

Land Titles (Strata) (Amendment) Bill

Table of Contents

Bill No: 32/2007

Read the first time: 27th August 2007

Long Title

Enacting Formula

1 Short title and commencement

2 Amendment of section 3

3 Amendment of section 9

4 Amendment of section 10

5 Amendment of section 81

6 Amendment of section 82

7 Amendment of section 84A

8 Amendment of section 84B

9 Amendment of section 84C

10 Amendment of section 84D

11 Amendment of section 84E

12 Amendment of section 84F

13 New sections 84FA and 84FB

14 Amendment of section 125

15 Amendment of section 126

16 Amendment of section 126A

17 Amendment of section 126B

18 Amendment of section 127

19 Amendment of section 130

20 Amendment of Schedule

21 New Second, Third and Fourth Schedules

**22 Related amendments to Building Maintenance and Strata
Management Act 2004**

23 Transitional and savings provisions

Explanatory Statement

Expenditure of Public Money

Land Titles (Strata) (Amendment) Bill

Bill No. 32/2007

Read the first time on 27th August 2007.

An Act to amend the Land Titles (Strata) Act (Chapter 158 of the 1999 Revised Edition) and to make related amendments to the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004).

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 2007 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(1) 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 “competent authority”, the following definition:

“ “council” has the same meaning as in the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004);”;

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

“ “immediate family member” has the same meaning as in the Building Maintenance and Strata Management Act 2004;”;

- (c) by inserting, immediately after the definition of “management corporation”, the following definition:

“ “ordinary resolution” has the same meaning as in the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004);”;

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

“ “proposed lot” has the same meaning as in the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004);”.

Amendment of section 9

3. Section 9(4) of the principal Act is amended by deleting the words “under section 7”.

Amendment of section 10

4. Section 10(2) of the principal Act is amended by deleting the words “shall be” in

the 5th line.

Amendment of section 81

5. Section 81 of the principal Act is amended —

- (a) by deleting the word “unanimous” in subsection (6) and substituting “90%”; and
- (b) by deleting the words “a notice of a resolution referred to in subsection (1)” in subsection (9) and substituting the words “an application under subsection (2)(b) to terminate the strata subdivision”.

Amendment of section 82

6. Section 82(9) of the principal Act is amended by deleting the words “an office copy” and substituting the words “a certified copy”.

Amendment of section 84A

7. Section 84A of the principal Act is amended —

- (a) by deleting paragraph (a) of subsection (1) and substituting the following paragraph:
 - “(a) the subsidiary proprietors of the lots with not less than 90% of the share values and not less than 90% of the total area of all the lots (excluding the area of any accessory lot) as shown in the subsidiary strata certificates of title where less than 10 years have passed since the date of the issue of the latest Temporary Occupation Permit on completion of any building (not being any common property) comprised in the strata title plan or, if no Temporary Occupation Permit was issued, the date of the issue of the latest Certificate of Statutory Completion for any building (not being any common property) comprised in the strata title plan, whichever is the later; or”;
- (b) by deleting paragraph (b) of subsection (1) and substituting the following paragraph:
 - “(b) the subsidiary proprietors of the lots with not less than 80% of the share values and not less than 80% of the total area of all the lots (excluding the area of

any accessory lot) as shown in the subsidiary strata certificates of title where 10 years or more have passed since the date of the issue of the latest Temporary Occupation Permit on completion of any building (not being any common property) comprised in the strata title plan or, if no Temporary Occupation Permit was issued, the date of the issue of the latest Certificate of Statutory Completion for any building (not being any common property) comprised in the strata title plan, whichever is the later,”;

- (c) by inserting, immediately after subsection (1), the following subsection:

“(1A) For the purposes of a collective sale under this section and before the signing of the collective sale agreement by any subsidiary proprietor —

(a) there shall be constituted a collective sale committee to act jointly on behalf of the subsidiary proprietors of the lots whose members shall be elected by the subsidiary proprietors of the lots at a general meeting of the management corporation convened in accordance with the Second Schedule; and

(b) the Third Schedule shall have effect as respects the collective sale committee, its composition, constitution, members and proceedings.”;

- (d) by deleting the words “among themselves” in subsection (2) and substituting the words “the collective sale committee referred to in subsection (1A)”;

- (e) by deleting subsection (3) and substituting the following subsection:

“(3) Subject to subsection (7C), no application may be made under subsection (1) by the subsidiary proprietors referred to in that subsection unless they have complied with the requirements specified in the First, Second and Third Schedules and have provided an undertaking to pay the costs of the Board under subsection (5).”;

- (f) by deleting the word “Schedule” in subsection (4) and substituting the words “First Schedule”;