



**THE STATUTES OF THE REPUBLIC OF SINGAPORE**

**LAND SURVEYORS ACT**

**(CHAPTER 156)**

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# Land Surveyors Act

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An Act to establish the Land Surveyors Board, to provide for the registration of land surveyors, to regulate the qualifications and practice of land surveyors and to regulate corporations, partnerships and limited liability partnerships which supply survey services in Singapore.

[2/2007]

[30th August 1991]

## PART I

## PRELIMINARY

**Short title**

1. This Act may be cited as the Land Surveyors Act.

**Interpretation**

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

“allied professional” means —

(a) an architect who is registered under the Architects Act (Cap. 12); or

(b) a professional engineer who is registered under the Professional Engineers Act (Cap. 253);

“authorised surveyor” means a surveyor who is employed by the Authority, whether or not registered under section 12;

“Authority” means the Singapore Land Authority established under the Singapore Land Authority Act (Cap. 301);

“Board” means the Land Surveyors Board established under section 4;

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

“certificate of registration” means the certificate of registration issued under section 14;

“Chief Surveyor” means the Chief Surveyor appointed under section 3(1) of the Boundaries and Survey Maps Act (Cap. 25);

“Investigation Committee” means an Investigation Committee appointed under section 24(1);

“licence” means a licence to supply survey services in Singapore granted under section 17;

“licensed”, in relation to a corporation, partnership or limited liability partnership, means a corporation, partnership or limited liability partnership which has in force a licence;

“limited liability partnership” has the same meaning given to it by section 4(1) of the Limited Liability Partnerships Act (Cap. 163A);

“manager” —

- (a) in relation to a corporation or partnership, means the principal executive officer of the corporation or partnership for the time being by whatever name called and whether or not he is a director or partner thereof; and
- (b) in relation to a limited liability partnership, has the same meaning as in section 2(1) of the Limited Liability Partnerships Act;

“nominee”, in relation to any person, means a person who is accustomed or under an obligation (whether formal or informal) to act in accordance with the directions, instructions or wishes of the first-mentioned person, except that a person shall not be regarded as a nominee of another person by reason only that he acts on advice given by that other person in a professional capacity;

“practising certificate” —

- (a) in relation to a registered surveyor, means an annual practising certificate issued under section 15 authorising him to engage in survey work in Singapore;
- (b) in relation to an allied professional who is an architect registered under the Architects Act, means a practising certificate issued under section 18 of that Act; and
- (c) in relation to an allied professional who is a professional engineer registered under the Professional Engineers Act, means a practising certificate issued under section 18 of that Act;

“President” means the President of the Board;

“register of licensees” means the annual register of licensed corporations, partnerships and limited liability partnerships kept by the Board under section 9(1)(c);

“register of practitioners” means the annual register of practitioners kept by the Board under section 9(1)(b);

“register of surveyors” means the register of surveyors kept by the Board under section 9(1)(a);

“registered surveyor” means a person registered as a land surveyor under section 12;

“Registrar” means the Registrar of the Board appointed under section 8;

“survey” means the act or process of —

(a) determining the form, contour, position, area, height, depth or any other particulars of —

(i) the earth’s surface, whether of land or water; or

(ii) any natural or artificial features on, below or above any part of the earth’s surface; or

(b) planning the position or the boundary lines of any part of the earth’s surface, or of any natural or artificial features referred to in paragraph (a)(ii),

and includes the act or process of making or obtaining any plan therefrom;

“survey services” means the supply for gain or reward of any services, or any plan, certificate or other document, relating to any survey;

“survey work” means any work which is part of or related to a survey;

“unlimited corporation” means a corporation formed on the principle of having no limit placed on the liability of its members.

*[35/98; 34/99; 17/2001; 37/2004; 2/2007]*

### **Act not to apply to Government, etc.**

**3.—(1)** Nothing in this Act shall apply to anything done or omitted to be done by the Government.

(2) This Act shall not be construed as requiring any public authority which supplies survey services in Singapore under the provisions of any written law to obtain a licence.

[34/99]

(3) In subsection (2), “public authority” means any body established by or under any written law and exercising powers vested therein by written law for a public purpose.

