



LAND SURVEYORS BOARD

SINGAPORE

ANNUAL REPORT 2001

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**AUDIT REPORT AND ACCOUNTS FOR THE YEAR ENDED 31
DECEMBER 2001**

1 INTRODUCTION

1.1 The Land Surveyors Board is constituted under the Land Surveyors Act (Chapter 156). The Act includes provisions for:

- (a) the registration of surveyors;
- (b) the issue of annual practising certificates to registered surveyors;
- (c) the licensing of corporations and multi-discipline partnerships which intend to engage in survey work in Singapore; and
- (d) the appointment of Investigation Committees by the Board to investigate complaints against registered surveyors or licensed corporations and partnerships.

1.2 The Land Surveyors (Amendment) Act 1999, which was enacted on 17 Aug 1999, was made operational on 1 Mar 2000. It provides for :

- (a) registration of every land surveyor who provides survey services in Singapore. The survey services include cadastral survey, topographical survey, engineering survey and hydrographic survey;
- (b) approval of assistant surveyors (formerly known as field assistants in the Land Surveyors (Conduct of Title Surveys Rules) employed by registered surveyors;

- (c) A transition period of 4 years to all land surveyors who conduct surveys other than cadastral surveys to seek registration. A further period not exceeding two years may be granted by the Minister for Law on a case-by-case basis.

- 1.3 The Board made the Land Surveyors (Survey Department Fees) Rules 2001 which came into operation on 1.4.2001. The Land Surveyors (Survey Department Fees) Rules 1998 were revoked.

- 1.4 With the formation of the Singapore Land Authority on 1.6.2001, the power to grant extension of time to complete cadastral surveys under Section 35 of the Land Surveyors Act was transferred to the Chief Surveyor. Similarly, the power to prescribe the cadastral survey fees to be payable to the Chief Surveyor under Section 40(2) of the Land Surveyors Act was transferred to the Singapore Land Authority. With the making of the Land Surveyors (Singapore Land Authority Fees) Rules 2001, the Land Surveyors (Survey Department Fees) Rules were revoked on 1.6.2001.

- 1.5 Consequently the Board made the following rules on 31.5.2001:
 - (a) Land Surveyors (Survey Department Fees) (Revocation) Rules 2001; and
 - (b) Land Surveyors (Conduct of Cadastral Surveys) (Amendment) Rules 2001.

2 MEMBERS OF THE BOARD

2.1 The members of the Board were as follows:

President - Mr Low Oon Song
(Chief Surveyor)

Members - Mr Wee Soon Kiang
(Deputy Chief Surveyor.)
(Retired on 1.11.2001)

Mr Loi Poh Mun
(Appointed by the Minister under Section 4(2)(c) up to 31 Aug 2000 and re-appointed by the Minister wef 1 Sep 2000).

Assoc Professor Goh Pong Chai
(Appointed by the Minister under Section 4(2)(d) up to 31 Aug 2000 and re-appointed by the Minister wef 1 Sep 2000).

Mr Tang Tuck Kim
(Nominee of the Singapore Institute of Surveyors & Valuers and appointed by the Minister under Section 4(2)(d) wef 1 Sep 2001).

Mr Soh Kheng Peng
(Appointed by the Minister under Section 4(2)(d) wef 1 Sep 2000).

3 FUNCTIONS OF THE BOARD

3.1 The functions of the Board are:

- (a) to keep and maintain a register of surveyors, an annual register of practitioners, an annual register of approved assistant surveyors and an annual register of licensees;
- (b) to hold such examinations as the Board considers necessary for the purpose of enabling persons to qualify for registration as registered surveyors;
- (c) to approve or reject applications for registration of surveyors or to approve any such applications subject to such restrictions as it may think fit to impose;
- (d) to establish, maintain and develop the standard of professional conduct and ethics of the land surveying professional;
- (e) to promote learning and education in connection with the profession of cadastral surveying;
- (f) to hear and determine disputes relating to professional conduct or ethics of registered surveyors, licensed corporations or partnerships;
- (g) to appoint arbitrators for the purpose of hearing and determining disputes between registered surveyors, licensed corporations or partnerships and other persons;

- (h) to license corporations and partnerships which supply survey services in Singapore; and
- (i) generally to do matters and things as are necessary to be carried out under the provisions of the Land Surveyors Act.

4 STAFF

- 4.1 The Board appointed Mr Tan Kok Tiong as the Registrar, Madam Janet Koh Soey Hong as the Assistant Registrar and Miss Vijeja Lakshmi as Corporate Service Officer on part-time basis.

