



THE STATUTES OF THE REPUBLIC OF SINGAPORE

BUSINESS TRUSTS ACT 2004

2020 REVISED EDITION

This revised edition incorporates all amendments up to and including 1 December 2021 and comes into operation on 31 December 2021.

Prepared and Published by

THE LAW REVISION COMMISSION
UNDER THE AUTHORITY OF
THE REVISED EDITION OF THE LAWS ACT 1983

Informal Consolidation – version in force from 9/3/2025

Business Trusts Act 2004

ARRANGEMENT OF SECTIONS

PART 1

PRELIMINARY

Section

1. Short title
2. Interpretation

PART 2

REGISTRATION OF BUSINESS TRUSTS

3. Application for registration
4. Registration of business trusts
5. Register and notification of change in particulars

PART 3

TRUSTEE-MANAGER

Division 1 — Responsibilities and powers

6. Trustee-manager to be company and not to carry on any other business
7. Secretary
8. Trustee-manager to operate registered business trust and power to appoint agents
9. Use of information and advice
10. Duties of trustee-manager
11. Duties of directors, officers and agents of trustee-manager
12. Disclosure of interests in transactions, property, offices, etc.
13. Disclosure and register of directors' and chief executive officer's interests
14. Composition of board
15. Audit committees
16. Acquisition of interest in registered business trust by trustee-manager

Section

17. Liquidator of trustee-manager entitled to exercise indemnity rights

Division 2 — Change of trustee-manager

18. Changes to take effect upon date of appointment
19. Resignation of trustee-manager
20. Removal of trustee-manager by unitholders
21. Appointment of temporary trustee-manager by court
22. Temporary trustee-manager to take steps for appointment of new trustee-manager

Division 3 — Consequences of change of trustee-manager

23. Resigning trustee-manager to hand over books and provide reasonable assistance
24. Rights, obligations and liabilities of resigning trustee-manager
25. Effect of change of trustee-manager on documents, etc., to which resigning trustee-manager is a party

Division 4 — Written directions

26. Power of Authority to issue directions to trustee-manager or temporary trustee-manager

Division 5 — Indemnification

27. Provisions protecting officers of trustee-manager from liability
27A. Third party indemnity
27B. Exception for expenditure on defending proceedings, etc.
27C. Exception for expenditure in connection with regulatory action or investigation

PART 4

TRUST DEED

28. Contents of trust deed
29. Liability of trustee-managers
30. Trust deed to be legally enforceable
31. Change of trust deed

PART 5

UNITHOLDERS

32. Limitation of liability of unitholders
33. Distributions to unitholders

Section

- 34. Creditors of unitholders to have no rights to obtain possession of trust property
- 35. Rights of unitholders to distribution
- 36. Approval of unitholders required for issue of units by trustee-manager
- 37. *[Repealed]*
- 38. *[Repealed]*
- 39. *[Repealed]*

PART 6

CIVIL LIABILITY AND TAKE-OVERS

- 40. Civil liability of trustee-managers to unitholders
- 40A. Power to acquire units of unitholders dissenting from arrangement or contract approved by 90% majority
- 40B. Joint offers
- 40C. Effect of impossibility, etc., of communicating or accepting offer made under arrangement or contract
- 41. Remedies in cases of oppression or injustice
- 42. Derivative or representative actions
- 43. Evidence of unitholders' approval not decisive — court approval to discontinue action under section 42

PART 7

WINDING UP OF REGISTERED BUSINESS TRUST

- 44. Winding up under provision of trust deed
- 45. Winding up at direction of unitholders
- 46. Winding up ordered by court
- 47. Winding up of registered business trust
- 48. Court may make other orders for winding up
- 49. Unclaimed money to be paid to Official Receiver
- 50. Responsibility for fraudulent trading

PART 8

DEREGISTRATION

- 51. Voluntary deregistration by trustee-manager
- 52. Power of Authority to deregister defunct business trust

PART 9

MANAGEMENT AND ADMINISTRATION

Division 1 — Meetings and proceedings

Section

- 52R. Arrangements for meetings
- 53. Annual general meeting
- 54. Convening of extraordinary general meeting on requisition
- 55. Calling of meetings
- 56. Provision in trust deed as to right to demand poll
- 57. Quorum, chairperson, voting, etc., at meetings
- 58. Voting rights in respect of units in registered business trusts
- 59. Unitholder's rights at meetings
- 60. Proxies
- 61. Power of court to order meeting
- 62. Circulation of unitholders' resolutions, etc.
- 63. Special resolutions
- 63A. Passing of resolutions by written means
- 63B. Requirements for passing of resolutions by written means
- 63C. Where directors seek agreement to resolution by written means
- 63D. Unitholders may require general meeting for resolution
- 63E. Period for agreeing to written resolution
- 63F. Duty of trustee-manager of unlisted registered business trust to notify unitholders that resolution passed by written means
- 63G. Recording of resolutions passed by written means
- 64. Resolutions requiring special notice
- 65. Registration and copies of certain resolutions
- 66. Resolutions at adjourned meetings
- 67. Minutes of proceedings
- 68. Inspection of minute books

Division 2 — Registers

- 69. Register of unitholders
- 70. Place at which register is kept
- 71. Consequences of default by agent
- 72. Power of court to rectify register
- 73. Limitation of liability of trustee, etc., registered as holder of units

Division 3 — Annual Return

- 74. Annual returns and information

PART 10

ACCOUNTS, AUDIT AND DISCLOSURE

Division 1 — Accounts

Section

- 75. Accounting records and systems of control
- 76. Accounts and directors' report
- 77. Relief from requirements as to form and content of accounts and reports
- 78. Unitholders of registered business trust entitled to balance sheet, etc.
- 79. Provision of summary financial statement to unitholders
- 80. Penalty

Division 2 — Audit

- 81. Auditors
- 82. Appointment of auditor
- 83. Auditors' remuneration
- 84. Powers and duties of auditors as to reports on accounts
- 85. Auditors and other persons to enjoy qualified privilege in certain circumstances
- 85A. Provisions indemnifying auditors

Division 3 — Disclosure

- 86. Certification by chief executive officer and board of directors of trustee-manager
- 87. Disclosure of policies and practices

PART 11

APPEALS

- 88. Appeals to Minister
- 89. Appeal Advisory Committees
- 90. Disclosure of information
- 91. Regulations for purposes of this Part

PART 12

MISCELLANEOUS

- 91A. Technological disruptions, etc., in meetings
- 92. Electronic transmission of notices of meetings
- 93. Electronic transmission of documents

Section

94. Trustees Act 1967 not to apply to registered business trusts
 95. Non-applicability of rules relating to perpetuities, accumulations and inalienability of property to registered business trusts
 96. Opportunity to be heard
 97. Appointment of assistants
 98. Codes, guidelines, etc., issued by Authority
 99. Translation of instruments
 100. Right of Authority and unitholders to apply to court for order
 101. Power of court to make certain orders
 102. Court may compel compliance
 103. Power of Minister to appoint inspector
 104. Injunctions
 105. Power of court to grant relief
 106. Jurisdiction of court
 107. Duty not to provide false information to Authority
 108. False and misleading statement
 109. Offences by bodies corporate, etc.
 110. General penalties
 111. Composition of offences
 112. General exemption
 113. Amendment of Schedule
 114. Regulations
The Schedule — Types of trusts that are not regarded as business trusts for purposes of Act
-

An Act relating to the registration and regulation of business trusts and matters connected therewith.

