

Land Titles (Strata) (Amendment) Bill

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Bill No: 13/1982

Read the first time: 27th July 1982

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Expenditure of Public Money

Land Titles (Strata) (Amendment) Bill

Bill No. 13/1982

Read the first time on 27th July 1982.

An Act to amend the Land Titles (Strata) Act (Chapter 277 of the Revised Edition) and to make consequential amendments to the Land Titles Act (Chapter 276 of the 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, 1982, 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 deleting the definition of “provisional share value”;
- (b) by deleting the words “and the Registrar” at the end of the definition of “strata units”; and
- (c) by deleting the word “and” at the end of paragraph (a) of the definition of “subsidiary proprietor” and substituting the word “or”.

Amendment of section 7

3. Section 7 of the principal Act is amended —

- (a) by deleting the words “and the Registrar” in the sixth line of subsection

- (1);
- (b) by deleting paragraph (a) of subsection (1) and substituting the following paragraph: —
- “(a) within sixty days of the date of issue of the approved building plan for development of the land by the relevant authority, four copies of a schedule of strata units showing the estimated share value to be allotted to each proposed strata unit; and”;
- (c) by deleting the words “a copy” in the fourth line of paragraph (b) of subsection (1) and substituting the words “four copies”;
- (d) by deleting the word “thirty” in the seventh line of paragraph (b) of subsection (1) and substituting the word “sixty”;
- (e) by deleting the words “and the Registrar” in the fourth and in the eleventh lines of subsection (3); and
- (f) by inserting, immediately after the word “variation” in the ninth line of subsection (3), the words “and approved by the Commissioner,”.

New section 7A

4. The principal Act is amended by inserting, immediately after section 7, the following section: —

“Notification of planning condition on land-register, etc.

7A.—(1) Where planning permission has been granted by the competent authority for the development of any land subject to the condition that thirty per cent of the floor area of any building in the development must be owned by a single person for a period of ten years from the date of the latest temporary occupation licence issued before the grant of the certificate of fitness in respect of the development, the competent authority shall notify the Registrar of such planning permission and file with the Registrar the plans delineating the specified flats in any building comprising the aforesaid thirty per cent of the floor area.

(2) Where the Registrar has received the notice and plans referred to in subsection (1) and the Registrar is satisfied that the plans adequately identify the flats comprised in the said thirty per cent of the floor area of the development, the Registrar shall —

- (a) enter the appropriate notification on the relevant folio of the land-register or subsidiary strata land-register; and

- (b) have the power to refuse to register any instrument disposing of any interest in any flat in contravention of the condition referred to in subsection (1) when the instrument is presented for registration.

(3) Where the Registrar has discovered that any instrument has been lodged for registration or has been finally registered in contravention of the condition referred to in subsection (1), the Registrar shall serve a notice in writing on the person who appears in the records of the Registrar as the party claiming under the said instrument of the Registrar's intention to cancel the registration of the instrument and any instrument relating to the flats referred to in subsection (1) and any relating entries in the records maintained by the Registrar. On the expiration of the Registrar's notice, the Registrar shall without giving any further notice cancel the registration of the said instruments and all entries relating thereto.

(4) The registered proprietor may lodge an application with the Registrar in the approved form for the cancellation of any notification made by the Registrar in the land-register or subsidiary strata land-register pursuant to this section and the Registrar shall cancel the notification if he is satisfied that the condition referred to in subsection (1) has been fulfilled.”.

Amendment of section 9

5. Section 9 of the principal Act is amended —

(a) by deleting subsection (3) and substituting the following subsection: —

“(3) Each storey plan shall —

- (a) delineate, subject to subsections (5) and (6), one or more proposed lots and define the boundaries thereof by reference to floors and walls;
- (b) show the number of every storey and every lot included in the plan;
- (c) show the approximate floor area of each lot including any accessory lot and the total floor area of a lot which comprises separate parts as well as the lot number and floor number;
- (d) delineate the external boundaries of each building or parts thereof proposed to be erected within the parcel as a separate tenement or an extension of any completed subdivided building or buildings in accordance with building plans (if any) and subdivision plans approved by the relevant

- authority; and
- (e) be drawn to scale.”;
- (b) by deleting the words “dimensions and” in the third line of subsection (5);
- (c) by deleting paragraph (a) of subsection (7) and substituting the following paragraph: —
 - “(a) show the share values in whole numbers of each lot including a provisional lot and a number equal to the aggregate share value entitlement of all the lots including provisional lots;”;
- (d) by inserting, immediately after subsection (9), the following subsection: —
 - “(10) No share value shall be allotted to an accessory lot.”.

Amendment of section 10

6. Section 10 of the principal Act is amended —

- (a) by deleting the words “in relation to the number of the storey” at the end of paragraph (b) of subsection (2); and
- (b) by inserting, immediately after subsection (2), the following subsection: —
 - “(2A) On registration of the strata title plan for redevelopment, parts of any lot which are capable of forming the common property as provided under this Act shall form part of the common property in relation to all the lots comprised within the same parcel as described in the strata title plan first registered with the Registrar without the need for a resolution made pursuant to section 22 directing the management corporation concerned to accept a transfer of such parts of a lot to form part of the common property.”.

Amendment of section 22

7. Section 22 of the principal Act is amended by deleting subsection (4) and substituting the following subsection: —

- “(4) Upon registration of the transfer by the Registrar —
 - (a) the transferred land or the transferred lot, as the case may be, shall form part of the common property and the provisions of the Act applicable to common property as varied by this section shall apply to such transferred land or lot;