5 MEETINGS

- 5.1 The Board held 12 meetings in 2001.

6 REGISTRATION

6.1 Registered Surveyors

As on 31 Dec 2001, the number of registered surveyors was 62. Among them, 3 were with the Singapore Land Authority as authorised surveyors, 21 were with Statutory Boards (includes higher institution of learning) and 38 were in the private sector. The list of registered surveyors is at Appendix A.

6.2 Assistant Surveyors

As on 1 Jan 2001, 244 assistant surveyors were on the register. During the year, another 95 assistant surveyors were registered and 16 assistant surveyors were de-registered. As on 31 Dec 2001, the number of assistant surveyors registered with the Board was 323.

7 **PRACTISING CERTIFICATES**

7.1 During the year, the Board issued 44 practising certificates to registered surveyors as listed in Appendix A. There was an increase of 3 practitioners as compared with 2000.

8 **LICENCE FOR MULTI-DISCIPLINE AND CORPORATE PRACTICE**

8.1 During the year, the Board issued one licence.

9 **COMMITTEES**

9.1 Examinations Committee

9.1.1 The 14th Examinations Committee moderated the examination papers for the April and October 2001 Examinations.

9.1.2 The 14th Examinations Committee was appointed wef 1 Sep 2000 for a period of 2 years. The constitution of the Committee is:

Mr Loi Poh Mun	-	Chairman
Mr Maik Seck Hoe	-	Member
Mr See Seng Guan	-	Member
Mr Tan Sek Leng	-	Member, nominee of the Singapore Institute of Surveyors & Valuers.

9.2 Committee on LSB Directive on Survey Practices

9.2.1 The Board set up the Committee on LSB Directive on Survey Practices to formulate guidelines for registered surveyors on cadastral survey, engineering survey, topographical mapping and hydrographic charting. The constitution of the Committee was:

Mr Wee Soon Kiang	-	Chairman (till 1.11.2001)
Capt Wilson Chua	-	Member
Mr Tan Huck Jin	-	Member
Assoc Professor Goh Pong Chai	-	Member
Mr Quah Kee Soo	-	Member (representative of Singapore Institute of Surveyors & Valuers).

The Directive is available on the Board's web-site, <http://www.gov.sg/minlaw/lb/lb.html>. It is intended to provide the surveying and geomatics community with a framework for surveys conducted within Singapore. The contents include a compilation of practices that were effected through the issuance of Chief Surveyor and Land

Surveyors Board Circulars over the years. It contains 2 parts:

Part 1 - Cadastral Surveys; and
Part 2 – Non-cadastral Surveys.

One review was made and the revisions were made in June 2001.

9.3 Committee on Advanced Diploma in Land Surveying Course

9.3.1 The Board and Singapore Polytechnic jointly formed the Committee to set up the Advanced Diploma Course in Land Surveying. This is a one-off course to allow diploma holders who are providing survey services to upgrade themselves and obtain registration with the Board. The 3-year course started in January 2001 and would end in December 2003. There are 20 students.

9.3.2 The constitution of the Committee is:

Mr Low Oon Song	-	Chairman (wef 1.11. 2001)
Mr Wee Soon Kiang	-	Chairman (till 1.11..2001)
Tang Tuck Kim	-	Member
Assoc Professor Goh Pong Chai	-	Member
Mr Maik Seck Hoe	-	Member
Mr Ong Kah Chai Ian	-	Member

10 EXAMINATIONS

10.1 The Board conducted written and practical examinations in April 2001. The results of the examinations were as follows:

Subject	Number of Candidates	Passed	Withdrawn/ Absent	Failed
Cadastral Law	8	1	2	5
Practical: (a) Open Lot Survey	5	2	0	3
(b) Built-on Lot Survey	6	2	0	4
(c) Strata Lot Survey	6	4	0	2

10.2 The Board also conducted the written examination in October 2001. The results were as follows:

Subject	Number of Candidates	Passed	Withdrawn/ Absent	Failed
Cadastral Law	15	3	5	7

10.3 The Board issued notification vide LSB Circular 7/2001 dated 27.12.2001 for the examination to be conducted on 15 April 2002. The following applications were received:

Subject	Number of Candidates
Cadastral Law	11
Practical:	
(a) Open Lot Survey	8
(b) Built-on Lot Survey	8
(c) Strata Lot Survey	8
(d) Engineering Survey	1
(e) Topographical Survey	1
(f) Land Development	1

