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Notification No. B 29 — The Building Maintenance and Strata Management (Amendment) Bill is published for general information. It was introduced in Parliament on 1 August 2017.

Building Maintenance and Strata Management (Amendment) Bill

Bill No. 29/2017.

Read the first time on 1 August 2017.

A BILL

i n t i t u l e d

An Act to amend the Building Maintenance and Strata Management Act (Chapter 30C of the 2008 Revised Edition), and to make consequential and related amendments to certain other Acts with regard to building maintenance.

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 is the Building Maintenance and Strata Management (Amendment) Act 2017 and comes into operation on a date that the Minister appoints by notification in the *Gazette*.

Amendment of section 2

2. Section 2 of the Building Maintenance and Strata Management Act (called in this Act the principal Act) is amended —

(a) by deleting the definitions of “authorised proposal”, “future development lot”, “staged development”, “staged development contract” and “warranted development” in subsection (1);

(b) by deleting the word “or” at the end of paragraph (a) of the definition of “common property” in subsection (1);

(c) by inserting the word “or” at the end of paragraph (b) of the definition of “common property” in subsection (1), and by inserting immediately thereafter the following paragraph and examples:

“(c) in relation to any land and building mentioned in paragraph (a) or (b), any of the following whether or not comprised in a lot, proposed lot or non-strata lot:

(i) the pipes, wires, cables or ducts which are used, or capable of being used or enjoyed, by occupiers of 2 or more lots, proposed lots or non-strata lots (as the case may be) within that land or building, or are used or capable of being used for the servicing or enjoyment of the common property;

(ii) the cubic space enclosed by a structure enclosing pipes, wires, cables or ducts mentioned in sub-paragraph (i);

- (iii) any structural element of the building;
- (iv) the waterproof membrane attached to an external wall or a roof;

Examples

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- (a) A foundation, load-bearing wall, column or beam, a shear core, strut, ground anchor, slab (not including any layer that is the underlayment or the flooring finishing), truss and common staircase. 10
- (b) An external wall, or a roof or façade of a building which is used or enjoyed, or capable of being used or enjoyed, by occupiers of 2 or more lots, proposed lots or non-strata lots. 15
- (c) A garden, sporting or recreational facility, car park or parking area for other vehicles, none of which are comprised in a lot, proposed lot or non-strata lot. 20
- (d) A central air-conditioning system and its appurtenances, and a fire sprinkler protection system and its appurtenances. 25
- (e) Any chute, pipe, wire, cable, duct or facility for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating or cooling systems, or any other similar services.”; 30