



**Land Surveyors Board
Singapore**

Annual Report 2004

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Appendix A **List Of Registered Surveyors & Practitioners**

Appendices B1 – B2 **Charts Showing Status Of Cadastral Surveys**

Appendix C **Financial Statements Of Accounts For The Year Ended 31 December 2004**

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 who provide survey services in Singapore;
- (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;
- (d) the approval of assistant surveyors employed by registered surveyors;
- (e) the appointment of Investigation Committees by the Board to investigate complaints against registered surveyors or licensed corporations and partnerships; and
- (f) the conduct of surveys.

2 MEMBERS OF THE BOARD

2.1 The members of the Board were as follows:

President - Mr Low Oon Song
(former Chief Surveyor)
(up till 25 Sep 2004)
Mr Soh Kheng Peng

(Chief Surveyor)
(wef 26 Sep 2004)

Members - Mr Richard Ho Chee Phen
(Appointed by the Minister under Section
4(2)(c) up till 31 Aug 2004)

Mr Lee Li Chuan
(Nominee of the Singapore Institute of
Surveyors & Valuers (SISV) and appointed
by the Minister under Section 4(2)(d) up till
31 Aug 2004)

Mr Toh Keng Yew
(Appointed by the Minister under Section
4(2)(d) up till 31 Aug 2004)

Mr Chan Fook Onn
(Appointed by the Minister under Section
4(2)(c) wef 1 Sep 2004)

Mr See Seng Guan
(Nominee of the Singapore Institute of
Surveyors & Valuers (SISV) and appointed
by the Minister under Section 4(2)(d) wef 1
Sep 2004)

Dr Tor Yam Khoo
(Appointed by the Minister under Section
4(2)(d) wef 1 Sep 2004)

Mr Tan Choo Haw
(Re-appointed by the Minister under Section
4(2)(d) wef 1 Sep 2004)

3 FUNCTIONS OF THE BOARD

3.1 The functions of the Board include:

- (a) to keep and maintain a register of surveyors, an annual register of practitioners, an annual register of licensees and a register of approved assistant surveyors;
- (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 consider and approve applications for registration of surveyors or 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 land 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; and

- (h) to license corporations and partnerships which supply survey services in Singapore.

4 STAFF

- 4.1 The Board appointed Mr Tan Kok Tiong as the Registrar, and Mr Chuah Kian Seng and Madam Janet Koh Soey Hong as the Assistant Registrars on part-time basis.

5 MEETINGS

- 5.1 The Board held 12 meetings in 2004.

6 REGISTRATION

6.1 Registered Surveyors

As on 31 Dec 2004, the number of registered surveyors was 78. Among them, 21 were with Statutory Boards and institutions of higher learning and 57 were in the private sector. The list of registered surveyors is at Appendix A.

6.2 Assistant Surveyors

As on 1 Jan 2004, 219 assistant surveyors were on the register. During the year, another 47 assistant surveyors were registered and 31 assistant surveyors were de-

registered. As on 31 Dec 2004, the number of assistant surveyors registered with the Board were 235.

7 PRACTISING CERTIFICATES

7.1 During the year, the Board issued 56 practising certificates to registered surveyors as listed in Appendix A. There was an increase of 1 practitioner as compared with 2003.

8 LICENCE FOR MULTI-DISCIPLINE AND CORPORATE PRACTICE

8.1 During the year, the Board issued four licences to corporations under Section 22 of the Land Surveyors Act.

9 COMMITTEES

9.1 Examinations Committee

9.1.1 The 16th Examinations Committee was appointed wef 1 Sep 2004 for a period of 2 years. The constitution of the Committee was:

Dr Tor Yam Khoon	-	Chairman
Mr Teo Oon Hock	-	Member
Mr Hwang Haut Eng	-	Member, nominee of the Singapore Institute of Surveyors & Valuers.

9.1.2 The Examinations Committee reviewed the Board examination papers for the April and October 2004 Examinations. It also moderated the examination papers

for Advanced Diploma in Land Surveying Course conducted by the Singapore Polytechnic in April 2004.