[12 October 2004]

PART 1

PRELIMINARY

Short title

1. This Act is the Business Trusts Act 2004.

Interpretation

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

“accounting corporation” —

- (a) has the meaning given by section 2(1) of the Accountants Act 2004; and
- (b) includes a company deemed to be an accounting corporation under that Act;

[Act 30 of 2022 wef 12/03/2024]

“accounting entity” means a public accountant, an accounting corporation, an accounting firm or an accounting limited liability partnership;

[Act 30 of 2022 wef 12/03/2024]

“accounting firm” —

- (a) has the meaning given by section 2(1) of the Accountants Act 2004; and
- (b) includes a firm deemed to be an accounting firm under that Act;

[Act 30 of 2022 wef 12/03/2024]

“accounting limited liability partnership” has the meaning given by section 2(1) of the Accountants Act 2004;

[Act 30 of 2022 wef 12/03/2024]

“accounting records”, in relation to a registered business trust, includes such working papers and other documents as are necessary to explain the methods and calculations by which accounts of the registered business trust are made up;

“accounts” means profit and loss accounts, balance sheets and cash flow statements, and includes notes (other than auditors’ reports or directors’ reports) attached to or intended to be read with any of those profit and loss accounts, balance sheets or cash flow statements;

“advocate and solicitor” means an advocate and solicitor of the Supreme Court or a foreign lawyer as defined in section 2(1) of the Legal Profession Act 1966;

“approved exchange” has the meaning given by section 2(1) of the Securities and Futures Act 2001;

“audit committee”, in relation to a registered business trust, means the audit committee of the trustee-manager of a registered business trust established in accordance with section 15;

“Authority” means the Monetary Authority of Singapore established under section 3 of the Monetary Authority of Singapore Act 1970;

“book” has the meaning given by section 2(1) of the Securities and Futures Act 2001;

“business”, in relation to a registered business trust, means the business relating to the trust property of the registered business trust and managed and operated by the trustee-manager of the registered business trust in its capacity as trustee-manager of the registered business trust;

“business trust” means —

- (a) a trust that is established in respect of any property and that has the following characteristics:
 - (i) the purpose or effect, or purported purpose or effect, of the trust is to enable the unitholders (whether by acquiring any right, interest, title or benefit in the property or any part of the property or otherwise) to participate in or receive profits, income or other payments or returns arising from the management of the property or management or operation of a business;
 - (ii) the unitholders of the trust do not have day-to-day control over the management of the property, whether or not they have the right to be consulted or to give directions in respect of such management;

- (iii) the property subject to the trust is managed as a whole by a trustee or by another person on behalf of the trustee;
 - (iv) the contributions of the unitholders and the profits or income from which payments are to be made to them are pooled; and
 - (v) either —
 - (A) the units in the trust that are issued are exclusively or primarily non-redeemable; or
 - (B) the trust invests only in real estate and real estate-related assets specified by the Authority in the Code on Collective Investment Schemes mentioned in section 284 of the Securities and Futures Act 2001 and is listed on an approved exchange; or
 - (b) a class or description of trust that is declared by the Authority, by notice published in the *Gazette*, to be a business trust for the purposes of this Act, but does not include the types of trusts specified in the Schedule;
- “chief executive officer”, in relation to the trustee-manager of a registered business trust, means any one or more persons, by whatever name described, who —
- (a) is in the direct employment of, or acting for or by arrangement with, the trustee-manager of the registered business trust; and
 - (b) is principally responsible for the management and conduct of the business of the trustee-manager of the registered business trust, or part of the business of the trustee-manager, as the case may be;

[Act 30 of 2022 wef 12/03/2024]

- “company” has the meaning given by section 4(1) of the Companies Act 1967;
- “corporation” has the meaning given by section 4(1) of the Companies Act 1967;
- “creditor”, in relation to a registered business trust, means a creditor of the trustee-manager of the registered business trust where the liability owing to the creditor was incurred by the trustee-manager on behalf of the registered business trust;
- “debenture” has the meaning given by section 2(1) of the Securities and Futures Act 2001 and, in relation to a registered business trust, means a debenture issued by the trustee-manager of the registered business trust in its capacity as trustee-manager of the registered business trust;
- “deed” means any deed which creates a trust or provides for the governance of the affairs of the trust and the conduct of its business and includes any instrument amending or affecting the deed;
- “derivative”, in relation to a unit in a business trust, means any right or interest, whether legal or equitable, in the unit in the business trust, by whatever name called, and includes any option to acquire any such right or interest in the unit in the business trust;
- “director” has the meaning given by section 4(1) of the Companies Act 1967;
- “document” has the meaning given by section 4(1) of the Companies Act 1967;
- “electronic communication” has the meaning given by section 4(1) of the Companies Act 1967;
- “exempt private company” has the meaning given by section 4(1) of the Companies Act 1967;
- “expert” has the meaning given by section 4(1) of the Companies Act 1967;
- “financial year”, in relation to a registered business trust, means the period in respect of which any profit and loss account of

the registered business trust laid before unitholders of the registered business trust in general meeting is made up, whether that period is a year or not;

“liabilities”, in relation to a registered business trust, means the liabilities incurred by the trustee-manager of the registered business trust on behalf of the registered business trust;

“licensed insolvency practitioner” has the meaning given by section 2(1) of the Insolvency, Restructuring and Dissolution Act 2018;

“limited liability partnership” has the meaning given by section 4(1) of the Limited Liability Partnerships Act 2005;

[Act 30 of 2022 wef 12/03/2024]

“liquidator”, in relation to a registered business trust, means the person appointed under section 48(1) to take responsibility for winding up the registered business trust or the Official Receiver when acting as liquidator of the registered business trust;

“listed”, in relation to a registered business trust, means a registered business trust that has been admitted to the official list of an approved exchange in Singapore and has not been removed from that official list;

[Act 30 of 2022 wef 12/03/2024]

“listing rules” has the meaning given by section 2(1) of the Securities and Futures Act 2001;

“officer” has the meaning given by section 4(1) of the Companies Act 1967;

“Official Receiver” has the meaning given by section 2(1) of the Insolvency, Restructuring and Dissolution Act 2018;

“profit or loss”, in relation to a registered business trust, means the profit or loss resulting from operations of that registered business trust;

“public accountant” means a person who is registered or deemed to be registered under the Accountants Act 2004 as a public accountant;

- “registered business trust” means a business trust that is registered by the Authority under section 4(1);
- “related corporation” has the meaning given by section 4(1) of the Companies Act 1967;
- “replacement trustee-manager” means a company that has consented in writing to its election by the unitholders of a registered business trust to replace the resigning trustee-manager or temporary trustee-manager (as the case may be) of the registered business trust;
- “resigning trustee-manager” means the trustee-manager of a registered business trust that, in accordance with this Act, proposes to resign, is removed or has resigned from the position of trustee-manager of the registered business trust;
- “substantial shareholder” means a person who has a substantial shareholding in a company in accordance with section 81 of the Companies Act 1967;
- “temporary trustee-manager” means a company that has been appointed as the temporary trustee-manager of a registered business trust under section 21;
- “trust property”, in relation to a business trust, means all property and rights of any kind whatsoever which are held on trust for the unitholders of the business trust, in accordance with the terms of the trust deed, including —
- (a) contributions of money or any other assets to the business trust;
 - (b) property that forms part of the assets of the business trust under the provisions of this Act;
 - (c) property arising in relation to any contract, agreement or arrangement entered into by or on behalf of the trustee in its capacity as trustee of the business trust;
 - (d) property arising in relation to any claims or rights held by or on behalf of the trustee in its capacity as trustee of the business trust;

(e) proceeds from money borrowed or raised by the trustee of the business trust for the purposes of the business trust;

(f) property acquired, directly or indirectly, with the contributions or money mentioned in paragraph (a), (b), (c), (d) or (e) or with the proceeds thereof; and
[Act 30 of 2022 wef 12/03/2024]

(g) profits, income and property derived, directly or indirectly, from contributions, money or property mentioned in paragraph (a), (b), (c), (d) or (e);

“trustee-manager”, in relation to a registered business trust, includes a replacement trustee-manager and temporary trustee-manager;

“unit”, in relation to a business trust, means a share in the beneficial ownership in the trust property of the business trust;

“unitholder” means a person who holds units in a business trust;
[2/2009; 10/2013; 4/2017; 40/2018]

[Act 30 of 2022 wef 12/03/2024]

“unlisted registered business trust”, for the purposes of sections 63A to 63G, means a registered business trust the units of which are not listed for quotation or quoted on an approved exchange in Singapore or any securities exchange outside Singapore;

[Act 30 of 2022 wef 12/03/2024]

“VCC” or variable capital company has the meaning given by section 2(1) of the Variable Capital Companies Act 2018.

