
First published in the *Government Gazette*, Electronic Edition, on 1 April 2022 at 5 pm.

No. S 291

CONVEYANCING AND LAW OF PROPERTY ACT 1886

CONVEYANCING AND LAW OF PROPERTY (CONVEYANCING) (AMENDMENT NO. 2) RULES 2022

In exercise of the powers conferred by section 73D(1), (2) and (3) of the Conveyancing and Law of Property Act 1886, the Minister for Law makes the following Rules:

Citation and commencement

1. These Rules are the Conveyancing and Law of Property (Conveyancing) (Amendment No. 2) Rules 2022 and come into operation on 4 April 2022.

Amendment of rule 2

2. Rule 2(2) of the Conveyancing and Law of Property (Conveyancing) Rules 2011 (G.N. No. S 391/2011) (called in these Rules the principal Rules) is amended —

- (a) by deleting the word “or” at the end of paragraph (c) of the definition of “Category A payee”;
- (b) by inserting, immediately after paragraph (d) of the definition of “Category A payee”, the following paragraphs:
 - “(e) in any case where the conveyancing money is to be recovered by or paid, repaid or refunded to the Central Provident Fund Board, or to be paid, repaid or refunded to any account in the Central Provident Fund of a member of the Central Provident Fund — the Central Provident Fund Board; or

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- (f) in any case where an HDB property is the subject of the conveyancing transaction pursuant to which the conveyancing money is payable — the Housing and Development Board;”;
- (c) by deleting paragraph (c) of the definition of “Category B payee”; and
- (d) by deleting sub-paragraph (i) of paragraph (e) of the definition of “Category B payee”.

Amendment of rule 6

3. Rule 6 of the principal Rules is amended —

- (a) by deleting the words “paragraph (2)” in paragraph (1) and substituting the words “paragraphs (1A) and (2)”; and
- (b) by inserting, immediately after paragraph (1), the following paragraph:

“(1A) The Central Provident Fund Board and the Housing and Development Board may pay conveyancing money into a solicitor’s conveyancing account by inter-bank GIRO.”.

Amendment of rule 7

4. Rule 7(13) of the principal Rules is amended by deleting sub-paragraph (b) and substituting the following sub-paragraph:

“(b) in any other case, except —

- (i) by any electronic means; or
- (ii) by means of a bank draft issued by the appointed bank.”.

Amendment of First Schedule

5. The First Schedule to the principal Rules is amended —

- (a) by deleting the full-stop at the end of paragraph (ii) in the second column of item 2(d);

(b) by inserting, immediately after paragraph (d) of item 2, the following paragraphs:

“

(e) where Central Provident Fund Board acts on its own behalf without a solicitor; and purchaser is represented by solicitor	(i) any authorised signatory of Central Provident Fund Board; and (ii) any authorised signatory of purchaser’s solicitor
(f) where Central Provident Fund Board acts on its own behalf without a solicitor; and purchaser acts in person	(i) any authorised signatory of Central Provident Fund Board; and (ii) purchaser.

”;

(c) by deleting the full-stop at the end of paragraph (ii) in the second column of item 5(f);

(d) by inserting, immediately after paragraph (f) of item 5, the following paragraphs:

“

(g) where Central Provident Fund Board acts on its own behalf without a solicitor; and purchaser is represented by solicitor	(i) any authorised signatory of Central Provident Fund Board; and (ii) any authorised signatory of purchaser’s solicitor
(h) where Central Provident Fund Board acts on its own behalf without a solicitor; and purchaser acts in person	(i) any authorised signatory of Central Provident Fund Board; and (ii) purchaser

(i) where Central Provident Fund Board acts on its own behalf without a solicitor; and purchaser is represented by Housing and Development Board	(i) any authorised signatory of Central Provident Fund Board; and (ii) any authorised signatory of Housing and Development Board.
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- (e) by deleting the full-stop at the end of paragraph (ii) in the second column of item 9(d);
- (f) by inserting, immediately after paragraph (d) of item 9, the following paragraph:

“

(e) new mortgagee, mortgagor and existing mortgagee are represented by same solicitor; and Central Provident Fund Board (as party to redemption of existing mortgage) acts on its own behalf without a solicitor	(i) any authorised signatory of new mortgagee’s solicitor; and (ii) any authorised signatory of Central Provident Fund Board.
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”;

- (g) by inserting, immediately after the words “on its own behalf” in the first column of item 10(c), the words “without a solicitor”;
- (h) by inserting, immediately after the words “on its own behalf” in the first column of item 11(f), the words “without a solicitor”;
- (i) by deleting the full-stop at the end of paragraph (ii) in the second column of item 12(e);

- (j) by inserting, immediately after paragraph (e) of item 12, the following paragraph:

“

<p>(f) new mortgagee, mortgagor and existing mortgagee are represented by same solicitor; and</p> <p>Central Provident Fund Board (as party to redemption of existing mortgage) acts on its own behalf without a solicitor</p>	<p>(i) any authorised signatory of new mortgagee’s solicitor; and</p> <p>(ii) any authorised signatory of Central Provident Fund Board.</p>
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”;

- (k) by inserting, immediately after the words “on its own behalf” in the first column of item 13, the words “without a solicitor”;
- (l) by deleting the word “; and” at the end of paragraph (a) in the second column of item 13;
- (m) by deleting paragraph (b) in the second column of item 13;
- (n) by deleting the word “; and” at the end of paragraph (i) in the second column of item 14(c) and (d);
- (o) by deleting paragraph (ii) in the second column of item 14(c) and (d);
- (p) by inserting, immediately after the words “on its own behalf” in the first column of item 14(d), the words “without a solicitor”;
- (q) by deleting the word “; and” at the end of paragraph (i) in the second column of item 15(c) and (d);
- (r) by deleting paragraph (ii) in the second column of item 15(c) and (d);
- (s) by inserting, immediately after the words “on its own behalf” in the first column of item 15(d), the words “without a solicitor”;

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- (*t*) by inserting, immediately after the words “on its own behalf” in the first column of item 20, the words “without a solicitor”;
 - (*u*) by deleting the word “; and” at the end of paragraph (*a*) in the second column of item 20;
 - (*v*) by deleting paragraph (*b*) in the second column of item 20;
 - (*w*) by deleting the word “; and” at the end of paragraph (*i*) in the second column of item 21(*c*) and (*d*);
 - (*x*) by deleting paragraph (*ii*) in the second column of item 21(*c*) and (*d*); and
 - (*y*) by inserting, immediately after the words “on its own behalf” in the first column of item 21(*d*), the words “without a solicitor”.

*[G.N. Nos. S 482/2011; S 629/2011; S 665/2011;
S 264/2013; S 269/2015; S 730/2015; S 7/2018;
S 736/2018; S 11/2022]*

Made on 18 March 2022.

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[LAW 29/001; AG/LEGIS/SL/61/2020/1 Vol. 1]