

THE STATUTES OF THE REPUBLIC OF SINGAPORE

HOUSING AND DEVELOPMENT ACT

(CHAPTER 129)

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Housing and Development Act

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An Act to constitute a Housing and Development Board
for Singapore.

[1st February 1960]

PART I

PRELIMINARY

Short title.

1. This Act may be cited as the Housing and Development Act.

Inter-
pretation.
21/86.

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

“authorised occupier” means a person who is named in an application made to the Board as the person who intends to reside in the flat, house or other living accommodation sold or to be sold by the Board under Part IV or any person who is authorised in writing by the Board to reside therein except that where such a person has entered, stayed or remained in Singapore in contravention of any provision of any written law relating to immigration, he shall be deemed not to be an authorised occupier from the date of contravention;

“Board” means the Housing and Development Board established under section 3;

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

“buildings or works” includes waste materials, refuse and other matters deposited on land, and reference to the erection or construction of buildings or works shall be construed accordingly;

“building operations” includes any building or erectional operations, rebuilding operations, structural alterations of or additions to buildings and other operations normally undertaken by a person carrying on business as a builder and the

making of access roads, railways, waterworks, electrical installations and any road works preliminary or incidental to the erection of buildings;

“Central Provident Fund Board” means the Central Provident Fund Board constituted under section 3 of the Central Provident Fund Act;

Cap. 36.

“Chairman” means the Chairman of the Board;

“Chief Executive Officer” means the Chief Executive Officer appointed under section 38;

“Collector” means any officer appointed by the President to be a Collector of Land Revenue or a Deputy Collector of Land Revenue;

“commercial property” means any flat, house or building or any part thereof which is permitted to be used pursuant to the Planning Act or any other written law for the purpose of carrying on any business or which is lawfully so used;

Cap. 232.

“common property” means so much of the developed land and all parts of the building as are not comprised in the flats in a building;

“developed land” means any land of the Board upon which a building has been erected;

“flat” means a horizontal stratum of any building or part thereof, whether the stratum or part is on one or more levels or is partially or wholly below the surface of the ground;

“lease” includes an agreement for a lease;

“Master Plan” has the same meaning as in the Planning Act;

“Municipal Provident Fund” means the Municipal Provident Fund established by the City Council under the provisions of the repealed Municipal Ordinance;

1936 Ed.
Cap. 133.

“owner”, in relation to any property sold by the Board, includes a person who has purchased a leasehold interest in the property and also includes a purchaser under an agreement for a lease.

- (2) For the purposes of sections 33, 34, 35 and 36 —
“Housing and Urban Development Company” means the Housing and Urban Development Company

Cap. 50. (Private) Limited incorporated in Singapore under the Companies Act;

Cap. 150. “Jurong Town Corporation” means the Jurong Town Corporation established by the Jurong Town Corporation Act.

(3) References in this Act to a flat, house or other living accommodation shall be construed to include references to the land appurtenant to the flat, house or other living accommodation.

(4) In any other written law and in any other document whatsoever, unless the context otherwise requires, any reference to the Singapore Improvement Trust shall, except in respect of its planning functions, be construed as a reference to the Board.

PART II

HOUSING AND DEVELOPMENT BOARD

Establishment, incorporation and constitution of the Board

Establishment and incorporation of Housing and Development Board.

3. There is hereby established a body to be known as the Housing and Development Board which is a body corporate and has perpetual succession and may sue and be sued in its corporate name.

Common seal.

4.—(1) The Board shall have a common seal and that seal may from time to time be broken, changed, altered and made anew as to the Board seems fit, and, until a seal is provided under this section, a stamp bearing the inscription “Housing and Development Board” may be used as the common seal.

(2) Subject to subsection (3), all deeds, documents and other instruments requiring the seal of the Board shall be sealed with the seal of the Board in the presence of the Chairman, or the Deputy Chairman, or a member of the Board, and an officer of the Board authorised by the Board in that behalf, who shall sign every such deed, document or other instrument to which the seal is affixed, and such signing shall be sufficient evidence that the seal was duly and properly affixed and that it is the lawful seal of the Board.

(3) All deeds, documents and other instruments which relate to the sale, lease, assignment, mortgage or assurance whatsoever of any premises sold under the provisions of this Act may be sealed with the seal of the Board in the presence of any officer of the Board duly authorised by the Board to act in that behalf who shall sign every such deed, document or other instrument to which the seal is affixed, and such signing shall be sufficient evidence that the seal was duly and properly affixed and that it is the lawful seal of the Board.

(4) No officer of the Board shall be authorised for the purposes of subsection (3) unless he is a qualified person within the meaning of section 2 of the Legal Profession Act. Cap. 161.

(5) Section 12 of the Registration of Deeds Act shall not apply to any instrument purporting to have been executed under subsection (2) or (3). Cap. 269.

5. The Board may, with the approval of the Minister, make rules in regard to the execution of instruments of any description, the issue of any document and the signing of cheques and as to the proof of documents purporting to be executed, issued or signed by the Board or a member or officer thereof. Rules as to execution of documents.

6.—(1) The Board shall consist of — Constitution of Board.

- (a) a Chairman;
- (b) a Deputy Chairman; and
- (c) not less than 3 but not more than 5 other members,

all of whom shall be appointed by the Minister and on such conditions as he may determine.

(2) Members of the Board shall hold office for a period of 3 years from the date of their respective appointments and shall be eligible for reappointment on completion of that period.

(3) The Minister may appoint a person to be a temporary member of the Board during the incapacity from illness or otherwise, of any member.

(4) The Minister may appoint any member of the Board to be a temporary Chairman or temporary Deputy Chairman during the incapacity from illness or otherwise, of the Chairman or the Deputy Chairman, as the case may be.

(5) The Minister may, at any time, accept the resignation of any member of the Board appointed by him.

(6) The Minister may at any time revoke the appointment of any member of the Board.

(7) On the death, bankruptcy, inability to act, resignation, absence from Singapore for more than 3 months or revocation of the appointment of any member of the Board, the Minister may appoint a new member who shall hold office for so long as the member in whose place he is appointed would have held office.

(8) The Chairman may, by instrument in writing, authorise any member of the Board to exercise any power or perform any function, other than the functions referred to in section 4 (2), conferred on the Chairman by or under this Act.

Disqualification from membership and vacation of seat.

7.—(1) No person shall be eligible to be appointed or to remain a member of the Board who —

- (a) is an undischarged bankrupt;
- (b) has been convicted of an offence by a court of law in Singapore and sentenced to imprisonment for a term of not less than 6 months and has not received a free pardon; or
- (c) is a person found or declared under any written law to be of unsound mind.

(2) The seat of a member of the Board shall become vacant —

- (a) on his death;
- (b) if he, without sufficient cause acceptable to the Minister, fails to attend 3 consecutive meetings of the Board;
- (c) if he becomes subject to any of the disqualifications specified in subsection (1); or
- (d) if he resigns his seat.

Disclosure of interest in contract by member of Board.

8. If any member of the Board has any beneficial interest in any land or building situate in an area comprised in any development or redevelopment plan or in any other project of the Board, or has any beneficial interest in any company or undertaking with which the Board proposes to make any contract, or has an interest in any such contract, he shall disclose to the Board the fact of his interest and the nature thereof, and the disclosure shall be recorded in the minutes

of the Board, and the member shall take no part in any deliberation or decision of the Board relating to that plan, project or contract.

9. There shall be paid to members of the Board, out of the funds of the Board, such salaries, fees and allowances or expenses as the Minister may from time to time determine. Salaries and fees payable to members of Board.

10.—(1) The quorum at all meetings of the Board shall be 3 of whom one shall be the Chairman or the Deputy Chairman, and, in the absence of the Chairman, the Deputy Chairman shall preside at its meetings. Quorum.

(2) A decision of the majority of the members of the Board present and voting at a meeting of the Board shall be deemed to be a decision of the Board.

(3) In the event of the votes on any question being equal, the member presiding shall have a casting vote in addition to his original vote.

11. The Board may, subject to section 10 (1), act notwithstanding any vacancy in its membership. Vacancies.

12.—(1) The Chairman or other officers authorised by him shall, subject to such standing orders as may be made by the Board as provided in subsection (2), summon all meetings of the Board for the despatch of business. Proceedings of Board.

(2) Subject to the provisions of this Act, the Board may make standing orders to regulate its own procedure, and in particular, the holding of meetings, the notice to be given of its meetings, the proceedings thereat, the keeping of minutes, and the custody, production and inspection of the minutes.

PART III

BOARD'S RESPONSIBILITIES

Functions and duties of Board

13. Subject as hereinafter provided, it shall be the function and duty of the Board — Functions and duties of Board.

(a) to prepare and execute proposals, plans and projects for — 30/84.

(i) the erection, conversion, improvement and extension of any building for sale, lease, rental or other purpose;

- (ii) the clearance and redevelopment of slum and urban areas;
 - (iii) the development or redevelopment of areas designated by the Minister;
 - (iv) the development of rural or agricultural areas for the resettlement of persons displaced by operations of the Board or other resettlement projects approved by the Minister;
- (b) to manage all lands, houses and buildings or other property vested in or belonging to the Board;
- (c) to carry out all investigations and the surveys necessary for the performance of the functions and duties of the Board;
- (d) to provide loans, with the approval of the Minister, to enable persons to purchase —
- (i) any developed land; or
 - (ii) any other land belonging to the Board for which planning permission to develop has been obtained under the Planning Act,
- or any part thereof upon a mortgage of that land;
- (e) to do all such other matters and things as are necessary for the exercise or performance of all or any of the functions and duties of the Board.

Cap. 232.

Power to vary rate of interest payable under mortgage. 21/86.

14.—(1) Where loans are provided by the Board for the purchase of any property upon a mortgage of that property to the Board, whether such mortgage was entered into before or after 5th September 1986, the Board shall have the power, notwithstanding anything contained in the mortgage document, to vary the rate of interest payable under the mortgage upon giving the mortgagor one month's notice of the Board's intention to do so.

(2) Any notice under subsection (1) shall be in writing and shall be deemed to be sufficiently served on the mortgagor if sent by ordinary post to the mortgagor at the address of the mortgaged property and shall be deemed to be served on the mortgagor at the time when the letter would in the ordinary course of post be delivered. [13A

15.—(1) The Board may, with the approval of the Minister, cause to be formed, under the provisions of any written law for the time being in force relating to companies an incorporated private company or companies (referred to in this section as the company) limited by shares to be held by the Board and having as its or their object, all or any of the functions of the Board set out in section 13. Incorporated private companies may be formed.