[35/98]

## PART II

### LAND SURVEYORS BOARD

#### **Establishment of Land Surveyors Board**

4.—(1) There is hereby established a body to be known as the Land Surveyors Board which shall be a body corporate with perpetual succession and a common seal, with power, subject to the provisions of this Act —

- (a) to sue and be sued in its corporate name;
- (b) to acquire and dispose of property, both movable and immovable; and
- (c) to do and perform such other acts as bodies corporate may by law perform.

(2) The Board shall consist of the following members to be appointed by the Minister:

- (a) a President who shall be appointed from amongst the registered surveyors;
- (b) 3 registered surveyors selected from a list of not less than 4 registered surveyors submitted by the Singapore Institute of Surveyors and Valuers; and
- (c) such other registered surveyors, not being more than 3, as the Minister may determine.

[37/2004]

(3) A member of the Board shall be appointed for a term not exceeding 2 years but may from time to time be reappointed, and may at any time be removed from office by the Minister.

[37/2004]

(4) A person shall not be qualified to be appointed as a member of the Board under subsection (2) if —

- (a) he is not a citizen or a permanent resident of Singapore;
- (b) he is an undischarged bankrupt or has made any arrangement or composition with his creditors;
- (c) he has been convicted of any offence involving fraud, dishonesty or moral turpitude, or of any other offence implying a defect in character which makes him unfit for the surveying profession; or
- (d) he is mentally disordered and incapable of managing himself or his affairs or incapacitated by physical illness.

[37/2004; 21/2008]

(5) The office of any appointed member of the Board shall become vacant if the member —

- (a) dies;
- (b) resigns or is removed from office; or
- (c) becomes in any manner disqualified for office within the meaning of subsection (4).

(6) The vacancy created under subsection (5) shall, as soon as practicable, be filled in the manner in which the appointment to the vacant office was made; and every person so appointed shall hold office for the residue of the term for which his predecessor was appointed.

(7) The powers of the Board shall not be affected by any vacancy in its membership.

(8) Any question as to whether a person has ceased to be a member of the Board appointed under subsection (2) shall be determined by the Board whose decision shall be final.

[37/2004]



**Meetings of Board and quorum**

5.—(1) The Board shall meet at such times and such places as the President may appoint.

(2) At any meeting of the Board, 3 members present shall form a quorum and no business shall be transacted at any meeting unless a quorum is present.

(3) At any meeting of the Board, the President shall preside and in his absence the members present shall elect from among themselves one member to preside over the meeting.

(4) The member presiding at any meeting of the Board shall have a deliberative vote and, in the case of an equality of votes, shall also have a casting vote.

(5) Subject to the provisions of this Act, the Board may determine its own procedure.

**Common seal of Board**

6.—(1) The common seal of the Board shall bear such device as the Board may approve and the seal may from time to time be broken, changed, altered or made anew by the Board as it thinks fit.

(2) The common seal shall be kept in the custody of the President and shall be authenticated by the President or other member acting in the absence of the President.

(3) Any document purporting to be sealed and authenticated under subsection (2) shall, until the contrary is proved, be deemed to be validly executed.

**Functions of Board and committees**

7.—(1) The functions of the Board shall be —

- (a) to keep and maintain a register of surveyors, an annual register of practitioners and an annual register of licensees;
- (b) to hold or arrange for the holding of such examinations and professional interviews as the Board considers necessary for the purpose of enabling persons to qualify for registration under this Act;

- (c) to approve or reject applications for registration under section 12 or to approve any such applications subject to such restrictions as it thinks fit to impose;
- (d) to establish, maintain and develop the standard of professional conduct and ethics of the surveying profession;
- (e) to promote learning and education in connection with the profession of surveying;
- (f) to hear and determine disputes relating to professional conduct or ethics of registered surveyors or licensed corporations, partnerships or limited liability partnerships;
- (g) to appoint arbitrators for the purpose of hearing and determining disputes between registered surveyors, licensed corporations, partnerships or limited liability partnerships and other persons;
- (h) to license corporations, partnerships and limited liability partnerships which supply survey services in Singapore; and
- (i) generally to do all such acts, matters and things as are necessary to be carried out under the provisions of this Act.

