

Land Titles (Amendment) Bill

Table of Contents

Bill No: 32/1970

Read the first time: 22nd July 1970

Long Title

Enacting Formula

1 Short title and commencement

2 New sections 11A, 11B and 11C

3 New section 15A

4 New section 16A

5 Amendment of section 24

6 Amendment of section 28

7 Amendment of section 33

8 Amendment of section 36

9 Amendment of section 44

10 Amendment of section 66

11 New section 76A

12 Amendment of section 92

13 Amendment of section 105

14 Amendment of section 112

15 Amendment of section 114

16 Amendment of section 116

17 Amendment of section 127

18 New section 131A

19 Amendment of section 136

20 Amendment of section 142

21 Repeal

Explanatory Statement

Expenditure of Public Money

Land Titles (Amendment) Bill

Bill No. 32/1970

Read the first time on 22nd July 1970.

An Act to amend the Land Titles Ordinance, 1956 (No. 21 of 1956).

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, 1970, and shall come into operation on such date as the Minister may, by notification in the *Gazette*, appoint.

New sections 11A, 11B and 11C

2. The Land Titles Ordinance, 1956 (hereinafter in this Act referred to as “the Ordinance”) is hereby amended by inserting immediately after section 11 thereof the following new sections: —

“Special provisions for bringing unregistered land under the provisions of the Ordinance

11A.—(1) Where permission has been granted under the Planning Ordinance, 1959 (Ord. 12 of 1959), or any ordinance repealed by that Ordinance, or under any written law, on, before or after the date of the coming into operation of the Land Titles (Amendment) Act, 1970, to develop or subdivide unregistered land, the proprietor thereof, for the purpose of dealing with the unregistered land, or any part thereof, shall be required to produce to the Registrar all the title deeds necessary for deducing a good title to the land.

(2) The Registrar on receipt of the title deeds may —

- (a) direct, in writing, the proprietor to surrender the title to such land to the President free from encumbrances, and where the land has been surrendered, the President, if satisfied with the title of the proprietor and on payment by the proprietor of all costs and expenses of, or consequent on, such surrender, shall issue a new title in lieu thereof;
- (b) bring such land under the provisions of this Ordinance by issuing a qualified certificate of title and upon such issue the Registrar shall cancel any conveyance pursuant to which he issues a qualified certificate of title and shall deliver the duplicate certificate of title and the title deeds to the proprietor or the person entitled to the custody thereof as the case may be; or
- (c) issue to the proprietor a certificate to the effect that the provisions of this section do not apply to the title held by such proprietor, and, on production of such a certificate to the Registrar of Deeds, the proprietor may present for registration an assurance of the whole or any part of his unregistered land to be dealt with subject to the provisions of the Registration of Deeds Ordinance (Cap. 255).

(3) In any case where the unregistered land comprises any subdivided building, the Registrar shall not elect to proceed under the provisions of paragraph (c) of subsection (2) of this section but shall proceed either under the provisions of paragraph (a) or (b) of subsection (2) of this section, as the case may be.

(4) Where the unregistered land has been surrendered pursuant to paragraph (a) of subsection (2) of this section a Collector’s Certificate issued by the Collector of

Land Revenue or a Grant or Lease issued by the President, as the case may be, shall be forwarded by the Commissioner of Lands to the Registrar who shall thereupon bring the land comprised therein under the provisions of this Ordinance and deliver the relevant duplicate certificate of title to the person entitled thereto.

(5) The provisions of section 8 of this Ordinance, other than subsection (1) thereof, shall apply to a certificate of title issued pursuant to a Collector's Certificate under this section.

(6) The provisions of this section shall not apply to —

- (a) a leasehold title having less than an unexpired term of thirty years as at the date of the production of the title deeds to the Registrar required under the provisions of subsection (1) of this section; or
- (b) unregistered land in respect of which permission for subdivision of any building erected thereon has been granted by the authority for the time being charged with the duty of controlling or supervising the subdivision of land and in respect of which an assurance of part of such subdivided building has been registered or provisionally registered under the provisions of the Registration of Deeds Ordinance (Cap. 255) before the 15th day of May 1968, the date on which the Land Titles (Strata) Act, 1967 (Act 41 of 1967), came into operation:

Provided that where the whole of the estate in the unregistered land, comprising the subdivided building, has subsequently become vested in the same proprietor on or after the date of the coming into operation of that Act the provisions of this section shall apply to such unregistered land.

(7) Subject to the provisions of paragraph (c) of subsection (2) and subsection (6) of this section —

- (a) no assurance of any unregistered land, or part thereof, to which subsection (1) of this section applies, shall be capable of being registered under the provisions of the Registration of Deeds Ordinance (Cap. 255); and
- (b) upon receipt from the Competent Authority under the Planning Ordinance, 1959 (Ord. 12 of 1959), of a notice in writing or of an approved plan relating to the granting of permission to develop or subdivide any unregistered land or building, the whole or part of which is dealt with under any assurance, the Registrar of Deeds shall

have the power to refuse to register such assurance when presented for registration.

(8) In this section —

“assurance” has the same meaning as in the Land Titles (Strata) Act, 1967 (Act 41 of 1967);

“proprietor” means the proprietor of unregistered land approved for development or subdivision under any written law;

“Registrar of Deeds” means the Registrar appointed under the Registration of Deeds Ordinance;

“subdivided building” has the same meaning as in the Land Titles (Strata) Act, 1967;

“unregistered land” means land, or any subdivided building thereon, which has not been brought under the provisions of this Ordinance.

Issue of qualified certificate of title prior to completion of survey for unregistered land

11B.—(1) Notwithstanding the provisions of subsection (1) of section 11 of this Ordinance, where the Registrar of Deeds has accepted a conveyance for registration under the Registration of Deeds Ordinance but has not endorsed on the conveyance the certificate required by subsection (2) of section 8 of that Ordinance, the Registrar of Deeds, upon being satisfied that the requirements of that Ordinance have been complied with, other than the requirement in paragraph (c) of subsection (1) of section 14 of that Ordinance (dealing with survey) may forward the original conveyance to the Registrar who may elect to bring the land comprised therein under the provisions of this Ordinance by issuing a qualified certificate of title.

(2) Where the Registrar elects not to issue a qualified certificate of title he shall return the conveyance to the Registrar of Deeds.

(3) Where a qualified certificate of title is issued under this section —

(a) the Registrar shall return the conveyance to the Registrar of Deeds endorsed with a certificate of the Registrar that the land comprised therein has been brought under the provisions of this Ordinance but the Registrar of Deeds shall not complete registration of the conveyance until the survey mentioned in paragraph (c) of subsection (1) of section 14 of the Registration of Deeds Ordinance (Cap. 255)