9.2 Committee on Advanced Diploma in Land Surveying Course

9.2.1 The 2 students who were required to re-sit for the Advance Diploma Course in Land Surveying passed.

9.3 Committee To Review Part II Of The LSB Directive On Non-cadastral Survey Practices

9.3.1 The constitution of the Committee was:

Mr Tan Choo Haw	- Chairman
Mr Toh Keng Yew	- Member
Mr Wee Soon Kiang	- Member
A/P Tor Yam Khoon	- Member, nominee of the Singapore Institute of Surveyors & Valuers.

9.3.2 The LSB Directives on Engineering & Hydrographic Survey Practices was posted in LSB website (<http://www.minlaw.gov.sg/lbs>) in March 2004.

9.4 Committee on Continuing Professional Development

9.4.1 The Board had decided that CPD be made compulsory for annual renewal of practising certificates.

9.4.2 The constitution of the Committee was:

Mr Richard Ho - Chairman
 Mr Lee Li Chuan)- Member, nominee of
 Mr Ang Phar Teng) the Singapore Institute of
) Surveyors & Valuers.

10 EXAMINATIONS

10.1 The Board conducted the written and practical examinations in April and October 2004.

10.2 The results of the examinations were as follows:

Subject	Number of Candidates	Passed	Withdrawn / Absent	Failed
Written:				
Cadastral Law	2	1	1	0
Practical:				
(a) Open Lot Survey	25	19	0	6
(b) Built-on Lot Survey	28	13	0	15
(c) Strata Survey	27	14	0	13

10.3 During the year, 10 candidates fully completed the examinations prescribed by the Board.

11 PROGRESS OF CADASTRAL SURVEYS UNDERTAKEN BY REGISTERED SURVEYORS

11.1 The number of lots undertaken by registered surveyors in 2004 were as follows:

	Land Lots	Strata Lots
Received in 2004	2533	51281
Completed in 2004	2301	50059
Under action as at 31 Dec 2004	232	1222

11.2 The graphs showing the status of cadastral surveys over the last 5 years are at Appendices B1 – B2.

12 REVIEW OF LAND SURVEYORS ACT AND RULES

- (a) The Land Surveyors (Amendment) Act was enacted on 21 Sep 2004. The amendments can be divided into 3 categories, namely, amendments relating to the land surveying profession, amendments relating to land surveying, and some consequential and related amendments to the Boundaries and Survey Maps Act, Land Titles Act and Land Titles (Strata) Act.

12.2 The Amendment Act is expected to come into operation in March / April 2005.

13 LAND SURVEYORS BOARD CIRCULARS

13.1 During the year, the Board issued one circular.

14 LSB DIRECTIVE ON ENGINEERING & HYDROGRAPHIC SURVEY PRACTICES

14.1 The Board set up the Directive on Survey Practices, which are guidelines for registered surveyors on cadastral survey, engineering survey, topographical mapping and hydrographic survey. It was 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 Circulars and Land Surveyors Board Circulars over the years. It contains 2 parts:

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

14.2 Part 1 of the Directive on cadastral survey practices was transferred on 24 Jun 2003 to the Chief Surveyor. Under the Chief Surveyor's review, it has been renamed as CS Directive on Cadastral Survey Practices. It is available on the Singapore Land Authority's web-site at <http://www.sla.gov.sg>.

14.3 Part 2 of the Directive on non-cadastral survey practices has been considered by the committee set up to review the practices. It has been renamed as LSB Directives on Engineering & Hydrographic Survey Practices. It is available on the Board's web-site at <http://www.minlaw.gov.sg/lb>.

16 ERRORS IN CADASTRAL SURVEYS

16.1 The Board received 20 reports (as compared with 19 reports in 2003) from the Chief Surveyor on errors in cadastral surveys. These errors were of a minor nature.

They were corrected either by the registered surveyors concerned or the Chief Surveyor under Section 40 of the Land Surveyors Act.

17 ENCROACHMENTS IN CADASTRAL SURVEYS

17.1 During the year, the Board considered the issues relating to encroachments detected in cadastral surveys.

18 MEETING WITH OTHER SURVEYORS BOARDS

18.1 The Board hosted the 20th Joint Surveyors Boards Meeting on 24 July 2004 at Meritus Mandarin Singapore. Delegates from the Land Surveyors Board Peninsular Malaysia, Sabah Surveyors Board, Brunei Surveyors Board, Land Surveyors Board Sarawak and Land Surveyors Board Singapore attended the meeting.