[Act 30 of 2022 wef 12/03/2024]

PART 2

REGISTRATION OF BUSINESS TRUSTS

Application for registration

3.—(1) The proposed trustee-manager of a business trust may apply to register the business trust by lodging an application with the Authority in such form and manner as the Authority may prescribe.

(2) An application made under subsection (1) must be accompanied —

- (a) by such information or record as the Authority may require; and
- (b) by a prescribed application fee which is non-refundable and must be paid in such manner as the Authority may specify.

Registration of business trusts

4.—(1) The Authority may, on an application lodged with it by the proposed trustee-manager of a business trust in accordance with section 3, register the business trust.

(2) The Authority may refuse an application to register a business trust if —

- (a) the Authority is not satisfied that the application lodged has complied with section 3;
- (b) the Authority is not satisfied that the proposed trustee-manager of the business trust is a company and not an exempt private company;
- (c) the Authority is not satisfied that the proposed trustee-manager does not carry on any business other than the business of management and operation of the business trust in respect of which the application has been lodged;
- (d) the Authority is not satisfied that the proposed trustee-manager has —

- (i) complied with sections 14(1), 15(1), 28(1) and 30(1) (as modified by subsection (6) or pursuant to subsection (7)); and
 - (ii) satisfied any other criteria that the Authority may prescribe;
- (e) the proposed trustee-manager or any of its substantial shareholders is in the course of being wound up or otherwise dissolved, whether in Singapore or elsewhere;
- (f) a receiver, a receiver and manager, a judicial manager or an equivalent person has been appointed, whether in Singapore or elsewhere, in relation to or in respect of any property of the proposed trustee-manager or any of its substantial shareholders;
- (g) the proposed trustee-manager or any of its substantial shareholders has, whether in Singapore or elsewhere, entered into a compromise or scheme of arrangement with its creditors, being a compromise or scheme of arrangement that is still in operation;
- (h) an enforcement order against the proposed trustee-manager or any of its substantial shareholders in respect of a judgment debt has been returned unsatisfied in whole or in part;

[Act 25 of 2021 wef 01/04/2022]
- (i) the proposed trustee-manager or any of its substantial shareholders or officers —
 - (i) has been convicted, whether in Singapore or elsewhere, of an offence involving fraud or dishonesty or the conviction for which involved a finding that it, he or she acted fraudulently or dishonestly; or
 - (ii) has been convicted of an offence under this Act; or
- (j) the Authority is of the opinion that it would be contrary to the public interest to register the business trust.

(3) Subject to subsection (4), the Authority must not refuse an application to register a business trust under subsection (1) without giving the proposed trustee-manager of the business trust an opportunity to be heard.

(4) The Authority may refuse an application to register a business trust on any of the following grounds without giving the proposed trustee-manager of the business trust an opportunity to be heard:

- (a) the proposed trustee-manager is in the course of being wound up or otherwise dissolved, whether in Singapore or elsewhere;
- (b) a receiver, a receiver and manager, a judicial manager or an equivalent person has been appointed, whether in Singapore or elsewhere, in relation to or in respect of any property of the proposed trustee-manager;
- (c) the proposed trustee-manager has been convicted, whether in Singapore or elsewhere, of an offence involving fraud or dishonesty or the conviction for which involved a finding that it had acted fraudulently or dishonestly.

(5) The proposed trustee-manager of any business trust who is aggrieved by the refusal of the Authority to register the business trust under subsection (2) may, within 30 days after it is notified of the decision, appeal to the Minister whose decision is final.

(6) For the purpose of determining whether subsection (2) is satisfied in relation to the business trust —

- (a) references in Division 1 of Part 3 and Part 4 to a registered business trust is to be read as including a reference to the business trust mentioned in subsection (1); and
- (b) references in Division 1 of Part 3 and Part 4 to the trustee-manager of the registered business trust is to be read as including a reference to the proposed trustee-manager of the business trust.

(7) The Authority may prescribe any other modifications to the provisions of Division 1 of Part 3 and Part 4 that may be necessary for

their proper application to a proposed trustee-manager of a business trust that has not yet been registered under this Act.

Register and notification of change in particulars

5.—(1) The Authority must establish and maintain a register of registered business trusts, and may prescribe the manner in which the register is established or maintained, including the details or particulars required to be entered in the register.

(2) Any person may, upon payment of such fee as may be prescribed, inspect and take an extract from the register established under subsection (1), and any such extract, certified by the Authority to be a true copy, is admissible as evidence in any legal proceedings.

(3) Where a change occurs in any matter in relation to a registered business trust, particulars of which are required to be entered in the register of registered business trusts under subsection (1), the trustee-manager of the registered business trust must, not later than 14 days after the occurrence of the change, provide particulars of the change to the Authority in the prescribed form and manner.

(4) Any trustee-manager of a registered business trust which contravenes subsection (3) shall be guilty of an offence.

PART 3

TRUSTEE-MANAGER

Division 1 — Responsibilities and powers

Trustee-manager to be company and not to carry on any other business

6.—(1) A person other than a company (not being an exempt private company) must not act as the trustee-manager of a registered business trust.

(2) The business of a registered business trust must be managed and operated only by the trustee-manager of the registered business trust.

(3) The trustee-manager of a registered business trust must not carry on any business other than the management and operation of the registered business trust as its trustee-manager.

(4) Any person who contravenes subsection (1), (2) or (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 and, in the case of a continuing offence, to a further fine not exceeding \$10,000 for every day or part of a day during which the offence continues after conviction.

Secretary

7.—(1) The trustee-manager of a registered business trust must ensure that its secretary is a person who —

- (a) for at least 3 years in the period of 5 years immediately preceding his or her appointment as secretary, held the office of secretary of a company or trustee-manager of a registered business trust;
- (b) is a qualified person under the Legal Profession Act 1966, a public accountant, a member of the Singapore Association of the Institute of Chartered Secretaries and Administrators or a member of any other professional association that may be prescribed; or
- (c) is, by virtue of such academic or professional qualifications as may be prescribed, capable of discharging the functions of secretary of the trustee-manager.

(2) Any trustee-manager of a registered business trust which contravenes subsection (1) shall be guilty of an offence.

Trustee-manager to operate registered business trust and power to appoint agents

8.—(1) The trustee-manager of a registered business trust must —

- (a) manage and operate the registered business trust in accordance with the provisions of this Act and the trust deed of the registered business trust; and
- (b) perform the functions conferred on it by the trust deed and the provisions of this Act.

(2) Subject to the trust deed of a registered business trust, the trustee-manager of the registered business trust has power to appoint

an agent to carry out or perform any matter that the trustee-manager is authorised to carry out or perform in connection with the management and operation of the registered business trust.

(3) An agent mentioned in subsection (2) may also, with the consent of the trustee-manager of the registered business trust, appoint an agent (called in this section a sub-agent) to carry out or perform any matter that the agent has been appointed by the trustee-manager to carry out or perform and, to avoid doubt, the sub-agent is deemed to be an agent appointed by the trustee-manager to carry out or perform that matter for the purposes of that subsection.

