

Land Titles (Strata) Act (Amendment of Fourth Schedule) Order 2004

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No. S 243

LAND TITLES (STRATA) ACT (CHAPTER 158)

LAND TITLES (STRATA) ACT (AMENDMENT OF FOURTH SCHEDULE) ORDER 2004

In exercise of the powers conferred by section 84A(14) of the Land Titles (Strata) Act, the Minister for Law hereby makes the following Order:

Citation and commencement

1. This Order may be cited as the Land Titles (Strata) Act (Amendment of Fourth Schedule) Order 2004 and shall come into operation on 1st May 2004.

Deletion and substitution of paragraph 1 and new paragraph 1A

2. Paragraph 1 of the Fourth Schedule to the Land Titles (Strata) Act (referred to in this Order as the Fourth Schedule) is deleted and the following paragraphs substituted therefor:

“1. Before making an application to a Board, the subsidiary proprietors referred to in section 84A (1) or the proprietors of flats referred to in section 84D (2) or 84E(3), as the case may be, shall —

- (a) execute within the permitted time but in no case more than 12 months before the date the application is made, a collective sale agreement in writing among themselves (whether or not with other subsidiary proprietors or proprietors) agreeing to agree to collectively sell —
 - (i) in the case of an application under section 84A, all the lots and common property in a strata title plan; or
 - (ii) in the case of an application under section 84D or 84E, all the flats and the land in a development to which section 84D or 84E, as the case may be, applies;
- (b) once every 8 weeks after the start of the permitted time, affix to a conspicuous part of each building comprised in the strata title plan or the development to which section 84D or 84E applies, as the case may be, a notice in the 4 official languages specifying —
 - (i) the number of subsidiary proprietors or proprietors who, immediately before the date of the notice, have signed the collective sale agreement; and
 - (ii) the proportion (in percentage) that the total share value of such subsidiary proprietors' lots bear to the total share value of all lots comprised in that strata title plan, or that such proprietors' total share or total notional share of the land bears to the total share or notional share of all proprietors in that land, as the case may be;
- (c) consider the collective sale either —
 - (i) at an extraordinary general meeting of the management corporation held in accordance with Part IV of the Act or any other corresponding written law; or
 - (ii) in the case of land in a development to which section 84D or 84E applies, at a meeting held after sending a notice of the meeting by registered post to all the proprietors to their last recorded addresses at the Registry of Titles or the Registry of Deeds and placing a copy of the notice under the main door of every flat in the development;
- (d) advertise in the 4 official languages the particulars of the application in such local newspapers as approved by the Board;