(2) Notwithstanding the provisions of any written law for the time being in force relating to companies, there shall be registered with the memorandum of association of the company articles of association prescribing regulations for the company.

(3) Such articles of association of the company shall contain, inter alia, such provisions relating to —

- (a) the capital and share structure of the company;
- (b) the qualification, appointment, remuneration, powers and proceedings of directors;
- (c) dividends and reserve funds; and
- (d) the winding up of the company,

as may be directed by the Minister, and shall also provide that such employees of the Board as are transferred to the company shall enjoy salaries and conditions of service as near as may be to those on which they were employed by the Board. [14]

16. The Board may accept gifts, legacies or donations and apply them for any of its functions or duties. [15] Gifts.

17. In addition to the functions and duties imposed by this Act, the Board may undertake such other functions as the Minister may assign to the Board and in so doing, the Board shall be deemed to be fulfilling the purposes of this Act and the provisions of this Act shall apply to the Board in respect of those functions. [16] Additional functions of Board.

18.—(1) The Minister may, after consultation with the Board, give to the Board general directions not inconsistent with the provisions of this Act and the Board shall give effect to all such directions. Powers of Minister in relation to Board.

(2) The Board shall furnish the Minister with such information with respect to its property and activities as he may from time to time require. [17]

Submission
of projects
by Board.

19.—(1) The Board shall from time to time prepare and submit to the Minister proposals, plans and projects showing the nature of the work proposed to be executed and other steps proposed to be undertaken by the Board under sections 13, 17 and 18, and the Minister may reject or approve any such proposal, plan or project or any part thereof either without modification or subject to such modification as he may think fit.

(2) Every such proposal, plan or project submitted by the Board under this section shall be in such form and contain such particulars as the Minister may direct. [18

Contracts.

20. The Board may, in accordance with standing orders made under this Act, enter into such contracts as are necessary for the discharge of its functions and duties and in the case of contracts for the supply of goods or materials or for the execution of works such standing orders shall —

(a) require that, except as otherwise therein provided, notice of the intention to enter into such contracts shall be published and tenders invited; and

(b) regulate the manner in which such notice shall be published and tenders invited:

Provided that a person entering into a contract with the Board shall not be bound to inquire whether the standing orders have been complied with and all such contracts, if otherwise valid, shall have full force and effect notwithstanding that the standing orders applicable thereto have not been complied with. [19

Protection of
Board and
employees
from
personal
liability.

21. No matter or thing done and no contract entered into by the Board and no matter or thing done by any member or by any employee thereof or other person whomsoever acting under the direction of the Board shall, if the matter or thing was done or the contract was entered into bona fide for the purpose of carrying out the provisions of this Act, subject them or any of them personally to any action, liability, claim or demand whatsoever. [20

Power of
Board to
enter into
agreements.

22. It shall be lawful for the Board to make and carry into effect, any agreement whereby the Board undertakes to act as agent for the Government or any public authority in the erection of houses or other buildings, the carrying out of

repairs, the collection of rents, or in relation to any other services in connection with housing or buildings ancillary thereto. [21]

23. The Board may, with the approval of the Minister, make an ex gratia payment to any person sustaining any damage by reason of the exercise of any of the powers vested in the Board or its employees under and by virtue of this Act. [22]

Board may make ex gratia payments.

24.*—(1) The Board may, with the approval of the Minister, purchase or lease any land required for any of the purposes of this Act.

Power to purchase, sell, lease and exchange lands, etc.

(2) The Board may, with the approval of the Minister (except in the case of leases from month to month), sell, surrender, lease or exchange any land or building belonging to the Board, either in block or in parcels as may be found most convenient or advantageous.

(3) Subject to section 31, the Board may lease from month to month any land or building belonging to the Board at such rent and upon such terms and conditions as the Board may think fit.

25. Where any immovable property, not being State land, is needed for the purposes of the Board, the Board may request and the President may if he thinks fit direct the acquisition of that property; and in such a case, the property may be acquired in accordance with the provisions of any written law relating to the acquisition of land for a public purpose, and any declaration required under such written law that the property is so needed may be made (notwithstanding that compensation is to be paid out of the funds of the Board) and the declaration shall have effect as if it were a declaration that such property is needed for a public purpose made in accordance with that written law.

Compulsory acquisition of land. 7/83.

26.†—(1) No compulsory acquisition of any immovable property before 15th April 1983 shall be called in question in any court on the ground that the acquisition was not in compliance with section 25 as in force before that date.

Compulsory acquisition of property before 15th April 1983 not to be called in question.

(2) Any action or proceedings pending after 15th April 1983 in any court in respect of any matter to which

*Section 23 in the 1970 Edition was repealed by Act 35 of 1973.

†Section 3 of the Statutes (Miscellaneous Amendments) Act 1983 (No. 7/83).

subsection (1) applies shall be dismissed on application by any party, and the court may make such order as to costs as it thinks fit.

Power to
make rules.

27.—(1) The Board may, with the approval of the Minister, make rules prescribing anything that is to be prescribed and generally for carrying out the provisions of this Act.

21/86.

(2) The rules made under subsection (1) —

(a) may prescribe that any act or omission in contravention of the provisions of any regulation shall be an offence and may provide that the penalty for such an offence shall be a fine not exceeding \$4,000; and

(b) may prescribe the penalty (such penalty, if unpaid, to constitute a debt due to the Board and be recoverable as such) to be paid by the Board's tenant or licensee or an owner of any flat, house or other living accommodation sold by the Board for late payment of any rent, licence fees or maintenance fees.

(3) All rules made under the provisions of this Act shall be published in the *Gazette* and shall be presented to Parliament as soon as possible after publication.

Power to
make
standing
orders.

28. The Board may, with the approval of the Minister, make standing orders providing for any matter in regard to which standing orders may be made under this Act and in particular for the following:

(a) the method of entering into contracts by or on behalf of the Board;

(b) the delegation of powers to officers of the Board;

(c) the opening, keeping, closing and internal audit of accounts of the Board;

(d) the conduct and discipline of officers of the Board;

(e) loans and allowances or gratuities to officers of the Board;

(f) housing accommodation for officers of the Board; and

(g) the professional and technical training of officers of the Board.

29.—(1) The Board may, in its discretion, appoint from among its own members or other persons who are not members such number of committees consisting of members or other persons, or members and other persons, for purposes which, in the opinion of the Board, would be better regulated and managed by means of such committees.

Appointment of committees and delegation of powers.

(2) The Board may, subject to such conditions or restrictions as it may impose, delegate to any such committee or the Chairman or the Chief Executive Officer one or more of the functions, duties and powers by this Act vested in the Board, except the power to borrow money; and any function, duty or power so delegated may be exercised or performed by such committee or the Chairman or the Chief Executive Officer, as the case may be, in the name and on behalf of the Board.

(3) The Board may, subject to such conditions or restrictions as it may impose, delegate to an employee thereof one or more of the Board's functions, duties and powers by this Act vested in the Board, except the power to borrow money or to raise or grant loans or advances to or subscribe to stocks, shares, bonds or debentures of a company or corporation, and a function, duty or power so delegated may be exercised or performed by such employee in the name and on behalf of the Board.

(4) The Board may exercise any power conferred or perform any function or duty imposed upon it under this Act, notwithstanding the delegation of such function, duty or power under this section. [27A]

30. The Board shall in all housing and development projects act in conformity with the Master Plan. [28]

Conformity with Master Plan.

31.—(1) The Board may from time to time with the approval of the Minister fix the amount of —

- (a) rent and licence fees payable in respect of any property provided under this Act which is subject to a tenancy or licence agreement; and
- (b) maintenance fees payable in respect of any property provided under this Act.

Power to fix and vary the rent, licence fees and maintenance fees. 21/86.

(2) Notwithstanding anything contained in any tenancy or licence agreement or sale and purchase agreement in

respect of any property provided under this Act, the Board shall have the power to vary, with the approval of the Minister, the rent, licence fees or maintenance fees fixed under subsection (1).

(3) Any variation in the rent, licence fees or maintenance fees made pursuant to subsection (2) shall be published in the *Gazette* and shall take effect on such date as may be specified therein. [29

Property of Board

Transfer to Board of undertakings and assets of Singapore Improvement Trust.
Cap. 232.

32.—(1) Upon the commencement of this Act, the undertakings of the Singapore Improvement Trust shall, except as provided in the Planning Act, be transferred to and vest in the Board without further assurance.

(2) Without prejudice to the generality of subsection (1), that transfer includes —

- (a) all lands, buildings and other property, movable or immovable, and all assets, powers, rights and privileges held or enjoyed by the Singapore Improvement Trust in connection therewith, or appertaining thereto;
- (b) all rights and interests of the Singapore Improvement Trust in any other undertaking; and
- (c) all liabilities and obligations of the Singapore Improvement Trust.

(3) Any proceeding or cause of action pending or existing immediately before the commencement of this Act by or against the Singapore Improvement Trust in respect of its undertakings may be continued and enforced by or against the Board, as it might have been by or against the Singapore Improvement Trust if this Act had not been passed. [30

Transfer of properties, liabilities and obligations, etc.
12/82.

33.—(1) On 1st May 1982, all the estates and interests of —

- (a) the Housing and Urban Development Company in the lands described in the First Schedule; and
- (b) the Jurong Town Corporation in the lands described in the Second Schedule,

shall vest in the Board without further assurance subject to the same conditions of tenure incident thereto and to any

subsisting encumbrances; and the Board shall have the power to execute any instrument under the Land Titles Act, disposing of or creating an interest in any of the lands so vested in the Board (referred to in this Act as transferred properties). Cap. 157.

(2) On 1st May 1982, any land described in the Second Schedule which immediately before that day was held in trust for the Jurong Town Corporation shall be held upon the same trust for the Board.

(3) Without prejudice to the generality of subsection (1), on 1st May 1982 all the rights and liabilities of the Housing and Urban Development Company or the Jurong Town Corporation in connection with or pertaining to the transferred properties shall be transferred to the Board.