(4) Where an agent or a sub-agent appointed under subsection (2) or (3) (as the case may be) is liable to indemnify the trustee-manager of the registered business trust against any loss or damage suffered by the trustee-manager as a result of the acts of the agent or sub-agent, any amount recovered under the indemnity forms part of the trust property of the registered business trust.

(5) Any trustee-manager of a registered business trust which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 and, in the case of a continuing offence, to a further fine not exceeding \$10,000 for every day or part of a day during which the offence continues after conviction.

Use of information and advice

9.—(1) Subject to subsection (2), the trustee-manager of a registered business trust may, when exercising powers or performing duties as a trustee-manager, rely on reports, statements, financial data and other information prepared or supplied, and on professional or expert advice given, by a professional adviser or an expert in relation to matters which the trustee-manager believes on reasonable grounds to be within the person's professional or expert competence.

(2) Subsection (1) applies to the trustee-manager of a registered business trust only if the trustee-manager —

(a) acts in good faith;

- (b) makes proper inquiry where the need for inquiry is indicated by the circumstances; and
- (c) has no knowledge that such reliance is unwarranted.

Duties of trustee-manager

10.—(1) The trustee-manager of a registered business trust must at all times act honestly and exercise reasonable diligence in the discharge of its duties as a trustee-manager in accordance with this Act and the trust deed of the registered business trust.

(2) The trustee-manager of a registered business trust must —

- (a) act in the best interests of all the unitholders of the registered business trust as a whole; and
- (b) give priority to the interests of all the unitholders of the registered business trust as a whole over its own interests in the event of a conflict between the interests of all the unitholders as a whole and its own interests.

(3) The trustee-manager of a registered business trust must not make improper use of its position as the trustee-manager or any information acquired by virtue of its position as trustee-manager to gain, directly or indirectly, an advantage for itself or for any other person to the detriment of the unitholders of the registered business trust.

[Act 30 of 2022 wef 12/03/2024]

(4) The trustee-manager of a registered business trust must hold the trust property of the registered business trust on trust for all the unitholders of the registered business trust as a whole in accordance with the terms of the trust deed.

(5) Any trustee-manager of a registered business trust which contravenes subsection (1), (2), (3) or (4) —

- (a) is liable to all the unitholders of the registered business trust as a whole for any profit or financial gain directly or indirectly made by it or any of its related corporations or for any damage suffered by all the unitholders of the registered business trust as a whole as a result of the contravention; and

(b) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000.

(6) The Authority may, by regulations, prescribe requirements on the scope of the duties of the trustee-manager of a registered business trust.

Duties of directors, officers and agents of trustee-manager

11.—(1) A director of the trustee-manager of a registered business trust must —

(a) act honestly and exercise reasonable diligence in the discharge of the duties of his or her office and, in particular, must take all reasonable steps to ensure that the trustee-manager discharges its duties under section 10(1) and (2); and

(b) give priority to the interests of all the unitholders of the registered business trust as a whole over the interests of the trustee-manager in the event of a conflict between the interests of all the unitholders as a whole and the interests of the trustee-manager.

(2) An officer or agent of the trustee-manager of a registered business trust must not make improper use of his, her or its position as an officer or agent of the trustee-manager or any information acquired by virtue of his, her or its position as an officer or agent of the trustee-manager to gain, directly or indirectly, an advantage for the officer, agent or any other person to the detriment of the unitholders of the registered business trust.

[Act 30 of 2022 wef 12/03/2024]

(3) A duty of a director of the trustee-manager of a registered business trust under subsection (1) overrides any conflicting duty of the director under section 157 of the Companies Act 1967.

(4) No civil or criminal proceedings shall lie against a director of the trustee-manager of a registered business trust for a breach of section 157 of the Companies Act 1967, any fiduciary duty or any other duty under common law in relation to any act or omission to act if such act or omission was required by subsection (1).

(5) A director, an officer or an agent of the trustee-manager of a registered business trust who or which contravenes subsection (1) or (2) —

(a) is liable to all the unitholders of the registered business trust as a whole for any profit or financial gain directly or indirectly made by the director, officer, agent or the trustee-manager or any related corporation of the trustee-manager or for any damage suffered by all the unitholders of the registered business trust as a whole as a result of the contravention; and

(b) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 2 years or to both.

(6) To avoid doubt, no action or proceedings whatsoever may be brought by or on behalf of all or any of the unitholders of a registered business trust against a director of the trustee-manager of that registered business trust for any breach or alleged breach of the duties imposed by subsections (1) and (2), except to the extent and in the manner provided for under sections 41 and 42.

(7) The Authority may, by regulations, prescribe requirements on the scope of the duties of an officer or agent of the trustee-manager of a registered business trust.

(8) In this section —

“agent” includes a banker, a solicitor or an auditor of the trustee-manager and any person who at any time has been a banker, a solicitor or an auditor of the trustee-manager;

“officer” includes a person who at any time has been an officer of the trustee-manager.

Disclosure of interests in transactions, property, offices, etc.

12.—(1) Subject to this section, every director or chief executive officer of the trustee-manager of a registered business trust (called in this section the director or chief executive officer) who is in any way, whether directly or indirectly, interested in a transaction or proposed transaction entered or to be entered into by the trustee-manager for or

on behalf of the registered business trust (called in this section the transaction or proposed transaction) must, as soon as practicable after the relevant facts have come to his or her knowledge —

- (a) declare the nature of his or her interest at a meeting of the directors of the trustee-manager; or
 - (b) send a written notice to the trustee-manager containing details on the nature, character and extent of his or her interest in the transaction or proposed transaction.
- (2) A written notice under subsection (1)(b) must be given as soon as practicable after —
- (a) the date on which the director or chief executive officer became a director or chief executive officer, as the case may be; or
 - (b) if already a director or chief executive officer (as the case may be), the date on which the director or chief executive officer became, directly or indirectly, interested in the transaction or proposed transaction.
- (3) Despite subsections (1) and (2), where —
- (a) before the appointed day, a chief executive officer had become, directly or indirectly, interested in a transaction or proposed transaction; and
 - (b) on the appointed day, the transaction or proposed transaction has not been fully carried out,
- the chief executive officer must —
- (c) make the declaration under subsection (1)(a) as soon as practicable on or after the appointed day unless the declaration has been made before that day; or
 - (d) give the written notice under subsection (1)(b) as soon as practicable on or after the appointed day unless the written notice has been given before that day.
- (4) Where a chief executive officer makes any declaration in accordance with subsection (3)(c), the chief executive officer is deemed to have made a declaration under subsection (1)(a) in

accordance with subsection (1), and any declaration made under subsection (3)(c) is to be treated as a declaration given under subsection (1)(a).

(5) Where a chief executive officer gives any written notice in accordance with subsection (3)(d), the chief executive officer is deemed to have given a written notice under subsection (1)(b) in accordance with subsection (2), and any written notice given under subsection (3)(d) is to be treated as a written notice given under subsection (1)(b).

(6) The requirements of subsection (1) do not apply in any case where the interest of the director or chief executive officer consists only of being a member or creditor of a corporation which is interested in a transaction or proposed transaction mentioned in that subsection if the interest of the director or chief executive officer (as the case may be) may properly be regarded as not being a material interest.

(7) A director or chief executive officer is not deemed to be interested or to have been at any time interested in the transaction or proposed transaction mentioned in subsection (1) by reason only —

- (a) in the case where the transaction or proposed transaction relates to any loan to the trustee-manager of the registered business trust — that he or she has guaranteed or joined in guaranteeing the repayment of the loan or any part of the loan; or
- (b) in the case where the transaction or proposed transaction has been or will be made with or for the benefit of or on behalf of a related corporation of the trustee-manager of the registered business trust — that he or she is a director or chief executive officer (as the case may be) of the related corporation,

and this subsection has effect not only for the purposes of this Act but also for the purposes of any other law, but does not affect the operation of any provision in the trust deed of the registered business trust.

