



***LAND SURVEYORS BOARD***

***SINGAPORE***

***ANNUAL REPORT 2002***

<b>CONTENTS</b>		<b><u>Page</u></b>
1.	<b>INTRODUCTION</b>	<b>1</b>
2.	<b>MEMBERS OF THE BOARD</b>	<b>2</b>
3.	<b>FUNCTIONS OF THE BOARD</b>	<b>3</b>
4.	<b>STAFF</b>	<b>4</b>
5.	<b>MEETINGS</b>	<b>5</b>
6.	<b>REGISTRATION</b>	<b>5</b>
7.	<b>PRACTISING CERTIFICATES</b>	<b>5</b>
8.	<b>LICENCE FOR MULTI-DISCIPLINE AND CORPORATE PRACTICE</b>	<b>6</b>
9.	<b>COMMITTEES</b>	<b>6</b>
10.	<b>EXAMINATIONS</b>	<b>8</b>
11.	<b>PROGRESS OF CADASTRAL SURVEYS UNDERTAKEN BY REGISTERED SURVEYORS</b>	<b>9</b>
12.	<b>LAND SURVEYORS BOARD CIRCULARS</b>	<b>10</b>
13.	<b>LSB DIRECTIVE ON SURVEY PRACTICES</b>	<b>10</b>
14.	<b>ERRORS IN CADASTRAL SURVEYS</b>	<b>11</b>
15.	<b>MEETING WITH OTHER SURVEYORS BOARDS</b>	<b>11</b>
16.	<b>FORUM WITH SINGAPORE INSTITUTE OF SURVEYORS &amp; VALUERS</b>	<b>12</b>
17.	<b>STATEMENT OF ACCOUNTS</b>	<b>12</b>

**APPENDIX A**

**LIST OF REGISTERED SURVEYORS & PRACTITIONERS**

**APPENDICES B1 – B2**

**CHARTS SHOWING POSITION OF CADASTRAL SURVEYS**

**APPENDIX C**

**AUDIT REPORT AND ACCOUNTS FOR THE YEAR ENDED 31  
DECEMBER 2002**

## 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; and
- (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 cadastral surveys.

## 2 MEMBERS OF THE BOARD

2.1 The members of the Board were as follows:

President - Mr Low Oon Song  
(Chief Surveyor)

Members - Mr Loi Poh Mun  
(Appointed by the Minister under Section  
4(2)(c) up till 31 Aug 2002).

Assoc Professor Goh Pong Chai  
(Appointed by the Minister under Section  
4(2)(d) up till 31 Aug 2002).

Mr Soh Kheng Peng  
(Appointed by the Minister under Section  
4(2)(d) up till 31 Aug 2002).

Mr Tang Tuck Kim  
(Nominee of the Singapore Institute of  
Surveyors & Valuers and appointed by the  
Minister under Section 4(2)(d) up till 31 Aug  
2002).

Mr Leong Kai Weng  
(Appointed by the Minister under Section  
4(2)(c) wef 1 Sep 2002).

Mr Lee Li Chuan  
(Nominee of the Singapore Institute of Surveyors & Valuers and appointed by the Minister under Section 4(2)(d) wef 1 Sep 2002).

Mr Toh Keng Yew  
(Appointed by the Minister under Section 4(2)(d) wef 1 Sep 2002).

Mr Tan Choo Haw  
(Appointed by the Minister under Section 4(2)(d) wef 1 Sep 2002).

### **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 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 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; and

#### **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 2002.

## **6 REGISTRATION**

### **6.1 Registered Surveyors**

As on 31 Dec 2002, the number of registered surveyors was 66. Among them, 26 were with Statutory Boards (include institutions of higher learning) and 40 were in the private sector. The list of registered surveyors is at Appendix A.

### **6.2 Assistant Surveyors**

As on 1 Jan 2002, 306 assistant surveyors were on the register. During the year, another 28 assistant surveyors were registered and 30 assistant surveyors were de-registered. As on 31 Dec 2002, the number of assistant surveyors registered with the Board was 304.

## **7 PRACTISING CERTIFICATES**

7.1 During the year, the Board issued 48 practising certificates to registered surveyors as listed in Appendix A. There was an increase of 4 practitioners as compared with 2001.