(4) All proceedings in respect of the transferred properties by or against the Housing and Urban Development Company or the Jurong Town Corporation which are pending on 1st May 1982 may be continued, completed and enforced by or against the Board. 12/82.

(5) Every agreement relating to any of the transferred properties to which the Housing and Urban Development Company or the Jurong Town Corporation was a party immediately before 1st May 1982, whether or not of such nature that the rights and liabilities thereunder could be assigned, shall have effect as from that date as if —

(a) the Board had been a party to such an agreement; and

(b) for any reference to the Housing and Urban Development Company or the Jurong Town Corporation there were substituted in respect of anything to be done on or after 1st May 1982 a reference to the Board.

(6) Any flat, house or other living accommodation which has been built on any land vested in the Board under subsection (1) (b) and which has been sold by the Jurong Town Corporation under Part IV of the Jurong Town Corporation Act shall be deemed to be a flat, house or other living accommodation sold by the Board under Part IV of this Act. 21/86.
Cap. 150.

(7) In all applications made to and registered with the Jurong Town Corporation prior to 1st May 1982 for the 21/86.

purchase of such flat, house or other living accommodation as is referred to in subsection (6), any reference to the Jurong Town Corporation shall be read as if it were a reference to the Board. [30A

Payment of compensation for transferred properties.

34.—(1) The Board shall pay to —

- (a) the Housing and Urban Development Company for the estates and interests in the lands vested in the Board under section 33 (1) (a) such compensation as may be agreed between the Board and the Housing and Urban Development Company; and
- (b) the Jurong Town Corporation for the estates and interests in the lands vested in the Board under section 33 (1) (b) such compensation as may be agreed between the Board and the Jurong Town Corporation.

(2) Any dispute between the Board and the Housing and Urban Development Company or the Jurong Town Corporation as to the compensation to be paid under subsection (1) shall be referred to an arbitrator to be appointed by the Minister and the decision of the arbitrator shall be final and binding on the parties. [30B

HUDC dwellings. 12/82.

35. All dwellings erected before or after 1st May 1982 on those lands which immediately prior to that date were vested in the Housing and Urban Development Company and are vested in the Board pursuant to section 33 (1) (a) shall be known as HUDC dwellings after that date. [30c

Transfer of rights and obligations relating to applications for HUDC dwellings.

12/82.

36.—(1) Subject to this section, on and after 1st May 1982, all the rights and obligations of the Housing and Urban Development Company with respect to the sale of its dwellings (referred to in this Act as HUDC dwellings) shall be transferred to the Board.

(2) In all applications made to and registered with the Housing and Urban Development Company prior to 1st May 1982 for the purchase of HUDC dwellings, any reference to the Housing and Urban Development Company shall be read as if it were a reference to the Board.

(3) The Board shall have power to vary the terms and conditions of any application made by an applicant and

registered with the Housing and Urban Development Company prior to 1st May 1982 for the sale and purchase of a HUDC dwelling after that date.

(4) Where an applicant refuses or fails to accept the terms and conditions as varied by the Board pursuant to subsection (3), the Board may cancel his application and refund the registration fee paid to the applicant; and no proceedings shall be instituted in any court by the applicant against the Board to recover any loss suffered directly or indirectly by the applicant arising out of or caused by the cancellation of his application. [30D

37.—(1) The Government shall be deemed to have a first charge, unless the Minister otherwise directs, on all immovable property at any time vested in or acquired by the Board to secure all moneys from time to time owing by the Board to the Government or lent by the Government to the Board. Charge on immovable property of Board.

(2) Subject to subsection (1) and excepting only such charges, and mortgages as were created, or made by the Board with the approval of the Minister before the moneys became owing to or were advanced by the Government, that charge shall have priority over all other charges and mortgages.

(3) The President by virtue of that charge may, at any time, so long as there are moneys owing by the Board to the Government —

- (a) sell the whole or any part of the immovable property of the Board, either by public auction or private contract, and on the sale execute a conveyance of the immovable property sold, which conveyance shall, without the concurrence of the Board vest that property in the purchaser;
- (b) by notification in the *Gazette* declare that the whole or any part of the immovable property of the Board shall on a date to be mentioned in the notification vest in the Government, and thereafter the immovable property of the Board described in the notification shall, on the date mentioned in the notification, vest in the Government for all the estate, right, title and

interest of the Board, freed and discharged from all charges and mortgages created or made by the Board, saving only such charges and mortgages as are excepted in subsection (2) and are subsisting securities;

- (c) appoint some person to receive the rents and other income which the Board is entitled to receive, or any portion thereof, and to apply the same in discharge of the amount due and of all expenses incurred in respect of the appointment of that person, and of the recovery by him of the rents and income; and the person so appointed shall have for the recovery of the rents or other income, all and singular the powers conferred by this Act on the Board for that purpose.

(4) Whenever any declaration has been made under this section, notice thereof shall in the case of registered land be sent to the Registrar of Titles who shall thereupon enter in the land-register a memorial of the registration of the vesting of the land in the Government and in other cases to the Registrar of Deeds who shall thereupon make an entry in the books of the registry of deeds that the land described in the notification containing the declaration is vested in the Government. [31

Officers of Board

Appointment
of Chief
Executive
Officer.

38.—(1) The Board with the approval of the Minister shall appoint a Chief Executive Officer.

(2) If the Chief Executive Officer is temporarily absent from Singapore or temporarily incapacitated through illness or for any other sufficient reason from the performance of his duties, another person may be appointed in the manner provided by subsection (1) to be the Chief Executive Officer during his temporary absence or other incapacity. [32

Appointment
of officers
and
employees.

39.—(1) Subject to the disallowance under section 69 (1) by the Minister of any item or portion of any item in a budget, the Board may, from time to time, appoint and employ such officers as may be necessary for the purpose of this Act, and may from time to time dismiss them.

(2) Subject to this section —

- (a) appointments and promotions of all employees shall be made by the Board; and
- (b) determination of an appointment, dismissal and disciplinary control of the employees of the Board are vested in the Board.

(3) The Minister may, with the consent of the Public Service Commission, declare by notification in the *Gazette* that the appointment or appointments and promotion or promotions of an officer or class of officers as he thinks fit, and determination of an appointment, dismissal and disciplinary control of persons appointed as such officers, shall be vested in the Board acting on the advice of the Public Service Commission, and upon the declaration the Board shall exercise those functions on the advice of the Public Service Commission.

(4) Notwithstanding this section, the Chief Executive Officer may appoint persons temporarily for a period not exceeding two months.

(5) The Board shall, with the approval of the Minister, prescribe the rates of remuneration payable to persons employed by the Board, and no persons so employed shall be paid otherwise than in accordance with those rates.

[33

40.—(1) No person shall be eligible for employment as an officer of the Board who has, directly or indirectly, by himself or his partner, any share or interest in any contract with, for or on behalf of the Board.

Officers not to be interested in contracts in Singapore.

(2) Any officer of the Board who has or acquires any such share or interest shall be liable in the discretion of the Board to summary dismissal without notice.

(3) No officer shall be deemed to have or acquire any such share or interest by reason only that —

- (a) he is or becomes a member of an incorporated company which owns land situated in Singapore or has a contract with or executes work for the Board; or
- (b) he has or acquires a share in any loan issued by the Board or in any security for the same. [34

Transfer of
other officers
of Singapore
Improvement
Trust.

41.—(1) Upon the commencement of this Act, every officer of the Singapore Improvement Trust, not being an officer exclusively engaged in the planning functions of the Singapore Improvement Trust, shall be deemed to be transferred to the service of the Board at the same rate of pay and, as near as may be, on the same conditions of service, as those on which he was employed by the Singapore Improvement Trust.

(2) Nothing in this section shall be deemed to affect the right of the Board to terminate the employment of any such officer transferred to the service of the Board or to vary his rate of pay or conditions of service in the manner and to the extent that the Singapore Improvement Trust could have done had he continued in the service of the Singapore Improvement Trust. [35]

Pension
schemes,
provident
fund, etc.

42.—(1) Subject to the approval of the Minister, the Board may make rules for the establishment of a scheme or schemes for the payment of pensions, gratuities, provident fund or other superannuation benefits to such officers or classes of officers of the Board as it may determine, on their death or retirement from the service of the Board or on their otherwise leaving the service of the Board.

(2) The following provisions shall apply to any scheme established under this section:

- (a) no assurance on the life of any contributor under any such scheme, and no moneys or other benefits payable under any such assurance, and no payment made under any such scheme to any person who has been employed by the Board, shall be assignable or transferable, or liable to be garnished, attached, sequestered or levied upon for or in respect of any debt or claim whatsoever, other than a debt due to the Board or to the Government;
- (b) no donation by the Board or contribution by its officers made under any such scheme and no interest thereon shall be assignable or transferable or liable to be attached, sequestered or levied upon for or in respect of any debt or claim whatsoever other than a debt due to the Board or to the Government;

- (c) no such donation, contribution or interest shall be subject to the debts of the contributor, nor shall such donation, contribution or interest pass to the Official Assignee on the bankruptcy of the contributor, but, if the contributor is adjudicated a bankrupt or is declared insolvent by a court, the donation, contribution or interest shall, subject to the provisions of this Act, be deemed to be subject to a trust in favour of the persons entitled thereto on the death of the contributor;
- (d) the bankruptcy of a contributor shall not affect the making of deductions from the salary of the contributor in accordance with any such scheme, but such deductions shall continue to be made notwithstanding the provisions of any written law, and the portion of salary so deducted shall not be deemed to form part of his after-acquired property;
- (e) subject to the provisions of any such scheme, all moneys paid or payable under any such scheme on the death of a contributor shall be deemed to be subject to a trust in favour of the persons entitled thereto under the will or intestacy of the deceased contributor, or under a nomination in such form as may be prescribed in the scheme, and shall not be deemed to form part of his estate or be subject to the payment of his debts but shall be deemed to be property passing on his death for the purposes of the Estate Duty Act; Cap. 96.
- (f) any contributor may by a memorandum under his hand appoint a trustee or trustees of the moneys payable on his death out of any such scheme and may make provision for the appointment of a new trustee or new trustees of such moneys and for the investment thereof; such a memorandum shall be in the form prescribed in the scheme and shall be deposited with the Board;
- (g) if at the time of the death of any contributor or at any time afterwards, there is no trustee of such moneys or it is expedient to appoint a new trustee or new trustees, then and in any such

case a trustee or trustees or a new trustee or new trustees may be appointed by the High Court or a Judge thereof; and

- (h) the receipt of a trustee or trustees duly appointed, or in default of any such appointment and of written notice thereof to the Board, the receipt of the legal personal representative of a deceased contributor shall be a discharge to the Board for any moneys payable on his death out of any such scheme. [36]

Retirement of non-eligible officers and employees transferred to the service of Board.