(8) A declaration given by a director or chief executive officer under subsection (1)(a), or a written notice given by a director or chief executive officer under subsection (1)(b), is to be treated as a sufficient declaration or written notice under those provisions in relation to a transaction or proposed transaction if —

- (a) in the case of a declaration, the declaration is given at a meeting of the directors of the trustee-manager or the director or chief executive officer (as the case may be) takes reasonable steps to ensure that it is brought up and read at the next meeting of the directors of the trustee-manager after it is given;
- (b) the declaration or written notice is to the effect that —
 - (i) he or she is an officer or a member of a specified corporation, a member of a specified firm, or a partner or an officer of a specified limited liability partnership; and
 - (ii) he or she is to be regarded as interested in any transaction which may, after the date of the declaration or written notice, be made with the specified corporation, firm or limited liability partnership;
- (c) the declaration or written notice specifies the nature and extent of his or her interest in the specified corporation, firm or limited liability partnership; and
- (d) at the time the transaction is made, or the proposed transaction is proposed, his or her interest is not different in nature or greater in extent than the nature and extent of the interest specified in the declaration or written notice under paragraph (c).

(9) Every director and chief executive officer who holds any office or possesses any property whereby, whether directly or indirectly, any duty or interest might be created in conflict with the duties or interests of the trustee-manager in relation to the registered business trust, must —

- (a) declare the fact and the nature, character and extent of the conflict at a meeting of the directors of the trustee-manager; or
- (b) send a written notice to the trustee-manager setting out the fact and the nature, character and extent of the conflict.

(10) A declaration under subsection (9)(a) must be made at the first meeting of the directors of the trustee-manager of a registered business trust held —

- (a) after he or she becomes a director or chief executive officer, as the case may be; or
- (b) if already a director or chief executive officer (as the case may be), after he or she commenced to hold the office or to possess the property.

(11) A written notice under subsection (9)(b) must be given as soon as practicable after —

- (a) the date on which the director or chief executive officer became a director or chief executive officer, as the case may be; or
- (b) if already a director or chief executive officer (as the case may be), after he or she commenced to hold the office or to possess the property.

(12) Despite subsections (9), (10) and (11), where —

- (a) before the appointed day, a chief executive officer held any office or possessed any property mentioned in subsection (9); and
- (b) on the appointed day, the chief executive officer continues to hold such office or to possess such property,

the chief executive officer must —

- (c) make the declaration under subsection (9)(a) at the first meeting of the directors of the trustee-manager held on or after the appointed day unless the declaration has been made before that day; or

- (d) give the written notice under subsection (9)(b) as soon as practicable on or after the appointed day unless the written notice has been given before that day.

(13) Where a chief executive officer makes any declaration in accordance with subsection (12)(c), the chief executive officer is deemed to have made a declaration under subsection (9)(a) in accordance with subsection (10), and any declaration made under subsection (12)(c) is to be treated as a declaration given under subsection (9)(a).

(14) Where a chief executive officer gives any written notice in accordance with subsection (12)(d), the chief executive officer is deemed to have given a written notice under subsection (9)(b) in accordance with subsection (11), and any written notice given under subsection (12)(d) is to be treated as a written notice given under subsection (9)(b).

(15) The trustee-manager of a registered business trust must, as soon as practicable after the receipt of the written notice mentioned in subsection (1)(b) or (9)(b), send a copy of the written notice to —

- (a) in the case where the written notice is given by a chief executive officer — all the directors of the trustee-manager; or
- (b) in the case where the written notice is given by a director — all the other directors of the trustee-manager.

(16) Where a director or chief executive officer declares an interest or a conflict by a written notice mentioned in subsection (1)(b) or (9)(b) (respectively) in accordance with this section —

- (a) the making of the declaration is deemed to form part of the proceedings at the next meeting of the directors of the trustee-manager of the registered business trust after the written notice is given; and
- (b) the provisions of section 188 (minutes of proceedings) of the Companies Act 1967 apply as if the declaration had been made at that meeting.

(17) The secretary of the trustee-manager of a registered business trust must —

- (a) record every declaration under this section in the minutes of the meeting at which it was made; and
- (b) keep records of every written resolution duly signed and returned to the trustee-manager under this section.

(18) The directors of the trustee-manager of a registered business trust must permit a chief executive officer who is not a director to attend a meeting of the board of directors of the trustee-manager where such attendance is necessary for the chief executive officer to make a declaration for the purpose of complying with this section.

(19) For the purposes of this section —

- (a) an interest of a member of a director's family is treated as an interest of the director and the words "member of a director's family" include the director's spouse, son, adopted son, stepson, daughter, adopted daughter and stepdaughter; and
- (b) an interest of a member of a chief executive officer's family is treated as an interest of the chief executive officer and the words "member of the chief executive officer's family" include the chief executive officer's spouse, son, adopted son, stepson, daughter, adopted daughter and stepdaughter.

(20) Subject to subsection (7), this section is in addition to and not in derogation of the operation of any rule of law or any provision in the trust deed restricting a director or chief executive officer of the trustee-manager of a registered business trust from having any interest in transactions with the trustee-manager in its capacity as the trustee-manager of the registered business trust or from holding offices or possessing properties involving duties or interests in conflict with the duties or interests of the trustee-manager in relation to the registered business trust.

(21) Any director or chief executive officer who contravenes subsection (1), (2), (3), (9), (10), (11), (12) or (18) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding

\$100,000 or to imprisonment for a term not exceeding 2 years or to both and, in the case of a continuing offence, to a further fine not exceeding \$10,000 for every day or part of a day during which the offence continues after conviction.

(22) In this section, “appointed day” means the date of commencement of section 6 of the Business Trusts (Amendment) Act 2022.

[Act 30 of 2022 wef 12/03/2024]

Disclosure and register of directors’ and chief executive officer’s interests

13.—(1) The trustee-manager of a registered business trust must keep a register showing with respect to each director of the trustee-manager particulars of —

- (a) units or derivatives of units in the registered business trust, being units or derivatives in which the director has an interest and the nature and extent of that interest; and
- (b) debentures of the registered business trust in which the director has an interest and the nature and extent of that interest.

(1A) The trustee-manager of a registered business trust must keep a register showing with respect to each chief executive officer of the trustee-manager particulars of —

- (a) units or derivatives of units in the registered business trust, being units or derivatives in which the chief executive officer has an interest and the nature and extent of that interest; and
- (b) debentures of the registered business trust in which the chief executive officer has an interest and the nature and extent of that interest.

[Act 30 of 2022 wef 12/03/2024]

(2) The trustee-manager of a registered business trust must, within 3 days after receiving any notice from a director or chief executive officer under subsection (8) or section 137N(1) of the Securities and Futures Act 2001, enter in its register in relation to the director or

chief executive officer (as the case may be) the particulars in subsection (1) or (1A) (as the case may be), including —

- (a) the number and description of units or derivatives of units in a registered business trust and debentures of a registered business trust, in which the director or chief executive officer (as the case may be) has an interest;

[Act 30 of 2022 wef 12/03/2024]

- (b) in respect of units or derivatives of units in a registered business trust or debentures of a registered business trust, acquired after he or she became a director or chief executive officer (as the case may be) —

- (i) the price or other consideration for the transaction (if any) by reason of which an entry is required to be made under this subsection; and

- (ii) the date of the agreement for the transaction and the date of completion of the transaction; or where there was no transaction, the date of the occurrence of the event by reason of which an entry is required to be made under this subsection; and

[Act 30 of 2022 wef 12/03/2024]

- (c) particulars of any change in respect of the particulars mentioned in paragraphs (a) and (b), including the consideration (if any) received as a result of the event giving rise to the change.