11 POSITION OF CADASTRAL SURVEYS UNDERTAKEN BY REGISTERED SURVEYORS

11.1 The number of lots undertaken by registered surveyors other than those undertaken by the Chief Surveyor in 2001 were as follows:

(a) Cadastral Surveys undertaken by Private Registered Surveyors

	Land Lots	Strata Lots
Received in 2001	3,217	26,583
Completed in 2001	2,656	25,850
Under action as at 31 Dec 2001	1,831	15,511

(b) Cadastral Surveys undertaken by Registered Surveyors of Statutory Boards

	Land Lots	Strata Lots
Received in 2001	1,049	34,037
Completed in 2001	1,164	33,541
Under action as at 31 Dec 2001	2,023	46,383

11.2 The graphs showing the position of cadastral surveys over the last 5 years are at Appendices B1 – B4.

12 LAND SURVEYORS BOARD CIRCULARS

12.1 During the period, the Board issued 7 circulars. They were as follows:

LSB Circular No.	Date	Subject
1/2001	12.1.2001	The Use Of Red Ink On Plans.
2/2001	30.3.2001	Land Surveyors (Survey Department Fees) Rules 2001.
3/2001	31.5.2001	Land Surveyors (Singapore Land Authority Fees) Rules 2001 Land Surveyors (Conduct Of Cadastral Surveys) (Amendment) Rules 2001.

4/2001	5.6.2001	Land Surveyors Rules 2000 -Land Surveyors Board Examination – 15 October 2001.
5/2001	10.8.2001	Revision To Directive On Survey Practices.
6/2001	10.8.2001	(A) Land Surveyors Board Examinations (B) Practical Experience In Cadastral Surveying Required For Registration As Surveyor.
7/2001	27.12.2001	Land Surveyors Board Examinations To Be Held On 15.4.2002

13 APPLICATIONS FOR EXTENSION OF TIME TO COMPLETE CADASTRAL SURVEYS

13.1 Under Section 35(1) of the Land Surveyors Act, a registered surveyor has to complete a cadastral survey within 6 months from the date of approval of the assurance plan by the Chief Surveyor.

13.2 For the period 1.1.2001 to 31.5.2001, the Board granted 87 applications. The Board also granted 19 requests for deferment of due date owing to site condition.

13.3 After May 2001, the Chief Surveyor granted the extension of time.

14 IRREGULARITIES IN CADASTRAL SURVEYS

14.1 The Board received 25 reports (as compared with 18 reports in 2000) on irregularities in cadastral surveys. These irregularities were of a minor nature. They were corrected either by the registered surveyors or the Chief Surveyor under Section 36 of the Land Surveyors Act.

15 JOINT MEETING WITH SURVEYORS BOARDS

15.1 The Board attended the 17th Joint Surveyors Boards Meeting on 25.9.2001 hosted by the Land Surveyors Board Peninsular Malaysia at the Genting Highlands Hotel. Delegates from the Land Surveyors Board Peninsular Malaysia, Sabah Surveyors Board, Brunei Surveyors Board and Land Surveyors Board Singapore attended the meeting.

15.2 The meeting discussed professional and technical matters, and shared experiences.

16 DIALOGUE / FORUM WITH SINGAPORE INSTITUTE OF SURVEORS & VALUERS

16.1 The Board held a dialogue with members of the Land Surveying Division of the Singapore Institute of Surveyors and Valuers on 21.2.2001. The Board also held a forum with SISV on 17.11.2001.