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

19 ASEAN FLAG

19.1 The Board's representative to the Asean Flag Council, Mr Tan Choo Haw attended its meetings as follows:

(a) 18th Council Meeting held on 30 March 2004 in Kunming, China,

(b) 19th Council Meeting held on 19 June 2004 in Kuala Lumpur, Malaysia and

(b) 20th Council Meeting held on 12 December 2004 in Bangkok, Thailand.

20 STATEMENT OF ACCOUNTS

20.1 The Financial Statements of Accounts for the year ended 31 Dec 2004 is at Appendix C.

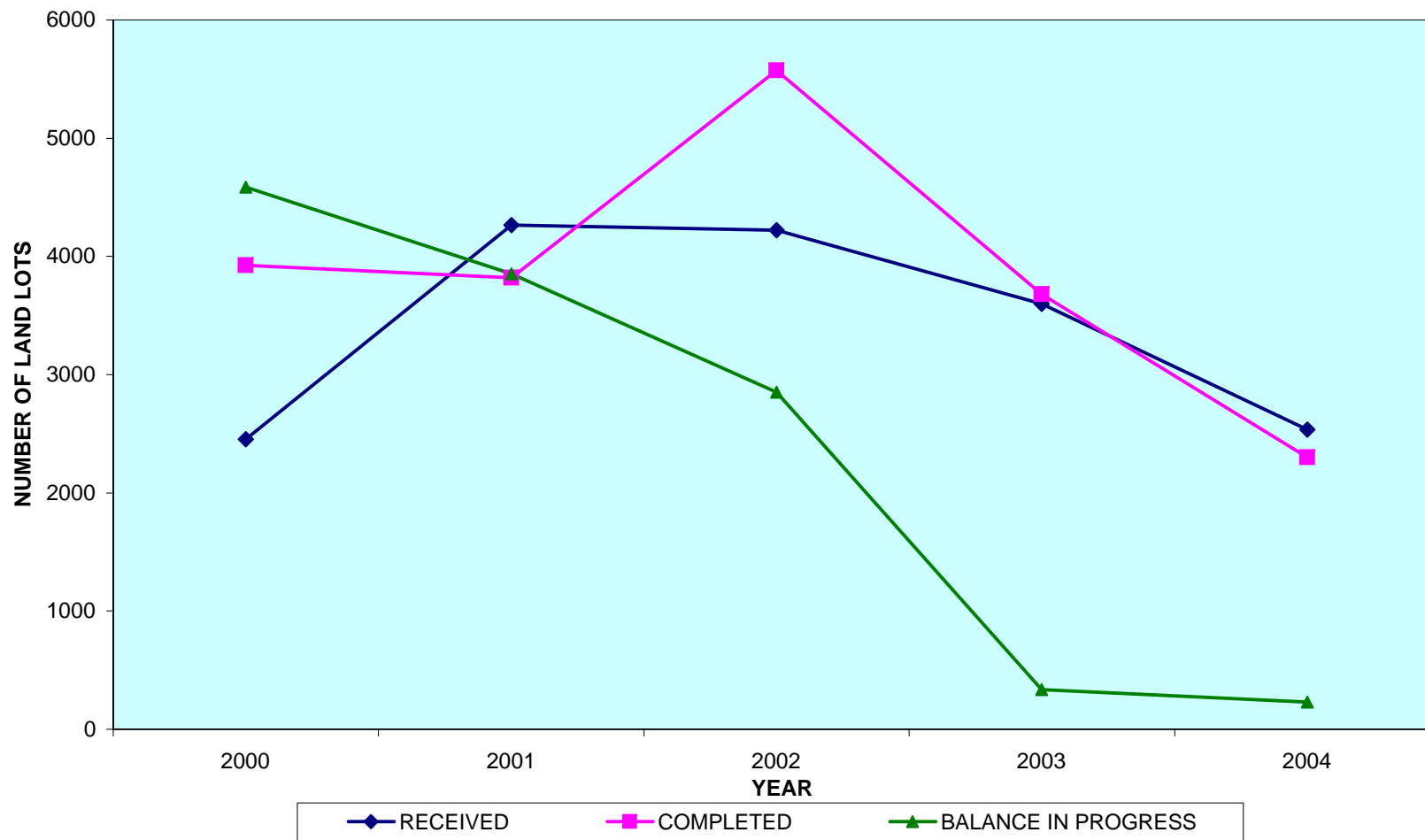
LIST OF REGISTERED SURVEYORS AS ON 31.12. 2004**APPENDIX A**