*[35/98; 34/99; 2/2007]*

(2) The Board may appoint such committees from among its members or other persons (whether or not they are registered surveyors) as it thinks fit to assist or advise the Board on such matters arising out of its functions under this Act as are referred to them by the Board.

### **Registrar, officers and employees**

**8.—**(1) The Board may appoint a Registrar and such other officers and employees as it thinks necessary.

(2) The Registrar shall —

- (a) be under the general direction of the Board;
- (b) sign all certificates of registration, practising certificates and licences; and

- (c) record all entries of registration, cancellations and reinstatements in the register of surveyors, annual register of practitioners and annual register of licensees.
- (3) The Registrar shall —
  - (a) attend all meetings of the Board and record the proceedings thereof; and
  - (b) conduct the correspondence and deal with such matters as may be assigned to him by the President or by the Board.
- (4) The Registrar shall —
  - (a) as soon as possible after 1st January in each year, prepare and publish in the *Gazette* a list of the names of all registered surveyors who have in force a practising certificate and the principal business address at which the person practises in Singapore; and
  - (b) from time to time publish in the *Gazette* such supplementary lists of the names of persons added to or removed from the register of practitioners as may be required.

## Registers

- 9.—(1) The Board shall keep and maintain —
- (a) a register of surveyors in which shall be entered the names of all persons registered under this Act, the qualifications by virtue of which they are so registered and such other particulars in relation thereto as may from time to time be determined by the Board;
  - (b) an annual register of practitioners in which shall be entered the particulars as contained in the declaration delivered under section 15(3)(a); and
  - (c) an annual register of licensees in which shall be entered the names of all licensed corporations, partnerships and limited liability partnerships and such other particulars in

relation thereto as may from time to time be determined by the Board.

[2/2007]

(2) Any person may, on payment of the prescribed fee, inspect any register mentioned in subsection (1) at any time during the office hours of the Board.

(3) A copy of any entry in any register kept and maintained under this section purporting to be certified by the Registrar as a true copy thereof shall in all proceedings be prima facie evidence of the matters specified therein.

### PART III

#### PRIVILEGES OF LAND SURVEYORS

##### **Illegal practice**

**10.—**(1) Subject to the provisions of this Act, no person shall certify to the correctness or accuracy of any survey unless he is an authorised surveyor or a registered surveyor who has in force a practising certificate.

[37/2004; 2/2007]

(2) Subject to the provisions of this Act, no person shall —

- (a) use or cause or permit to be used any written words, titles or initials or any abbreviation thereof which are intended to cause or may reasonably cause any person to believe that the person using them is authorised to supply survey services in Singapore; or
- (b) advertise or hold himself out or conduct himself in any way or by any means as a person authorised to supply survey services in Singapore,

unless at the time of so doing the person is a registered surveyor who has in force a practising certificate, or is a licensed corporation, a licensed partnership, a licensed limited liability partnership or a partnership consisting wholly of registered surveyors.

[35/98; 34/99; 2/2007]

(3) Subject to the provisions of this Act, no person shall be entitled to recover in any court any charge, fee or remuneration for any survey services rendered in Singapore, unless the person rendering such services is —

- (a) a registered surveyor who has in force a practising certificate and is doing so on his own account or as a partner in a licensed partnership, a licensed limited liability partnership or a partnership consisting wholly of registered surveyors;
- (b) an allied professional and is doing so only by reason of his being a partner in a licensed partnership or a licensed limited liability partnership; or
- (c) a licensed corporation or a licensed limited liability partnership.

*[35/98; 34/99; 2/2007]*

(4) Subject to the provisions of this Act, no person shall perform or execute any survey or engage in any survey work in Singapore unless he is —

- (a) a registered surveyor who has in force a practising certificate;
- (b) an authorised surveyor; or
- (c) under the direction or supervision of any of the persons mentioned in paragraphs (a) and (b).

*[35/98; 34/99; 17/2001; 37/2004; 2/2007]*

(5) Any person who contravenes subsection (1), (2) or (4) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$4,000.