17 STATEMENT OF ACCOUNTS

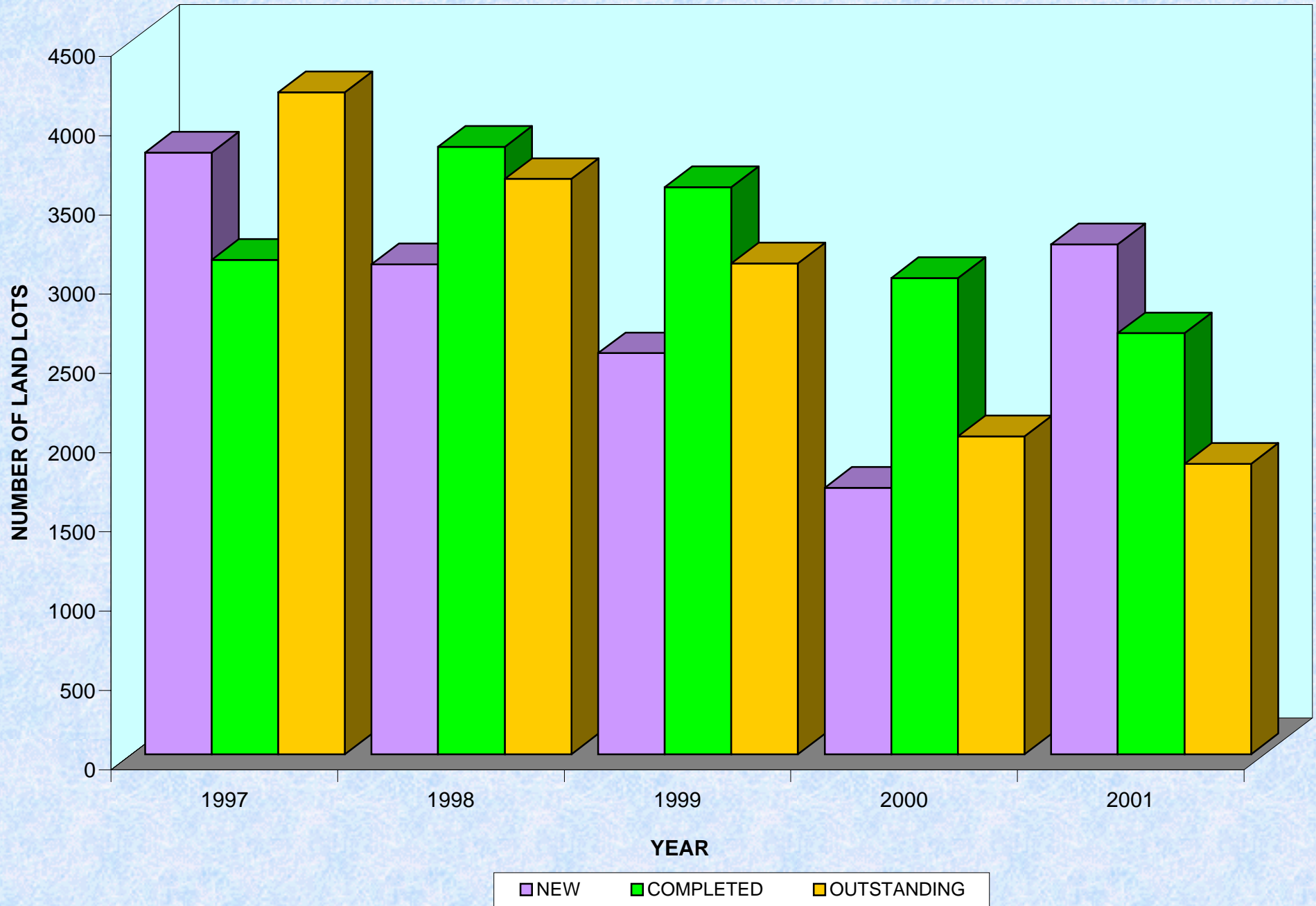
17.1 The audited statement of accounts for the year ended 31 Dec 2001 is at Appendix C.

LIST OF REGISTERED SURVEYORS AS ON 31.12. 2001**APPENDIX A**

<u>S/N</u>	<u>REGISTERED SURVEYOR</u>	<u>S/N</u>	<u>REGISTERED SURVEYOR</u>
*1	Ang Kim Tee	32	Low Oon Song
2	Aw York Bin	*33	Maik Seck Hoe
3	Chan Fook Onn	*34	Mak Weng Tat
*4	Cheah Phi Teik	35	N Rameswaram
*5	Chia Aik Kok	*36	Ng See Yong
*6	Chng Teong Eam	*37	Ong Kah Chai, Ian
*7	Foo Jong Kan	38	Ong Wan Lye
8	G S Senan	*39	Paul James O'Connor
*9	Goh Soo Hang	*40	Quah Kee Soo
10	Goh Pong Chai	*41	Quah Yong Lok
*11	Ho Kim Swee	*42	See Seng Guan
*12	Hwang Haut Eng	*43	Soh Kheng Peng
13	Khoo Boo Khean	*44	Tan Boon Teck
*14	Khoo Chong Teik	*45	Tan Choo Haw
15	Kwah Kheng Swee	*46	Tan Eng Fei
*16	Lau Hua Peng	*47	Tan Huck Jin
*17	Lee Boon Haw	*48	Tan Sek Leng
18	Lee Eng Kwang	49	Tan Siew Siong
*19	Lee Li Chuan	*50	Tan Teck Kham
*20	Lee Tuck Onn	*51	Tang Tuck Kim
21	Leong Kai Weng	52	Teo Chong Chai, Patrick
*22	Leong Kin Weng	*53	Teo Oon Hock
23	Lew Hoi Thong	*54	Tiong Yong Kui
*24	Lew Tek Fart	*55	Toh Keng Yew
*25	Lim, Anthony	*56	Tor Yam Khoon
*26	Lim Chin Tian	*57	Wang Yu Yung
27	Lim Teck Seng	58	Wee Kee Hock
*28	Lim Thiam Hock	*59	Wee Soon Kiang
29	Loi Hwee Yong	*60	Yeoh Joo Pheng
30	Loi Poh Mun	*61	Yip Wan Kee
*31	Low Lee Luang	*62	Yuen See Wah

