



REPUBLIC OF SINGAPORE

# GOVERNMENT GAZETTE

## ACTS SUPPLEMENT

*Published by Authority*

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NO. 44]

FRIDAY, NOVEMBER 10

[2017

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First published in the *Government Gazette*, Electronic Edition, on 6 November 2017 at 5 pm.

The following Act was passed by Parliament on 11 September 2017 and assented to by the President on 3 October 2017:—

### REPUBLIC OF SINGAPORE

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**No. 35 of 2017.**

I assent.

HALIMAH YACOB,

*President.*

*3 October 2017.*



An Act to amend the Building Maintenance and Strata Management Act (Chapter 30C of the 2008 Revised Edition), and to make consequential and related amendments to certain other Acts with regard to building maintenance.

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 is the Building Maintenance and Strata Management (Amendment) Act 2017 and comes into operation on a date that the Minister appoints by notification in the *Gazette*.

**Amendment of section 2**

2. Section 2 of the Building Maintenance and Strata Management Act (called in this Act the principal Act) is amended —

- (a) by deleting the definitions of “authorised proposal”, “future development lot”, “staged development”, “staged development contract” and “warranted development” in subsection (1);
- (b) by deleting the word “or” at the end of paragraph (a) of the definition of “common property” in subsection (1);
- (c) by inserting the word “or” at the end of paragraph (b) of the definition of “common property” in subsection (1), and by inserting immediately thereafter the following paragraph and examples:
  - “(c) in relation to any land and building mentioned in paragraph (a) or (b), any of the following whether or not comprised in a lot, proposed lot or non-strata lot:
    - (i) the pipes, wires, cables or ducts which are used, or capable of being used or enjoyed, by occupiers of 2 or more lots, proposed lots or non-strata lots (as the case may be) within that land or building, or are used or capable of being used for the servicing or enjoyment of the common property;
    - (ii) the cubic space enclosed by a structure enclosing pipes, wires, cables or ducts mentioned in sub-paragraph (i);

- (iii) any structural element of the building;
- (iv) the waterproof membrane attached to an external wall or a roof;

*Examples*

- (a) A foundation, load-bearing wall, column or beam, a shear core, strut, ground anchor, slab (not including any layer that is the underlayment or the flooring finishing), truss and common staircase.
- (b) An external wall, or a roof or façade of a building which is used or enjoyed, or capable of being used or enjoyed, by occupiers of 2 or more lots, proposed lots or non-strata lots.
- (c) A garden, sporting or recreational facility, car park or parking area for other vehicles, none of which are comprised in a lot, proposed lot or non-strata lot.
- (d) A central air-conditioning system and its appurtenances, and a fire sprinkler protection system and its appurtenances.
- (e) Any chute, pipe, wire, cable, duct or facility for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating or cooling systems, or any other similar services.

”,”

(d) by inserting, immediately after the definition of “development” in subsection (1), the following definition:

““escalator” means a power-driven stairway with continuously moving steps and handrails, designed for carrying people between different floors of a building, and includes a passenger conveyor but excludes any escalator prescribed;”;

(e) by inserting, immediately after the definition of “initial period” in subsection (1), the following definition:

““inspect” includes examine and test, with or without the aid of equipment;”;

(f) by inserting, immediately after the definition of “land” in subsection (1), the following definition:

““lift” means a power-driven installation that —

(a) is, or is intended to be, permanently installed in or attached to a building or part of a building;

(b) is used or designed for use for raising or lowering, or both raising and lowering, people or goods, or people and goods; and

(c) has a car, cage or platform, the direction or movement of which is substantially vertical and restricted by a guide or guides,

and includes any supporting structure, machinery, equipment, gear and enclosure used or designed for use for operating a lift, but excludes any lift prescribed;”;

- (g) by deleting the word “; and” at the end of paragraph (i) of the definition of “limited common property” in subsection (1) and substituting the words “, whether or not they are comprised in any lot or proposed lot;”;
- (h) by inserting the word “and” at the end of paragraph (ii) of the definition of “limited common property” in subsection (1), and by inserting immediately thereafter the following paragraph:
  - “(iii) all other windows of a lot or proposed lot that are located on any exterior wall of the lot or proposed lot;”;
- (i) by inserting, immediately after the definition of “stratum” in subsection (1), the following definitions:
  - ““structural defect” means a defect in a structural element of a building that —
  - (a) results in, or is likely to result in, the building or any part of the building being required by or under any law to be closed or prohibited from being used;
  - (b) prevents, or is likely to prevent, the continued practical use of the building or any part of the building;  
or
  - (c) results in, or is likely to result in, a threat of imminent collapse that may reasonably be considered to cause destruction of the building or physical damage to the building or any part of the building;