### **Saving for winding up of corporation or limited liability partnership**

**11.** Nothing in section 10(2)(a) shall apply to prevent a corporation or limited liability partnership that ceases to have in force a licence from carrying on any activity necessary to the winding up of the corporation or limited liability partnership.

*[2/2007]*

**PART IV****REGISTRATION OF SURVEYORS****Persons entitled to be registered**

**12.**—(1) Subject to the provisions of this Act, every person who is 21 years of age and above shall, on payment of the prescribed fee, be entitled to be registered under this Act if —

- (a) he satisfies the Board that he has —
  - (i) obtained a certificate of competency issued by the Board after passing the prescribed examination;
  - (ii) passed a professional examination recognised by the Board and passed such further examination and had such practical experience in surveying in Singapore as the Board may prescribe; or
  - (iii) had such proper training in surveying recognised by the Board and passed such other examination as the Board may require; and
- (b) he has passed a professional interview conducted by the Board to determine whether he has the aptitude and knowledge to effectively perform or engage in survey work in Singapore.

[2/2007]

(2) Notwithstanding subsection (1), the Board may refuse to register any person who is not, in the opinion of the Board, of good character and reputation.

**Application for registration**

**13.** Every application for registration under this Act shall be made to the Board in such form and manner as may be prescribed.

**Certificate of registration**

**14.** The Board shall issue to each registered surveyor, upon application by the surveyor in the prescribed form and on payment of the prescribed fee, a certificate of registration.

## PART V

## PRACTISING CERTIFICATES

**Practising certificates**

**15.—**(1) Where a registered surveyor desires to engage in survey work in Singapore after 31st December of any year, he shall, not later than 1st December of that year, make an application in the prescribed form and manner for a practising certificate authorising him to engage in such survey work in the ensuing year.

[35/98; 34/99]

(2) Notwithstanding subsection (1), where a registered surveyor applies for a practising certificate for the first time after registration under section 12, the application shall be in the prescribed form and may be made at any time during the year and the registered surveyor may be issued a practising certificate for the remainder of the year in which the application is made.

(3) Any application by a registered surveyor under this section shall be addressed to the Board and be accompanied by —

- (a) a declaration in writing stating —
  - (i) his full name;
  - (ii) the name under which he practises if different from his own name, or the name of the corporation, partnership or limited liability partnership employing him; and
  - (iii) the principal and any other address or addresses at which he practises in Singapore;
- (b) such evidence as the Board may require that the applicant has complied with or is exempt from the rules relating to —
  - (i) insurance against professional liability; and
  - (ii) continuing professional development; and
- (c) the prescribed fee,

and the Board shall, subject to subsection (4), thereupon issue to the registered surveyor a practising certificate.

[37/2004; 2/2007]

- (4) The Board may refuse to issue a practising certificate if —
- (a) the applicant is an undischarged bankrupt;
  - (b) the applicant has entered into a composition with his creditors or a deed of arrangement for the benefit of his creditors;
  - (c) the applicant does not intend to practise either on his own account or in partnership, or is not or not about to be employed by any person lawfully supplying survey services in Singapore;
  - (d) the declaration under subsection (3)(a) contains a statement that to its knowledge is false in a material particular; or
  - (e) the conduct of the applicant affords reasonable grounds for believing that he will not engage in survey work in Singapore in accordance with the written law and with honesty and integrity.

*[15/95; 35/98; 34/99; 37/2004]*

(5) Any registered surveyor (not being a registered surveyor who is applying for a practising certificate for the first time) who fails to apply for a practising certificate in the manner and within the period laid down in subsection (1) may, on the making of an application in such form and on payment of such additional fee as may be prescribed, be issued a practising certificate for —

- (a) the ensuing year if the application is made during the month of December of any year; or
- (b) the remainder of the year if the application is made on or after 1st January of any year.

(6) Subject to subsection (9), a practising certificate shall, unless earlier cancelled, be in force from the date of its issue until 31st December of the year in respect of which it is issued.

(7) A practising certificate shall specify the address of the principal place of practice and all other places of practice of the registered surveyor in respect of whom the practising certificate was issued.



