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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”.