43. Where any officer of the Singapore Improvement Trust who is deemed to have been transferred to the service of the Board by section 41 and is not eligible to be a member of the Municipal Provident Fund retires or dies in the service of the Board, the Board may grant to him or his legal personal representative such allowance or gratuity as the Board may think fit. [37]

Safeguarding of Provident Fund benefits. Cap. 166.

44.—(1) Rules for the maintenance of the Municipal Provident Fund made under section 12 of the Local Government Integration Act shall be binding upon the Board and its officers.

S 179/56.

(2) Until such rules are made, the Municipal (Provident Fund) Rules 1956, as from time to time amended, shall continue to apply to every person transferred to the service of the Board under section 41 who, immediately before the commencement of this Act, was a member of the Municipal Provident Fund, or would have been eligible for membership of that Fund if he had attained the age of 20 years and had passed a medical examination of the standard prescribed, in the like manner as those Rules applied to such persons immediately before the commencement of this Act, and every reference to service or employment with the City Council in those Rules shall be construed as a reference to service or employment with the Board in respect of such persons.

(3) Until such rules are made, the provisions of the Municipal (Provident Fund) Rules 1956, as from time to time amended, requiring the City Council to make payments into the Municipal Provident Fund shall apply to the Board and be construed as provisions requiring the Board to make payments into that Fund in respect of every

person referred to in subsection (2) who is or who becomes a member of the Fund.

(4) Persons who have been transferred to the service of the Board under section 41 may count their previous service in the Singapore Improvement Trust and their previous membership of the Municipal Provident Fund and their contributions to the Fund for the purpose of determining the benefits to which they become entitled under this section. [38]

45. All members and officers of the Board shall be deemed to be public servants within the meaning of the Penal Code. [39] Public servants. Cap. 224.

PART IV

SALE OF FLATS, HOUSES OR OTHER BUILDINGS

46.—(1) The Board may, with the approval of the Minister, sell any developed land or part thereof. Power to sell and restrictions as to registration.

(2) The Registrar of Deeds and the Registrar of Titles shall not, without the written consent of the Board, register any assurance relating to any developed land or part thereof which has been sold under the provisions of this Part.

(3) The certificate of the Board that any developed land or part thereof has been sold under the provisions of this Part shall be conclusive evidence of that fact. [40]

47.—(1) No person shall be entitled to purchase any flat, house or other living accommodation sold subject to the provisions of this Part if such person, his spouse or any authorised occupier — Restrictions as to purchase.

(a) is the owner of any other flat, house, building or land or has an estate or interest therein; or

(b) has, at any time within 30 months immediately prior to the date of making an application to the Board to purchase the same, or between the date of such application and the date of completion of the purchase of the flat, house or other living accommodation, sold any flat, house, building or land of which he was the owner, or divested himself of any interest therein.

Cap. 269.
Cap. 157.

(2) Where a person purchases a flat, house or other living accommodation in contravention of subsection (1), he shall not present for registration under the provisions of the Registration of Deeds Act or the Land Titles Act the assurance of the flat, house or other living accommodation. The Board shall on discovery of such a purchase —

- (a) serve a written notice upon the purchaser of the flat, house or other living accommodation of its intention to lodge with the Registrar of Deeds or the Registrar of Titles, as the case may be, an instrument under subsection (3) for the vesting in the Board of the title to or the estate or interest in that flat, house or other living accommodation; or
- (b) where no lease has been registered in favour of the purchaser, serve a written notice of the Board's intention to terminate the agreement for a lease and to re-enter upon the flat, house or other living accommodation or part thereof in the name of the whole and thereupon any interest of the purchaser shall absolutely determine.

The purchaser may, within 14 days after the service of the notice, appeal to the Minister whose decision shall be final and shall not be called in question in any court.

(3) Where an appeal has been made to the Minister pursuant to subsection (2), the Board shall not proceed to vest the title to or the estate or interest in the flat, house or other living accommodation in itself, or to repossess the flat, house or other living accommodation, until the appeal has been disposed of.

(4) The Registrar of Deeds or the Registrar of Titles shall register any instrument, lodged under subsection (3), without being concerned to inquire into its regularity or validity, and upon its registration the title to or the estate or interest in the flat, house or other living accommodation shall vest in the Board without further assurance free from all encumbrances (save such subsisting covenants, conditions or restrictions, if any, as may be binding on the Board) for such title, estate or interest as the Board would have had on the date of the registration of the instrument, if there had been no sale of the flat, house or other living accommodation.

(5) Upon the registration of such an instrument —

(a) in the case of a flat, house or other living accommodation, registered under the provisions of the Registration of Deeds Act, the Registrar of Deeds shall make an entry in the books of the registry that the flat, house or other living accommodation has vested in the Board in accordance with subsection (4), and upon that entry being made, the flat, house or other living accommodation shall vest in the Board free from all encumbrances, subject to such subsisting covenants, conditions or restrictions, if any, as may be binding on the Board; or

(b) in the case of a flat, house or other living accommodation, registered under the provisions of the Land Titles Act, the flat, house or other living accommodation shall vest in the Board free from all encumbrances, subject to such subsisting covenants, conditions or restrictions, if any, as may be binding on the Board, and the Registrar of Titles shall cancel the registration of any mortgage, charge or lease thereby overreached.

(6) The Board may in its discretion forfeit any moneys paid or deposited in respect of the purchase of any flat, house or other living accommodation from the Board if the Board discovers that the person who has purchased or seeks to purchase the flat, house or other living accommodation has acted in contravention of subsection (1).

(7) The Board may, in its discretion or on the direction of the Minister, exempt any person or class of persons from all or any of the provisions of this section.

(8) Notwithstanding subsection (1), the Board may sell or lease a flat, house or other living accommodation to any person, notwithstanding that such person, his spouse or any authorised occupier has purchased or acquired, with the prior written consent of the Board, any commercial property not exceeding in value \$250,000 or such higher value as the Minister may allow, and that commercial property is used or intended to be used by any such person for business purposes.

(9) Without prejudice to any other rights, contractual or otherwise, which the Board may exercise, the Board may

cancel an application to the Board, whether registered before or after 5th September 1986, for the purchase of a flat, house or other living accommodation where —

- (a) the applicant has made any misrepresentation of a material fact or false statement in a material particular, whether innocently or otherwise, in relation to his application;
- (b) the applicant, his spouse or any person above the age of 14 years listed in his application as intending to reside in the premises applied for has been convicted of an offence under section 304A, 336, 337 or 338 of the Penal Code in connection with the throwing of any matter or thing from any property belonging to, sold by or leased from the Board;
- (c) the applicant has paid in full or partially the purchase price or any loan for the purchase of the flat, house or other living accommodation with any cash grant made by the Government to the owner and paid into the owner's account with the Central Provident Fund pursuant to section 14 of the Central Provident Fund Act and the applicant fails or refuses to return the money to the Government when he is required to do so under the terms of the grant; or
- (d) the applicant, his spouse or any person listed in his application as intending to reside in the premises applied for has been convicted of an offence under any written law relating to immigration for giving food or shelter to any person who has entered, remained or stayed in Singapore in contravention of any written law relating to immigration or for assisting such person in any way to evade apprehension. [41

Cap. 224.

Cap. 36.

Power
to vary
terms and
conditions.
21/86.

48.—(1) The Board shall have power to vary the terms and conditions of any application made by an applicant and registered with the Board, whether before or after 5th September 1986, for the sale and purchase of any flat, house or other living accommodation sold subject to the provisions of this Part.

(2) Where an applicant refuses or fails to accept the terms and conditions as varied by the Board pursuant to subsection (1), the Board may cancel his application and refund the deposit and administrative fees paid by the applicant; and no proceedings shall be instituted in any court by the applicant against the Board to recover any loss suffered, directly or indirectly, by the applicant arising out of or caused by the cancellation of his application. [41A

49.—(1) Where —

(a) a flat is sold by the Board to any person under the provisions of this Part; or

(b) any estate or interest in such flat is —

(i) subsequently transferred by or to any person with the written consent of the Board; or

(ii) surrendered to the Board,

and a solicitor is not employed by such person to act for him in the transaction, the Board may by its duly authorised officer act for such person.

(2) Where the Board acts for such person as is mentioned in subsection (1), then for the purposes of the registration of any instrument relating to the sale of the flat or the aforesaid transaction in respect of the flat —

(a) in the case of an instrument which is required to be registered under the Registration of Deeds Act, section 12 of that Act shall not apply if a duly authorised officer of the Board certifies that such flat has been sold under the provisions of this Part; and

(b) in the case of an instrument which is required to be registered under the provisions of the Land Titles Act, a certificate of an officer of the Board duly authorised by the Board to act for such person as is mentioned in subsection (1) shall be sufficient for the purposes of section 54 (4) of that Act.

(3) For the purposes of this section —

“flat” means any flat, house or other building or living accommodation sold by the Board under the provisions of this Part;

Special provisions.

Cap. 269.

Cap. 157.

“transfer”, with reference to a flat, means the conveyance, sale, purchase, assignment, mortgage, charge or the disposal in any manner of any estate or interest in a flat and includes a discharge of a mortgage, or a reconveyance, or the devolution of the rights of a deceased owner of a flat to another person, and “is transferred” shall be construed accordingly.

Cap. 161.

(4) Section 30 of the Legal Profession Act shall not apply to any officer of the Board acting for any party to the transactions referred to in subsection (1). [42]

Flat, house or other building not to be sold, mortgaged, etc., without consent of Board.

50.—(1) No flat, house or other building which has been sold by the Board under the provisions of this Part shall be sold, leased, mortgaged or disposed of without the prior written consent of the Board.

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Cap. 157.