(8) Any change in such address shall be notified by the registered surveyor concerned to the Registrar within 2 weeks of such change and an endorsement of such change on the practising certificate shall be obtained from the Registrar.

(9) Where the registration of a surveyor is cancelled under section 25, the practising certificate, if any, of that surveyor for the time being in force shall expire immediately and the date of such expiration shall be entered by the Registrar in the register of practitioners.

(10) Any person whose application for a practising certificate has been refused by the Board may, within 30 days after being notified of such refusal, appeal to the High Court whose decision shall be final.

### **Cancellation of practising certificates**

**16.—**(1) The Board may cancel a practising certificate of any registered surveyor on any ground specified in section 15(4) which applies to the registered surveyor, whether or not such ground existed at the time when the practising certificate was issued.

(2) The Board shall not cancel any practising certificate under subsection (1) unless an opportunity of being heard either personally or by counsel has been given to the person concerned.

(3) Any person whose practising certificate has been cancelled by the Board under this section may, within 30 days after being notified of such cancellation, appeal to the High Court whose decision shall be final.

## **PART VI**

### **MULTI-DISCIPLINE AND CORPORATE PRACTICE**

#### **Licence for multi-discipline and corporate practice**

**17.—**(1) Subject to the provisions of this Act, the Board may grant a licence to any limited corporation to supply survey services in Singapore if —

- (a) the memorandum of association of the corporation provides that a primary object of the corporation is to supply survey services;
- (b) it has a paid-up capital of at least \$1 million;
- (c) the articles of association of the corporation provide that a prescribed number or proportion of the directors of the corporation shall be registered surveyors or allied professionals, who each has in force a practising certificate;
- (d) the business of the corporation, so far as it relates to survey work in Singapore, will be under the control and management of a director of the corporation who —
  - (i) is a registered surveyor who has in force a practising certificate; and
  - (ii) is authorised under a resolution of the board of directors of the corporation to make all final survey decisions on behalf of the corporation with respect to the requirements of this Act or any other law relating to the supply of survey services by the corporation; and
- (e) the corporation is insured against professional liability in accordance with section 21 and the rules made under section 38.

*[35/98; 34/99; 37/2004; 21/2005; 2/2007]*

(2) Subject to the provisions of this Act, the Board may grant a licence to any unlimited corporation to supply survey services in Singapore if —

- (a) the memorandum of association of the corporation provides that a primary object of the corporation is to supply survey services;
- (b) the articles of association of the corporation provide that —
  - (i) no person shall be a director of the corporation unless he is either a registered surveyor or an allied

professional, who has in force a practising certificate; and

(ii) no person shall be registered as a member of the corporation unless he is —

(A) a registered surveyor or an allied professional, or a nominee of such a person; and

(B) a director, a manager or an employee of the corporation; and

(c) the business of the corporation, so far as it relates to survey work in Singapore, will be under the control and management of a director of the corporation who —

(i) is a registered surveyor who has in force a practising certificate;

(ii) is a member, or a registered owner of at least one share, of the corporation; and

(iii) is authorised under a resolution of the board of directors of the corporation to make all final survey decisions on behalf of the corporation with respect to the requirements of this Act or any other law relating to the supply of survey services by the corporation.

*[37/2004; 2/2007]*

(3) Subject to the provisions of this Act, the Board may grant a licence to any partnership not consisting wholly of registered surveyors to supply survey services in Singapore if —

(a) the partnership is one in which only registered surveyors and allied professionals, each of whom shall have in force a practising certificate, have a beneficial interest in the capital assets and profits of the partnership; and

(b) the business of the partnership, so far as it relates to survey work in Singapore, will be under the control and management of a partner who is a registered surveyor and has in force a practising certificate.

