

REPUBLIC OF SINGAPORE

GOVERNMENT GAZETTE

ACTS SUPPLEMENT

Published by Authority

FRIDAY, NOVEMBER 12

[1993

First published in the Government Gazette, Electronic Edition, on 12th November 1993 at 5:00 pm.

The following Act was passed by Parliament on 30th August 1993 and assented to by the President on 27th September 1993:—

LAND TITLES ACT 1993

(No. 27 of 1993)

ARRANGEMENT OF SECTIONS

PART I

PRELIMINARY

Section

NO. 32]

- 1. Short title and commencement
- 2. Division into Parts
- 3. Reconciliation with existing laws
- 4. Interpretation

PART II

ESTABLISHMENT OF LAND TITLES REGISTRY

Section

- 5. Officers
- 6. Seal of office
- 7. General powers of Registrar

PART III

INITIAL REGISTRATION OF TITLES

Division 1 — Indefeasible titles

- 8. Alienation by State
- 9. Surrender of title to land freed and discharged from subsisting mortgage
- 10. Surrender of title to land subject to subsisting mortgage, statutory charge or caveat
- 11. Surrender of title to unregistered land with subsisting caveat
- 12. Restriction on registration of assurance, caveat or instrument pending issue of fresh title
- 13. Collector to furnish Registrar with particulars of land upon issue of fresh title
- 14. Power of Registrar of Deeds to refuse registration of assurances
- 15. Application of section 8
- 16. Registrar to make an entry on folio as to conclusiveness of boundaries, etc
- 17. Priority of interests protected by caveats, mortgages and statutory charges registered or notified on land-register
- 18. Collector may refuse to accept surrender of title to land for reissue of title
- 19. Primary applications
- 20. Action following bringing of land under this Act

Division 2 — Qualified titles

- 21. Registrar may bring land under this Act when conveyance is registered under Registration of Deeds Act
- 22. Registrar may bring land under this Act after examining instruments registered under Registration of Deeds Act
- 23. Registrar may bring land approved for subdivision or development under this Act
- 24. Boundaries and dimensions of land comprised in a qualified folio

Section

- 25. Cautions and lapsing of cautions
- 26. Cancellation of cautions
- 27. Prior encumbrances to be notified on a qualified folio

PART IV

REGISTRATION

- 28. Land-register
- 29. Folios of land-register
- 30. New folios of land-register
- 31. Covenants restricting subdivision of land in State titles not to apply to registered land
- 32. Creation of new folios of land-register on application of mortgagee or chargee
- 33. Contingent interests
- 34. Certificates of title
- 35. Delivery of certificates of title, etc., after registration
- 36. Land-register as evidence
- 37. Registration and priority of instruments
- 38. Restrictions on Registrar's powers of registration
- 39. Proprietors under disability
- 40. Corporations
- 41. Death of party
- 42. Entries on instruments of title
- 43. Replacement certificates of title
- 44. Disposal of antecedent documents of title and defunct instruments

PART V

EFFECT OF REGISTRATION

Division 1 — Indefeasibility and priority

- 45. Instruments ineffectual until registered
- 46. Estate of proprietor paramount
- 47. Exoneration from effect of notice
- 48. Priority determined by order of registration
- 49. Priority of unregistered interests

Division 2 — No title by adverse possession

50. No title by adverse possession

PART VI

INSTRUMENTS

\sim		. •		
Г.	ec	t1	α	n

51.	Approved	forms

- 52. Registration of mortgage, charge or lease
- 53. Manner of holding by co-owners
- 54. Description of land
- 55. Memorandum of prior encumbrances
- 56. Proprietor must execute instrument
- 57. Attestation and proof of execution
- 58. Execution of instruments by corporations
- 59. Certificate of correctness
- 60. Address for service of notices
- 61. Instruments to take effect as deeds
- 62. Covenants in instruments: Words of succession implied

PART VII

TRANSFERS

- 63. Form and effect of transfers
- 64. Transfers of land subject to mortgage or charge
- 65. Estates for life and in remainder
- 66. Merger of contract in transfer
- 67. Merger of registered interests

PART VIII

MORTGAGES AND CHARGES

Division 1 — Mortgages of registered land

- 68. Form and effect of mortgages and charges
- 69. Application of Conveyancing and Law of Property Act
- 70. Standard terms and conditions applicable to mortgages
- 71. Submortgages
- 72. Custody of instruments of title
- 73. Transfers made in exercise of power of sale
- 74. Application of proceeds of sale
- 75. Entry into possession
- 76. Foreclosure of mortgages
- 77. Right to discharge
- 78. Discharge of mortgages and charges

Section

- 79. Satisfaction of charges
- 80. Tacking of further advances

Division 2 — Common law mortgages notified on land-register

- 81. Application of this Division
- 82. Application of sections 71 to 75 and 78 to 80
- 83. Mortgagee to execute transfer
- 84. Discharge of a mortgage, etc., notified on land-register
- 85. Foreclosure of mortgages notified on land-register

PART IX

LEASES

- 86. Application of this Part
- 87. Form and registration of leases
- 88. Options for renewal and for purchase
- 89. Leases of mortgaged land
- 90. Covenants against assigning and subletting
- 91. Surrender of leases
- 92. Determination of leases
- 93. Implied powers of lessors

PART X

EASEMENTS

- 94. Interpretation
- 95. Licences not to be registered
- 96. Easements for installations
- 97. Registration necessary for creation of easements
- 98. Implied easements for passage of water, electricity, drainage, gas and sewerage for development
- 99. Implied easements for right of way and other rights shown in an approved subdivision plan
- 100. Extinguishment by union of tenements
- 101. Easements to pass on transfer without express mention
- 102. Contribution to repairs
- 103. Grant of right of way
- 104. Party walls
- 105. Release of easements
- 106. Cancellation of easements