(2) Where any assignment, mortgage, transfer, charge or lease of any such flat, house or other building which is executed by or on behalf of the owner thereof without the prior written consent of the Board is registered under the provisions of the Registration of Deeds Act or the Land Titles Act, the Board may by an instrument lodged with the Registrar of Deeds or the Registrar of Titles, as the case may be, declare such assignment, mortgage, transfer, charge or lease to be void and the Registrar of Deeds or the Registrar of Titles shall register the instrument without being concerned to inquire into its regularity or validity, and upon registration thereof shall cancel the registration of any such assignment, mortgage, transfer, charge or lease.

(3) Any assignment, mortgage, transfer, charge or lease by an owner of a flat, house or other building sold subject to the provisions of this Part which would not be void but for this section, shall be deemed to be valid for the purposes of any legal proceedings instituted by the Board under sections 55, 56 and 61. [43]

Flats, houses or other buildings not to be attached, etc., and no trust in respect thereof to be created without approval of Board.

51.—(1) No lien by deposit of the title deeds, as security for a debt, of any flat, house or other building that has been sold by the Board under the provisions of this Part shall be capable of being created in favour of any person and no caveat in support of any such lien by deposit shall be capable of being registered under the provisions of the Registration of Deeds Act or the Land Titles Act.

(2) No such flat, house or other building shall vest in the Official Assignee on the bankruptcy of the owner thereof.

(3) No such flat, house or other building shall be attached in execution of a decree of any court.

(4) (a) No trust in respect of any such flat, house or other building shall be created by the owner thereof without the prior written approval of the Board. 30/84.

(b) Every trust which purports to be created in respect of any such flat, house or other building without the prior written approval of the Board shall be void. [44

52.—(1) The transmission on the death of the owner, whether testate or intestate, or any transfer by the personal representatives of a deceased owner of a flat, house or other building that has been sold subject to the provisions of this Part shall not be registered under the provisions of the Registration of Deeds Act or the Land Titles Act without the written consent of the Board:

Transfer of a flat, house or other building on death of owner.

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Provided that where the Board refuses to give its consent, the Board may lodge an instrument with the Registrar of Deeds or the Registrar of Titles, as the case may be, to have the flat, house or other building vested in the Board.

(2) Where no representation has been taken out under a will or on the intestacy of a deceased owner of a flat, house or other building within 12 months from the death of the owner, or where representation has been taken out but the personal representatives do not apply for the Board's written consent for the transmission or transfer of the flat, house or other building within 6 months from the date of representation, the Board may lodge an instrument with the Registrar of Deeds or the Registrar of Titles, as the case may be, to have the flat, house or other building vested in the Board.

(3) Where on the death of the owner of a flat, house or other building that has been sold subject to the provisions of this Part the lease in favour of the owner has not been registered under the provisions of the Registration of Deeds Act or the Land Titles Act, or where no representation has been taken out under a will or on the intestacy of a deceased owner of such flat, house or other building within 12 months from the death of the owner, the Board may rescind the agreement for the lease of such flat, house or other building.

(4) Where the Board decides to lodge an instrument under subsection (1) or (2) to have the flat, house or other

building vested in itself or to rescind an agreement for a lease under subsection (3), the Board shall —

- (a) serve a written notice on the personal representatives of the deceased owner of, and on all persons known or believed to have an interest or estate in, the flat, house or other building; and
- (b) in the case where no representation is taken out, serve a notice on the flat, house or other building and on all persons known or believed to have an interest or estate in the flat, house or other building,

of its intention to lodge with the Registrar of Deeds or the Registrar of Titles, as the case may be, an instrument of vesting under subsection (1) or (2) or of its decision to rescind the agreement for a lease and of the compensation to be paid therefor and the date on which the instrument will be lodged as aforesaid, or the date the rescission is to take effect, not being a date earlier than 28 days after the date of the service of the notice.

(5) The personal representatives and any person who is interested in the estate of the deceased owner may, within 28 days after the date of the service of the notice, appeal to the Minister whose decision shall be final and shall not be called in question in any court.

(6) Where an appeal is made to the Minister pursuant to subsection (5), the Board shall not proceed to lodge an instrument of vesting under subsection (1) or (2) until the appeal is disposed of.

(7) The Registrar of Deeds or the Registrar of Titles shall register any instrument lodged under subsection (1) or (2) without being concerned to inquire into its regularity or validity and —

- (a) in the case of a flat, house or other building registered under the provisions of the Registration of Deeds Act, the Registrar of Deeds shall make an entry in the books of the Registry that the flat, house or other building has been vested in the Board and upon that entry being made; and

- (b) in the case of a flat, house or other building registered under the provisions of the Land Titles Act, the Registrar of Titles shall register

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the instrument on the relevant folio of the land-register without the necessity of the production of the duplicate certificate of title and upon registration thereof,

the title to and the estate or interest in the flat, house or other building shall vest in the Board free from all encumbrances, subject to such subsisting covenants, conditions or restrictions, if any, as may be binding on the Board, and the Registrar of Deeds or the Registrar of Titles, as the case may be, shall cancel the registration of any mortgage, charge or lease thereby overreached.

(8) Where an appeal has been determined by the Minister or on the expiry of a period of 28 days after the service of the notice referred to in subsection (4) and the personal representatives do not consent to receive the compensation, or where representation has not been taken out under a will or intestacy of the deceased owner, or where there are conflicting claims to the compensation to be paid by the Board, the Board shall apply to the High Court *ex parte* by originating summons, supported by an affidavit, for an order to deposit the amount of the compensation in Court and, notwithstanding anything to the contrary in the Rules of the Supreme Court for the time being in force, the High Court may make such an order.

(9) The compensation to be paid by the Board for any flat, house or other building vested in the Board under this section shall be determined by the Board. [45

53.—(1) The owners of flats in any building of the Board shall, as soon as possible after they are directed by the Board in writing, establish a body corporate under the name of “The Management Corporation for flat numbers . . . of the Housing and Development Board building situate in Lot number . . . in Town Sub-Division or Mukim . . .”.

Establishment of management corporations.

(2) The Board shall not, without the prior approval in writing of the Minister and without consulting all the owners of the flats in any building, make any direction, under subsection (1), upon owners of the flats of the Board in any building.

(3) Where a direction of the Board under subsection (1) is not carried out, the Board may, with the approval of the Minister, by notification in the *Gazette*, authorise a

company, incorporated under the provisions of any written law for the time being in force relating to companies, to exercise the functions, duties and powers of a management corporation.

(4) The Board may, in its discretion, with the approval of the Minister, by a notification in the *Gazette* revoke any authorisation granted to a company under subsection (3) without assigning any reason therefor.

(5) A management corporation shall be constituted by an order made by the Minister, which shall be published in the *Gazette*.

(6) Upon the constitution of a management corporation and so long as one exists in relation to a building, every owner of a flat in the building shall be —

- (a) a member of the management corporation; and
- (b) entitled to such voting rights as may be prescribed.

(7) A management corporation, constituted under subsection (5), shall have perpetual succession and may sue and be sued in its name and do all other matters and things incidental or appertaining to a body corporate and not inconsistent with the provisions of this Act.

(8) A management corporation shall establish and maintain a fund for administrative purposes sufficient in the opinion of the corporation for the control, management and administration of the common property, for the payment of any rent, rates and premiums of insurance and the discharge of any other obligations of the corporation.

(9) For the purposes of establishing and maintaining a fund in accordance with subsection (8), the management corporation may —

- (a) determine from time to time the amounts to be raised for the purposes referred to in that subsection;
- (b) raise amounts so determined by levying contributions on the owners in such proportions as may be prescribed; and
- (c) recover from any owner by an action in any court of competent jurisdiction any sum of money expended by the management corporation for rents, rates, premiums, maintenance,

conservancy or for repairs to or done by it at its direction to his flat.

(10) Subject to subsection (12), any contribution levied under subsection (9) shall be due and be payable —

- (a) on the passing of a resolution to that effect and in accordance with the terms of that resolution; or
- (b) if the Board or a company, as the case may be, is performing the functions of a management corporation and has been vested with its powers, under section 54 on the service of a written notice and in accordance with the terms of that notice,

and may be recovered by the management corporation or the company, as the case may be, in an action in any court of competent jurisdiction from the owner of the flat at the time when the resolution or notice, as the case may be, was passed or served and from the owner of the flat at the time when the action is instituted, both jointly and severally.

(11) A certificate of the Board shall be conclusive evidence of the amount that may be due to the Board under subsection (10).

(12) A management corporation shall on the application of any owner of a flat or any person authorised in writing by him certify —

- (a) the amount determined as the contribution of the owner;
- (b) the manner in which that contribution is payable;
- (c) the extent to which his contribution has been paid by the owner; and
- (d) the amount of any rates paid by the management corporation and not recovered by it,

and in favour of any person dealing with that owner such a certificate shall be conclusive evidence of the matters certified therein.

(13) A management corporation constituted under subsection (5) shall not be wound up except by an order made by the Minister cancelling the order by which it was constituted. Such an order shall be published in the *Gazette* and shall provide for the winding up of the management corporation and for its dissolution. [46

Board or company may exercise powers of management corporation.

54. The functions and duties of a management corporation may be performed and its powers shall be vested and may be exercised by —

(a) the Board —

- (i) where a management corporation has not been constituted under section 53 (5); or
- (ii) where a management corporation, which had been constituted under section 53 (5), has been wound up by an order under section 53 (13); or

(b) a company authorised by the Board under section 53 (3). [47]

Determination of lease.

55. The Board may, where a flat, house or other building has been sold by the Board under the provisions of this Act —

- (a) if the rent reserved by the lease or any part thereof is unpaid for 3 calendar months after becoming payable and the Board has sent a demand in writing by registered post addressed to the purchaser at the flat, house or other building (whether the demand has been received by the owner or not);
- (b) if the owner has committed any breach of a condition against assigning, underletting or parting with possession of the flat, house or other building or any part thereof or has committed any other condition the breach of which is not capable of remedy and the Board has sent a notice in writing by registered post addressed to the owner or purchaser at the flat, house or other building (whether the notice has been received or not);
- (c) if any condition (being a condition the breach of which is capable of remedy) on the part of the owner is not performed or observed within two weeks after a notice in writing has been sent by the Board to the owner addressed to the owner at the flat, house or other building drawing the attention of the owner to the non-performance or non-observance of the condition (whether the demand has been received by the owner or not);

- (d) if the owner has submitted a false statement in his application form for the purchase of the flat, house or other building;
- (e) if the owner has, in the opinion of the Board, committed a breach of any of the rules made under section 65 (1) (f); or
- (f) if the owner, has in the opinion of the Board, used the flat, house or other building otherwise than for the purpose allowed in the lease,

in every such case re-enter upon the flat, house or other building or part thereof in the name of the whole and thereupon the lease shall absolutely determine, but such determination shall be without prejudice to any right of action or remedy of the Board in respect of any such breach or any other breach of the conditions contained in the lease.

