

Land Titles (Strata) (Amendment) Bill

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Bill No: 29/1974

Read the first time: 23rd October 1974

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Land Titles (Strata) (Amendment) Bill

Bill No. 29/1974

Read the first time on 23rd October 1974.

An Act to amend the Land Titles (Strata) Act (Chapter 277 of the Revised Edition) and to make consequential amendments to the Buildings and Common Property (Maintenance and Management) Act, 1973 (No. 23 of 1973).

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, 1974 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 of the Land Titles (Strata) Act (hereinafter in this Act referred to as “the principal Act”) is hereby amended —

- (a) by inserting immediately above the definition of “assurance” appearing therein the following new definition: —

“ “accessory lot” means a lot intended for separate proprietorship and use with any other specified lot or lots for any purpose;”;

- (b) by deleting the definition of “building” appearing therein and substituting therefor the following: —

“ “building” includes any building partially completed, or any building to be erected, within a stratum shown or specified in any strata subdivision plan submitted to the relevant authority for approval;”;

- (c) by inserting immediately after the definition of “building” appearing therein the following new definition: —

“ “Commissioner” means the Commissioner of Buildings appointed under section 3 of the Buildings and Common Property (Maintenance and Management) Act, 1973 (Act 23 of 1973);”;

- (d) by deleting the definition of “common property” appearing therein and substituting therefor the following: —

“ “common property” —

- (a) in relation to subdivided buildings in an approved plan bearing the title of “condominium” and issued by the relevant authority, means so much of the land for the time being not comprised in any lot shown in a strata title plan or in any parts of any building unit (partially erected or to be erected) intended to be included as lots in a strata title plan to be lodged with the Registrar after strata subdivision of the building unit has been approved by the relevant authority;
- (b) in relation to any subdivided building which is comprised in any plan approved by the relevant authority other than a plan bearing the title of “condominium”, means so much of the land for the time being comprised in a strata title plan as is not comprised in any lot shown therein; and
- (c) means all common property in a strata title plan irrespective of whether it has been particularly described in a strata title plan and includes —
 - (i) foundations, columns, gardens and external beams, supports, main walls, roofs, walls, lobbies, corridors, stairs, stairways, fire escapes, entrances, exits of the building or buildings;
 - (ii) the basement car parks, recreational or community facilities, common gardens, parking areas, roofs, and common storage spaces;
 - (iii) central and appurtenant installations for services such as power, light, gas, hot and cold water, heating, refrigeration, and air-conditioning and incinerators;

- (iv) escalators, lifts, tanks, pumps, motors, fans, compressors, ducts, and in general all apparatus and installations existing for common use;
 - (v) all facilities described as common property in any plan approved by the relevant authority for a condominium development and all facilities which may be shown in a legend of a strata title plan as common property; and
 - (vi) all other parts of the land not comprised in any lot necessary or convenient to the existence and maintenance and for the reasonable common use and safety of the common property;”;
- (e) by inserting immediately after the definition of “flat” appearing therein the following new definition: —
 - “ “land” includes land of any tenure, any building or parts thereof, so much of the air-space above the surface as may be reasonably used or enjoyed by any proprietor, and all substances thereunder, whether or not held apart from the surface, and any estate or interest therein;”;
- (f) by deleting the definition of “lot” appearing therein and substituting therefor the following: —
 - “ “lot” means a stratum which is shown as a lot on a strata title plan, and includes a lot specified as an accessory lot on any such plan;”;
- (g) by deleting the definition of “management corporation” appearing therein and substituting therefor the following: —
 - “ “management corporation”, in relation to any one or more subdivided buildings shown on a strata title plan, means the management corporation established for those buildings;”;
- (h) by deleting the definition of “parcel” appearing therein and substituting