



THE STATUTES OF THE REPUBLIC OF SINGAPORE

EXECUTIVE CONDOMINIUM HOUSING SCHEME ACT 1996

2020 REVISED EDITION

This revised edition incorporates all amendments up to and including 1 December 2021 and comes into operation on 31 December 2021.

Prepared and Published by

THE LAW REVISION COMMISSION
UNDER THE AUTHORITY OF
THE REVISED EDITION OF THE LAWS ACT 1983

Executive Condominium Housing Scheme Act 1996

ARRANGEMENT OF SECTIONS

Section

1. Short title
2. Interpretation
3. Executive condominium scheme
4. Appointment of developers
5. Restrictions as to purchase under executive condominium scheme
6. Death of applicant before issue of temporary occupation permit
7. Prohibition of transfers of housing accommodation
8. Transfer of housing accommodation on death of owner within 10 years of issue of temporary occupation permit
9. Compulsory acquisition of housing accommodation and vesting in Board
10. Payment of premium to Board by certain purchasers
11. Service of orders, etc.
12. Protection from liability
13. Application of section 4 of Residential Property Act 1976
14. Exemption

An Act to establish the executive condominium housing scheme, and to provide for matters connected therewith.

[7 June 1996]

Short title

1. This Act is the Executive Condominium Housing Scheme Act 1996.

Interpretation

2.—(1) In this Act, unless the context otherwise requires —

“Board” means the Housing and Development Board established under section 3 of the Housing and Development Act 1959;

“commercial property” means any, or a part of any, flat, house or tenement which is permitted to be used under the Planning Act 1998 or any other written law for the purpose of carrying on any business or which is lawfully so used;

“develop” means to construct or cause to be constructed any housing accommodation, including any building operations in, on, over or under any land for the purpose of erecting any housing accommodation;

“developer” means a developer appointed by the Minister under section 4;

“executive condominium scheme” means the housing scheme established by the Minister under section 3(1);

“housing accommodation” means a horizontal stratum of the whole or part of a building, whether such stratum is on one or more levels or is partially or wholly below the surface of the ground, which is wholly constructed, adapted or intended for human habitation;

“minimum occupation period”, in relation to any housing accommodation under the executive condominium scheme, means a period of 5 years starting from the date of issue of the temporary occupation permit in respect of the housing accommodation;

“permanent resident” means any person who is not subject to any restriction as to the person’s period of residence in Singapore imposed under the provisions of any written law relating to immigration for the time being in force;

“public housing accommodation” means any housing accommodation developed and sold by the Board;

“temporary occupation permit” means a permit issued under section 12 of the Building Control Act 1989;

“transfer” includes a conveyance, sale, assignment, settlement, declaration of trust, assent, disposition of whatever nature, the vesting of any estate or interest in any housing accommodation by an instrument or under a vesting order of court and every instrument capable of vesting any estate or interest in any housing accommodation upon registration of such instrument by the Registrar of Titles, but does not include a mortgage, charge or reconveyance.

(2) If any question arises as to whether any property is commercial property within the meaning of this Act, a certificate under the hand of the Minister to the effect that such property is or is not commercial property is conclusive evidence for all purposes; and every such certificate is final and shall not be called in question in any court.

(3) The Minister may, subject to such conditions or restrictions as the Minister thinks fit, delegate to any person any of the powers conferred on the Minister under sections 4, 7, 8 and 9.

Executive condominium scheme

3.—(1) The Minister may establish an executive condominium scheme to provide housing accommodation to such class of persons as the Minister may determine.

(2) The Minister may make regulations for carrying out the provisions of this Act, including regulations for or with respect to —

- (a) the terms and conditions for the sale of any housing accommodation under the executive condominium scheme;
- (b) the persons to whom any housing accommodation may be sold under an executive condominium scheme, including but not limited to the qualifications as to income, the minimum size of the family, citizenship of and ownership of any other properties by all or any such persons; and