

**Land Titles (Strata) (Amendment) Act 2007  
(No. 46 of 2007)**

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The following Act was passed by Parliament on 20th September 2007 and assented to by the President on 2nd October 2007:—

**LAND TITLES (STRATA) (AMENDMENT) ACT 2007**

**(No. 46 of 2007)**

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I assent.

S R NATHAN,  
*President.*  
2nd October 2007.

**Date of Commencement: 4th October 2007**

An Act to amend the Land Titles (Strata) Act (Chapter 158 of the 1999 Revised Edition) and to make related amendments to the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004).

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 2007 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(1) of the Land Titles (Strata) Act (referred to in this Act as the principal Act) is amended —

(a) by inserting, immediately after the definition of “competent authority”, the following definition:

“ “council” has the same meaning as in the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004);”;

(b) by inserting, immediately after the definition of “flat”, the following definition:

“ “immediate family member” has the same meaning as in the Building Maintenance and Strata Management Act 2004;”;

(c) by inserting, immediately after the definition of “management corporation”, the following definition:

“ “ordinary resolution” has the same meaning as in the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004);” and

(d) by inserting, immediately after the definition of “planning permission”, the

following definition:

““proposed lot” has the same meaning as in the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004);”.

### **Amendment of section 9**

3. Section 9(4) of the principal Act is amended by deleting the words “under section 7”.

### **Amendment of section 10**

4. Section 10(2) of the principal Act is amended by deleting the words “shall be” in the 5th line.

### **Amendment of section 81**

5. Section 81 of the principal Act is amended —

- (a) by deleting the word “unanimous” in subsection (6) and substituting “90%”; and
- (b) by deleting the words “a notice of a resolution referred to in subsection (1)” in subsection (9) and substituting the words “an application under subsection (2)(b) to terminate the strata subdivision”.

### **Amendment of section 82**

6. Section 82(9) of the principal Act is amended by deleting the words “an office copy” and substituting the words “a certified copy”.

### **Amendment of section 84A**

7. Section 84A of the principal Act is amended —

- (a) by deleting paragraph (a) of subsection (1) and substituting the following paragraph:

“(a) the subsidiary proprietors of the lots with not less than 90% of the share values and not less than 90% of the total area of all the lots (excluding the area of any accessory lot) as shown in the subsidiary strata certificates of title where less than 10 years have passed since the date of the issue of the latest Temporary Occupation Permit on completion of

any building (not being any common property) comprised in the strata title plan or, if no Temporary Occupation Permit was issued, the date of the issue of the latest Certificate of Statutory Completion for any building (not being any common property) comprised in the strata title plan, whichever is the later; or”;

(b) by deleting paragraph (b) of subsection (1) and substituting the following paragraph:

“(b) the subsidiary proprietors of the lots with not less than 80% of the share values and not less than 80% of the total area of all the lots (excluding the area of any accessory lot) as shown in the subsidiary strata certificates of title where 10 years or more have passed since the date of the issue of the latest Temporary Occupation Permit on completion of any building (not being any common property) comprised in the strata title plan or, if no Temporary Occupation Permit was issued, the date of the issue of the latest Certificate of Statutory Completion for any building (not being any common property) comprised in the strata title plan, whichever is the later,”;

(c) by inserting, immediately after subsection (1), the following subsection:

“(1A) For the purposes of a collective sale under this section and before the signing of the collective sale agreement by any subsidiary proprietor —

(a) there shall be constituted a collective sale committee to act jointly on behalf of the subsidiary proprietors of the lots whose members shall be elected by the subsidiary proprietors of the lots at a general meeting of the management corporation convened in accordance with the Second Schedule; and

(b) the Third Schedule shall have effect as respects the collective sale committee, its composition, constitution, members and proceedings.”;

(d) by deleting the words “among themselves” in subsection (2) and