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CONVEYANCING AND LAW OF PROPERTY ACT 1886

CONVEYANCING AND LAW OF PROPERTY (CONVEYANCING) (AMENDMENT) RULES 2026

In exercise of the powers conferred by sections 73D(1), (2) and (3) and 73E(1) and (2) of the Conveyancing and Law of Property Act 1886, the Minister for Law makes the following Rules:

Citation and commencement

1. These Rules are the Conveyancing and Law of Property (Conveyancing) (Amendment) Rules 2026 and come into operation on 19 November 2026.

Amendment of rule 2

2. In the Conveyancing and Law of Property (Conveyancing) Rules 2011 (G.N. No. S 391/2011) (called in these Rules the principal Rules), in rule 2 —

(*a*) in paragraph (2), in the definition of "conveyancing money", replace paragraphs (*n*) and (*o*) with —

"(*n*) any stamp duty chargeable under the Stamp Duties Act 1929 on —

(i) any conveyance, assignment or transfer of any immovable property or any interest of the immovable property; or

(ii) any instrument (including a deemed instrument) that is chargeable in like manner or with the same duty as any instrument mentioned in sub-paragraph (i),

but excludes any stamp duty chargeable under that Act on —

(iii) any conveyance, assignment or transfer of any immovable property or any interest of the immovable property by way of security; and

(iv) any instrument mentioned in paragraph (*o*)(i), (ii) or (iii);

(*o*) any stamp duty of at least $5,000 that is chargeable under the Stamp Duties Act 1929 on —

(i) any lease or agreement for a lease of any immovable property including any furniture, chattels, fittings or equipment, and for securing the payment for the provision of services or facilities or to other matters or things in connection with such lease;

(ii) a bond, covenant or instrument for securing the payment for the hire of furniture, chattels, fittings or equipment in connection with the lease of immovable property, and for the provision of services or facilities or to other matters or things in connection with such lease; or

(iii) a surrender of lease of immovable property for consideration;";

(*b*) in paragraph (2), after the definition of "Council", insert —

""digital conveyancing account" means an account within a digital conveyancing account service that is operated and controlled by a solicitor appointed to act for a party in a conveyancing transaction carried out using the prescribed electronic transaction system, for the purpose of depositing conveyancing money held by the solicitor on behalf of that party for or in connection with the conveyancing transaction;

"digital conveyancing account service" means a service provided by a digital conveyancing account service provider using the prescribed electronic transaction system —

(*a*) to receive conveyancing money in digital conveyancing accounts and digital conveyancing (CPF) accounts; and

(*b*) to pay out the conveyancing money from such accounts in accordance with rule 14B;

"digital conveyancing account service provider" means an appointed bank that is appointed under rule 3(2) to provide a digital conveyancing account service;

"digital conveyancing (CPF) account" means an account within a digital conveyancing account service that is operated and controlled by a solicitor appointed to act for the Central Provident Fund Board in a conveyancing transaction carried out using the prescribed electronic transaction system, for the purpose of depositing any money withdrawn from the Central Provident Fund for or in connection with the conveyancing transaction;";

(*c*) in paragraph (2), in the definition of "electronic fund transfer", replace "electronic means other than inter-bank GIRO or telegraphic transfer" with "any electronic means";

(*d*) in paragraph (2), after the definition of "mortgagor", insert —

""operator of the prescribed electronic transaction system" means the Authority;

"pay-in confirmation notification" means the current version of the notification set out on the Internet website of the prescribed electronic transaction system as a pay-in confirmation notification for the purposes of these Rules;";

(*e*) in paragraph (2), after the definition of "pay-out form", insert —

""pay-out instruction" means the current version of the instruction set out on the Internet website of the prescribed electronic transaction system as a pay-out instruction for the purposes of these Rules;";

(*f*) in paragraph (2), after the definition of "practising certificate", insert —

""prescribed electronic transaction system", in relation to a digital conveyancing account or a digital conveyancing (CPF) account, means the electronic transaction system established under section 23(1) of the Singapore Land Authority Act 2001 which is used —