*[35/98; 34/99; 37/2004; 2/2007]*

(4) Subject to the provisions of this Act, the Board may grant a licence to any limited liability partnership to supply survey services in Singapore if —

- (a) the statement lodged by the partners of the limited liability partnership with the Registrar of Limited Liability Partnerships under section 15(1) of the Limited Liability Partnerships Act (Cap. 163A) provides that a primary nature of the business of the limited liability partnership is to supply survey services in Singapore;
- (b) the partners in the limited liability partnership consist only of persons who satisfy such requirements as the Board may, with the approval of the Minister, prescribe;
- (c) at least one of the partners of the limited liability partnership is a registered surveyor who has in force a practising certificate;
- (d) the business of the limited liability partnership, so far as it relates to survey services in Singapore, will be under the control and management of a partner who —
  - (i) is a registered surveyor who has in force a practising certificate; and
  - (ii) is authorised under a resolution of the partners of the limited liability partnership to make all final survey decisions on behalf of the limited liability partnership with respect to the requirements of this Act, the rules or any other law relating to the supply of survey services by the limited liability partnership; and
- (e) the limited liability partnership is insured against professional liability in accordance with section 21 and the rules made under section 38.

[2/2007]

(5) Any application for a licence under this section shall be in such form and shall be made in such manner as may be prescribed.

(6) The Board may refuse to grant a licence under this section to any corporation (whether unlimited or not), partnership or limited

liability partnership if, in the opinion of the Board, the past conduct of any director, manager or employee of the corporation or any partner, manager or employee of the partnership or limited liability partnership affords reasonable grounds for believing that the corporation, partnership or limited liability partnership, as the case may be, will not supply survey services in accordance with any written law and with honesty and integrity.

[2/2007]

(7) Every licence granted under this section shall, unless earlier revoked, be valid for such period as may be specified therein.

(8) Any person whose application for a licence has been refused by the Board may, within 30 days after being notified of such refusal, appeal to the Minister whose decision shall be final.

(9) In subsection (1), “prescribed number or proportion of the directors” means —

- (a) a majority of the directors, where no number or proportion is specified under paragraph (b); or
- (b) such number or proportion of the directors as the Minister may, by notification in the *Gazette*, specify for the purposes of subsection (1).

[37/2004]

### **Conditions of licence**

**18.—**(1) It shall be a condition of every licence granted to any corporation, partnership or limited liability partnership that the corporation, partnership or limited liability partnership, as the case may be, shall supply survey services in Singapore only under the control and management of a registered surveyor who has in force a practising certificate and who is —

- (a) in the case of a limited corporation, a director or an employee of the corporation;
- (b) in the case of an unlimited corporation which has a share capital, either a director or an employee of the corporation who is a registered owner of at least one share of the corporation;

- (c) in the case of an unlimited corporation which does not have any share capital, either a director or an employee of the corporation who is a member of the corporation;
- (ca) in the case of a limited liability partnership, a partner or an employee of the limited liability partnership; or
- (d) in the case of a partnership, a partner thereof.

[37/2004; 2/2007]

(2) It shall be a condition of every licence granted to any corporation (other than an unlimited corporation) or to any limited liability partnership that the corporation or limited liability partnership shall not supply survey services in Singapore unless the corporation or limited liability partnership is insured in respect of professional liability in accordance with section 21 and the rules made under section 38.

[2/2007]

(3) Without prejudice to subsections (1) and (2), the Board may —

- (a) grant a licence subject to such other conditions as it thinks fit; and
- (b) at any time vary any existing conditions (other than those specified in subsections (1) and (2)) of such a licence or impose additional conditions thereto.

(4) Where a licence is granted by the Board to a corporation, partnership or limited liability partnership subject to conditions (other than those specified in subsections (1) and (2)), the corporation, partnership or limited liability partnership may, if aggrieved by the decision of the Board, appeal in the prescribed manner to the Minister whose decision shall be final.

[2/2007]

### **Change in composition of board of directors, members, etc.**

**19.—**(1) Any licensed corporation shall, within 30 days of the occurrence of —

- (a) any alteration of its memorandum or articles of association to remove the restrictions, limitations or prohibitions of the kind specified in section 17(1), (2) or (4), whichever is applicable;

- (b) any change in the composition of its board of directors, members or shareholders; or
- (c) any revocation of any resolution passed by the board of directors under section 17(1)(d)(ii) or (2)(c)(iii),

furnish to the Board a true report in writing giving full particulars of the alteration, change or revocation, as the case may be.