[48

56.—(1) The Board may compulsorily acquire any flat, house or other living accommodation sold subject to the provisions of this Part, whether before or after 2nd June 1975 —

Board may compulsorily acquire property sold subject to the provisions of this Part. 13/75.

- (a) if the owner thereof and his spouse, if any, has, in the opinion of the Board, ceased to occupy the same;
- (b) if the owner thereof, his spouse or any authorised occupier has at any time, whether before or after 2nd June 1975, acquired whether by operation of law or otherwise any title to or an estate or interest in any other flat, house or building or land;
- (c) if the flat, house or other living accommodation has in the opinion of the Board been used otherwise than for the purpose permitted by the lease;
- (d) if the owner thereof has permitted any person other than an authorised occupier to reside or stay in the flat, house or other living accommodation;
- (e) if the owner thereof has failed to perform or observe any condition contained in the lease to be performed or observed on the part of the owner after a notice in writing has been sent by

25/79.

21/86.

the Board drawing his attention to the non-performance or non-observance of the condition in the lease;

- (f) if the owner thereof has made a misleading or false statement in his application to the Board for the purchase of the same;
- 21/86. (g) if the owner thereof has made a misrepresentation of a material fact, whether innocently or otherwise, to the Board relating to the purchase of the flat, house or other living accommodation;
- (h) if the owner thereof assigns, underlets or parts with the possession of the same or any part thereof without obtaining the prior written consent of the Board as required by the lease;
- (i) if, in the opinion of the Board, the flat, house or other living accommodation is not being occupied by such minimum number of persons or by such persons as the Board may require;
- 12/82. (j) if the owner thereof has at any time, whether before or after 2nd June 1975, ceased to be a citizen of Singapore or if the owner thereof has at any time whether before or after 1st May 1982 ceased to be a permanent resident of Singapore;
- (k) if the rent or any payments or any part thereof due to the Board reserved under the lease or mortgage remains unpaid for 3 calendar months after they are due and payable and the Board has sent a notice of demand in writing to the owner thereof;
- 21/86. (l) if the purchase price or any loan for the purchase of the flat, house or other living accommodation has been paid in full or partially with any cash grant made by the Government to the owner and paid into the owner's account with the Central Provident Fund pursuant to section 14 of the Central Provident Fund Act and the owner refuses or fails to return the money to the Government when he is required to do so under the terms of the grant;
- Cap. 36. (m) if the owner thereof, his spouse or any authorised occupier above the age of 14 years has on or after 1st March 1984 been convicted of an

offence under section 304A, 336, 337 or 338 of the Penal Code in connection with the throwing of any matter or thing from any property belonging to, sold by or leased from the Board; or

- (n) if the owner thereof, his spouse or any authorised occupier has been convicted of an offence under any written law relating to immigration for giving food or shelter to any person who has entered, remained or stayed in Singapore in contravention of any written law relating to immigration or for assisting such person in any way to evade apprehension.

(2) Subsection (1) (b) shall not apply to any owner or his spouse or any authorised occupier who has purchased or acquired, with the prior written consent of the Board, any commercial property not exceeding in value \$250,000 or such higher value as the Minister may allow, and that commercial property is used or intended to be used by any such person for business purposes.

(3) Where the Board intends to exercise its powers of compulsory acquisition conferred by this section, the Board shall serve a notice in writing on the owner of the flat, house or other living accommodation and all persons known or believed to be interested in claiming all or any part of the compensation to be paid for the flat, house or other living accommodation (referred to in this Act as an interested person) stating the Board's intention to acquire the premises and the compensation to be paid therefor.

(4) An owner or interested person who objects to a proposed acquisition by the Board may, within 28 days after the service of a notice referred to in subsection (3), submit in writing to the Board precisely the grounds upon which he objects to the acquisition and the compensation offered by the Board.

(5) The Board shall consider the objection and may either disallow it or allow it either wholly or in part, and shall serve the owner or interested person by post or otherwise with a written notice of its decision.

(6) Any appeal by any owner or interested person aggrieved by the decision of the Board shall be made to the

Minister within 28 days after the date of service of such decision on the owner or interested person and the decision of the Minister shall be final and not open to review or challenge on any ground whatsoever.

(7) This section shall not limit or affect the powers conferred upon the Board by any other provision of this Act or under any other written law to exercise its right of forfeiture and right of re-entry for a breach of the conditions of a lease.

(8) The compensation to be paid by the Board for any flat, house or other living accommodation compulsorily acquired by the Board under this section shall be determined by the Board.

12/82.

(9) The Minister may direct the Board to exempt any person or class of persons from all or any of the provisions of this section. [48A

Vesting of
acquired
property
in Board.

57.—(1) When the Board has made a decision pursuant to section 56 to compulsorily acquire a flat, house or other living accommodation, the Board may —

(a) lodge an instrument with the Registrar of Deeds or the Registrar of Titles, as the case may be, for the vesting in the Board of the title to or the estate or interest in that flat, house or other living accommodation —

(i) in the case where no objection has been made pursuant to section 56 (4), on the expiry of a period of 28 days after the date of service of the notice referred to in section 56 (3); and

(ii) in the case where an appeal has been made to the Minister, at any time after the appeal has been determined by the Minister or when the appeal is withdrawn, as the case may be; and

(b) in the case where no lease has been registered in favour of the owner, serve a written notice to terminate the agreement for a lease and to re-possess the flat, house or other living accommodation or part thereof in the name of the whole and thereupon any interest of the purchaser shall absolutely determine.

(2) The Registrar of Deeds or the Registrar of Titles shall register any instrument lodged under subsection (1) without being concerned to inquire into its regularity or validity and —

(a) in the case of a flat, house or other living accommodation registered under the provisions of the Registration of Deeds Act, the Registrar of Deeds shall make an entry in the books of the Registry that the flat, house or other living accommodation has been vested in the Board and upon that entry being made; or Cap. 269.

(b) in the case of a flat, house or other living accommodation registered under the provisions of the Land Titles Act, the Registrar of Titles shall register the instrument on the relevant folio of the land-register without the necessity of the production of the duplicate certificate of title and upon registration thereof, Cap. 157.

the title to and the estate or interest in the flat, house or other living accommodation shall vest in the Board free from all encumbrances, subject to such subsisting covenants, conditions or restrictions, if any, as may be binding on the Board, and the Registrar of Deeds or the Registrar of Titles, as the case may be, shall cancel the registration of any mortgage, charge or lease thereby overreached. [48B

58.—(1) The Board shall pay the compensation determined by the Board or varied by the Minister on an appeal to an owner or to both an owner and an interested person in such proportion as the Board may decide or as may be varied by the Minister. Payment of compensation. 30/84.

(2) Where any person entitled to the compensation refuses to accept it or cannot with due diligence be found or where there is any dispute as to the apportionment of the compensation, the Board shall apply to the High Court *ex parte* by summons, supported by an affidavit for an order to deposit the amount of compensation or any part thereof in Court and, notwithstanding anything to the contrary in the Rules of the Supreme Court for the time being in force, the High Court may make such an order. 30/84.

(3) The Board may withhold any compensation payable in respect of any flat, house or other living accommodation

vested in the Board under this Act to any person until the Board has taken possession of that flat, house or other living accommodation. [48C

Taking possession.

59. Where any flat, house or other living accommodation has been vested in the Board pursuant to section 47, 52 or 57, the Board may proceed to take possession of that flat, house or other living accommodation on the expiry of a period of 30 days after the service of a notice on the owner thereof and if any of the officers of the Board is opposed or impeded in taking possession under this section of any flat, house or other living accommodation, the Board may take such measures (including the calling for the assistance of the police) as are necessary to have the occupants evicted from and to enforce the surrender of the same and to remove all things and other movable property found therein. [48D

Giving false information. 21/86.

60. Any person who, in relation to the purchase by such person of a flat, house or other living accommodation, makes any statement to the Board which is false, and which he either knows or believes to be false or does not believe to be true, shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 6 months or to both. [48E

Unauthorised subletting.

61.—(1) Any person who being the lessee of a flat, house or other living accommodation sold by the Board subject to the provisions of this Part assigns, underlets or parts with the possession of that flat, house or other living accommodation or any part thereof without obtaining the prior consent of the Board as required by the lease shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 6 months or to both.

(2) Any person who abets the commission of an offence under this section shall be punished with the punishment provided for the offence. [48F

Direction of Minister to be conclusive evidence.

62. If any dispute arises or should a ruling be required as to whether any property is a commercial property within the meaning of this Act, a direction by the Minister to the effect that such property is, or is not, a commercial property shall be conclusive evidence for all purposes; every such direction

shall be final and shall not be called in question in any court or tribunal. [48G

63.—(1) The Board may by notice in writing direct any owner, lessee or occupier of any flat, house or other living accommodation sold or leased under the provisions of this Act to remove any article or object placed by any window or on any balcony of or outside such premises in a manner which is likely to cause any damage to property or injury to life.

Direction by Board to remove any article or object placed in a manner likely to cause damage to property, etc.
21/86.

(2) Any person who fails to comply with the Board's direction given under subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$2,000 and in the case of a continuing offence to a further fine of \$100 for every day during which the offence continues after conviction. [48H

64. Where the Board has given notice to quit or notice of breach of condition, covenant or undertaking under a lease or licence agreement or any other agreement or notice of intention to compulsorily acquire, forfeit or re-enter any property provided under this Act, any money paid to the Board after such notice has been given shall not be construed as a waiver of such breach or intention to compulsorily acquire, to terminate a lease or licence agreement or to forfeit or re-enter. [48I

Notice to quit, etc., not waived by payment made to Board.
21/86.

65.—(1) The Minister may prescribe rules for giving effect to the provisions of this Part and, without prejudice to the generality of the foregoing, for or with respect to all or any of the following matters:

Power to make rules.