(*a*) to carry out a conveyancing transaction in respect of which the digital conveyancing account or digital conveyancing (CPF) account is operated and controlled by a solicitor for the purpose of holding conveyancing money payable in

connection with the conveyancing transaction; and

(*b*) to access the digital conveyancing account or digital conveyancing (CPF) account;";

(*g*) in paragraph (2), after the definition of "solicitor", insert —

""variation pay-in confirmation form" means a form prescribed as a variation pay-in confirmation form for the purposes of these Rules;";

(*h*) after paragraph (2), insert —

"(2A) For the purposes of paragraphs (*n*) and (*o*) of the definition of "conveyancing money", a reference to an instrument (including a deemed instrument) by whatever description, includes an electronic instrument as defined in section 59(1) of the Stamp Duties Act 1929."; and

(*i*) after paragraph (7), insert —

"(8) For the purposes of these Rules, any reference to a solicitor's digital conveyancing account or a solicitor's digital conveyancing (CPF) account is a reference to a digital conveyancing account or digital conveyancing (CPF) account (as the case may be) operated and controlled by the solicitor.".

Amendment of rule 3

3. In the principal Rules, in rule 3 —

(*a*) in the rule heading, insert "**, etc.**" at the end;

(*b*) renumber the rule as paragraph (1) of that rule; and

(*c*) after paragraph (1), insert —

"(2) In addition, the Minister appoints the appointed bank specified in item 4 of the Second Schedule as a digital conveyancing account service provider to provide a digital conveyancing account service.".

Amendment of rule 5

4. In the principal Rules, in rule 5 —

(*a*) in paragraph (1)(*b*), delete "or" at the end;

(*b*) in paragraph (1), after sub-paragraph (*b*), insert —

"(*ba*) pay the money into a digital conveyancing account; or";

(*c*) in paragraph (2), after "conveyancing (CPF) account", insert "or a digital conveyancing (CPF) account"; and

(*d*) in paragraphs (6) and (7), replace "or conveyancing (CPF) account" with ", conveyancing (CPF) account, digital conveyancing account or digital conveyancing (CPF) account".

Amendment of rule 6

5. In the principal Rules, in rule 6 —

(*a*) in paragraph (1), replace "paragraphs (1A) and (2)" with "paragraph (2)";

(*b*) in paragraphs (1) and (4), delete "or telegraphic transfer";

(*c*) delete paragraph (1A);

(*d*) in paragraph (2), replace "inter-bank GIRO" with "electronic fund transfer";

(*e*) in paragraphs (3), (4) and (5), after "duly completed pay-in form", insert "(identifying the counter-signatory)"; and

(*f*) after paragraph (6), insert —

"(7) In this rule, "counter-signatory", in relation to a pay-in form for a deposit of conveyancing money into a conveyancing account or conveyancing (CPF) account, means the person who is authorised to countersign a pay-out form for the withdrawal of the conveyancing money.".

New Part IIIA

6. In the principal Rules, after Part III, insert —

"PART IIIA

HOLDING OF CONVEYANCING MONEY BY DIGITAL CONVEYANCING ACCOUNT SERVICE PROVIDERS

Payment of conveyancing money into digital conveyancing account or digital conveyancing (CPF) account

14A.—(1) Subject to paragraph (2), any party to a conveyancing transaction carried out using the prescribed electronic transaction system may pay conveyancing money into a solicitor's digital conveyancing account (as identified by its unique account number) by cheque or bank draft made payable to the account, or by electronic fund transfer.

(2) The Central Provident Fund Board may pay conveyancing money withdrawn from the Central Provident Fund into a solicitor's digital conveyancing (CPF) account (as identified by its unique account number) by electronic fund transfer.

(3) Where any conveyancing money is paid into a solicitor's digital conveyancing account or digital conveyancing (CPF) account by any means, the solicitor must, as soon as practicable, provide in the prescribed electronic transaction system used to operate and control the digital conveyancing account or digital conveyancing (CPF) account (as the case may be) a duly completed pay-in confirmation notification that has been signed by any authorised signatory of the solicitor acknowledging that the conveyancing money was paid into the digital conveyancing account or digital conveyancing (CPF) account in connection with a specified conveyancing transaction.