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

8.1 During the year, the Board issued two licences to two corporations viz:

- (a) J K Foo Consortium Pte Ltd
- (b) United Surveyors Pte Ltd.

## **9 COMMITTEES**

### 9.1 Examinations Committee

9.1.1 The 14<sup>th</sup> Examinations Committee was appointed wef 1 Sep 2000 for a period of 2 years. The constitution of the Committee was:

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.

9.1.2 As its term ended on 31 Aug 2002, the Board appointed the 15<sup>th</sup> Examinations Committee on 1 Sep 2002 for a period of 2 years. The constitution of the Committee is:

Mr Toh Keng Yew	-	Chairman
Mr Maik Seck Hoe	-	Member
A/P Tor Yam Khoon	-	Member

Mr Lee Tuck Onn - Member, nominee of the Singapore Institute of Surveyors & Valuers.

9.1.3 The Examinations Committee reviewed the Board examination papers for the April and October 2002 Examinations. It also moderated the examination papers for Advanced Diploma in Land Surveying Course conducted by Singapore Polytechnic in March and September 2002.

9.2 Committee on Advanced Diploma in Land Surveying Course

9.2.1 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.

9.2.2 The constitution of the Committee was:

Mr Low Oon Song	-	Chairman
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 and October 2002.

10.2 The results of the April and October 2002 examinations were as follows:

Subject	Number of Candidates	Passed	Withdrawn/ Absent	Failed
Written:				
Cadastral Law	16	3	6	7
Practical:				
(a) Open Lot Survey	14	4	2	8
(b) Built-on Lot Survey	10	7	1	2
(c) Strata Survey	12	6	1	5

10.3 During the year, 8 candidates completed the examinations.

10.4 The Board conducted open book examination for the written paper, Cadastral Law with effect from the October 2002 examination.

**11 PROGRESS OF CADASTRAL SURVEYS UNDERTAKEN BY REGISTERED SURVEYORS**

11.1 The number of lots undertaken by registered surveyors in 2002 were as follows:

	Land Lots	Strata Lots
New Jobs started in 2002	4,221	45,312
Completed by registered surveyors in 2002	5,573	72,774
Under survey action by registered surveyors as at 31 Dec 2002	2,851	50,118

11.2 The graphs showing the number of lots under survey action by registered surveyors over the last 5 years are at Appendices B1 – B2.

## 12 LAND SURVEYORS BOARD CIRCULARS

12.1 The Board issued 3 circulars during the year. They were as follows:

LSB Circular No.	Date	Subject
1/2002	20 May 2002	Open Book Examination For Written Subject, Cadastral Law.
2/2002	1 Jul 2002	Land Surveyors Board Examinations To Be Held on Friday 11 Oct 2002.
3/2002	1 Aug 2002	Passes Obtained In LSB Examination Subjects Prior To The Land Surveyors (Amendment) Act.

## 13 LSB DIRECTIVE ON SURVEY PRACTICES

13.1 The Board set up the Directive on Survey Practices, which are guidelines for registered surveyors on cadastral survey, engineering survey, topographical mapping and hydrographic charting. The Directive is available on the Board's web-site, <http://www.gov.sg/minlaw/lsb/lsb.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.

During the year, the Board made two revisions to the Directive.

#### **14 ERRORS IN CADASTRAL SURVEYS**

14.1 The Board received 17 reports (as compared with 25 reports in 2001) on errors in cadastral surveys. These errors 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 MEETING WITH OTHER SURVEYORS BOARDS**

15.1 The Board attended the 18<sup>th</sup> Joint Surveyors Boards Meeting on 11 Oct 2002 hosted by the Brunei Surveyors Board at the Imperial Hotel, Brunei Darussalam. 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.

15.3 The Board also attended the exposition and seminar organised by the Brunei Survey Department on 9 Oct 2002 to celebrate their Golden Jubilee.

**16 FORUM WITH SINGAPORE INSTITUTE OF SURVEYORS & VALUERS**

16.1 The Board held a forum on professional matters with the Land Surveying Division of the Singapore Institute of Surveyors and Valuers on 26 Oct 2002 at Hotel Royal.

