

Land Titles (Amendment) Bill

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Bill No: 23/2001

Read the first time: 11th July 2001

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Land Titles (Amendment) Bill

Bill No. 23/2001

Read the first time on 11th July 2001.

An Act to amend the Land Titles Act (Chapter 157 of the 1994 Revised Edition) and to make consequential amendments to the Conveyancing and Law of Property Act (Chapter 61 of the 1994 Revised Edition).

Be it enacted by the President with the advice and consent of the Parliament of Singapore, as follows:

Short title and commencement

1. This Act may be cited as the Land Titles (Amendment) Act 2001 and shall come into operation on such date as the Minister may, by notification in the *Gazette*, appoint.

Amendment of section 2

2. Section 2 of the Land Titles Act (referred to in this Act as the principal Act) is amended by deleting the following words:

“Part III

Division 1	...	Sections 8-20
Division 2	...	Sections 21-27”

and substituting the following words:

“Part III

Division 1	...	Sections 8-18
Division 2	...	Sections 19-24A
Division 3	...	Sections 25-27”.

Amendment of section 4

3. Section 4(1) of the principal Act is amended by inserting, immediately after the words “subterranean space” in the 1st and 2nd lines of paragraph (b) of the definition of “land”, the words “whether or not”.

Amendment of Part III

4. Part III of the principal Act is amended by deleting the sub-heading “Division 1 — Indefeasible titles” and substituting the following sub-heading:

*“Division 1 — Bringing land under the Act
on alienation”.*

Amendment of section 8

5. Section 8 of the principal Act is amended —

- (a) by deleting the words “of not less than 10 years” in subsection (1)(c); and
- (b) by deleting subsection (2).

Amendment of section 15

6. Section 15(1) of the principal Act is amended by deleting the words “Section 8(2) to” and substituting the words “Section 8(3) and”.

Repeal and re-enactment of sections 19 to 24 and new section 24A

7. Sections 19 to 24 of the principal Act are repealed and the following sections substituted therefor:

*“Division 2 — Applications and schemes
to bring land under this Act*

Bringing lands under this Act

19.—(1) Unregistered land of whatever tenure may be brought under the provisions of this Act upon any primary application or at the instance of the Registrar in accordance with this Division.

(2) The Registrar may bring unregistered land under the provisions of this Act by the creation of one or more folios for the land which shall be either qualified or unqualified as to title, and shall notify on the folio, in such manner as to preserve their priority, such particulars as he thinks fit of all subsisting mortgages or other encumbrances to which the land is subject at the time of bringing the land under the provisions of this Act.

(3) Any folio, qualified or unqualified as to title, created under this Division for any land may, if the circumstances so require, be qualified as to the boundaries and dimensions of the land, and section 165 shall apply with such modifications as are necessary to that land.

Primary applications

20.—(1) A person entitled to bring unregistered land under the provisions of this Act may lodge a primary application with the Registrar to bring the land under this Act together with any deed, conveyance or instrument affecting the land.

(2) The following persons shall be entitled to have unregistered land brought under the provisions of this Act:

- (a) the person claiming to be the owner (either at law or in equity) or persons who collectively claim to be the owners (either at law or in equity) of the fee simple, an estate in perpetuity or leasehold estate; or
- (b) trustees for the sale of the fee simple, an estate in perpetuity or leasehold estate where the application to bring the land under the provisions of this Act has been consented to by a majority in number of persons required to give that consent.

(3) A primary application to bring land under the provisions of this Act shall be in the approved form and shall be accompanied by such documents of title or other evidence as the Registrar may require, including but not limited to a statutory