

# **Building Maintenance (Strata Management) Regulations 2005**

## **Table of Contents**

## **Enacting Formula**

## **Part I PRELIMINARY**

### **1 Citation and commencement**

### **2 Definition**

## **Part II OWNER DEVELOPERS' OBLIGATIONS**

### **3 Fee for inspection of maintenance fund records**

### **4 Commissioner's approval to collect maintenance charges**

### **5 Supply of particulars of contractors, etc., to management corporation, etc.**

### **6 Supply of other records to management corporation, etc.**

## **Part III RESTRICTED ACTIVITIES DURING INITIAL PERIOD**

### **7 Application for order to do restricted activity**

### **8 Appeals against Commissioner's orders**

## **Part IV COUNCILS AND EXECUTIVE COMMITTEES**

### **9 Information on council and executive committee members**

### **10 Information on general meetings, etc.**

### **11 Fees for services rendered by management corporation, etc.**

**12 Agents and employees of council, etc.**

**Part V INSURANCE**

**13 Definition of this Part**

**14 Calculation of insurance limit under damage policy**

**15 Additional insurance upon request**

**16 Amount of cover under public liability insurance**

**Part VI OTHER STRATA MANAGEMENT MATTERS**

**17 Commissioner's approval to levy additional contributions**

**Part VII LIMITED COMMON PROPERTY**

**18 Limited common property for non-residential lots**

**19 Limited common property for types of residential lots**

**Part VIII BY-LAWS**

**20 Prescribed by-laws**

**21 By-laws applicable to limited common property, etc.**

**21A Maximum fee chargeable for copy of by-laws**

**Part IX MISCELLANEOUS**

**22 Search fee**

**23 Remission of fees**

**FIRST SCHEDULE**

**SECOND SCHEDULE PRESCRIBED BY-LAWS**

BUILDING MAINTENANCE AND STRATA MANAGEMENT ACT 2004  
(ACT 47 OF 2004)

BUILDING MAINTENANCE (STRATA MANAGEMENT) REGULATIONS 2005

In exercise of the powers conferred by section 136 of the Building Maintenance and Strata Management Act 2004, the Minister for National Development hereby makes the following Regulations:

PART I

PRELIMINARY

**Citation and commencement**

1. These Regulations may be cited as the Building Maintenance (Strata Management) Regulations 2005 and shall come into operation on 1st April 2005.

**Definition**

2. In these Regulations, “restricted activity” means —

- (a) in relation to any management corporation, any act referred to in section 49(1)(a), (c), (d), (e), (f) or (g) of the Act; or
- (b) in relation to any subsidiary management corporation, any act referred to in section 49(1)(a), (e), (f) or (g) of the Act.

PART II

OWNER DEVELOPERS’ OBLIGATIONS

**Fee for inspection of maintenance fund records**

3. For the purposes of section 17(6)(b) of the Act, the following fees shall be payable to an owner developer of a development by any purchaser of a lot or proposed lot in the development (or his agent) for the following matters:

- |     |   |  |
|-----|---|--|
| (a) | for inspecting the accounts and other records of any maintenance fund established for that development referred to in section 17(6)(b) of the Act | \$15 per hour or part thereof at each attendance |
|-----|---|--|

- |     |  |  |
|-----|--|--|
| (b) | for making a physical copy of or an extract from those accounts or records under section 17(6)(b) of the Act   | 30 cents per page  |
| (c) | for making an electronic copy of or an extract from those accounts or records under section 17(6)(b) of the Act (including sending the copy or extract by email to the purchaser or agent) | 40 cents per 100 megabytes (or part thereof) of the size of the document before any electronic compression to reduce its size. |

*[S 784/2018 wef 01/02/2019]*

### **Commissioner's approval to collect maintenance charges**

4.—(1) Subject to paragraph (2), the first application to the Commissioner for his approval under section 18(1) of the Act authorising an owner developer to collect any charges for the management and maintenance of a development or any common property or limited common property comprised in the development from the purchasers of any lot or proposed lot comprised in the development need not be accompanied by any fee if —

- (a) the owner developer has paid the fee prescribed in the Building Maintenance and Strata Management (Strata Units) Regulations 2005 (G.N. No. S 196/2005) when filing the schedule of strata units for that development; or
- (b) the schedule of strata units for that development was filed with the Commissioner before 1st April 2005.

(2) Every second or subsequent application to the Commissioner for his approval under section 18(1) of the Act in relation to the same development shall be accompanied by the following relevant fee:

- |     |  |                         |
|-----|--|-------------------------|
| (a) | for a mixed-use development, with or without limited common property | \$1,000 per application |
| (b) | for any other development, with or without limited common property   | \$500 per application.  |

(3) In paragraph (2), “mixed-use development” means a development that consists or is to consist of 2 or more different classes of use, and the different classes of use are as follows:

(a) residence;

*[S 784/2018 wef 01/02/2019]*

(b) office;

*[S 784/2018 wef 01/02/2019]*

(c) commercial (other than as an office), such as a shop, food establishment, theatre or car park;

*[S 784/2018 wef 01/02/2019]*

(d) boarding premises, such as a hotel, serviced apartment or nursing home;

*[S 784/2018 wef 01/02/2019]*

(e) industrial, including use as a warehouse, showroom or business park.

*[S 784/2018 wef 01/02/2019]*

### **Supply of particulars of contractors, etc., to management corporation, etc.**

5. For the purposes of section 26(4)(a)(v) of the Act, the owner developer of a development comprised in a strata title plan shall, at or within 2 weeks after convening the first annual general meeting of the management corporation constituted in respect of the strata title plan, place and deliver to the management corporation and to every subsidiary management corporation constituted for any limited common property designated on that same strata title plan, copies of the names and addresses of the following persons:

(a) the main contractor for the development;

(b) every nominated subcontractor for the development;

(c) every nominated supplier of labour or materials to the development during construction; and

(d) every subcontractor and every supplier of tiles or sanitary fittings to the development during construction.

### **Supply of other records to management corporation, etc.**

6. For the purposes of section 26(4)(a)(ix) of the Act, the owner developer of a development comprised in a strata title plan shall, at or within 2 weeks after convening the first annual general meeting of the management corporation constituted in respect of the strata title plan, place and deliver to the management corporation and to every subsidiary management corporation constituted for any limited common property designated on that same strata title plan, copies of the following records:

(a) all plans, including as-built drawings showing the location of any pipe, wire, cable, duct, chute or other facility for the provision of systems or