

PRACTICE CIRCULAR 3 OF 2012

To All Law Firms / Law Organisations

(A) Computerisation of the records for the HUDC estate at Shunfu

I am pleased to announce that SLA has computerised its records for the HUDC estate at Shunfu.

The Subsidiary Certificates of Title (SCTs) which will replace the leases as the documents of title will be generated by the Singapore Titles Automated Registration System (STARS) as and when there are instruments lodged and registered.

Land Register searches via Integrated Land Information Service (INLIS)

Effective 25 July 2012, searches for SCTs issued for the above development will only be available via INLIS.

Grace Period for lodgment of instruments

There is a three-month grace period commencing 25 July 2012 until 24 October 2012 for law firms/organisations to lodge their instruments in respect of the above development manually over the counter.

From 25 October 2012, instruments in respect of the above development are required to be lodged electronically via the STARS eLodgment system.

(B) Amendment to the Notice for Application to Notify Termination of Strata Subdivision

The Building Maintenance and Strata Management (Termination of Management Corporation – Exemption) Order 2012 came into operation on 11 April 2012. The Order exempts a management corporation that comprises a single subsidiary proprietor from the need to obtain a resolution by consensus to terminate its strata scheme under section 84(1) of the Building Maintenance and Strata Management Act. Such a management corporation only need to pass an ordinary resolution to terminate the strata subdivision of the building(s).

Please see **Annex A** for the Exemption Order and **Annex B** for a copy of the Building and Construction Authority's circular to the Law Society of Singapore.

In view of the Exemption Order, the form of notice to be published in the Straits Times for the termination of the strata subdivision of the building(s) in a development has been amended. A sample form of the notice is at **Annex C**. The notice is also available at www.stars.gov.sg.

This notice replaces the earlier notice referred to in paragraph 5 of Practice Circular 3 of 2006.

(C) Reflection of Void Area in Subsidiary Strata Certificate of Title (SSCT)

In line with the recent amendments to the Housing Developers Rules to enhance transparency in the real estate industry and to enable the public to make better-informed decisions when buying properties, we have reviewed the description of strata areas in the SSCTs.

Where the area of a strata lot includes void area, the statement "INCLUDES STRATA VOID OF XX SQ M" (where "XX" is the void area) will be printed immediately after the area of that strata lot in the SSCT. This new practice will apply to Strata Certified Plans submitted to the Chief Surveyor for approval from 1 August 2012.

This additional information will enable prospective buyers to know how much of the strata lot area comprises void area.

Date: 24 July 2012

VINCENT HOONG
REGISTRAR OF TITLES

First published in the *Government Gazette*, Electronic Edition, on 11th April 2012 at 5.00 pm.

No. S 151

**BUILDING MAINTENANCE AND
STRATA MANAGEMENT ACT
(CHAPTER 30C)**

**BUILDING MAINTENANCE AND STRATA MANAGEMENT
(TERMINATION OF MANAGEMENT CORPORATION —
EXEMPTION) ORDER 2012**

ARRANGEMENT OF PARAGRAPHS

Paragraph

1. Citation and commencement
 2. Exemption
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In exercise of the powers conferred by section 134(1) of the Building Maintenance and Strata Management Act, the Minister for National Development hereby makes the following Order:

Citation and commencement

1. This Order may be cited as the Building Maintenance and Strata Management (Termination of Management Corporation — Exemption) Order 2012 and shall come into operation on 11th April 2012.

Exemption

2. A management corporation for a strata title plan comprising a single proprietor shall be exempt from the requirement of a resolution by consensus in section 84(1) of the Act.

Made this 11th day of April 2012.

BENNY LIM
Permanent Secretary,
Ministry of National Development,
Singapore.

23 May 2012

The Law Society of Singapore
39 South Bridge Road
Singapore 058673
Email: lawsoc@lawsoc.org.sg

Dear Sirs

BUILDING MAINTENANCE AND STRATA MANAGEMENT (TERMINATION OF MANAGEMENT CORPORATION - EXEMPTION) ORDER 2012

We would like to bring to your attention that the Building Maintenance and Strata Management (Termination Of Management Corporation - Exemption) Order 2012 has come into operation on 11 April 2012. A copy of the Gazette is attached for reference.

2 This Order exempts a management corporation that comprises a single subsidiary proprietor (SP) from the need to obtain a resolution by consensus¹ to terminate its strata scheme under section 84(1) of the Building Maintenance and Strata Management Act (BMSMA).

3 A scenario that applies would be that in an en bloc sale situation where the purchaser cum developer becomes the single SP of the development, this single SP does not need to procure a resolution by consensus to terminate the strata scheme (i.e. the Management Corporation). However, an ordinary resolution would still be required to be passed before the strata scheme may be terminated.

4 We would appreciate it if you could disseminate the contents of this circular to your members.

Thank you

Yours faithfully
Koh Chye Hin
for Commissioner of Buildings
Building and Construction Authority

¹ 'Resolution by consensus' refers to a resolution supported in writing by all the SPs. The SPs have a 12-week period from a duly convened general meeting of the management corporation to decide.

TERMINATION OF STRATA SUBDIVISION**LAND TITLES (STRATA) ACT****NOTICE**

NOTICE is hereby given pursuant to section 81 of the Land Titles (Strata) Act that the Management Corporation Strata Title Plan No. _____ (having its registered office at _____) has, in accordance with section 84 of the Building Maintenance and Strata Management Act, passed a resolution on _____ (to insert date), that the strata subdivision of the building/s on Lot _____ Mukim/ Town Subdivision _____ at _____ (to insert property address) *known as _____ (to insert development name) be terminated.

Dated this _____ day of _____

(To insert name of law firm)

Solicitors for the Management Corporation

** Please delete where inapplicable and adapt where necessary*