S/N	REGISTERED SURVEYOR	S/N	REGISTERED SURVEYOR
*1	Ang Kim Tee	40	Lee Eng Kwang
2	Ang Phar Teng	*41	Loi Hwee Yong
3	Aw York Bin	42	Loi Poh Mun
*4	Chai Kok Vui Christopher	*43	Low Lee Luang
5	Chan Eng Jeow Francis	44	Low Oon Song
6	Chan Fook Onn	*45	Maik Seck Hoe
*7	Cheah Phi Teik	*46	Mak Weng Tat
*8	Chia Aik Kok	47	N Rameswaram
*9	Chng Teong Eam	*48	Ng See Yong
10	Foo Chow Heng Kenny	49	Ong Ban Soon
*11	Foo Jong Kan	*50	Ong Kah Chai Ian
12	G S Senan	*51	Ong Lok Ping
*13	Goh Chin Cheng	52	Ong Wan Lye
14	Goh Pong Chai	*53	Paul James O'Connor
*15	Goh Soo Hang	*54	Quah Kee Soo
*16	Goh Swee Cheh	*55	Quah Yong Lok
*17	Goh Woei Lih	*56	See Seng Guan
18	Ho Chee Phen Richard	57	Soh Kheng Peng
*19	Ho Kim Swee	*58	Tan Boon Teck
*20	Hwang Haut Eng	*59	Tan Choo Haw
21	Khoo Boo Khean	*60	Tan Eng Fei
*22	Khoo Chong Teik	*61	Tan Eng Liang
23	Kwah Kheng Swee	*62	Tan Huck Jin
*24	Lau Hua Peng	*63	Tan Sek Leng
*25	Lee Boon Haw	64	Tan Siew Siong
*26	Lee Eng Soon	*65	Tan Teck Khiam
*27	Lee Li Chuan	*66	Tang Tuck Kim
*28	Lee Teck Kim Christopher	67	Teo Chong Chai Patrick
*29	Lee Tuck Onn	*68	Teo Oon Hock
30	Leong Kai Weng	*69	Thiang Thian Kee
*31	Leong Kin Weng	*70	Tiong Yong Kui
*32	Lew Hoi Thong	*71	Toh Keng Yew
*33	Lew Tek Fart	*72	Tor Yam Khoon
*34	Lim, Anthony	*73	Wang Yu Yung
*35	Lim Chin Tian	74	Wee Kee Hock
36	Lim Teck Seng	*75	Wee Soon Kiang
*37	Lim Thiam Hock	*76	Yeoh Joo Pheng
*38	Liu Nam Thiam	*77	Yip Wan Kee
*39	Loh Suat Yen	*78	Yuen See Wah