[2/2009]

[Act 30 of 2022 wef 12/03/2024]

[Act 30 of 2022 wef 12/03/2024]

(2A) Subsection (2) does not apply to a trustee-manager of a registered business trust in relation to any notice received by the trustee-manager before the appointed day, from a person in the person's capacity as a chief executive officer, under section 137N(1) of the Securities and Futures Act 2001.

[Act 30 of 2022 wef 12/03/2024]

(2B) Where —

- (a) before the appointed day, the trustee-manager of a registered business trust had received any notice under

section 137N(1) of the Securities and Futures Act 2001 from a person in the person's capacity as a chief executive officer; and

- (b) on the appointed day, the person is a chief executive officer of the trustee-manager,

the trustee-manager must enter in its register in relation to the chief executive officer, within 14 days after the appointed day —

- (c) the particulars of units or derivatives of units in the registered business trust and debentures of the registered business trust, in which the chief executive officer has an interest immediately prior to the appointed day; and
- (d) the nature and extent of that interest, including the number and description of the units or derivatives of units in the registered business trust and debentures of the registered business trust.

[Act 30 of 2022 wef 12/03/2024]

(3) The trustee-manager of a registered business trust must make the register available for public inspection at the registered office of the trustee-manager without charge.

(4) A person may request the trustee-manager of a registered business trust to provide the person with a copy of its register or any part of the register on payment in advance of a sum of \$1 or any lesser sum that the trustee-manager requires for every page or part of a page required to be copied, and the trustee-manager must send the copy to that person within 21 days after the day on which the trustee-manager receives the request.

(5) The trustee-manager of a registered business trust must, at the direction of the Authority, send to the Authority within such time as may be specified by the Authority a copy of its register or any part of the register.

(6) The trustee-manager of a registered business trust must produce its register at the commencement of each annual general meeting of the unitholders of the registered business trust and keep it open and accessible during the meeting to all persons attending the meeting.

(7) It is a defence to a prosecution for failing to comply with subsection (1), (1A), (2) or (2B) in respect of particulars relating to a director or chief executive officer of the trustee-manager of a registered business trust if the defendant proves that the failure was due to the failure of the director or chief executive officer to comply with subsection (8) or (as the case may be) section 137N(1) of the Securities and Futures Act 2001 with respect to those particulars.

[2/2009]

[Act 30 of 2022 wef 12/03/2024]

(8) In accordance with subsections (9), (9A) and (9B), every director and chief executive officer of the trustee-manager of a registered business trust must give written notice to the trustee-manager of —

- (a) particulars relating to his or her units or derivatives of units in the registered business trust, or debentures of the registered business trust; and
- (b) particulars of any change in respect of the particulars mentioned in paragraph (a),

as are necessary for the purposes of compliance by the trustee-manager with subsections (1), (1A) and (2).

[Act 30 of 2022 wef 12/03/2024]

(9) A notice under subsection (8) must be given —

- (a) in the case of a notice under paragraph (a) of that subsection, within 2 business days after the later of the following dates:
 - (i) the date on which the director became a director of the trustee-manager of a registered business trust or the chief executive officer became a chief executive officer of the trustee-manager, as the case may be;
 - (ii) the date on which the director or chief executive officer (as the case may be) became a unitholder of the registered business trust or acquired an interest in the units or derivatives of units in the registered business trust or debentures of the registered business trust; and

[Act 30 of 2022 wef 12/03/2024]

- (b) in the case of a notice under paragraph (b) of that subsection, within 2 business days after the occurrence of the event giving rise to the change mentioned in that paragraph.

(9A) Subsection (9) does not apply to a chief executive officer of the trustee-manager of a registered business trust in respect of —

- (a) any acquisition of a unit in the registered business trust, or an interest in a unit or derivative of a unit in the registered business trust or a debenture of the registered business trust, that takes place before the appointed day; and
- (b) any change in respect of the particulars mentioned in subsection (8)(a), where the event giving rise to the change takes place before the appointed day.

[Act 30 of 2022 wef 12/03/2024]

(9B) Where —

- (a) before the appointed day, a chief executive officer of the trustee-manager of a registered business trust had become a unitholder of the registered business trust or acquired an interest in the units or derivatives of units in the registered business trust or debentures of the registered business trust; and
- (b) on the appointed day, the chief executive officer continues to hold such units or interests,

a notice under subsection (8)(a) must be given within 14 days after the appointed day, unless such notice had been given before that day.

[Act 30 of 2022 wef 12/03/2024]

(10) The trustee-manager of a registered business trust must, within 7 days after it receives a notice given under subsection (8), send a copy of the notice to each of the other directors and chief executive officers of the trustee-manager.

[Act 30 of 2022 wef 12/03/2024]

(11) It is a defence to a prosecution for failing to comply with subsection (8)(a) or (b), (9) or (9B) if the defendant proves that his or her failure was due to his or her not being aware of a fact or

occurrence the existence of which was necessary to constitute the offence and that —

- (a) he or she was not so aware on the date of the information or summons; or
- (b) he or she became so aware less than 2 days before the date of the summons.

[Act 30 of 2022 wef 12/03/2024]

(12) For the purposes of subsection (11), a person is conclusively presumed to have been aware at a particular time of a fact or occurrence —

- (a) of which he or she would, if he or she had acted with reasonable diligence in the conduct of his or her affairs, have been aware at that time; or
- (b) of which an employee or agent of the person, being an employee or agent having duties or acting in relation to his or her employer's or principal's interest in units or derivatives of units in the registered business trust or debentures of the registered business trust, was aware or would, if the employee or agent had acted with reasonable diligence in the conduct of the employer's or principal's affairs, have been aware at that time.

(13) *[Deleted by Act 30 of 2022 wef 12/03/2024]*

(14) For the purposes of this section, a director or chief executive officer of the trustee-manager of a registered business trust is deemed to have an interest in units or derivatives of units in the registered business trust or debentures of the registered business trust (as the case may be) if that director or chief executive officer (as the case may be) is deemed to have an interest in the units, derivatives of units or debentures (as the case may be) under section 4 of the Securities and Futures Act 2001.

[Act 30 of 2022 wef 12/03/2024]

(15) For the purposes of this section —

- (a) an interest of a member of a director's family is treated as an interest of the director and the words "member of a director's family" include the director's spouse, son,

adopted son, stepson, daughter, adopted daughter and stepdaughter; and

- (b) an interest of a member of a chief executive officer's family is treated as an interest of the chief executive officer and the words "member of the chief executive officer's family" include the chief executive officer's spouse, son, adopted son, stepson, daughter, adopted daughter and stepdaughter.

[Act 30 of 2022 wef 12/03/2024]

(16) Any director or chief executive officer of the trustee-manager of a registered business trust who contravenes subsection (8) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 2 years or to both and, in the case of a continuing offence, to a further fine not exceeding \$10,000 for every day or part of a day during which the offence continues after conviction.

[Act 30 of 2022 wef 12/03/2024]

(17) Any trustee-manager of a registered business trust which contravenes subsection (1), (1A), (2), (2B), (3), (4), (5), (6) or (10) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$25,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for every day or part of a day during which the offence continues after conviction.

[Act 30 of 2022 wef 12/03/2024]

(18) Subsections (8) to (15) do not apply in respect of a registered business trust —

- (a) all or any of the units of which are listed for quotation on the official list of an approved exchange; and
- (b) to which Subdivision (2) of Division 2 of Part 7 of the Securities and Futures Act 2001 applies.

[2/2009; 4/2017]

(19) In this section, "appointed day" means the date of commencement of section 7 of the Business Trusts (Amendment) Act 2022.

