

# Legal Coordinated Cadastres

## Theoretical Concepts and the Case of Singapore

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## Singapore



- Cadastral history ~ 100 years
- Survey plans, certified plans, cadastral maps
- Since 2001: Singapore Land Authority (SLA)
- **August 2004: Coordinated Cadastre**

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**Digital cadastre with national ("SVY21")  
coordinates legally determining all  
property boundaries**



## Why?

**Increased efficiency for SLA, registered surveyors,  
construction companies, property owners**

- Faster cadastral survey processes
- Greater integration and sharing of data
- Lower survey costs



## How?

### Technical tasks

- Reference system (SVY21) supporting GPS surveys
- Network of GPS reference stations & control points (SIMRSN & ISN)
- Resurvey ~10% of boundary points (monuments)
- Conversion of existing boundary data to SVY21 coordinates

### Legal tasks

- Amendments to *Boundaries and Survey Maps Act*
- Implementation of LCC by public notice in 'the Gazette'



## Conclusions

Maps generated from the coordinated cadastre  
conclusive evidence of the boundaries, subject only to  
certain corrections due to e.g. errors in measuring  
(BSMA Section 13(2) and Section 12(2))

Mainly a "technical" cadastral reform; no major  
legal changes from a landowner perspective

Property areas not adjusted to the boundary  
coordinates; the original area of the registered  
title still valid