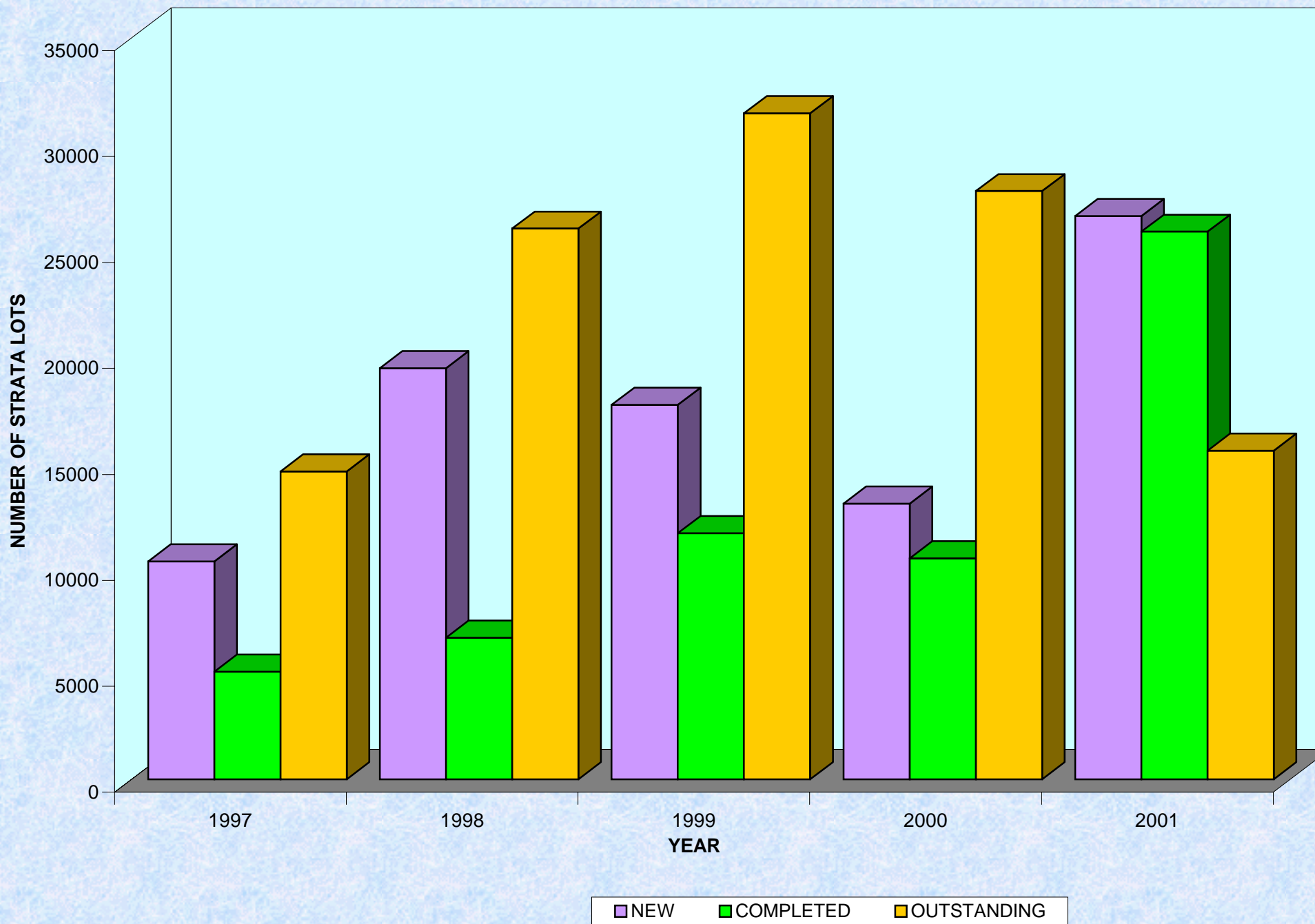
* - With practising certificate.

