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LAND TITLES ACT
(CHAPTER 157)

LAND TITLES (AMENDMENT) RULES 2014

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

Citation and commencement

1. These Rules may be cited as the Land Titles (Amendment) Rules 2014 and shall come into operation on 15 August 2014.

Amendment of rule 2

2. Rule 2 of the Land Titles Rules (R 1) (referred to in these Rules as the principal Rules) is amended —

(a) by inserting, immediately before the definition of “identity card”, the following definition:

““clearance certificate” means a certificate issued under section 10(2) of the Residential Property Act (Cap. 274);”; and

(b) by inserting, immediately after the definition of “identity card”, the following definition:

““qualifying certificate” means a certificate evidencing an approval granted under section 31(3) of the Residential Property Act;”.

Amendment of rule 7

3. Rule 7(3) of the principal Rules is amended by deleting the words “lot of”.

Amendment of rule 9**4. Rule 9 of the principal Rules is amended —**

- (a) by deleting the words “either the number and date of issue of his birth certificate or the number of his passport or citizenship certificate” in paragraph (1)(a)(ii) and substituting the words “the number of his birth certificate, passport or citizenship certificate”;
- (b) by deleting the words “, the number of his identity card (if any) or his unique identification number relating to his permanent resident status issued to him by the relevant Government department or statutory authority in Singapore, and the number and place of issue of his passport” in paragraph (1)(a)(iii) and substituting the words “and the number of his identity card (if any) or his unique identification number relating to his permanent resident status issued to him by the relevant Government department or statutory authority in Singapore”;
- (c) by deleting sub-paragraph (iv) of paragraph (1)(a) and substituting the following sub-paragraph:
 - “(iv) where the person is neither a citizen nor a permanent resident of Singapore but holds a pass (issued to him by the relevant Government department or statutory authority in Singapore) assigned with a foreign identification number, his citizenship and either the foreign identification number or the number of his passport;”;
- (d) by deleting sub-paragraph (b) of paragraph (1) and substituting the following sub-paragraph:
 - “(b) in the case of a body corporate, the following particulars:
 - (i) where the body corporate is formed in Singapore and registered under the Companies Act (Cap. 50) or the

Limited Liability Partnerships Act (Cap. 163A), the place of formation of the body corporate, the registration number of the body corporate assigned by the Registrar of Companies or the Registrar of Limited Liability Partnerships (as the case may be) and the registered address of the body corporate in Singapore;

- (ii) where the body corporate is formed outside Singapore and has a registered office or place of business in Singapore, the place of formation of the body corporate, the registration number (if any) of the body corporate assigned by the Registrar of Companies or the Registrar of Limited Liability Partnerships (as the case may be) and the address of the body corporate in Singapore for service of notices; or
- (iii) where the body corporate is formed outside Singapore and has no registered office or place of business in Singapore, the place of formation of the body corporate and the address of the body corporate in Singapore for service of notices; or”; and

(e) by deleting paragraph (2) and substituting the following paragraph:

“(2) The Registrar may require the instrument referred to in paragraph (1) be lodged together with such other documents as the Registrar may require, including a copy of the following:

- (a) in the case of a natural person, any approval of the Minister obtained by the natural person

under section 25(2) of the Residential Property Act; or

- (b) in the case of a body corporate, any clearance certificate or qualifying certificate obtained by the body corporate.”.

Amendment of rule 15A

5. Rule 15A of the principal Rules is amended by deleting the full-stop at the end of paragraph (c) and substituting a semi-colon, and by inserting immediately thereafter the following paragraphs:

- “(d) the registration of any order of court made under section 97A or 105A of the Act;
- (e) the registration of any application lodged by a caveatee under section 127 of the Act.”.

Amendment of rule 17

6. Rule 17 of the principal Rules is amended by deleting the words “12 noon” and substituting the words “1 p.m.”.

Amendment of rule 19

7. Rule 19 of the principal Rules is amended —

- (a) by deleting sub-paragraph (a) of paragraph (1) and substituting the following paragraph:
- “(a) it is not accompanied by a cheque or authorisation for payment of the appropriate fees specified in the Schedule;”;
- (b) by deleting the words “duplicate instrument” in paragraph (1)(b) and substituting the word “document”; and
- (c) by inserting, immediately after the words “appropriate fees” in paragraph (2), the words “specified in the Schedule”.