**17 STATEMENT OF ACCOUNTS**

17.1 The audited statement of accounts for the year ended 31 Dec 2002 is at Appendix C.

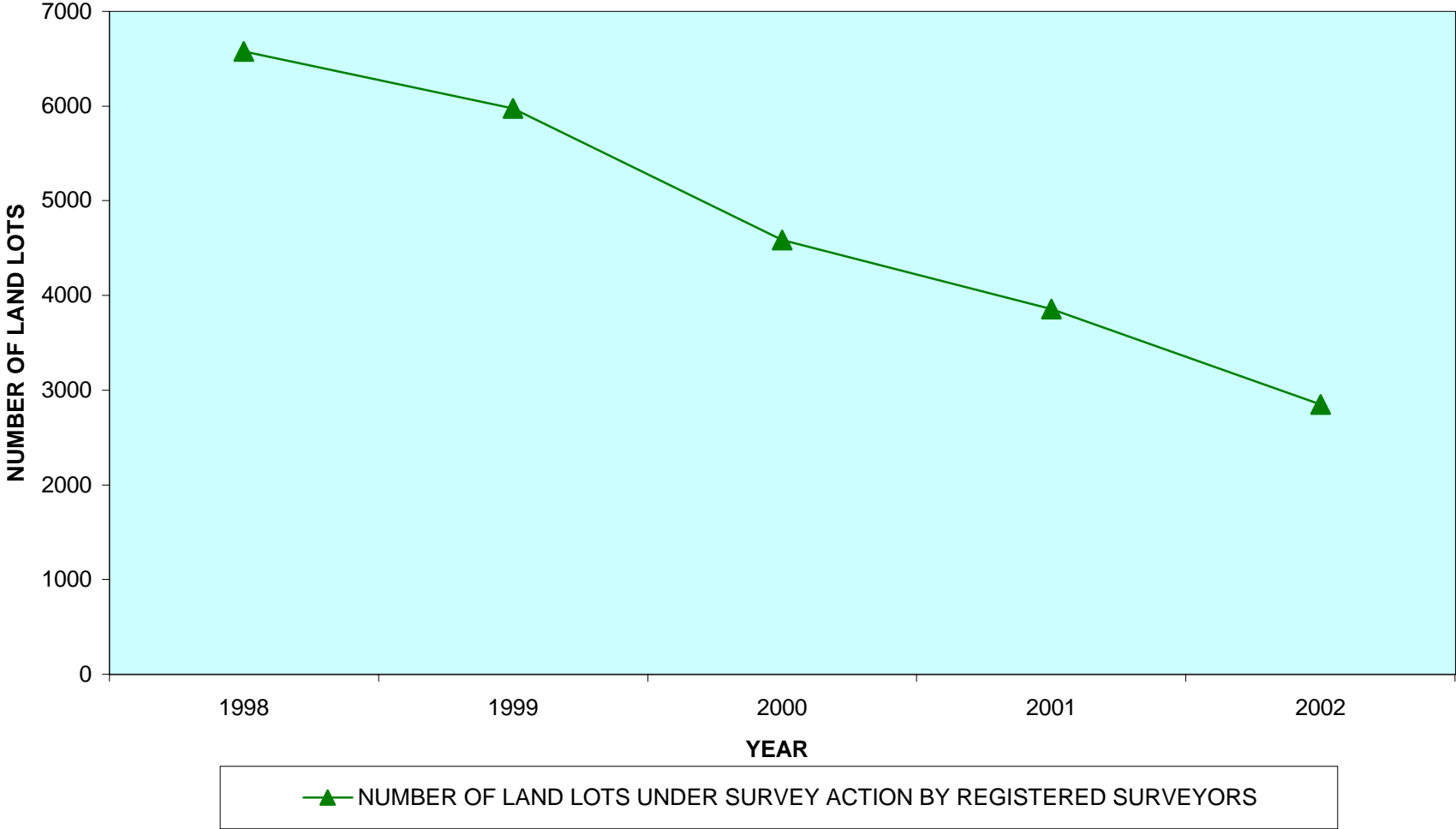
**LIST OF REGISTERED SURVEYORS AS ON 31.12. 2002****APPENDIX A**

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

\* - With practising certificate.