(4) Where any conveyancing money is paid into a solicitor's digital conveyancing account or digital conveyancing (CPF) account in accordance with paragraph (3), the solicitor must give written notice to the person who is authorised to countersign a pay-out instruction for the withdrawal of the conveyancing money, that the conveyancing money has been received.

Payment of conveyancing money from digital conveyancing account or digital conveyancing (CPF) account

14B.—(1) Subject to rules 14G and 14H, a digital conveyancing account service provider must not pay any conveyancing money from a solicitor's digital conveyancing account or digital conveyancing (CPF) account, unless the digital conveyancing account service provider —

(*a*) receives a pay-out instruction through the prescribed electronic transaction system for that payment, and complies with paragraph (8) in relation to that instruction; or

(*b*) receives an order of court authorising it to make payment in accordance with that order.

(2) A solicitor who wishes to pay out, from the solicitor's digital conveyancing account or digital conveyancing (CPF) account within a digital conveyancing account service, any conveyancing money that is payable to a Category A payee, must serve on the digital conveyancing account service provider which provides that service a duly completed pay-out instruction for a Category A payee that has been signed by at least one authorised signatory of the solicitor.

(3) A solicitor who wishes to pay out, from the solicitor's digital conveyancing account or digital conveyancing (CPF) account within a digital conveyancing account service, any conveyancing money that is payable to a Category B payee or Category C payee, must serve on the digital conveyancing account service provider which provides that service a duly completed pay-out instruction for a Category B payee or Category C payee that has been signed in accordance with the Fifth Schedule.

(4) A duly completed pay-out instruction served on a digital conveyancing account service provider under paragraph (2) or (3) is irrevocable after service of the instruction.

(5) Where a solicitor requests that any person countersign a pay-out instruction relating to the payment of any conveyancing money from the solicitor's digital conveyancing account or digital conveyancing (CPF) account to a specified payee that purports to be a Category B payee —

(*a*) that person is entitled to request that the solicitor provide the person with such information and documents as may be necessary to enable the person to verify that the specified payee is a Category B payee;

(*b*) the solicitor must promptly furnish the information and documents to that person; and

(*c*) that person must refuse to countersign the pay-out instruction, if —

(i) the solicitor refuses or neglects to furnish any information or document under sub-paragraph (*b*), after being requested to do so in accordance with sub-paragraph (*a*);

(ii) that person is not satisfied of the authenticity of any document furnished by the solicitor under sub-paragraph (*b*); or

(iii) there is any material discrepancy between any information or document furnished by the solicitor under sub-paragraph (*b*) and the pay-out instruction, or there is any material discrepancy in the information and documents furnished by the solicitor under sub-paragraph (*b*), as regards whether the specified payee is a Category B payee.

(6) Where a solicitor requests that any person countersign a pay-out instruction relating to the payment of any conveyancing money from the solicitor's digital conveyancing account or digital conveyancing (CPF) account to a specified Category C payee —

(*a*) that person is entitled to request that the solicitor provide the person with —

(i) a statutory declaration, or any other document, that specifies —

(A) that the conveyancing money is to be paid to the specified Category C payee; and

(B) the amount of the conveyancing money that is to be paid; and

(ii) such other information and documents as may be necessary to enable the person to verify —

(A) that the conveyancing money is to be paid to the specified Category C payee; and

(B) the amount of the conveyancing money that is to be paid;

(*b*) the solicitor must promptly furnish the information and documents (including the statutory declaration or document mentioned in sub-paragraph (*a*)(i)) to that person; and

(*c*) that person must refuse to countersign the pay-out instruction, if —

(i) the solicitor refuses or neglects to furnish any information or document under sub-paragraph (*b*), after being requested to do so in accordance with sub-paragraph (*a*);

(ii) that person is not satisfied of the authenticity of any document furnished by the solicitor under sub-paragraph (*b*); or

(iii) there is any material discrepancy between any information or document furnished by the solicitor under sub-paragraph (*b*) and the pay-out instruction, or there is any material discrepancy in the information and documents furnished by the solicitor under sub-paragraph (*b*), as regards —

(A) whether the conveyancing money is to be paid to the specified Category C payee; or

(B) the amount of the conveyancing money that is to be paid.