[Act 30 of 2022 wef 12/03/2024]

[Act 30 of 2022 wef 12/03/2024]

Composition of board

14.—(1) The trustee-manager of a registered business trust must ensure that the composition of its board of directors complies with such requirements as may be prescribed by the Authority.

(2) Any trustee-manager of a registered business trust which contravenes this section shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 and, in the case of a continuing offence, to a further fine not exceeding \$10,000 for every day or part of a day during which the offence continues after conviction.

Audit committees

15.—(1) The trustee-manager of a registered business trust must establish an audit committee in accordance with such requirements as may be prescribed by the Authority, including requirements in respect of the composition of an audit committee.

(2) The audit committee and every member of the audit committee must comply with such requirements as may be prescribed by the Authority, including requirements in respect of the duties and functions of an audit committee.

(3) Every director of the trustee-manager of a registered business trust must take all reasonable steps to secure compliance by the audit committee of the trustee-manager and every member of the audit committee (as the case may be) with subsection (2).

(4) Any trustee-manager of a registered business trust which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 and, in the case of a continuing offence, to a further fine not exceeding \$10,000 for every day or part of a day during which the offence continues after conviction.

(5) If any director of the trustee-manager of a registered business trust —

- (a) fails to take all reasonable steps to secure the compliance by the audit committee of the trustee-manager or any member of the audit committee with subsection (2); or

(b) has by his or her own wilful act been the cause of any contravention of subsection (2) by the audit committee of the trustee-manager or any member of the audit committee, he or she shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 and, in the case of a continuing offence, to a further fine not exceeding \$10,000 for every day or part of a day during which the offence continues after conviction.

Acquisition of interest in registered business trust by trustee-manager

16.—(1) The trustee-manager of a registered business trust must not acquire or hold any unit or derivative of any unit in the registered business trust unless it acquires or holds the unit or derivative —

- (a) for not less than the consideration that would be payable if the unit or derivative of the unit were acquired by another person; and
- (b) subject to terms and conditions that would not disadvantage other unitholders of the registered business trust.

(2) A person must not aid, abet or assist the contravention of subsection (1) by the trustee-manager of a registered business trust.

(3) Any person who contravenes this section shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000.

Liquidator of trustee-manager entitled to exercise indemnity rights

17. If the trustee-manager of a registered business trust is being wound up, is under judicial management or receivership or has executed a deed of company arrangement that has not terminated —

- (a) any provision of the trust deed of the registered business trust or of another instrument which purports to deny the trustee-manager a right to be indemnified out of the trust property of the registered business trust that the trustee-manager would have had if it were not being

wound up, under judicial management or receivership or if it had not executed a deed of company arrangement (as the case may be) is void against the liquidator, judicial manager or receiver of the trustee-manager or the executor of the deed of company arrangement, as the case may be; and

- (b) any right of the trustee-manager to be indemnified out of the trust property of the registered business trust is to be exercised by the liquidator, judicial manager or receiver of the trustee-manager or the executor of the deed of company arrangement, as the case may be.

Division 2 — Change of trustee-manager

Changes to take effect upon date of appointment

18.—(1) Despite any provision in this Division, a person named as the trustee-manager of a registered business trust in the register which is maintained by the Authority in accordance with section 5 must remain the trustee-manager or temporary trustee-manager (as the case may be) until another person is appointed —

- (a) by the unitholders of the registered business trust to be the trustee-manager of the registered business trust; or
- (b) by the court under section 21(1) to be the temporary trustee-manager of the registered business trust,

and such appointment is effective from the date stated in the resolution of the unitholders or court order as the effective date of the appointment of the trustee-manager or temporary trustee-manager, as the case may be.

(2) Any purported change of the trustee-manager of the registered business trust is ineffective unless it is made in accordance with this Division.

Resignation of trustee-manager

19.—(1) The trustee-manager of a registered business trust may resign from its position as trustee-manager only in accordance with

such requirements and in such manner as the Authority may prescribe.

(2) The trustee-manager of a registered business trust must, until its resignation in accordance with subsection (1) becomes effective, continue to observe, and be liable for the failure to observe, the duties and responsibilities assigned to it under this Act and the trust deed of the registered business trust.

(3) Any trustee-manager of a registered business trust which contravenes subsection (1) shall be guilty of an offence.

Removal of trustee-manager by unitholders

20.—(1) Despite any provision in the trust deed of a registered business trust, the trustee-manager of a registered business trust may be removed as the trustee-manager by the unitholders of the registered business trust only if both of the following conditions are satisfied:

- (a) a resolution to remove the trustee-manager is approved by the unitholders holding in the aggregate a majority of the voting rights of all the unitholders of the registered business trust who, being entitled to do so, vote in person or where proxies are allowed, by proxy present at a meeting of the unitholders of the registered business trust;
- (b) the removal is in accordance with such procedures as the Authority may prescribe.

(2) Any provision in the trust deed of a registered business trust is void insofar as it would have the effect —

- (a) of allowing the removal of a trustee-manager of a registered business trust as the trustee-manager by the unitholders of the registered business trust if a resolution to remove the trustee-manager is approved by the unitholders holding in the aggregate less than a majority of the voting rights of all the unitholders of the registered business trust who, being entitled to do so, vote in person or where

proxies are allowed, by proxy present at a meeting of the unitholders of the registered business trust;

- (b) of not allowing the removal of a trustee-manager of a registered business trust as the trustee-manager by the unitholders of the registered business trust even if a resolution to remove the trustee-manager is approved by the unitholders holding in the aggregate a majority of the voting rights of all the unitholders of the registered business trust who, being entitled to do so, vote in person or where proxies are allowed, by proxy present at a meeting of the unitholders of the registered business trust; or
- (c) of allowing the removal of a trustee-manager of a registered business trust as the trustee-manager by the unitholders of the registered business trust in accordance with any procedure other than as prescribed by the Authority for the purposes of subsection (1)(b).

[Act 30 of 2022 wef 12/03/2024]

Appointment of temporary trustee-manager by court

21.—(1) On an application by the Authority or the trustee-manager or a unitholder of a registered business trust, the court may, by order, appoint a company that has consented in writing to serve as a temporary trustee-manager to be the temporary trustee-manager of the registered business trust for a period of 3 months if the court is satisfied that the appointment is in the interest of the unitholders of the registered business trust.

(2) The company that is appointed by the court under subsection (1) to act as the temporary trustee-manager of a registered business trust must comply with the duties, obligations and any other requirements imposed under this Act and as may be prescribed by the Authority with respect to the trustee-manager of a registered business trust.

(3) Despite subsection (2), the court may exempt the temporary trustee-manager of a registered business trust from sections 6, 14 and 15.

(4) The court may make any further orders in respect of the appointment of a temporary trustee-manager under subsection (1) that it thinks necessary to protect the interests of the unitholders of the registered business trust, including an order to reimburse the costs of the application out of the trust property of the registered business trust to the person who made the application under that subsection.

(5) Upon the making of an order by the court appointing a company as the temporary trustee-manager of a registered business trust, the resigning trustee-manager of the registered business trust and that appointed temporary trustee-manager must comply with such requirements as the Authority may prescribe.

(6) Any trustee-manager of a registered business trust which contravenes subsection (5) shall be guilty of an offence.

Temporary trustee-manager to take steps for appointment of new trustee-manager

22.—(1) The temporary trustee-manager of a registered business trust must, within such time and in accordance with such requirements as may be prescribed by the Authority, take such steps to enable the unitholders of the registered business trust to appoint another person as the trustee-manager (not being a temporary trustee-manager) of the registered business trust.

(2) Any temporary trustee-manager of a registered business trust which contravenes subsection (1) shall be guilty of an offence.

