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No. S 30

LAND TITLES ACT 1993 LAND TITLES (AMENDMENT) RULES 2024

In exercise of the powers conferred by section 172(1) of the Land Titles Act 1993, the Singapore Land Authority, with the approval of the Minister for Law, makes the following Rules:

Citation and commencement

1. These Rules are the Land Titles (Amendment) Rules 2024 and come into operation on 1 February 2024.

Replacement of rule 15A

2. In the Land Titles Rules (R 1) (called in these Rules the principal Rules), replace rule 15A with —

“Dispensation with proof of due execution of instrument

15A. For the purposes of section 57(3)(d) of the Act, the prescribed purposes for which the Registrar may dispense with proof of due execution of an instrument intended for registration under the Act are as follows:

- (a) the registration of any order of the General Division of the High Court or a Strata Titles Board made under Part 5A of the Land Titles (Strata) Act 1967;
- (b) the registration of a total or partial discharge of a mortgage or a charge;
- (c) the registration of the vesting of any land in the State following the determination of a State title;
- (d) the registration of a charge referred to in section 43(1) of the Building Maintenance and Strata Management Act 2004;

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- (e) the registration of an instrument of discharge, or an order of court, referred to in section 43(5) of the Building Maintenance and Strata Management Act 2004;
 - (f) the registration of any order of court made under section 97A or 105A of the Act;
 - (g) the registration of any transfer of a mortgage or a charge.”.

New rule 18A

3. In the principal Rules, after rule 18, insert —

“Requirement for signature

18A. An instrument that does not purport to dispose of or to create an interest in registered land, and that is intended to be lodged other than in the form of an electronic record, must be signed —

- (a) for an application to notify an order of court mentioned in rule 32(1) — by the person for whose benefit the order of court has been made or the authorised agent of that person;
- (b) for a caveat or an extension of the caveat — by the caveator or the authorised agent of the caveator;
- (c) for an application to register an enforcement order or an order of court mentioned in rule 38(1) or for an application to withdraw or cancel such registration — by the applicant or the applicant’s authorised agent;
- (d) for a notification of an application for an order for a collective sale made under Part 5A of the Land Titles (Strata) Act 1967, and a cancellation of such notification — by the authorised representatives mentioned in section 84A(2) of that Act or the authorised agent of the authorised representatives;
- (e) for an application to register an order of court or an order of a Strata Titles Board (as the case may be)

- made pursuant to an application for an order for a collective sale under Part 5A of the Land Titles (Strata) Act 1967 — by the authorised representatives mentioned in section 84A(2) of that Act or the authorised agent of the authorised representatives; or
- (f) for any other instrument that does not purport to dispose of or to create an interest in registered land — by the applicant or the applicant’s authorised agent.”.

Deletion of rule 28A

4. In the principal Rules, delete rule 28A.

Amendment of rule 32

5. In the principal Rules, in rule 32(2) —
- (a) replace “Subject to rule 28A, an” with “An”; and
- (b) delete “and signed by the person for whose benefit the order of court has been made”.

Deletion of rule 34

6. In the principal Rules, delete rule 34.

Amendment of heading in Part V

7. In the principal Rules, in Part V, in the heading “*Writs and Orders of Court*”, replace “*Writs*” with “*Enforcement Orders*”.

Amendment of rule 38

8. In the principal Rules, in rule 38 —
- (a) in the rule heading, replace “**a writ**” with “**an enforcement order**”;
- (b) in paragraph (1), replace “a writ of execution” with “an enforcement order”;
- (c) in paragraph (1), replace “plaintiff” with “claimant”;
- (d) in paragraph (1), delete “writ or”; and
- (e) delete paragraph (2).

Amendment of rule 39

9. In the principal Rules, in rule 39 —
- (a) in the rule heading, replace “**writ**” with “**enforcement order**”;
 - (b) in paragraph (1), replace “A writ” with “An enforcement order”;
 - (c) in paragraph (2), replace “a writ” with “an enforcement order”; and
 - (d) in paragraph (2), replace “the writ” with “the enforcement order”.

Deletion of rule 42A

10. In the principal Rules, delete rule 42A.

Amendment of Schedule

11. In the principal Rules, in the Schedule —
- (a) in item 4(l), replace “writ or summons” with “enforcement order”; and
 - (b) in item 21(2), replace “application of vesting” with “application for vesting”.

*[G.N. Nos. S 571/99; S 56/2000; S 163/2000; S 146/2001;
S 600/2001; S 368/2002; S 428/2002; S 502/2002;
S 276/2003; S 426/2004; S 150/2005; S 162/2005;
S 256/2005; S 662/2007; S 383/2008; S 347/2010;
S 30/2012; S 530/2014; S 481/2016]*

Made on 11 January 2024.

YEOH OON JIN
Chairperson,
Singapore Land Authority.

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(To be presented to Parliament under section 172(3) of the Land Titles Act 1993).