(7) Where a person requested to countersign a pay-out instruction under paragraph (5) or (6) does so in accordance with this rule and the Fifth Schedule, the person is not liable to be sued for the act of countersigning the pay-out instruction, if the act —

(*a*) was done in good faith; and

(*b*) did not involve any fraud or wilful misconduct on the person's part.

(8) A digital conveyancing account service provider must, before acting in accordance with a pay-out instruction for the payment of any conveyancing money from a solicitor's digital conveyancing account or digital conveyancing (CPF) account, take reasonable steps to verify that the pay-out instruction was received through the prescribed electronic transaction system.

(9) No conveyancing money is to be paid by a digital conveyancing account service provider from a digital conveyancing account or digital conveyancing (CPF) account —

(*a*) in any case where the conveyancing money consists of stamp duty, and the payment is to be made to the Commissioner of Stamp Duties, except —

(i) by such electronic means as the Commissioner of Stamp Duties may require; or

(ii) by means of a bank draft issued by the digital conveyancing account service provider; or

(*b*) in any other case, except —

(i) by any electronic means; or

(ii) by means of a bank draft issued by the digital conveyancing account service provider.

(10) A solicitor need not serve any pay-out instruction under paragraph (2) or (3), unless the party for whom the solicitor was appointed to act in the conveyancing transaction for which the pay-out instruction is to be sent has provided the confirmation notification mentioned in rule 9(1) of the Singapore Land Authority (Electronic Transaction System) Rules 2026 (G.N. No. S 846/2026).

Authorised signatory of notifications, forms or instructions

14C.—(1) A solicitor must not sign or countersign a pay-in confirmation notification, a variation pay-in confirmation form, a pay-out instruction or any other notification, form or instruction mentioned in this Part relating to any deposit or withdrawal of any conveyancing money into or from a digital conveyancing account or digital conveyancing (CPF) account, if —

(*a*) the solicitor has been —

(i) in practice as a solicitor in Singapore for less than 3 years in aggregate; or

(ii) employed as a Judicial Service Officer, a Legal Service Officer or a PD Officer for less than 3 years in aggregate;

(*b*) the solicitor is not holding a current practising certificate; or

(*c*) the practising certificate of the solicitor is subject to any condition imposed under section 25A or 27A of the Legal Profession Act 1966 prohibiting the solicitor from —

(i) signing any cheque or other instruction effecting a withdrawal from a client account;

(ii) signing any pay-in confirmation notification, variation pay-in confirmation form or other notification or form relating to any deposit of any conveyancing money into a digital

conveyancing account or digital conveyancing (CPF) account; or

(iii) signing or countersigning any pay-out instruction or other instruction relating to any withdrawal of any conveyancing money from a digital conveyancing account or digital conveyancing (CPF) account.

(2) A Singapore law practice must sign or countersign a notification, form or instruction mentioned in paragraph (1) by at least one solicitor who —

(*a*) is an authorised signatory of that Singapore law practice; and

(*b*) is not disqualified under that paragraph from signing or countersigning that notification, form or instruction.

Continuing involvement of counter-signatory in conveyancing transaction

14D.—(1) A person is, if identified in the Fifth Schedule as an authorised signatory for a pay-out instruction, under a duty to sign or countersign the pay-out instruction in accordance with rule 14B and that Schedule.

(2) The duty under paragraph (1) continues even after the completion of the conveyancing transaction to which the pay-out instruction relates.

Change to particulars in pay-in confirmation notification, etc.

14E.—(1) No amendment is to be made to a pay-in confirmation notification or variation pay-in confirmation form after the notification or form has been duly completed and signed.