- (a) the terms and conditions for the sale of any flat, house or other building under the provisions of this Part;
- (b) the person to whom it may be sold and the persons who are allowed to stay in the flat, house or other building, including the qualifications as to income, the minimum number in the family, citizenship of and ownership of any other properties by all or any such persons;

- (c) a scheme of savings, by prospective purchasers of flats, houses or other buildings, with the Board for the first minimum payment on a flat, house or other building;
- (d) the minimum first payment on the purchase of a flat, house or other building and the maximum period that may be allowed for the payment of the balance of the purchase price, together with the prescribed interest;
- (e) the functions, duties and powers of a management corporation;
- (f) regulating the use, management and control of flats, houses or other buildings of the Board, that have been sold under the provisions of this Part, and the common property;
- (g) prescribing the fees to be charged by the Board for acting for any person in the sale, purchase, transmission of the interest of a deceased owner, transfer, assignment, mortgage, discharge of a mortgage, reconveyance, or surrender, of a flat sold under the provisions of this Part or for acting for any surviving joint owner of such a flat in his application to register his entitlement consequent upon the death of the other joint owner; and
- (h) prescribing the penalty (such penalty, if unpaid, to constitute a debt due to the Board and be recoverable as such) to be paid by the owner of any flat, house or other living accommodation sold under the provisions of this Part or by any applicant for such flat, house or other living accommodation for non-observance or non-compliance with any of the restrictions, conditions or requirements of section 47, 55 or 56 where the Board does not institute proceedings against him under any of those sections.

(2) All such rules shall be published in the *Gazette* and shall be presented to Parliament as soon as possible after publication.

PART V

FINANCIAL PROVISIONS

Loans

66.—(1) The Board may, from time to time, for the purposes of this Act, raise loans from the Government or, with the approval of the Minister, by any of the methods set out in subsection (3). Borrowing powers.

(2) The Board shall pay interest on such loans at such rate and at such times, and shall make such provisions for the mode and time or times of repayment of principal, as may be approved by the Minister.

(3) The Board may, where the approval of the Minister has been obtained to borrow money under subsection (1), raise the money by —

- (a) mortgage;
- (b) charge, whether legal or equitable, on any property vested in the Board or on any revenue receivable by the Board under this or any other Act; or
- (c) the creation and issue of debenture stock. [50]

67.—(1) The Board shall at the end of every financial year transmit to the Minister a statement showing — Annual financial statement.

- (a) the amount of any loan outstanding at the end of that year; and
- (b) the amount standing to the credit of any sinking fund formed for the purpose of repayment of any loan and the manner in which that amount is for the time being invested.

(2) The annual statement referred to in subsection (1) shall be published in the *Gazette*. [51]

68.—(1) The Board shall in every financial year cause to be prepared in a form to be approved by the Minister a budget to be forwarded to the Minister not later than 15th November containing estimates of the income and expenditure of the Board for the ensuing financial year. Budgets. 30/84.

(2) For the purposes of this Part, “financial year” means a period of 12 months ending on 31st March in any year. [52]

Approval of
budget by
Minister.

69.—(1) The Minister may approve or disallow any item or portion of any item shown in the budget, and shall return the budget as amended by him to the Chairman.

(2) The budget as approved by the Minister shall be published in the *Gazette* and the Board shall be bound thereby. [53

Supplemental
budgets.

70.—(1) The Board may at any time cause to be prepared a supplemental budget to provide, subject to section 76 (2) (d), for unforeseen or urgently required expenditure containing —

- (a) a revised estimate of the income for the current financial year;
- (b) a revised estimate of the expenditure for the current financial year; and
- (c) a statement showing how provision is therein made to meet additional expenditure.

(2) A supplemental budget shall be dealt with in the manner provided in section 69 for the annual budget. [54

Audit

Accounts.

71.—(1) The Board shall keep proper accounts and records of its transactions and affairs and shall do all things necessary to ensure that all payments out of its moneys are correctly made and properly authorised and that adequate control is maintained over the assets of, or in the custody of, the Board and over the expenditure incurred by the Board.

30/84.

(2) The accounts of the Board shall be kept by the Chief Financial Officer who shall be appointed by and be responsible to the Board.

(3) The accounts of the Board shall be made up yearly to 31st March.

(4) The accounts of the Board shall be audited by the Auditor-General or by an auditor appointed annually by the Minister in consultation with the Auditor-General (referred to in this Act as the auditor).

(5) The remuneration of the auditor shall be paid out of the funds of the Board.

(6) The Board shall, as soon as practicable after the close of the financial year, prepare and submit the financial statements in respect of that year to the auditor who shall audit and report on them.

(7) The auditor shall in his report state —

30/84.

- (a) whether the financial statements show fairly the financial transactions and the state of affairs of the Board;
- (b) whether proper accounting and other records have been kept, including records of all assets of the Board, whether purchased, donated or otherwise;
- (c) whether the receipts, expenditure and investment of moneys, and the acquisition and disposal of assets by the Board during the financial year have been in accordance with this Act; and
- (d) such other matters arising from the audit as he considers should be reported.

(8) The auditor may at any other time report to the Minister through the Board upon any matter arising out of the performance of his audit. [55

72.—(1) The auditor or any person authorised by him is entitled at all reasonable times to full and free access to all accounting and other records relating directly or indirectly to the financial transactions of the Board.

Powers of auditor.

(2) The auditor or a person authorised by him may make copies of, or make extracts from, any such accounting and other records.

(3) The auditor or any person authorised by him may require any person to furnish him with such information which such person possesses or has access as the auditor or any duly authorised person considers necessary for the purposes of the functions of the auditor under this Act.

(4) Any officer of the Board who refuses or fails without any reasonable cause to allow the auditor access to any accounting and other records of the Board in his custody or power or to give any information possessed by him as and when required or who otherwise hinders, obstructs or delays the auditor in the performance of his duties or the exercise of his powers shall be guilty of an offence and shall be liable

on conviction to a fine not exceeding \$500 and in the case of a continuing offence to a further fine not exceeding \$100 for every day or part thereof during which the offence continues after conviction. [56]

Presentation
of financial
statements
and audit
reports.
30/84.

73.—(1) As soon as the accounts of the Board and the financial statements have been audited in accordance with the provisions of this Act, a copy of the audited financial statements signed by the Chairman and the Chief Financial Officer or the Chairman and such officer of the Board as may be authorised in writing by the Board, together with a copy of any report made by the auditor, shall be submitted to the Minister.

(2) Where the Auditor-General has not been appointed to be the auditor a copy of the audited financial statements and any report made by the auditor shall be forwarded to the Auditor-General at the same time they are submitted to the Board.

(3) The Minister shall cause a copy of the audited financial statements and of the auditor's report to be published in the *Gazette* and to be presented to Parliament. [57]

Annual
report.

74. The Board shall, as soon as practicable after the close of each financial year, submit to the Minister an annual report of the activities of the Board during that year, and the Minister shall cause a copy of every such annual report to be presented to Parliament. [58]

Banking and accounts

Bank
account.
30/84.

75.—(1) All moneys paid to the Board, other than for the purposes of a pension scheme or schemes or a provident fund or funds established under section 42 and for the purposes of any separate fund or funds which the Board may by any written law or by any direction or sanction of the President or the Minister under the provisions of this Act be required to administer, shall forthwith be paid into such bank or banks as may from time to time be approved by the Chairman.

30/84

(2) All moneys standing to the credit of the Housing and Development Fund maintained by the Board prior to 1st April 1985 shall be transferred to and vest in such bank

account or accounts opened and maintained by the Board under subsection (1) as the Chairman thinks fit. [59]

76.—(1) No payment shall be made by the Board unless the expenditure of the Board is covered by an item in a budget and a sufficient balance for the item is available. Payments to be made in accordance with budget. 30/84.

(2) Notwithstanding the absence of such provision, the Board may pay —

- (a) sums deposited by contractors or other persons whenever by the conditions of the deposit any such sum has become repayable;
- (b) sums collected and credited to the funds of the Board in error;
- (c) sums payable by the Board under any award of a Collector or under any of the provisions of this Act or of any other written law relating to the acquisition of land for a public purpose or under any judgment or order of any court; and
- (d) any expenditure incurred to secure the proper execution of the functions and duties of the Board under this Act which in the opinion of the Board cannot be postponed provided that the Board shall report the payment forthwith to the Minister.

(3) Provision shall be made in a supplemental budget for any payment made under subsection (2) (c) or (d). [60]

77. Notwithstanding any of the provisions of this Part, the Board may transfer all or any part of moneys assigned to one item of expenditure to another item under the same head of expenditure in a budget approved by the Minister, provided that the transfer is not inconsistent with any provision in any other Part. Transfer of sums from one item to another. [61]

78. Money standing to the credit of the Board may from time to time, subject to the approval of the Minister, be invested in any of the securities in which trust funds may, by any written law for the time being in force relating to trustees, be invested. Investment. [62]

PART VI

MISCELLANEOUS

Penalties.

79. Any person who obstructs any officer of the Board, or any person duly authorised by the Board in that behalf, in the performance of any thing which the Board is by this Act required or empowered to do shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding 6 months. [63]

Fines to be paid to Board.

80. All fines recovered under this Act or any rules made thereunder shall be paid to the Board. [64]

Sanction for prosecution.

81. No court shall take cognizance of any offence under this Act or any rules or regulations made thereunder except with the sanction of the Public Prosecutor. [65]

Conduct of prosecutions.

82. Proceedings in respect of any offence under this Act or any rules or regulations made thereunder may be conducted by any officer of the Board or any other person authorised in writing in that behalf by the Chairman. [66]

Service of notices.

83. Unless otherwise expressly provided, every notice, order or document required or authorised by this Act or any rules or regulations made thereunder to be served on the owner of a flat, house or building sold under the provisions of this Act shall be deemed to be sufficiently served —

21/86.

- (a) if the same is delivered to such person or is delivered at the flat, house or building to some adult member or servant of his family;
- (b) if it is sent to the person by registered post to his flat, house or building (whether or not it has been received by him); or
- (c) if it is affixed to some conspicuous part of his flat, house or building. [67]

FIRST SCHEDULE

Section 33 (1) (a).

