

REQUIREMENTS FOR SETTING-OUT SURVEY PLAN FOR THE PURPOSE OF OBTAINING AN AIRSPACE/SUBTERRANEAN SPACE LEASE UNDER THE LAND TITLES ACT

1. A Registered Surveyor shall be engaged to prepare a setting-out survey plan of the proposed State Airspace/Subterranean space to be taken up at your own cost. The Registered Surveyor shall have a valid Practising Certificate issued by the Land Surveyors Board Singapore.
2. The survey plan shall comply with all Singapore Land Authority's and its Chief Surveyor's requirements, in particular the "Chief Surveyor Directive on Cadastral Survey Practices", the Boundaries And Survey Maps Act (Chapter 25) and any rules made thereunder. The Registered Surveyor also shall take reference on the State Lands Act which regulates the alienation of State Airspace/ Subterranean space.
3. The Survey Plan certified by the Registered Surveyor shall be scanned into PDF format and shall depict the following information:
 - 3.1 SVY21 coordinates of the intended Airspace/Subterranean space boundary points, length of each boundary and the area of the Airspace/Subterranean plot(s) (in sqm). The Registered Surveyor shall ensure that all the fixtures and structures such as wall/slab thickness, etc are to be included as part of the Airspace/Subterranean alienation area. The proposed Airspace/Subterranean boundaries shall be edged in red;
 - 3.2 Cross-section(s) shall be provided with details of road level, Top most level and bottom most level of every proposed stories (i.e. including the slab thickness) etc. from the Singapore Height Datum (SHD);
 - 3.3 Cross-section is compulsory to illustrate various level of landing point if the development contains step-down structure. To show more than one cross-section if necessary.
 - 3.4 The proposed Airspace/Subterranean areas shall be computed up to the per origin (p.o.) land lot boundary as shown in the Certified Plan;
 - 3.5 The adjacent Government Lot Numbers and affected Airspace/Subterranean lot (if any) shall be shown.
4. One (1) softcopy of the setting-out survey plan in CAD and PDF (with Registered Surveyor's signature) format shall be submitted to the Corporation.
5. The Corporation shall reserve the right to request the appointed Registered Surveyor to amend the setting-out survey boundary if necessary.