* with practising certificate

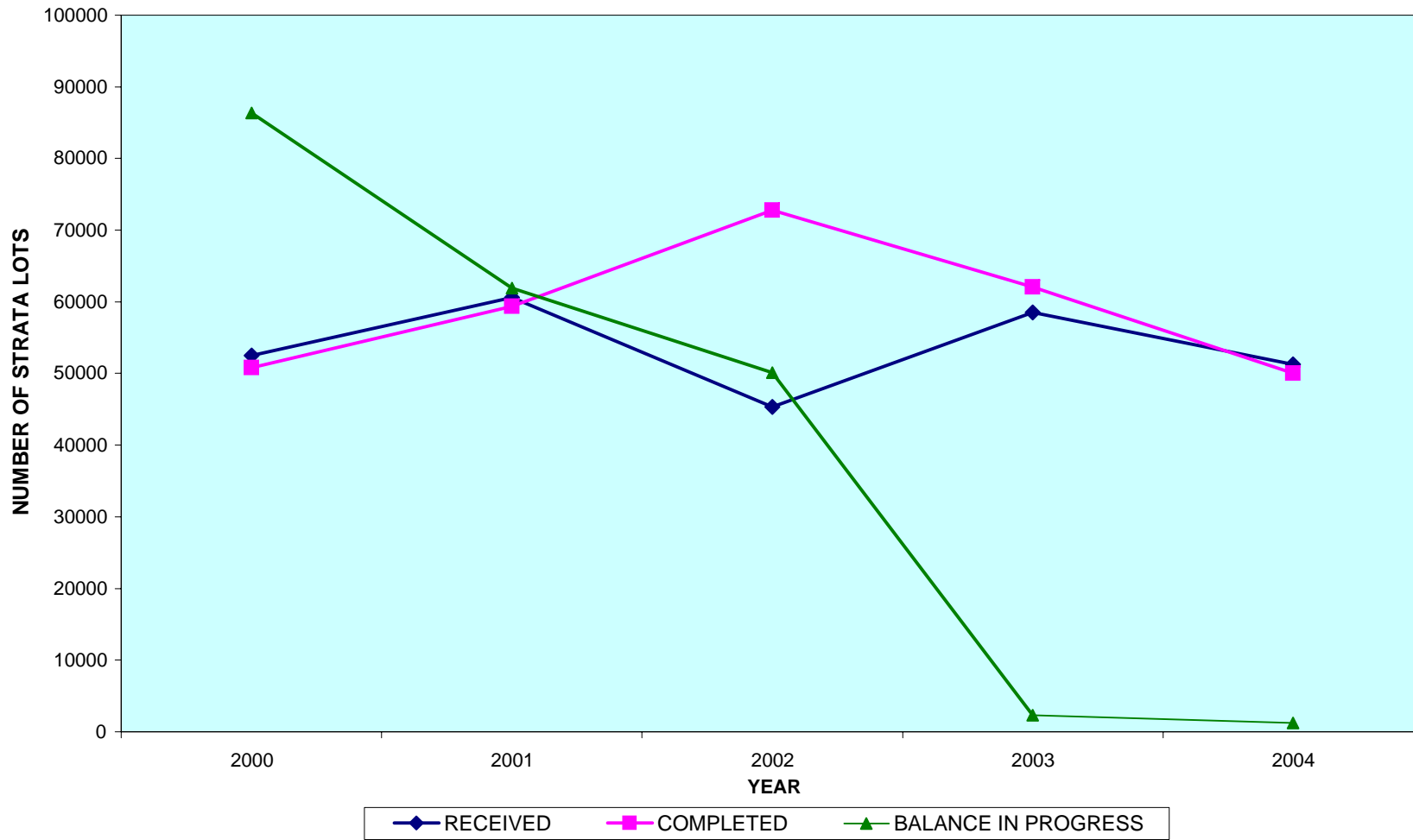
SURVEY OF LAND LOTS: 2000 - 2004
BY REGISTERED SURVEYORS

APPENDIX B1



SURVEY OF STRATA LOTS : 2000 - 2004
BY REGISTERED SURVEYORS

APPENDIX B2



Our Ref :
Your Ref :

BOB LOW
C.P.A., LL.B. (HONS) LOND.,
MCI Arb (U.K.), MSIArb.

**AUDITORS' REPORT TO THE MEMBERS OF
LAND SURVEYORS BOARD SINGAPORE**
(Incorporated In Singapore)

We have audited the financial statements of Land Surveyors Board Singapore for the year ended 31st December 2004, set out on pages 2 to 5. The financial statements comprise the balance sheet, the profit and loss account of the Land Surveyors Board, and notes thereto. These financial statements are the responsibility of the Land Surveyors Board Singapore. 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 directors, 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:

- (i) in compliance with the requirements of Singapore Financial Reporting Standards and give a true and fair view; and
- (ii) in accordance with the Financial Reporting Standards so as to give a true and fair view of the state of affairs of the Land Surveyors Board as at 31st December 2004 and the results and cash flows of the Land Surveyors Board for the financial year ended on that date; and

(b) the accounting and other records required by the Board Constitution to be kept by the Company have been properly kept in accordance with the provisions of the Board Constitution.