Description of Land

Reference to Land-Register		Town Sub-division	Mukim	Lot	Tenure
Volume	Folio				
184	59		27	4458	lease for a term of 103 years commencing from 20th December 1974
198	54		17	4490	
215	114		15	1747	lease for a term of 102 years commencing from 30th November 1974
224	197			1617	} lease for a term of 102 years commencing from 1st November 1974
224	199			1623	
225	2		} 2	1750	
225	3			1751	
225	4			1752	
224	198			1619	
225	5			1753	
224	200			1628	
184	57		25	3485	
205	56	28		562	
200	152		17	4487	lease for a term of 103 years commencing from 6th July 1977
235	3		4	3980	lease for a term of 103 years commencing from 1st August 1977
238	115		4	4003	lease for a term of 103 years commencing from 3rd September 1979
					lease for a term of 103 years commencing from 15th September 1980

FIRST SCHEDULE — *continued*

Reference to Land-Register		Town Sub-division	Mukim	Lot	Tenure
Volume	Folio				
180	141 to 145 (both inclusive)			790 to 794 (both inclusive)	
176	42 to 47 (both inclusive)			633 to 638 (both inclusive)	
176	29			620	
176	49 to 52 (both inclusive)			640 to 643 (both inclusive)	
176	20			611	
176	23 to 26 (both inclusive)			614 to 617 (both inclusive)	
176	33 to 36 (both inclusive)		29	624 to 627 (both inclusive)	together with the buildings erected thereon
176	39 to 40 (both inclusive)			630 to 631 (both inclusive)	lease for a term of 999 years commencing from 10th February 1874
180	153 to 159 (both inclusive)			802 to 808 (both inclusive)	
180	137 to 139 (both inclusive)			786 to 788 (both inclusive)	
180	131 to 135 (both inclusive)			780 to 784 (both inclusive)	

FIRST SCHEDULE — *continued*

Reference to Land-Register		Town Sub-division	Mukim	Lot	Tenure	
Volume	Folio					
180	120 to 124 (both inclusive)		29	769 to 773 (both inclusive)	lease for a term of 999 years commencing from 10th February 1874	
180	116 to 117 (both inclusive)			765 to 766 (both inclusive)		
180	163 to 164 (both inclusive)			812 to 813 (both inclusive)		
180	166 to 170 (both inclusive)			815 to 819 (both inclusive)		
180	173 to 182 (both inclusive)			822 to 831 (both inclusive)		together with the buildings erected thereon
180	185 to 189 (both inclusive)			834 to 838 (both inclusive)		
180	84			733		
180	81			730		
180	99 to 100 (both inclusive)			748 to 749 (both inclusive)		
180	95 to 97 (both inclusive)			744 to 746 (both inclusive)		
180	90 to 93 (both inclusive)			739 to 742 (both inclusive)		

FIRST SCHEDULE — *continued*

Reference to Land-Register		Town Sub-division	Mukim	Lot	Tenure	
Volume	Folio					
180	75 to 78 (both inclusive)		29	724 to 727 (both inclusive)	lease for a term of 999 years commencing from 10th February 1874	
180	104 to 107 (both inclusive)			753 to 756 (both inclusive)		
180	110 to 113 (both inclusive)			759 to 762 (both inclusive)		
180	126 to 129 (both inclusive)			775 to 778 (both inclusive)		together with the buildings erected thereon
180	52			701		
180	57			706		
180	59			708		
180	64			713		
180	60			709		
180	65			714		
180	62			711		
180	67			716		
180	53			702		
180	54			703		
180	55			704		
180	56			705		
180	63			712		
180	88			737		
180	66			715		
180	61			710		
243	134	I	1478	together with the buildings being erected thereon	lease for a term of 103 years commencing from 3rd March 1980	
246	104	27	686			

FIRST SCHEDULE — *continued*

Reference to Subsidiary Strata Land-Register		Town Sub- division	Mukim	Lot	Tenure
Volume	Folio				
40	188	22		189-15/16-S	lease for a term of 99 years com- mencing from 2nd June 1970
40	189		189-13/14-S		
40	197		189-13/14-T		
41	4		189-15/16-U		
41	5		189-13/14-U		
41	12		189-15/16-V		
41	13		189-13/14-V		
41	20		189-15/16-W		
41	23		189-9/10-W		
41	29		189-13/14-X		
41	45		189-13/14-Z		
41	60		189-15/16-2C		
41	61		189-13/14-2C		
41	65		189-5/6-2C		
41	77		189-13/14-2E		
41	79		189-9/10-2E		
41	82		189-3/4-2E		
41	84		189-15/16-2F		
41	86		189-11/12-2F		
41	91		189-1/2-2F		
41	85		189-13/14-2F		
41	93		189-13/14-2G		
41	94		189-11/12-2G		
41	96		189-7/8-2G		
41	100		189-15/16-2H		
41	101		189-13/14-2H		
41	102		189-11/12-2H		
41	104		189-7/8-2H		
41	109		189-13/14-2I		
41	110		189-11/12-2I		
41	111		189-9/10-2I		
41	113	189-5/6-2I			
41	116	189-15/16-2J			
41	117	189-13/14-2J			
41	118	189-11/12-2J			
41	119	189-9/10-2J			
41	120	189-7/8-2J			
41	121	189-5/6-2J			

SECOND SCHEDULE

Section 33 (1) (b).

PART I

(A) TAMAN JURONG (MUKIM 6)

Reference to Land-Register		Town Sub-division	Mukim	Lot	Tenure
Volume	Folio				
193	39			1090	
193	38			1089	
193	37			1088	
183	35			922	
183	36			923	
141	135			809	
141	136			810	
141	138			812	
141	137			811	
141	134		6	808	lease for a term of 999 years commencing from 17th October 1962
141	133			807	
193	35			1086	
193	36			1087	
206	110			1270	
206	116			1276	
206	115			1275	
206	114			1274	
206	113			1273	
206	112			1272	
206	111			1271	

SECOND SCHEDULE — *continued*

(B) BOON LAY GARDEN (MUKIM 6)

Reference to Land-Register		Town Sub-division	Mukim	Lot		Tenure
Volume	Folio					
198	37		6	1096	together with the buildings erected thereon	lease for a term of 999 years commencing from 17th October 1962
203	10					
198	38					
206	108					
206	109					
206	107					
206	106					
203	157					
203	158					
210	8					
209	25					
209	26					
209	27					
209	128					
209	127					
209	126					
209	125					
209	124					
209	123					
206	117					
209	24					
206	118					
209	23					
209	22					
203	13					
203	12					
203	14					
203	15					
206	15					
206	13					
206	14					
206	16					
221	82					

SECOND SCHEDULE — *continued*

(C) TEBAN GARDENS (MUKIM 5)

Reference to Land-Register		Town Sub-division	Mukim	Lot	Tenure: Lease for a term of 103 years commencing from
Volume	Folio				
220	160			3429	1st July 1977
220	161			3430	1st December 1976
212	87			3331	1st January 1977
220	164			3434	
220	163			3433	
220	162			3432	1st December 1976
212	85			3327	
212	84			3326	
221	60			3444	
221	61			3445	1st July 1977
221	62			3446	1st June 1977
221	63			3447	1st September 1977
221	64			3448	1st October 1977
244	131		5	3649	1st September 1980
225	112			3504	1st April 1979
220	175			3442	1st October 1977
220	176			3443	1st October 1977
212	86			3329	1st April 1977
244	134			3652	1st February 1981
244	135			3653	1st February 1981
244	132			3650	1st January 1981
221	97			3437	
221	98			3438	
221	92			3440	1st November 1976
221	91			3439	
221	96			3436	1st October 1977
244	133			3651	1st January 1981

SECOND SCHEDULE — *continued*

(D) PANDAN GARDENS (MUKIM 5)

Reference to Land-Register		Town Sub-division	Mukim	Lot	Tenure: Lease for a term of 103 years commencing from	
Volume	Folio					
220	172		5	3462	1st March 1979	
220	10			3407	1st April 1978	
216	106			3410	} 1st September 1978	
216	165			3411		
220	173			3463	1st March 1979	
216	167			3413	1st September 1978	
216	166			3412	} together with the buildings erected thereon	
220	11			3408		} 1st May 1978
220	9			3406		
219	190			3420	} 1st November 1978	
221	39			3419		
221	38			3418		
220	174			3464	1st April 1979	
220	8			3405	1st April 1978	

(E) SEMBAWANG (MUKIM 13)

Reference to Land-Register		Town Sub-division	Mukim	Lot	Tenure: Lease for a term of 103 years commencing from	
Volume	Folio					
215	157		} 13	940	} 1st March 1975	
215	158			941		} together with the buildings erected thereon
215	159			942		

SECOND SCHEDULE — *continued*

PART II

(A) Taman Jurong

All that part of Lots 1124 and 1593 Mukim 6 together with the buildings thereon and delineated in red on Plan No. JTC/CB 1696-108 excluding all those lands described in Part I (A) of this Schedule and excluding all those lands as shown coloured yellow on the Plan.

(B) Boon Lay Garden

All the whole of Lots 1600 and 1559 Mukim 6 together with the buildings thereon and all that part of Lots 1560 and 1557 Mukim 6 together with the buildings thereon and delineated in red on Plan No. JTC/CB 1696-105 excluding all those lands described in Part I (B) of this Schedule and excluding all those lands as shown coloured yellow on the Plan.

(C) Teban Gardens

All the whole of Lots 1795 and 3666 Mukim 5 together with the buildings thereon and all that part of Lots 3667 and 3668 Mukim 5 together with the buildings thereon and delineated in red on Plan No. JTC/CB 1696-107 excluding all those lands described in Part I (C) of this Schedule and excluding all those lands as shown coloured yellow on the Plan.

(D) Pandan Gardens

All that part of Lot 3738 Mukim 5 together with the buildings thereon and delineated in red on Plan No. JTC/CB 1696-106 excluding all those lands described in Part I (D) of this Schedule and excluding all those lands as shown coloured yellow on the Plan.

(E) Sembawang

All that part of Lot 943 Mukim 13 together with the buildings thereon and delineated in red on Plan JTC/CB 327/2 excluding all those lands described in Part I (E) of this Schedule.

Note: The Plans referred to in this Schedule may be inspected at the Land Office, 6th Floor, National Development Building, Maxwell Road.