

PRACTICE CIRCULAR 1 OF 2017

To All Law Firms / Law Organisations

A Full Implementation of the Paperless Titles Scheme

We had in May 2016, informed the Association of Banks in Singapore that effective 1 June 2017, the Paperless Titles Scheme (“Scheme”) will be extended to all properties charged or mortgaged to MAS-licensed financial institutions. Hence, SLA will no longer print the paper title documents upon the registration of transactions affecting properties charged or mortgaged to all MAS-licensed financial institutions. Lodgment of subsequent instruments against these titles will require an Authorisation Form – Suppressed Title (“AFS”) which can only be digitally signed by duly authorised officers of the MAS-licensed financial institutions.

Please refer to **Annex A** for the list of entities who are participating or have applied to participate in the Scheme. If you act for any MAS-licensed financial institution not listed in Annex A, please advise your client to apply for an Administrator account in STARS eLodgment System (“ELS”) and apply for the digital certificate from Netrust Pte Ltd as soon as possible in order not to delay the lodgment of any subsequent instrument that requires an AFS. You may contact the following officers for assistance:

- a) Mrs Jenny Ng at 64783453 or email jenny_ng@sla.gov.sg; and
- b) Mr Mason Law at 64783486 or email mason_law@sla.gov.sg.

B STARS eLodgment System (ELS) Security Upgrade

We refer to Practice Circular 3 of 2016.

Please ensure that by 1 June 2017, your computer browser is Internet Explorer version 11 and your computer operating system uses the Transport Layer Security (“TLS”) version 1.2 and strong Cipher Suites. For the detailed instructions on how to configure your system, please refer to the announcement published on the ELS website. You may also call the STARS eLodgment Helpdesk at Tel: 6778 3606 for assistance.

Date: 16 May 2017

BRYAN CHEW
REGISTRAR OF TITLES

List of Participating Institutions/Agencies

S/No	NAME OF FINANCIAL INSTITUTIONS & AGENCIES
1	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
2	DBS BANK LTD.
3	EFG BANK AG (EFG BANK SA) (EFG BANK LTD)
4	HL BANK
5	HSBC BANK (SINGAPORE) LIMITED
6	MALAYAN BANKING BERHAD
7	OVERSEA-CHINESE BANKING CORPORATION LIMITED
8	STANDARD CHARTERED BANK (SINGAPORE) LIMITED
9	STATE BANK OF INDIA
10	SINGAPURA FINANCE LTD
11	THE BANK OF EAST ASIA LIMITED
12	UNITED OVERSEAS BANK LIMITED
13	CENTRAL PROVIDENT FUND BOARD
14	HOUSING AND DEVELOPMENT BOARD

List of Institutions who have applied to participate in the Scheme

S/No	NAME OF FINANCIAL INSTITUTIONS & AGENCIES
1	ABN AMRO BANK N.V.
2	BANK JULIUS BAER & CO. LTD.
3	BANK OF INDIA
4	BANK OF SINGAPORE LIMITED
5	BNP PARIBAS
6	CIMB BANK BERHAD
7	CITIBANK N.A.
8	CITIBANK SINGAPORE LIMITED
9	CREDIT SUISSE AG
10	CTBC BANK CO., LTD.
11	DEUTSCHE BANK AKTIENGESELLSCHAFT
12	HONG LEONG FINANCE LIMITED
13	INDIAN OVERSEAS BANK
14	LGT BANK (SINGAPORE) LTD.
15	QATAR NATIONAL BANK (Q.P.S.C.)
16	RHB BANK BERHAD
17	SING INVESTMENTS & FINANCE LIMITED
18	THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED
19	UNION BANCAIRE PRIVEE, UBP SA