

**Land Titles (Strata) (Amendment) Act 1999
(No. 21 of 1999)**

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**REPUBLIC OF SINGAPORE
GOVERNMENT GAZETTE
ACTS SUPPLEMENT**

Published by Authority

NO. 34]

FRIDAY, SEPTEMBER 3

[1999

The following Act was passed by Parliament on 4th May 1999 and assented to by the President on 17th May 1999:—

LAND TITLES (STRATA) (AMENDMENT) ACT 1999

(No. 21 of 1999)

I assent.

LIM KIM SAN,
*Person exercising the
Functions of the President.*
17th May 1999.

Date of Commencement: 11th October 1999

An Act to amend the Land Titles (Strata) Act (Chapter 158 of the 1988 Revised Edition).

Be it enacted by the President with the advice and consent of the Parliament of Singapore, as follows:

Short title and commencement

1. This Act may be cited as the Land Titles (Strata) (Amendment) Act 1999 and shall come into operation on such date as the Minister may, by notification in the *Gazette*, appoint.

Amendment of section 3

2. Section 3 of the Land Titles (Strata) Act (referred to in this Act as the principal Act) is amended —

- (a) by inserting, immediately after the definition of “assurance”, the following definition:

“ “Board” means a Strata Titles Board constituted under section 86;” and

- (b) by inserting, immediately after the definition of “planning permission”, the following definition:

“ “President” means the President or a Deputy President of the Boards and includes an acting President;”.

Amendment of section 7

3. Section 7 of the principal Act is amended —

- (a) by deleting the words “or (8)” in subsection (11) and substituting the words “, (8) or (15)”; and

- (b) by inserting, immediately after subsection (13), the following subsections:

“(14) Subsection (1) shall not apply where a purchaser has

entered into a contract to dispose of a new flat in his proposed development project on the land to —

- (a) a subsidiary proprietor of a lot in a strata title plan under section 84A;
- (b) a registered proprietor of a flat in the development under section 84D, 84E or 84F;
- (c) a registered proprietor of a lot or a flat where the owners of all the lots and flats in the development have agreed to sell their lots or flats to the purchaser; or
- (d) a registered proprietor of land (other than a lot or flat) who has agreed to sell the land to the purchaser either by itself or together with the registered proprietors of any adjacent land,

before the legal completion of the transfer for the lot, flat or land, as the case may be.

(15) Where a purchaser referred to in subsection (14) has been registered as the proprietor of the lots, flats or land referred to in that subsection and has obtained planning permission from the competent authority in respect of any proposed development of the land intended for strata subdivision after the completion of any building thereon, he shall, within 6 months of obtaining the planning permission, file the schedule of strata units with the Commissioner in accordance with subsection (1) and shall not sell any other flat in the development before the share values are accepted by the Commissioner.

(16) Subsections (2) to (10) and (13) shall apply, with the necessary modifications, to any development referred to in subsection (14), including the modification that subsection (6) shall apply to such a development after the Commissioner has accepted the schedule of strata units filed under subsection (15).”.

Amendment of section 45

4. Section 45 of the principal Act is amended —

(a) by inserting, immediately after subsection (3), the following subsection:

“(3A) Where an order made under Part VI has not been complied with, the management corporation may carry out any work specified

in the order and recover from the person against whom the order was made the cost of so doing as a debt in a court of competent jurisdiction.”; and

- (b) by inserting, immediately before the word “the” in the tenth line of subsection (4), the words “and the defect is not due to any breach of the duty imposed on any person by section 57(a),”.

Amendment of section 49

5. Section 49 (1) of the principal Act is amended —

- (a) by deleting the word “or” at the end of paragraph (c);
- (b) by deleting the comma at the end of paragraph (d) and substituting the word “; or”, and by inserting immediately thereafter the following paragraph:
 - “(e) any investigation or work required to be carried out by a management corporation under any order made by a Board under section 103,”; and
- (c) by inserting, immediately after the words “purpose of” in the fifteenth line, the words “investigating or”.

Amendment of section 54

6. Section 54 (1) of the principal Act is amended —

- (a) by deleting the word “and” at the end of paragraph (c)(iv); and
- (b) by deleting the full-stop at the end of sub-paragraph (v) of paragraph (c) and substituting the word “; and”, and by inserting immediately thereafter the following sub-paragraph:
 - “(vi) whether the management corporation has received a copy of any application or order of the Board made under section 84A.”.

Amendment of section 78

7. Section 78 of the principal Act is amended by inserting, immediately after subsection (10), the following subsection:

“(11) No application shall be made under this section where the only reason for the application by the subsidiary proprietors for the sale of all the lots and common