(2) Where, after a solicitor has provided a pay-in confirmation notification (called in this rule the relevant pay-in confirmation notification) or served a variation pay-in confirmation form

(called in this rule the relevant pay-in confirmation form) relating to the deposit of any conveyancing money into a solicitor's digital conveyancing account or digital conveyancing (CPF) account, there is any change to any particulars specified in the relevant pay-in confirmation notification or relevant pay-in confirmation form (as the case may be), the solicitor must —

(*a*) serve on the operator of the prescribed electronic transaction system a duly completed new variation pay-in confirmation form that has been signed by an authorised signatory of the solicitor; and

(*b*) give written notice to the person who is authorised to countersign a pay-out instruction for the withdrawal of the conveyancing money that the form mentioned in sub-paragraph (*a*) relates to, of each change to the particulars specified in the relevant pay-in confirmation notification or relevant pay-in confirmation form.

(3) The new variation pay-in confirmation form mentioned in paragraph (2) supersedes the relevant pay-in confirmation notification or relevant pay-in confirmation form mentioned in paragraph (2).

Uncompleted or disputed conveyancing transaction

14F. Where, before a digital conveyancing account service provider has received any pay-out instruction for the payment of any conveyancing money in relation to a conveyancing transaction, the digital conveyancing account service provider receives a written notice that there is a dispute between the parties to the transaction, or that the transaction is aborted, the digital conveyancing account service provider must not pay any conveyancing money relating to the transaction from a digital conveyancing account or digital conveyancing (CPF) account, unless the digital conveyancing account service provider —

(*a*) receives through the prescribed electronic transaction system, after the date on which it received the written notice, a pay-out instruction for the payment of the

conveyancing money to such person as may be specified in that instruction, and complies with rule 14B(8) in relation to that instruction; or

(*b*) receives an order of court authorising it to pay the conveyancing money to such person as may be specified in that order.

Erroneous payment into digital conveyancing account or digital conveyancing (CPF) account

14G.—(1) Despite rule 14B(1), where any money is erroneously paid into a solicitor's digital conveyancing account or digital conveyancing (CPF) account within a digital conveyancing account service, the digital conveyancing account service provider which provides that service may, with the consent of the solicitor, reverse the payment transaction and refund the money to the person who provided the money.

(2) Without limiting paragraph (1), a payment of money into a digital conveyancing account or digital conveyancing (CPF) account that is not supported by a pay-in confirmation notification mentioned in rule 14A(3) is treated as an erroneous payment for the purposes of paragraph (1).

Cessation of appointment of digital conveyancing account service provider

14H. Where a solicitor operates and controls a digital conveyancing account or digital conveyancing (CPF) account within a digital conveyancing account service (called in this rule the relevant service), and the Minister gives the digital conveyancing account service provider providing the relevant service notice that the Minister intends to cancel its appointment as a digital conveyancing account service provider with effect from a specified date, the digital conveyancing account service provider must —

(*a*) obtain the instructions of the solicitor on the disposal of the conveyancing money (if any) in the digital conveyancing account or digital conveyancing (CPF)

account within the relevant service before the day immediately preceding the specified date (called in this rule the relevant day), and give effect to those instructions in accordance with this Part by that day;

(*b*) if the digital conveyancing account service provider is unable to obtain any such instructions before the relevant day, withdraw the conveyancing money by the relevant day —

(i) from the digital conveyancing account within the relevant service, by issuing a bank draft made payable to the title of the solicitor's conveyancing account; or

(ii) from the digital conveyancing (CPF) account within the relevant service, by issuing a bank draft made payable to the title of the solicitor's conveyancing (CPF) account; and

(*c*) by the relevant day, close the digital conveyancing account or digital conveyancing (CPF) account within the relevant service.".

Amendment of rule 18

7. In the principal Rules, in rule 18(5)(*a*) —

(*a*) in sub-paragraph (i), delete "or" at the end; and

(*b*) after sub-paragraph (i), insert —

"(i*a*) held by the relevant solicitor in a digital conveyancing account or digital conveyancing (CPF) account; or".

Amendment of rule 20

8. In the principal Rules, in rule 20(4), in the definition of "relevant dispute" —

(*a*) in paragraph (*a*), delete "or" at the end; and

(*b*) after paragraph (*a*), insert —

"(*aa*) a refusal, by a person requested by a solicitor under rule 14B(5) or (6) to countersign a pay-out instruction relating to the payment of any conveyancing money from the solicitor's digital conveyancing account or digital conveyancing (CPF) account, to countersign that pay-out instruction; or".