SURVEY OF LAND LOTS: 1997 - 2001
BY PRIVATE REGISTERED SURVEYORS

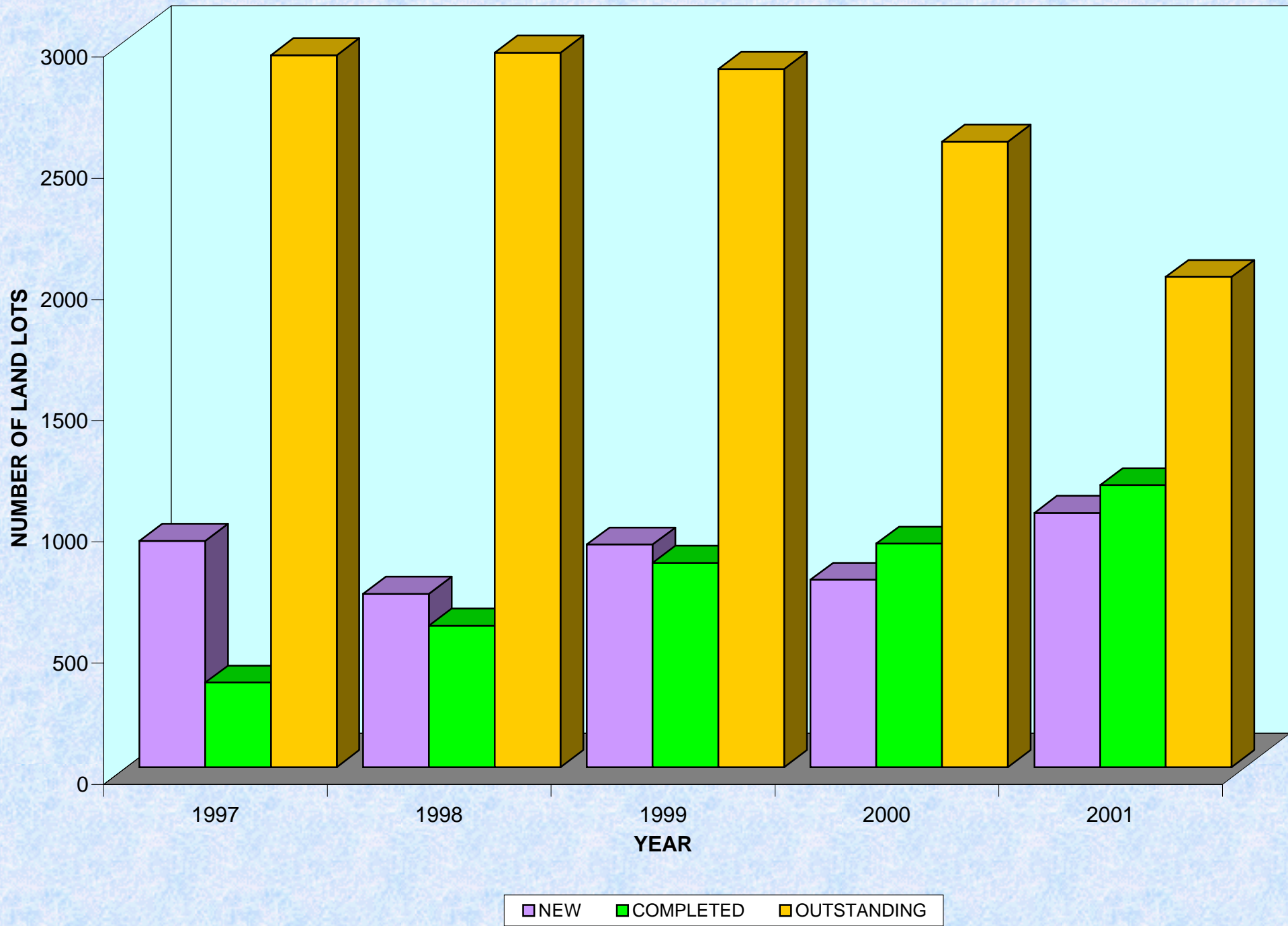


SURVEY OF STRATA LOTS : 1997 - 2001
BY PRIVATE REGISTERED SURVEYORS

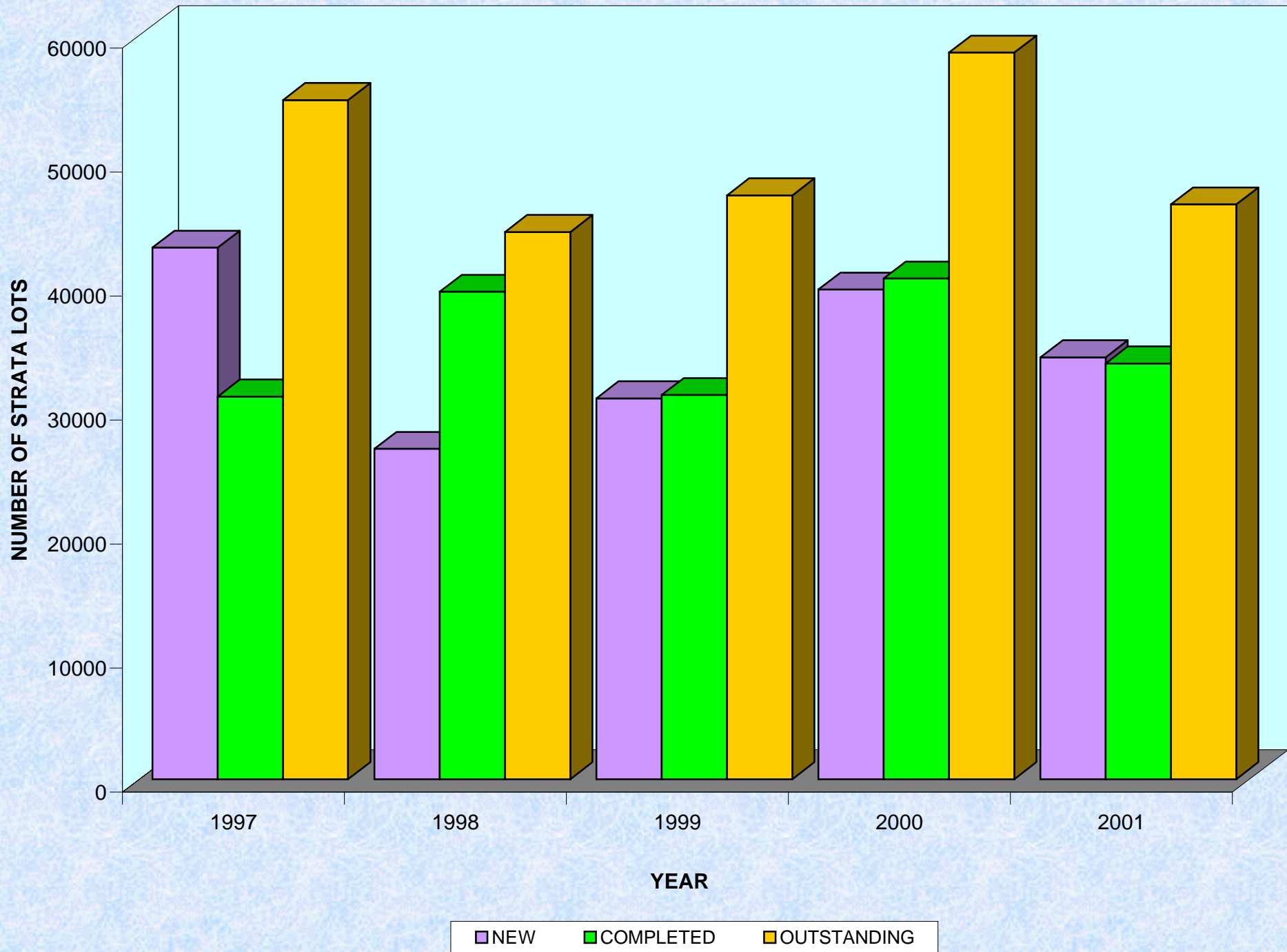
APPENDIX B2



SURVEY OF LAND LOTS : 1997 - 2001
BY STATUTORY BOARDS



SURVEY OF STRATA LOTS : 1997 - 2001
BY STATUTORY BOARDS



LAND SURVEYORS BOARD SINGAPORE
FINANCIAL STATEMENTS
31ST DECEMBER 2001

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**REPORT OF THE AUDITORS TO THE MEMBERS OF
LAND SURVEYORS BOARD SINGAPORE**

We have audited the accompanying balance sheet of Land Surveyors Board Singapore as at 31st December 2001 and the income and expenditure account for the year then ended. These financial statements are the responsibility of the Board's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Singapore Standards on Auditing. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion:

- a. the financial statements are properly drawn up in accordance with the provisions of the Land Surveyors Act (the "Act") and the Statements of Accounting Standard so as to give a true and fair view of:
 - (i) the state of the affairs of the Board as at 31st December 2001 and the results of the Board for the year ended on that date; and
 - (ii) the accounting and other records and the registers required by the Act to be kept by the Board had been properly kept in accordance with the provisions of the Act;
- b. During the course of our audit, nothing came to our notice that caused us to believe that the receipt, expenditure and investment of monies and the acquisition and disposal of assets by the Board during the year have not been in accordance with the provisions of the Act.