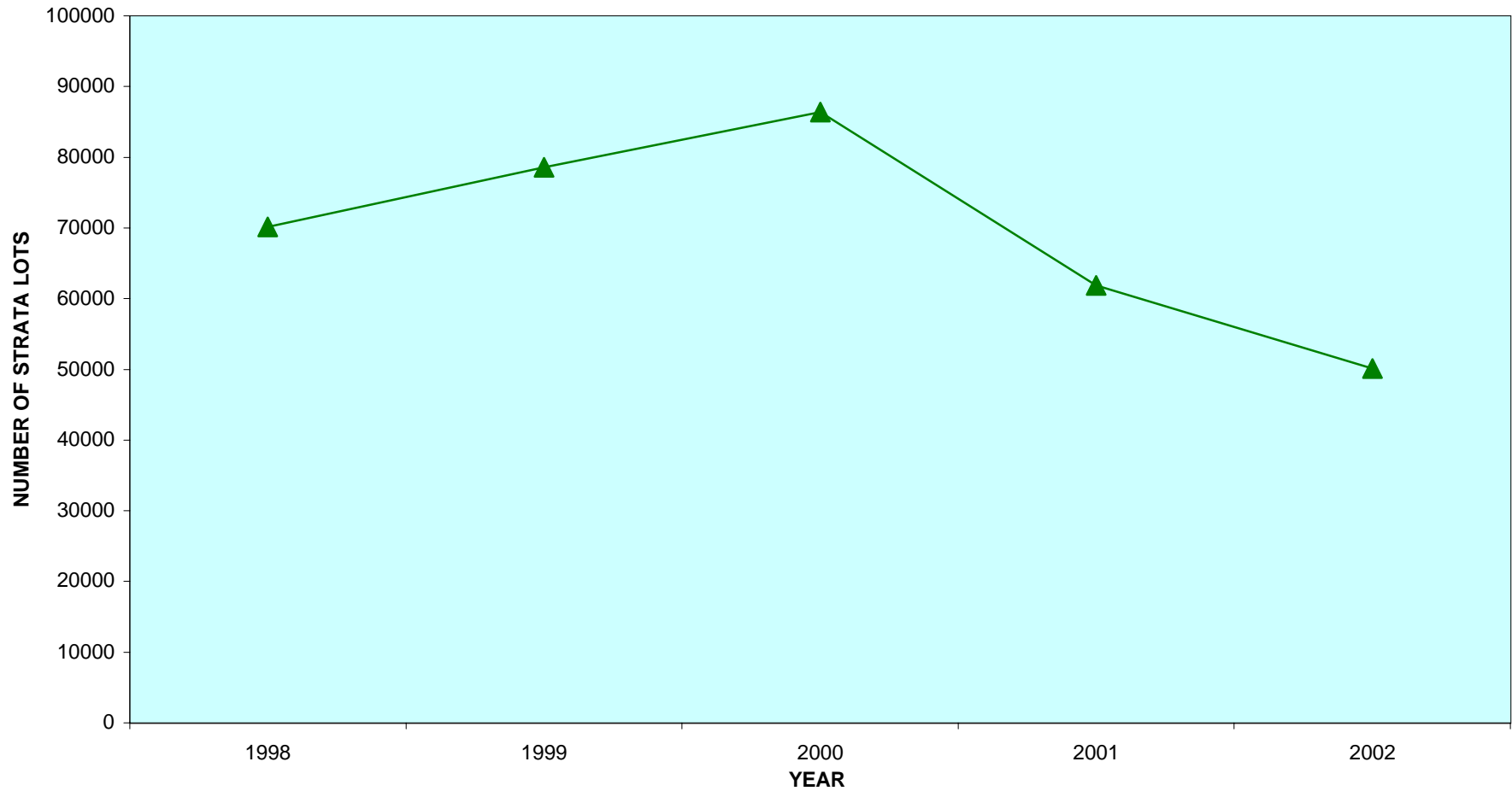


**SURVEY OF LAND LOTS: 1998 - 2002  
BY REGISTERED SURVEYORS**



**SURVEY OF STRATA LOTS : 1998 - 2002**  
**BY REGISTERED SURVEYORS**

APPENDIX B2



—▲— NUMBER OF STRATA LOTS UNDER SURVEY ACTION BY REGISTERED SURVEYORS

**LAND SURVEYORS BOARD SINGAPORE**  
**FINANCIAL STATEMENTS**  
**31<sup>ST</sup> DECEMBER 2002**

<b>CONTENTS</b>	<b>PAGES</b>
1 AUDITORS' REPORT	1
2 BALANCE SHEET	2
3 INCOME AND EXPENDITURE ACCOUNT	3
4 NOTES TO THE ACCOUNTS	4 - 5