Amendment of rule 21

9. In the principal Rules, in rule 21 —

(*a*) in paragraph (2)(*b*), delete "or" at the end;

(*b*) in paragraph (2)(*c*), replace the full-stop at the end with "; or";

(*c*) in paragraph (2), after sub-paragraph (*c*), insert —

"(*d*) in a case where the appointed bank is being served as a digital conveyancing account service provider —

(i) it is sent to the digital conveyancing account service provider by means of the prescribed electronic transaction system; or

(ii) if the notice or document cannot be sent by the means mentioned in sub-paragraph (i) for any reason — it is sent by electronic mail to the electronic mail address designated by the digital conveyancing account service provider for the purpose of receiving such a notice or document.";

(*d*) after paragraph (2), insert —

"(2A) A notice or document required to be served by a party on the operator of the prescribed electronic transaction system is sufficiently served, if —

(*a*) it is submitted by the means provided at the operator's Internet website at https://www.sla.gov.sg; or

(*b*) if the notice or document cannot be submitted by the means mentioned in sub-paragraph (*a*) for any reason — it is sent by electronic mail to the electronic mail address specified for this purpose on the operator's Internet website at https://www.sla.gov.sg.";

(*e*) in paragraph (4)(*b*), delete "or" at the end;

(*f*) in paragraph (4)(*c*), replace the full-stop at the end with "; or";

(*g*) in paragraph (4), after sub-paragraph (*c*), insert —

"(*d*) in a case where the appointed bank is serving the notice or document as a digital conveyancing account service provider — subject to paragraph (5A), it is sent to the party by means of the prescribed electronic transaction system and a notification of this fact is sent to the party by electronic mail to the party's electronic mail address.";

(*h*) in paragraph (5), after "appointed bank" insert "or a digital conveyancing account service provider";

(*i*) in paragraph (5)(*b*), replace "information system" with "electronic mail address";

(*j*) after paragraph (5), insert —

"(5A) A digital conveyancing account service provider must not serve a notice or document on a party by sending it to the party by means of the prescribed electronic transaction system, unless that party agrees to accept service of the notice or document by such means.";

(*k*) in paragraph (6)*(a)*, replace "(5)" with "(5A)";

(*l*) in paragraph (6)(*b*), replace ", be delivered or given to the solicitor as last notified by the party to the appointed bank, unless the appointed bank receives a notice from the party to the contrary" with "or a digital conveyancing account service provider, be delivered or given to the solicitor as last notified by the party to the appointed bank or digital conveyancing account service provider, unless the appointed bank or digital conveyancing account service provider receives a notice from the party to the contrary"; and

(*m*) after paragraph (7), insert —

"(8) To avoid doubt, a reference to an appointed bank in this rule does not include a reference to an appointed bank serving or being served a notice or document as a digital conveyancing account service provider, unless otherwise specified.

(9) In this rule, "electronic mail address" —

(*a*) in relation to service on a digital conveyancing account service provider, means the electronic mail address designated by the digital conveyancing account service provider for the purpose of receiving notices or documents served by electronic mail;

(*b*) in relation to service on the operator of the prescribed electronic transaction system, means the electronic mail address designated by the operator of the prescribed electronic transaction system for the purpose of receiving notices or documents served by electronic mail; and

(*c*) in relation to service on any other party, means the last electronic mail address given by the party concerned to the digital conveyancing account service provider as the electronic mail address for

the purpose of receiving notices or documents served by electronic mail.".

Amendment of Third Schedule

10. In the principal Rules, in the Third Schedule, in paragraph 1 —

(*a*) in sub-paragraph (*a*), delete "or" at the end;

(*b*) in sub-paragraph (*b*), delete "or telegraphic transfer";

(*c*) in sub-paragraph (*b*), replace the full-stop at the end with "; or"; and

(*d*) after sub-paragraph (*b*), insert —

"(*c*) if the parties have agreed to carry out the conveyancing transaction using the prescribed electronic transaction system —

(i) by the delivery to the vendor's solicitor of a cheque or bank draft for the amount of the deposit and made payable to the vendor's solicitor's digital conveyancing account (as identified by its unique account number); or

(ii) by the payment of the amount of the deposit to the vendor's solicitor's digital conveyancing account (as identified by its unique account number) by electronic fund transfer.".