Amendment of rule 20

8. Rule 20(1) of the principal Rules is amended by deleting the words “set of instrument” in sub-paragraph (a) and substituting the words “set of instruments”.

Deletion and substitution of rule 21

9. Rule 21 of the principal Rules is deleted and the following rule substituted therefor:

“Separate certificates of title

21.—(1) Where 2 or more lots are comprised in a certificate of title (referred to in this paragraph as the original certificate of title), no instrument involving a transfer of ownership of any of those lots shall be accepted for registration, unless —

- (a) one or more separate certificates of title have been issued for the lot or lots which form the subject of that transfer; or
- (b) all those lots comprised in the original certificate of title are the subject of that transfer.

(2) Where the lot comprised in a certificate of title (referred to in this paragraph as the original certificate of title) has been subdivided, no instrument involving a transfer of any subdivided part of that lot shall be accepted for registration, unless —

- (a) one or more separate certificates of title have been issued for the subdivided part or parts which form the subject of that transfer; or
- (b) all the subdivided parts comprised in the original certificate of title are the subject of that transfer.”.

Amendment of rule 22

10. Rule 22 of the principal Rules is amended by deleting the words “the land-register” in paragraph (a) and substituting the words “such folio”.

Deletion and substitution of rule 23

11. Rule 23 of the principal Rules is deleted and the following rule substituted therefor:

“Use of produced document

23.—(1) Where, for the purpose of registration of any instrument, a document of title is produced by some person other than the person entitled to possession of such document of title, the Registrar may require the instrument to be lodged together with a production form or an authorisation form.

(2) The production form or authorisation form referred to in paragraph (1) —

(a) shall be signed by the person entitled to the possession of the document of title, or that person’s solicitor or authorised agent; and

(b) shall indicate the purpose for which the document of title is produced.

(3) The Registrar shall not use the document of title for any other purpose except with the consent, expressed or implied, of the person who produced the document of title.”.

Deletion and substitution of rule 24

12. Rule 24 of the principal Rules is deleted and the following rule substituted therefor:

“Consent of mortgagee or chargee to replacement of certificates of title, etc.

24. An application under section 43 of the Act for a new certificate of title or a new subsidiary certificate of title shall be endorsed with the consent of any registered mortgagee or chargee of land to be comprised in the new certificate of title or new subsidiary certificate of title.”.

Amendment of rule 29

13. Rule 29(3) of the principal Rules is amended by deleting the words “section 34” and substituting the words “section 30”.

Amendment of rule 30

14. Rule 30(3) of the principal Rules is amended by deleting the word “sub-lease” wherever it appears and substituting in each case the word “sublease”.

Amendment of rule 31

15. Rule 31 of the principal Rules is amended by inserting, immediately after the words “New certificates” in the rule heading, the words “of title”.

New rule 32

16. The principal Rules are amended by inserting, immediately after rule 31, the following rule:

“Creation, variation or extinguishment of easement pursuant to order of court

32.—(1) Where an easement has been created, varied or wholly or partially extinguished by an order of court, an application shall be made to the Registrar to notify the order of court on the land-register.

(2) An application referred to in paragraph (1) shall be lodged together with a duly certified copy of the order of court and signed by the person for whose benefit the order of court has been made, or that person’s solicitor or authorised agent.”.

Deletion and substitution of rule 34

17. Rule 34 of the principal Rules is deleted and the following rule substituted therefor:

“Signing of caveats

34. A caveat that has been lodged with the Registrar, and an extension of that caveat, shall be signed by the caveator, or the caveator’s solicitor or authorised agent.”.

Amendment of rule 35

18. Rule 35 of the principal Rules is amended by deleting the words “forbids registration of any instrument” and substituting the words “prohibits registration of any dealing affecting the land”.

