

Buildings and Common Property (Maintenance and Management) Bill

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Bill No: 15/1973

Read the first time: 7th March 1973

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Buildings and Common Property (Maintenance and Management) Bill

Bill No. 15/1973

Read the first time on 7th March 1973.

An Act to provide for the proper maintenance and management of buildings and common property in Singapore.

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 Buildings and Common Property (Maintenance and Management) Act, 1973 and shall come into operation on such date as the Minister may, by notification in the *Gazette*, appoint.

Interpretation

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

“building” includes any house, hut, shed or roofed enclosure, whether used for the purpose of human habitation or otherwise, and also any wall, fence, platform, staging, gate, post, pillar, paling, frame, hoarding, slip, dock, wharf, pier, jetty, landingstage or bridge, or any structure, support or foundation connected to the foregoing;

“Commissioner” means the Commissioner of Buildings appointed under section 3;

“common property” includes fixture and fittings (including lifts), refuse chutes, refuse bin compounds, drains, sewers, pipes, wires, cables and ducts, the exterior of all common parts of the building, playing fields, driveways, car parks, open spaces, landscaped areas, walls and fences and all other facilities and installations used, or capable of being used or enjoyed in common;

“owner” means the person for the time being receiving the rent of any building, whether on his own account or as agent or trustee or as receiver, or who would

receive the same if the building were let to a tenant, and in relation to any common property includes a management corporation or a person receiving any rental or charge for the maintenance of such common property.

Appointment of Commissioner of Buildings and other officers

3.—(1) The Minister may appoint an officer to be known as the Commissioner of Buildings and such other officers as may be necessary for the purpose of administering and carrying out the provisions of this Act.

(2) The Commissioner shall, subject to any general or special directions of the Minister, have charge of the administration of this Act and Part IV of the Land Titles (Strata) Act (Cap. 277).

(3) Subject to any general or special directions of the Minister or the Commissioner, the powers conferred and the duties imposed upon the Commissioner by this Act or any rules made thereunder may be exercised or performed by any other officer appointed under subsection (1).

Power of Commissioner to require owner of building to carry out repairs and maintenance

4.—(1) Where in the opinion of the Commissioner any building or common property has not been kept or maintained in a state of good and serviceable repair or in a proper and clean condition, the Commissioner may, by notice in writing, require the owner within such period as may be specified in the notice to take such steps or carry out such repairs and maintenance as the Commissioner thinks fit.

(2) If any notice issued by the Commissioner under subsection (1) is not complied with to his satisfaction, the Commissioner or any person authorised by him may carry out or cause to be carried out all or any of the requirements specified in such notice.

(3) Any person who fails to comply with the requirements of any notice issued by the Commissioner under subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding five thousand dollars and to a further fine not exceeding twenty-five dollars for every day during which the offence is continued after conviction.

(4) The Commissioner may compound any offence under this Act or any rules made thereunder by accepting a sum not exceeding five hundred dollars from the person committing the offence.

Deposit

5.—(1) Where there has been a default in complying with the notice issued by the