

Land Titles (Strata) Regulations 2005

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No. S 163

LAND TITLES (STRATA) ACT (CHAPTER 158)

LAND TITLES (STRATA) REGULATIONS 2005

In exercise of the powers conferred by section 130 of the Land Titles (Strata) Act, the Singapore Land Authority, with the approval of the Minister for Law, hereby makes the following Regulations:

Citation and commencement

1. These Regulations may be cited as the Land Titles (Strata) Regulations 2005 and shall come into operation on 31st March 2005.

Lodgment of strata title application

2.—(1) Every strata title application lodged in the Land Titles Registry for registration shall be accompanied by —

- (a) the relevant fee prescribed in these Regulations; and
- (b) the certificate of title for the parcel.

(2) No strata title application may be lodged in the Land Titles Registry before the strata title plan for the parcel has been approved by the Chief Surveyor under the Boundaries and Survey Maps Act (Cap. 25).

Dispositions of common property

3.—(1) For the purpose of registering a transfer under section 23 of the Act, the management corporation shall lodge with the Registrar —

- (a) where the transfer involves the creation of a new strata lot, a strata title application for the issue of a subsidiary strata certificate of title for that part of the common property to be transferred, whether or not that part is to be amalgamated with an adjoining strata lot; or
- (b) where the transfer involves subdivision of the land, an application for a separate certificate of title for that part of the common property to be transferred as required under rule 21 of the Land Titles Rules (Cap. 157, R 1).

(2) Except where the part of the common property to be transferred is to be amalgamated with an adjoining strata lot, the strata title application referred to in paragraph (1)(a) shall show the share value to be allotted to that part, as filed with and accepted by the Commissioner in relation to any development of land for which planning permission was granted on or after 15th April 1976.

(3) For the purpose of registering an instrument of transfer under section 23 of the Act, the Registrar may dispense with the production of any of the affected subsidiary strata certificates of title.

Termination of strata subdivision scheme

4.—(1) A management corporation which has resolved to terminate the strata subdivision of a building under section 81(1) of the Act shall, together with the certified

copy of the resolution, lodge with the Registrar an application to terminate the strata subdivision.

(2) Upon the registration of the application in paragraph (1), the Registrar shall cancel the relevant folios of the subsidiary strata land-register.

Duplicate certificate of title

5. For the purpose of making the necessary entries in the land-register, the Registrar may require the production to him of a duplicate certificate of title relating to a parcel for which subsidiary strata certificates of title have been issued before 15th April 1976, by any person having custody thereof.

Copy of certificate of constitution of management corporation

6. Any person may, upon payment of the prescribed fee, obtain from the Registrar a copy of the certificate of constitution of a management corporation issued by the Registrar under the Act.

Fees

7.—(1) In respect of any matter for which a fee is prescribed by the Land Titles Rules (Cap. 157, R 1), then subject to these Regulations, such fee shall be payable as if prescribed hereunder.

(2) No additional registration fee shall be payable in respect of easements created by virtue of section 16, 17 or 18 of the Act.

(3) The registration fee for any instrument executed by the management corporation pursuant to section 22 or 81 of the Act shall be assessed as if such instrument related to one single lot comprised in a certificate of title.

(4) The fees specified in the Schedule shall be payable to the Registrar in respect of the matters set out in the first column thereof as follows:

- (a) where any lodgment or request for a matter is received by the Registrar before 1st April 2005, the appropriate fee specified in the second column of the Schedule shall apply;
- (b) where any lodgment or request for a matter is received by the Registrar on or after 1st April 2005 and before 1st August 2005, the appropriate fee specified in the third column of the Schedule shall apply;
- (c) where any lodgment or request for a matter is received by the Registrar on or after 1st August 2005, the appropriate fee specified in the fourth column of the Schedule shall apply.