Dated: 05 MAR 2002
Singapore


BOB LOW & CO
CERTIFIED PUBLIC
ACCOUNTANTS

LAND SURVEYORS BOARD SINGAPORE
BALANCE SHEET AS AT 31ST DECEMBER 2001

	NOTES	2001 \$	2000 \$
Accumulated Fund			
Balance at beginning of year		138,956	124,854
Surplus for the year		23,928	14,102
Balance at end of the year		162,884	138,956
		<u>162,884</u>	<u>138,956</u>
Represented By :			
Assets			
Non Current Assets			
Furniture & Fittings		33	65
Current Assets			
Interest receivable on fixed deposits		2,703	2,396
Cash & bank balances		9,688	16,455
Fixed deposits		172,500	137,500
		184,891	156,351
Less: Current Liabilities			
Accrual		480	470
Renewal fees in advance		21,560	16,990
		22,040	17,460
Net Current Assets		162,851	138,891
		<u>162,884</u>	<u>138,956</u>



Low Oon Song
President

- 4 MAR 2002



Tan Kok Tiong
Registrar

- 4 MAR 2002

The accompanying notes form an integral part of and should be read
in conjunction with these accounts

LAND SURVEYORS BOARD SINGAPORE

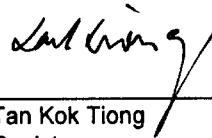
INCOME AND EXPENDITURE ACCOUNT

FOR THE PERIOD ENDED 31ST DECEMBER 2001

	NOTES	2001 \$	2000 \$
Application & renewal fees for practising certificate		8,750	8,750
Examination fees		3,730	2,520
Application fees for extension of time		4,350	10,300
Fixed deposits interest		3,695	3,264
Registration and renewal fees for field assistants		16,000	11,745
Application for registration & certificate of registration fees		800	-
Fees for licensing of corporation		300	-
Seminar & workshop fees		-	30,720
Other income		2,634	300
Total Income		40,259	67,599
Less: Expenditure			
Advertisement		-	3,373
Auditors' remuneration		400	400
Conference expenses with other surveyors board		4,993	33,516
Depreciation		33	33
Examiners' fee		1,210	835
Expenses for board meetings		1,074	1,289
Subscription		120	-
Micellaneous		2,419	3,726
Honorarium		5,220	5,220
Postage & stamps		113	321
Publication expenses		-	4,365
Printing & stationery		531	419
Transport		218	-
		16,331	53,497
Surplus for the year		23,928	14,102



Low Oon Song
President



Tan Kok Tiong
Registrar

- 4 MAR 2002

- 4 MAR 2002

The accompanying notes form an integral part of and should be read
in conjunction with these accounts

LAND SURVEYORS BOARD SINGAPORE

NOTES TO THE ACCOUNTS - 31ST DECEMBER 2001

These notes form an integral part of and should be read in conjunction with the accompanying accounts.

1 PRINCIPAL ACTIVITIES

The principal activities of the Board as constituted under the Land Surveyors Act are to register and control land surveyors conducting surveys and for matters connected therewith.

2 SIGNIFICANT ACCOUNTING POLICIES

a. Basis of accounting

The accounts have been prepared in accordance with the historical cost convention.

b. Fixed assets

Fixed assets are stated at cost less accumulated depreciation. Depreciation is provided on a straight line basis over the estimated useful lives of the furniture and fittings which are 10 years.

c. Recognition of interest income

Interest income is recorded on the time proportion basis using the simple interest formula.

3 **FIXED ASSETS**

<u><i>At Cost</i></u>	At beginning of the year \$	Additions \$	Disposals \$	At end of the year \$
Furniture & fittings	1,042	-	-	1,042

<u><i>Accumulated Depreciation</i></u>	At beginning of the year \$	Depreciation for the year \$	Disposals \$	At end of the year \$
Furniture & fittings	977	33	-	1010

<u><i>Net Book Value</i></u>	2001 \$	2000 \$
Furniture & fittings	33	65