

Sale of Commercial Properties (Amendment) Rules 2006

Table of Contents

Enacting Formula

1 Citation and commencement

2 Amendment of rule 2

3 Amendment of rule 5

4 Amendment of Schedule

5 Savings and transitional provisions

No. S 224

SALE OF COMMERCIAL PROPERTIES ACT (CHAPTER 281)

SALE OF COMMERCIAL PROPERTIES (AMENDMENT) RULES 2006

In exercise of the powers conferred by section 10 of the Sale of Commercial Properties Act, the Minister for National Development hereby makes the following Rules:

Citation and commencement

1. These Rules may be cited as the Sale of Commercial Properties (Amendment) Rules 2006 and shall come into operation on 19th April 2006.

Amendment of rule 2

2. Rule 2 of the Sale of Commercial Properties Rules (R 1) (referred to in these Rules as the principal Rules) is amended by deleting paragraph (1) and substituting the

following paragraph:

“(1) In these Rules, unless the context otherwise requires —

“Commissioner of Buildings” means the Commissioner of Buildings appointed under the Building Maintenance and Strata Management Act 2004 (Act 47 of 2004);

“developer” means any person who owns the land on which any commercial property is erected or in the course of erection;

“limited common property” has the same meaning as in the Building Maintenance and Strata Management Act 2004.”.

Amendment of rule 5

3. Rule 5 of the principal Rules is amended by inserting, immediately after paragraph (3), the following paragraph:

“(4) A developer shall, before accepting a booking fee from a prospective purchaser for an option to purchase any commercial property —

(a) notify the prospective purchaser that the following documents are available for his inspection at a specified place and during specified hours free of charge:

(i) a copy of the schedule of strata units or amended schedule of strata units for the building project comprising the commercial property as filed with and accepted by the Commissioner of Buildings;

(ii) where any common property of the building project comprising the commercial property is designated as limited common property, a plan or description of the limited common property and the commercial properties in the building project the purchasers of which will be entitled to the exclusive benefit of the limited common property; and

(b) make available such documents for inspection at the specified place and during the specified hours if so requested by that prospective purchaser.”.

Amendment of Schedule

4. The Schedule to the principal Rules is amended —

(a) by deleting the following words:

“

No. of Building Plans Approved by Building Authority:	BP No. _____
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”.

in Form B and substituting the following words:

“

No. of Building Plans Approved by Commissioner of Building Control:	BP No. _____.
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”;

(b) by inserting, immediately after clause 8 of Form B, the following clause:

““9. Information for Intending Purchaser of Strata Unit

9.1 The share value allotted to the Unit is _____. Your share of maintenance charges for the common property of the Building will be in the proportion (indicate share value of Unit against total share value of Building).

*9.2 Your purchase of the Unit also entitles you to the exclusive benefit of limited common property. Your share of contribution to expenses relating solely to the limited common property will be (indicate share value of Unit against total share value of units entitled to the exclusive benefit of that limited common property).

(*Delete whichever is inapplicable);”;

(c) by deleting the definition of “Building Authority” in clause 1.1.1 of Form D;

(d) by deleting the words “Building Authority under section 20 of” in the definition of “Certificate of Statutory Completion” in clause 1.1.1 of Form D and substituting the words “Commissioner of Building Control under”;

(e) by deleting the definition of “Commissioner of Buildings” in clause 1.1.1 of Form D and substituting the following definitions:

“ “Commissioner of Building Control” means the Commissioner of Building Control appointed under the Building Control Act (Cap. 29);

“Commissioner of Buildings” means the Commissioner of