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BOUNDARIES AND SURVEY MAPS ACT 1998

**BOUNDARIES AND SURVEY MAPS
(CONDUCT OF CADASTRAL SURVEYS)
(AMENDMENT) RULES 2023**

In exercise of the powers conferred by section 21 of the Boundaries and Survey Maps Act 1998, the Singapore Land Authority, with the approval of the Minister for Law, makes the following Rules:

Citation and commencement

1. These Rules are the Boundaries and Survey Maps (Conduct of Cadastral Surveys) (Amendment) Rules 2023 and come into operation on 1 June 2023.

Amendment of rule 2

2. In the Boundaries and Survey Maps (Conduct of Cadastral Surveys) Rules (R 5) (called in these Rules the principal Rules), in rule 2(1) —

(a) before the definition of “ISN”, insert —

““existing void area”, in relation to a strata lot in a subdivided building, means any void area that is created in the strata lot under any of the following circumstances:

(a) where, pursuant to an application for written permission submitted before 1 June 2023, development is carried out on the strata lot or to erect the subdivided building under any provisional permission or written permission granted or deemed to have been granted under the

Planning Act 1998 before, on or after 1 June 2023;

- (b) where development is carried out on the strata lot that is authorised or deemed to have been authorised under section 21(6) of the Planning Act 1998, in respect of which —
 - (i) the lodgment of plans is required for the authorisation; and
 - (ii) the plans were lodged before 1 June 2023;
- (c) where development is carried out on the strata lot that is authorised or deemed to have been authorised under section 21(6) of the Planning Act 1998, in respect of which —
 - (i) the lodgment of plans is not required for the authorisation;
 - (ii) the written consent of the owner of the land is required; and
 - (iii) the written consent is obtained before 1 June 2023;
- (d) where development is carried out on the strata lot that is authorised or deemed to have been authorised under section 21(6) of the Planning Act 1998, in respect of which —
 - (i) the lodgment of plans or the written consent of the owner of the land on which the subdivided building is situated is not required for the authorisation; and

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- (ii) the development started before 1 June 2023;

“floor area”, in relation to a strata lot in a subdivided building, means the floor area of the strata lot (whether within or outside a building, whether covered or otherwise, and whether or not enclosed) measured with reference to the boundaries of the strata lot approved in the subdivision permission granted for the subdivided building under the Planning Act 1998, and excludes any void area (whether or not an existing void area) within the boundaries of the strata lot;” and

- (b) after the definition of “ppm”, insert —

““strata area”, in relation to a strata lot, means —

- (a) the floor area of the strata lot; and
- (b) any existing void area within the boundaries of the strata lot approved in the subdivision permission granted for the subdivided building under the Planning Act 1998;”.

Amendment of rule 50

3. In the principal Rules, in rule 50 —

- (a) in paragraph (c), replace “area” with “strata area”; and
- (b) in paragraph (d), replace sub-paragraphs (i) and (ii) with —
- “(i) the strata area of each storey of the strata lot;
- (ii) the total strata area of the strata lot;
- (iii) the void area (other than an existing void area) in each storey of the strata lot, if any; and

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- (iv) where there are existing void areas in the strata lot —
 - (A) the floor area of each storey of the strata lot;
 - (B) the total floor area of the strata lot;
 - (C) the existing void area in each storey of the strata lot; and
 - (D) the total existing void area in the strata lot;”.

Amendment of rule 55

4. In the principal Rules, in rule 55(*h*), replace sub-paragraphs (i) and (ii) with —

- “(i) the strata area of each storey of the strata lot;
- (ii) the total strata area of the strata lot;
- (iii) the void area (other than an existing void area) in each storey of the strata lot, if any; and
- (iv) where there are existing void areas in the strata lot —
 - (A) the floor area of each storey of the strata lot;
 - (B) the total floor area of the strata lot;
 - (C) the existing void area in each storey of the strata lot; and
 - (D) the total existing void area in the strata lot.”.

Made on 29 May 2023.

YEOH OON JIN
Chairperson,
Singapore Land Authority.

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