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## BILLS SUPPLEMENT

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**Notification No. B 60** — The Land Titles (Strata) Bill is hereby published for general information. It was introduced in Parliament on 21st December 1966.



# Land Titles (Strata) Bill

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**Bill No. 60/1966.**

*Read the first time on 21st December 1966.*

A BILL

*i n t i t u l e d*

An Act to facilitate the subdivision of land into strata and the disposition of titles thereto and for purposes connected therewith.

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

## PART I

### PRELIMINARY

#### Short title and commencement

1. This Act may be cited as the Land Titles (Strata) Act, 1966, and  
5 shall come into operation on such date as the Minister may, by  
notification in the *Gazette*, appoint.

#### Application

2. Except as hereinafter provided, this Act shall apply only to  
registered land.

#### 10 Interpretation

3. In this Act, unless the context otherwise requires —

“assurance” includes any transfer, lease, charge, mortgage,  
transmission application or any other application for vesting  
made under this Act;

15 “building” means any building erected on land and capable of  
being subdivided horizontally into flats;

“Competent Authority” means the Competent Authority  
appointed under section 3 of the Planning Ordinance, 1959  
(Ord. 12 of 1959);

20 “common property” means, in relation to a subdivided building,  
so much of the land for the time being comprised in a strata  
title plan as is not comprised in any lot shown therein;

“flat” means a horizontal stratum of any building or part thereof,  
whether such stratum is on one or more levels or is partially  
25 or wholly below the surface of the ground, which is used or  
intended to be used as a complete and separate unit for the  
purpose of habitation or business or for any other purpose,  
and may be comprised in a lot, or in part of any subdivided  
building not shown in a registered strata title plan;

30 “lot” means a lot comprising a flat in a subdivided building and  
shown as such in a strata title plan;

“management corporation” means, in relation to any particular subdivided building shown in the strata title plan, the management corporation established for that building;

“parcel” means the whole of the registered land (including any part thereof on which stands a subdivided building) comprised in a strata title plan;

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“proprietor” means the proprietor of the land immediately before the subdivision thereof;

“registered land” means land which has been brought under the provisions of the Land Titles Ordinance, 1956 (Ord. 21 of 1956), by being included in a folium of the land-register, and held by the registered proprietor for an estate in fee simple or perpetuity, or for a leasehold estate comprised in a Crown or State lease or a lease from the Government having an unexpired term of at least twenty-one years as at the date of the lodgment of a plan as a strata title plan under this Act;

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“registered lease” means a lease registered under the provisions of the Land Titles Ordinance, 1956;

“registered lessee” means, in relation to any subdivided building not comprised in a strata title plan, the registered proprietor of a leasehold estate in registered land comprising a flat which is shown in a plan annexed to a registered lease, having an unexpired term of not less than twenty-one years as at the date of the lodgment of an application by such registered proprietor for a subsidiary certificate of title;

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“Registrar” means the Registrar of Titles appointed under the Land Titles Ordinance, 1956;

“strata title plan” means a plan of registered land which —

(a) is described in the title or heading thereto as a strata title plan;

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(b) shows the whole or any part of the land comprised therein as being divided into two or more strata, whether or not such stratum is divided into two or more lots;