[37/2004]

(2) Any licensed partnership shall, within 30 days of the occurrence of any change in the composition of its members, furnish to the Board a true report in writing giving full particulars of the change.

(3) Any licensed limited liability partnership shall, within 30 days of the occurrence of any change in the composition of its partners, furnish to the Board a true report in writing giving full particulars of the change.

[2/2007]

### **Application of Companies Act**

**20.**—(1) Sections 162, 163 and 197 of the Companies Act (Cap. 50) shall apply to a licensed corporation which is an exempt private company subject to the modification that any reference in those sections to an exempt private company shall not include a reference to the licensed corporation.

[Act 36 of 2014 wef 03/01/2016]

(2) Every such licensed corporation shall —

- (a) comply with the prohibitions in sections 162 and 163 of the Companies Act as if it were not an exempt private company; and

[Act 36 of 2014 wef 03/01/2016]

- (b) forward annually to the Registrar of Companies, together with the annual return required by section 197 of the Companies Act, such copies of documents as are required to be included in the annual return and such certificates and particulars in accordance with the prescribed form referred to in section 197(2) of that Act as if it were not an exempt private company.

[12/2002]

(3) In this section, “exempt private company” has the same meaning as in the Companies Act.

### **Liability insurance**

**21.** Every licensed corporation which is not an unlimited corporation and every licensed limited liability partnership shall be insured against liability for any breach of professional duty arising out of the conduct of its business of supplying survey services as a direct result of any negligent act, error or omission committed by —

- (a) in the case of a corporation, the corporation or its directors, managers, secretaries or employees; or
- (b) in the case of a limited liability partnership, the partnership or its partners, managers or employees.

[2/2007]

### **Relationship between client and licensed corporation or licensed limited liability partnership**

**22.** A licensed corporation or a licensed limited liability partnership shall have the same rights and shall be subject to the same obligations in respect of fiduciary, confidential and ethical relationships with each client of the corporation or limited liability partnership, as the case may be, that exist at law between a registered surveyor and his client.

[2/2007]

### **Professional responsibility of supervising surveyor**

**23.** A registered surveyor who has the control and management of the business of a licensed corporation, licensed partnership or licensed limited liability partnership relating to the supply of survey services in Singapore shall be subject to the same standards of professional conduct and competence in respect of the business as if the survey services were personally supplied by the registered surveyor.

[35/98; 34/99; 2/2007]



PART VII  
APPEALS, POINTS RESERVED AND REVISION

PART VII  
SUPPLEMENTARY PROVISIONS

LEGISLATIVE HISTORY  
LAND SURVEYORS ACT  
(CHAPTER 156)

This Legislative History is provided for the convenience of users of the Land Surveyors Act. It is not part of the Act.

**1. Act 24 of 1991 — Land Surveyors Act 1991**

Date of First Reading	:	26 February 1991 (Bill No. 11/1991 published on 28 February 1991)
Date of Second and Third Readings	:	28 June 1991
Date of commencement	:	30 August 1991

**2. 1992 Revised Edition — Land Surveyors Act (Chapter 156)**

Date of operation	:	9 March 1992
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**3. Act 15 of 1995 — Bankruptcy Act 1995**

(Consequential amendments made to Act by)

Date of First Reading	:	25 July 1994 (Bill No. 16/94 published on 29 July 1994)
Date of Second Reading	:	25 August 1994
Date Committed to Select Committee	:	25 August 1994
Date of Presentation of Select Committee Report	:	7 March 1995 (Parl 1 of 1995)
Date of Third Reading	:	23 March 1995
Date of commencement	:	15 July 1995

**4. Act 3 of 1998 — Planning Act 1998**

(Consequential amendments made to Act by)

Date of First Reading	:	19 November 1997 (Bill No. 18/97 published on 20 November 1997)
Date of Second and Third Readings	:	14 January 1998
Date of commencement	:	1 April 1998

**5. Act 35 of 1998 — Boundaries and Survey Maps Act 1998**

(Consequential amendments made to Act by)

- Date of First Reading : 31 July 1998  
(Bill No. 32/98 published on  
1 August 1998)
- Date of Second and Third Readings : 4 September 1998
- Date of commencement : 16 October 1998