Amendment of Fourth Schedule

11. In the principal Rules, in the Fourth Schedule —

(*a*) in paragraph 2, in the definition of "party", in paragraph (*a*)(iv), delete "or" at the end;

(*b*) in paragraph 2, in the definition of "party", after paragraph (*a*), insert —

"(*aa*) in the case of a dispute arising from a refusal, by a person requested by a solicitor under rule 14B(5) or (6) to countersign a pay-out instruction relating to the payment of any conveyancing money from the solicitor's digital conveyancing account or digital conveyancing (CPF) account, to countersign that pay-out instruction —

(i) the person;

(ii) the solicitor;

(iii) the client for whom the solicitor was acting when the solicitor made that request; or

(iv) the party to a conveyancing transaction who is entitled to be paid the conveyancing money; or"; and

(*c*) in paragraph 5(4)(*b*)(i) and (ii), replace "or variation pay-out form" with ", variation pay-out form or pay-out instruction".

New Fifth Schedule

12. In the principal Rules, after the Fourth Schedule, insert —

"FIFTH SCHEDULE

Rules 14B(3) and (7) and 14D(1)

PAYMENT OF CONVEYANCING MONEY FROM DIGITAL CONVEYANCING ACCOUNT OR DIGITAL CONVEYANCING (CPF) ACCOUNT

Nature of conveyancing transaction or payment of conveyancing money; source of conveyancing money; and purpose of or representation (if any) of relevant parties to that transaction or payment	*Persons authorised to sign or countersign pay-out instruction (under these Rules) for payment of conveyancing money in those circumstances*
1. Sale and purchase of any land (other than any HDB property); and conveyancing money provided by purchaser	

(*a*) vendor and purchaser represented by different solicitors, in a case of refund to purchaser or in a case of payment of deposit (upon exercising option to purchase the land) to be held by vendor's solicitor (in digital conveyancing account) as stakeholder pending completion of sale and purchase of the land	any authorised signatory of purchaser's solicitor
(*b*) vendor and purchaser represented by different solicitors, in any case other than item 1(*a*)	(i) any authorised signatory of vendor's solicitor; and (ii) any authorised signatory of purchaser's solicitor
2. Sale and purchase of any land (other than any HDB property); and conveyancing money withdrawn from purchaser's account in Central Provident Fund	
(*a*) Central Provident Fund Board and purchaser represented by different solicitors	(i) any authorised signatory of solicitor appointed to represent Central Provident Fund Board; and (ii) any authorised signatory of purchaser's solicitor

(*b*) Central Provident Fund Board and purchaser represented by same solicitor; and vendor represented by different solicitor	(i) any authorised signatory of solicitor appointed to represent Central Provident Fund Board; and (ii) any authorised signatory of vendor's solicitor
3. Sale and purchase of any land (other than any HDB property); and conveyancing money disbursed by mortgagee under loan taken by purchaser	
(*a*) mortgagee and purchaser represented by same or different solicitors, in a case of refund to mortgagee	any authorised signatory of mortgagee's solicitor
(*b*) mortgagee and purchaser represented by different solicitors, in any case other than item 3(*a*)	(i) any authorised signatory of mortgagee's solicitor; and (ii) any authorised signatory of purchaser's solicitor
(*c*) mortgagee and purchaser represented by same solicitor; and vendor represented by different solicitor, in any case other than item 3(*a*)	(i) any authorised signatory of mortgagee's solicitor; and (ii) any authorised signatory of vendor's solicitor

".

[G.N. Nos. S 482/2011; S 629/2011; S 665/2011; S 264/2013; S 269/2015; S 730/2015; S 7/2018; S 736/2018; S 11/2022; S 291/2022; S 918/2022]

Made on 12 November 2026.

LUKE GOH
Permanent Secretary,
Ministry of Law,
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[AG/LEGIS/SL/61/2025/1]