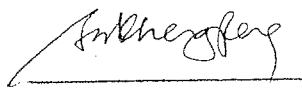

BOB LOW & CO.
Certified Public Accountants

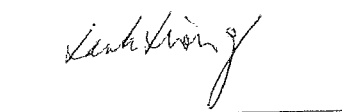
Dated: 04 MAR 2005
Singapore

LAND SURVEYORS BOARD SINGAPORE

BALANCE SHEET AS AT 31ST DECEMBER 2004

	NOTES	2004 S\$	2003 S\$
Accumulated Fund			
Balance at beginning of year		206,013	181,908
Surplus for the year		4,180	24,105
Balance at end of the year		210,193	206,013
Total Accumulated Fund		<u>210,193</u>	<u>206,013</u>
Current Assets			
Interest receivable on fixed deposits		952	1,774
Cash & bank balances		21,570	16,471
Fixed deposits		207,391	207,188
		229,913	225,433
Current Liabilities			
Accrual		480	480
Renewal fees in advance		19,240	18,940
		(19,720)	(19,420)
Net Assets		<u>210,193</u>	<u>206,013</u>



 Soh Kheng Peng
 President


 Tan Kok Tiong
 Registrar

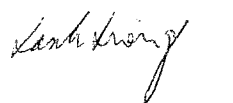
The accounting policies and explanatory notes on page 5 to 6
 form an integral part of the financial statements

LAND SURVEYORS BOARD SINGAPORE
 INCOME AND EXPENDITURE ACCOUNT
 FOR THE YEAR ENDED 31ST DECEMBER 2004

	NOTES	2004 \$	2003 \$
Application & renewal fees for practising certificate		11,500	11,150
Examination fees		8,100	2,450
Fixed deposits interest		1,647	1,724
Registration and renewal fees for Assistant Surveyors		11,920	13,600
Application for registration & certificate of registration fees		1,400	1,000
Fees for licensing of corporation		900	1,200
Other income	3	1,000	37,800
Total Income		36,467	68,924
Less: Expenditure			
Auditors' remuneration		400	400
Conference expenses with other surveyors board		16,856	4,677
Depreciation		-	-
Examiners' fee		2,585	1,740
Expenses for board meetings		1,207	3,218
Subscription		113	116
Micellaneous	4	5,315	28,948
Honorarium		5,360	5,220
Postage & stamps		41	73
Printing & stationery		406	427
Transport		4	-
		32,287	44,819
Surplus for the year		4,180	24,105



 Soh Kheng Peng
 President



 Tan Kok Tiong
 Registrar

The accounting policies and explanatory notes on page 5 to 6
 form an integral part of the financial statements

LAND SURVEYORS BOARD SINGAPORE

NOTES TO THE ACCOUNTS - 31ST DECEMBER 2004

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

1 GENERAL

The Board is incorporated in Singapore and has its office at c/o Singapore Land Authority, 8 Shenton Way, #26-01 Temasek Tower, Singapore 068811. The financial statements are expressed in Singapore dollars.

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 financial statements have been prepared in accordance with Singapore Financial Reporting Standards (FRS) as required by the Companies Act. In previous years, the financial statements were prepared in accordance with Singapore Statements of Accounting Standard (SAS). The transition from SAS to FRS did not result in any significant change in accounting policies.

The financial statements have been prepared on a historical cost basis.

The accounting policies have been consistently applied by the company and are consistent with those used in the previous financial year.

The financial statements are presented in Singapore Dollars (SGD or \$).

b. Recognition of interest income

Interest income is recorded when the fixed deposit matures.

3 OTHER INCOME

This amount consists of total fees collected for co-ordinated cadastre training course.

4 MISCELLANEOUS

This amount consists mainly of lecturer's fee, catering cost and associated cost for conducting the co-ordinated cadastre training courses at NTU.

5 TAXATION

Land Surveyors Board Singapore is exempted from income tax under First Schedule of Income Tax Act Cap. 156.