Our Ref :  
Your Ref :

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

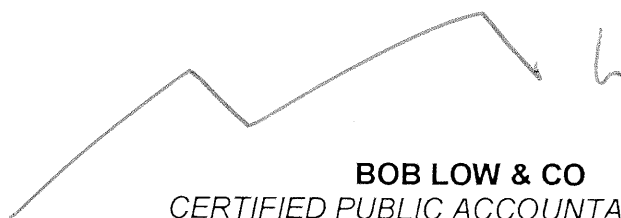
REPORT OF THE AUDITORS TO THE MEMBERS OF  
LAND SURVEYORS BOARD SINGAPORE

We have audited the accompanying balance sheet of Land Surveyors Board Singapore as at 31<sup>st</sup> December 2002 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 31<sup>st</sup> December 2002 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.



**BOB LOW & CO**  
CERTIFIED PUBLIC ACCOUNTANTS

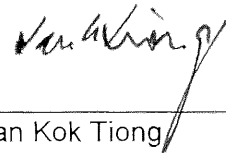
Dated: 28 JAN 2003  
Singapore

LAND SURVEYORS BOARD SINGAPORE  
BALANCE SHEET AS AT 31<sup>ST</sup> DECEMBER 2002

	NOTES	2002 S\$	2001 S\$
<b>Assets</b>			
<b>Non Current Assets</b>			
Furniture & Fittings		-	33
<b>Current Assets</b>			
Interest receivable on fixed deposits		2,780	2,703
Cash & bank balances		14,518	9,688
Fixed deposits		185,500	172,500
		<u>202,798</u>	<u>184,891</u>
<b>Total Assets</b>		<u><b>202,798</b></u>	<u><b>184,924</b></u>
<b>Accumulated Fund</b>			
Balance at beginning of year		162,884	138,956
Surplus for the year		19,024	23,928
Balance at end of the year		<u>181,908</u>	<u>162,884</u>
<b>Current Liabilities</b>			
Accrual		480	480
Renewal fees in advance		20,410	21,560
		<u>20,890</u>	<u>22,040</u>
<b>Total Accumulated Fund</b>		<u><b>202,798</b></u>	<u><b>184,924</b></u>



Low Oon Song  
President



Tan Kok Tiong  
Registrar

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

LAND SURVEYORS BOARD SINGAPORE

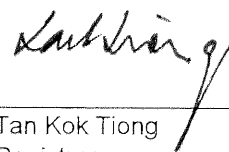
INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2002

	NOTES	2002 \$	2001 \$
Application & renewal fees for practising certificate		10,000	8,750
Examination fees		5,430	3,730
Application fees for extension of time		-	4,350
Fixed deposits interest		3,790	3,695
Registration and renewal fees for field assistants		17,360	16,000
Application for registration & certificate of registration fees		800	800
Fees for licensing of corporation		600	300
Other income		-	2,634
<b>Total Income</b>		<b>37,980</b>	<b>40,259</b>
<b>Less: Expenditure</b>			
Auditors' remuneration		400	400
Conference expenses with other surveyors board		8,873	4,993
Depreciation		33	33
Examiners' fee		1,550	1,210
Expenses for board meetings		1,564	1,074
Subscription		121	120
Micellaneous		943	2,419
Honorarium		5,220	5,220
Postage & stamps		23	113
Printing & stationery		229	531
Transport		-	218
		<b>18,956</b>	<b>16,331</b>
<b>Surplus for the year</b>		<b>19,024</b>	<b>23,928</b>



Low Oon Song  
President



Tan Kok Tiong  
Registrar

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

# LAND SURVEYORS BOARD SINGAPORE

## NOTES TO THE ACCOUNTS - 31<sup>ST</sup> DECEMBER 2002

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 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 when the fixed deposit matures.

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	1,010	32	-	1,042

<u><i>Net Book Value</i></u>	2002 \$	2001 \$
Furniture & fittings	-	33