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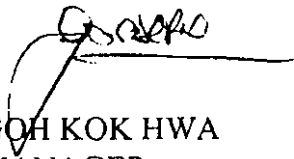
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Dear Sirs

TAKING OVER OF PRIVATE STREETS

1. LTA requires the developer who constructs new streets in conjunction with his main building development to maintain the street for a period of one year before the street is handed over to LTA. The one-year maintenance period begins when the completed street is inspected and found to be satisfactory and complied with the approved street plans.
2. It is observed that most of the development applied to LTA for inspection of the constructed private streets at the time of obtaining the Certificate of Statutory Completion (CSC). This then gives rise to a situation whereby the developer has to maintain the street for one year after CSC of the development is obtained.
3. To avoid such situation, LTA strongly encourages developers and their QPs to schedule the completion of the street works with the main building works and to arrange for inspection of these street works well in advance of the CSC application for the entire development. If this is done, the developer can then also tie in the one-year maintenance period for the street works with the normal Defect Liability Period (DLP) of the main building works.
4. We have highlighted this issue during a recent public seminar held on 19 March 2003 on "Street Works Proposals Related to Development Works". This circular serves to remind developers and QPs to consider our recommendation on the shortening of time taken in handing/taking over of private streets.

Yours faithfully


GOH KOK HWA
MANAGER
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