### MISCELLANEOUS

**41.—(1)** When any officer is appointed by the Government to make a survey of any land the Minister may invest the officer with all or any of the powers hereby conferred on Demarcation Officers, and also with power to cause any boundary or other marks to be erected by the owners of any land or to erect those marks, and to order the cost of that erection to be paid by such owners.

Survey officer.

Powers of Government surveyors.

(2) Government surveyors may enter upon any land in the execution of the duties of their office.

Power to perform order under this Act at expense of person disobeying.

42.—(1) If any person who is ordered under the provisions of this Act to perform any act fails to perform the act within a reasonable time, the officer who gave the order may, after giving notice to that person of his intention to do so, cause the act to be performed.

(2) The expenses incurred in such performance shall be payable by that person.

Penalty for refusing or neglecting to comply with orders or notices.

43. Any person who being legally bound to comply with any order under this Act, or with the requisition contained in any special notice served upon him under this Act, wilfully refuses, or without reasonable excuse neglects, to comply therewith, shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10 for every day or part of a day during which the refusal or neglect continues after conviction.

Recovery of amounts due under this Act.

44. Every amount due under this Act may be recovered by any procedure for the time being provided by law for the recovery of arrears of land revenue.

Power to make rules.

45.—(1) The Minister may make rules for —

- (a) the collection and recording of any information in respect of any land;
- (b) prescribing and limiting the powers and duties of officers conducting proceedings under this Act;
- (c) the proper performance of all things to be done, and the regulation of all proceedings to be taken under this Act;
- (d) the publication, issue and service of all notices, whether general or special, to be published, issued or served under this Act; and
- (e) carrying out generally the purposes of this Act.

(2) All rules made under subsection (1) shall be published in the *Gazette*.