New rule 37A

19. The principal Rules are amended by inserting, immediately after rule 37, the following rule:

“Notification of application to cancel vexatious caveat

37A. Every application to cancel a vexatious caveat shall be signed by the applicant, or the applicant’s solicitor or authorised agent.”.

Amendment of rule 38

20. Rule 38(2) of the principal Rules is amended by deleting the words “or his solicitor” and substituting the words “, or the applicant’s solicitor or authorised agent”.

Amendment of rule 41

21. Rule 41 of the principal Rules is amended —

- (a) by deleting the words “a court” and substituting the words “an order of court”;
- (b) by deleting the words “any person” and substituting the words “every person”; and
- (c) by deleting the word “may” and substituting the word “shall”.

Amendment of rule 42

22. Rule 42 of the principal Rules is amended by deleting the words “chargee or his solicitor” and substituting the words “Central Provident Fund Board or its solicitor”.

Amendment of rule 42A

23. Rule 42A of the principal Rules is amended by inserting, immediately after the words “application for” in the rule heading, the words “an order for”.

Amendment of rule 45

24. Rule 45 of the principal Rules is amended —

(a) by deleting paragraph (1) and substituting the following paragraph:

“(1) The land-register shall be open to inspection at the Registry every Monday to Friday (except on a public holiday) from 8.30 a.m. to 5.30 p.m., or at such other times as the Registrar may direct.”; and

(b) by deleting paragraph (4) and substituting the following paragraph:

“(4) A person carrying out an inspection of the land-register or any other document or record kept at the Registry may on payment of the appropriate fee specified in the Schedule, apply for a photographic copy, microprint or printout of any information contained in that land-register, document or record for his use.”.

Amendment of rule 46

25. Rule 46 of the principal Rules is amended by deleting paragraph (1) and substituting the following paragraph:

“(1) No person shall use any pen or other writing instrument which produces indelible writing to make any alteration of or addition to the land-register, unless he is authorised by the Registrar to do so.”.

Amendment of rule 48

26. Rule 48 of the principal Rules is amended by inserting, immediately after the word “microfilming”, the words “or imaging”.

Amendment of rule 53

27. Rule 53(2) of the principal Rules is amended by inserting, immediately after the words “forward any”, the words “document or”.

Amendment of rule 55

28. Rule 55(1) of the principal Rules is amended by deleting the words “certificate of title, duplicate instrument of title” in sub-paragraph (b)(ii) and substituting the words “document of title”.

Amendment of rule 56

29. Rule 56 of the principal Rules is amended by deleting the words “certificate of title” and substituting the words “document of title”.

Amendment of Schedule

30. The Schedule to the principal Rules is amended —

(a) by deleting the Schedule reference and substituting the following Schedule reference:

“ Rules 19, 45, 54 and 55
”;

(b) by deleting items 1, 2 and 3 and substituting the following items:

“ 1. Application for the creation of new folios or an application under section 43 of the Act for a new certificate of title or a new subsidiary certificate of title \$78.30
2. Issuing a certificate of title pursuant to alienation of land by the State or creation of a new folio \$70
”;

(c) by deleting the word “sub-mortgage” in item 4(b) and substituting the word “submortgage”;

(d) by deleting the word “sub-lease” in item 4(e) and substituting the word “sublease”;

(e) by deleting paragraph (f) of item 4 and substituting the following paragraph:

“ (f) creation, variation, release or extinguishment (in whole or part) of an easement
”;

(f) by deleting paragraph (p) of item 4;

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- (g) by deleting paragraph (1) of item 6;
- (h) by deleting the words “duplicate instrument of title, under section 42(2)(d) or (e)” in item 6(2) and substituting the words “document of title, under section 42(2)(e)”; and
- (i) by deleting item 10 and substituting the following item:

“ 10. Lodgment of an application by a caveatee \$145
under section 127 of the Act, including giving
of notice to the caveator
”.

*[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]*

Made on 4 August 2014.

LIM SIM SENG
*Chairman,
Singapore Land Authority.*

[LAW 06/011/006 V13; AG/LLRD/SL/157/2010/1 Vol. 2]

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