**6. Act 34 of 1999 — Land Surveyors (Amendment) Act 1999**

- Date of First Reading : 6 July 1999  
(Bill No. 21/99 published on  
7 July 1999)
- Date of Second and Third Readings : 17 August 1999
- Date of commencement : 1 March 2000

**7. Act 17 of 2001 — Singapore Land Authority Act 2001**

(Consequential amendments made to Act by)

- Date of First Reading : 5 March 2001  
(Bill No. 17/2001 published on  
7 March 2001)
- Date of Second and Third Readings : 19 April 2001
- Date of commencement : 1 June 2001

**8. 2002 Revised Edition — Land Surveyors Act (Chapter 156)**

- Date of operation : 31 December 2002

**9. Act 12 of 2002 — Companies (Amendment) Act 2002**

(Consequential amendments made to Act by)

- Date of First Reading : 23 May 2002  
(Bill No. 16/2002 published on  
24 May 2002)
- Date of Second and Third Readings : 8 July 2002
- Dates of commencement : 13 January 2003 (sections 2(b),  
3 to 35, 42 to 54, 55(a), 56 to 60,  
62, 63 and 64)

**10. Act 30 of 2003 — Planning (Amendment) Act 2003**

(Consequential amendments made to Act by)

- Date of First Reading : 16 October 2003  
(Bill No. 27/2003 published on  
17 October 2003)
- Date of Second and Third Readings : 11 November 2003
- Dates of commencement : 10 December 2003 (except  
section 12)

**11. Act 37 of 2004 — Land Surveyors (Amendment) Act 2004**

- Date of First Reading : 1 September 2004  
(Bill No. 36/2004 published on  
2 September 2004)
- Date of Second and Third Readings : 21 September 2004
- Date of commencement : 31 March 2005

**12. Act 21 of 2005 — Companies (Amendment) Act 2005**

(Consequential amendments made to Act by)

- Date of First Reading : 18 April 2005  
(Bill No. 11/2005 published on  
19 April 2005)
- Date of Second and Third Readings : 16 May 2005
- Date of commencement : 30 January 2006

**13. 2006 Revised Edition — Land Surveyors Act (Chapter 156)**

- Date of operation : 1 April 2006

**14. Act 2 of 2007 — Statutes (Miscellaneous Amendments) Act 2007**

- Date of First Reading : 8 November 2006  
(Bill No. 14/2006 published on  
9 November 2006)
- Date of Second and Third Readings : 22 January 2007
- Date of commencement : 2 May 2007 (section 11 —  
Amendment of Land Surveyors  
Act)

**15. Act 30 of 2008 — Statutes (Miscellaneous Amendments) (No. 2) Act 2008**

- Date of First Reading : 15 September 2008  
(Bill No. 27/2008 published on  
16 September 2008)

Date of Second and Third Readings : 17 November 2008  
Date of commencement : 17 December 2008 (section 8 —  
Amendment of Land Surveyors  
Act)

**16. Act 21 of 2008 — Mental Health (Care and Treatment) Act 2008**  
(Consequential amendments made to Act by)

Date of First Reading : 21 July 2008  
(Bill No. 11/2008 published on  
22 July 2008)

Date of Second and Third Readings : 16 September 2008

Date of commencement : 1 March 2010

**17. 2012 Revised Edition — Land Surveyors Act (Chapter 156)**

Date of operation : 30 September 2012

**18. Act 36 of 2014 — Companies (Amendment) Act 2014**

Date of First Reading : 8 September 2014  
(Bill No. 25/2014)

Date of Second and Third Readings : 8 October 2015

Date of commencement : 3 January 2016

**COMPARATIVE TABLE**  
**LAND SURVEYORS ACT**  
**(CHAPTER 156)**

The following provisions in the 2002 Revised Edition of the Land Surveyors Act were renumbered by the Law Revision Commissioners in the 2006 Revised Edition.

This Comparative Table is provided for the convenience of users. It is not part of the Land Surveyors Act.

<b>2006 Ed.</b>	<b>2002 Ed.</b>
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<b>2006 Ed.</b>	<b>2002 Ed.</b>
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