Division 3 — Consequences of change of trustee-manager

Resigning trustee-manager to hand over books and provide reasonable assistance

23.—(1) The resigning trustee-manager of a registered business trust must, as soon as practicable after the appointment of the replacement trustee-manager or the temporary trustee-manager (as the case may be) of the registered business trust —

- (a) give the replacement trustee-manager or temporary trustee-manager (as the case may be) any books which are in the possession or control of the resigning

trustee-manager and which this Act or the trust deed of the registered business trust requires to be kept in relation to the registered business trust; and

- (b) give reasonable assistance to the replacement trustee-manager or temporary trustee-manager (as the case may be) to facilitate the change of trustee-manager of the registered business trust.

(2) Any person who contravenes this section shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 and, in the case of a continuing offence, to a further fine not exceeding \$5,000 for every day or part of a day during which the offence continues after conviction.

Rights, obligations and liabilities of resigning trustee-manager

24.—(1) Any —

- (a) legal right in, title to and interest under any trust property of a registered business trust owned, leased, held or used by a resigning trustee-manager for or on behalf of the registered business trust; and
- (b) obligations and liabilities of the resigning trustee-manager undertaken for or on behalf of the registered business trust,

must be transferred to and vested in, and assumed by, the replacement trustee-manager or the temporary trustee-manager of the registered business trust to be held for or on behalf of the registered business trust from the effective date of appointment of the replacement trustee-manager or temporary trustee-manager, as the case may be.

(2) Despite subsection (1), the following rights, obligations and liabilities remain the rights, obligations and liabilities of the resigning trustee-manager of a registered business trust:

- (a) any right of the resigning trustee-manager to be paid fees for the performance of its functions before it ceased to be the trustee-manager of the registered business trust;
- (b) any right of the resigning trustee-manager to be indemnified for expenses it had incurred before it ceased to be the trustee-manager of the registered business trust;

- (c) any right, obligation or liability that the resigning trustee-manager had or continues to have as a unitholder of the registered business trust; and
- (d) any liability in respect of which the resigning trustee-manager would have had no claim of indemnification out of the trust property of the registered business trust if it had remained the trustee-manager of the registered business trust.

Effect of change of trustee-manager on documents, etc., to which resigning trustee-manager is a party

25.—(1) Any document or agreement entered into by the resigning trustee-manager of a registered business trust on behalf of the registered business trust —

- (a) to which the resigning trustee-manager is a party, in which a reference is made to the resigning trustee-manager or under which the resigning trustee-manager has acquired or incurred any right, obligation or liability or might have acquired or incurred any right, obligation or liability if it had remained the trustee-manager of the registered business trust; and
- (b) that is capable of having effect after the appointment of the replacement trustee-manager or the temporary trustee-manager of the registered business trust, as the case may be,

has effect, from the effective date of appointment of the replacement trustee-manager or temporary trustee-manager under section 18 (as the case may be) as if the replacement trustee-manager or temporary trustee-manager, as the case may be, (and not the resigning trustee-manager) were a party to it, were referred to in it or had or might have acquired or incurred the right, obligation or liability under it.

(2) Subsection (1) does not apply to any right, obligation or liability that remains the right, obligation or liability of the resigning trustee-manager by virtue of section 24(2).

*Division 4 — Written directions***Power of Authority to issue directions to trustee-manager or temporary trustee-manager**

26.—(1) The Authority may —

- (a) for the purpose of ensuring compliance with the provisions of this Act; or
- (b) if it thinks it necessary in the public interest for the proper administration of this Act,

issue written directions, either of a general or specific nature, to the trustee-manager or temporary trustee-manager of a registered business trust.

(2) Without limiting subsection (1), the Authority may issue written directions —

- (a) where the trustee-manager or temporary trustee-manager of a registered business trust is contravening, is likely to contravene or has contravened any provision of this Act, to require that person —
 - (i) to comply with that provision or to cease contravention of that provision; or
 - (ii) to resign as trustee-manager of the registered business trust; or
- (b) with respect to any other matter which the Authority considers necessary for the proper administration of this Act,

and the trustee-manager or temporary trustee-manager must comply with any such directions.

(3) The Authority may at any time vary, rescind or revoke any written direction issued under this section.

(4) Any trustee-manager or temporary trustee-manager of a registered business trust which contravenes any written direction issued under this section shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 and, in the case of a continuing offence, to a further fine not exceeding \$5,000 for

every day or part of a day during which the offence continues after conviction.

(5) It is not necessary to publish any written direction issued under this section in the *Gazette*.

[10/2013]

Division 5 — Indemnification

Provisions protecting officers of trustee-manager from liability

27.—(1) Any provision (whether in the trust deed of a registered business trust, in any contract entered into by the trustee-manager of a registered business trust or its officer or whenever and however arising) that purports to exempt an officer of the trustee-manager (to any extent) from any liability that would otherwise attach to the officer in connection with any negligence, default, breach of duty or breach of trust in relation to the registered business trust is void.

(2) Any provision (whether in the trust deed of a registered business trust, in any contract entered into by the trustee-manager of a registered business trust or its officer or whenever and however arising) by which the trustee-manager directly or indirectly provides an indemnity (to any extent) for an officer of the trustee-manager against any liability attaching to him or her in connection with any negligence, default, breach of duty or breach of trust in relation to the registered business trust is void, except as permitted by subsection (3) or section 27A.

(3) Subsection (2) does not prevent the trustee-manager of a registered business trust from purchasing and maintaining for an officer of the trustee-manager insurance against any liability mentioned in that subsection.

[Act 30 of 2022 wef 12/03/2024]

Third party indemnity

27A.—(1) Section 27(2) does not apply where the provision for indemnity is against liability incurred by the officer to a person other than the trustee-manager in its capacity as trustee-manager of the registered business trust, except when the indemnity is against —

- (a) any liability of the officer to pay —
 - (i) a fine in criminal proceedings; or
 - (ii) a sum payable to a regulatory authority by way of a penalty in respect of non-compliance with any requirement of a regulatory nature (however arising); or
- (b) any liability incurred by the officer —
 - (i) in defending criminal proceedings in which he or she is convicted;
 - (ii) in defending civil proceedings brought by the trustee-manager of the registered business trust or a related corporation of the trustee-manager in which judgment is given against him or her; or
 - (iii) in connection with an application for relief under section 105 in which the court refuses to grant him or her relief.

(2) The references in subsection (1)(b) to a conviction, judgment or refusal of relief are references to the final decision in the proceedings.

(3) For the purposes of subsection (2) —

- (a) a conviction, judgment or refusal of relief becomes final —
 - (i) if it is not appealed against — at the end of the period for bringing an appeal; or
 - (ii) if it is appealed against — at the time when the appeal (or any further appeal) is disposed of; and
- (b) an appeal (or further appeal) is disposed of —
 - (i) if it is determined and there is no right of further appeal, or if there is a right of further appeal, the period for bringing any further appeal has ended; or
 - (ii) if it is abandoned or otherwise ceases to have effect.

[Act 30 of 2022 wef 12/03/2024]

Exception for expenditure on defending proceedings, etc.

27B.—(1) Despite sections 162 and 163 of the Companies Act 1967, and if it is done on the terms provided in subsection (2), a trustee-manager of a registered business trust may —

- (a) provide a director of the trustee-manager with funds by way of any loan to meet expenditure incurred or to be incurred by the director —
 - (i) in defending any criminal or civil proceedings in connection with any alleged negligence, default, breach of duty or breach of trust by him or her in relation to the registered business trust; or
 - (ii) in connection with an application for relief under section 105; or
- (b) enable any such director to avoid incurring such expenditure.

(2) The terms mentioned in subsection (1) are —

- (a) that the loan is to be repaid, or (as the case may be) any liability of the registered business trust incurred under any transaction connected with the thing done is to be discharged, in the event of —
 - (i) the director being convicted in the proceedings;
 - (ii) judgment being given against him or her in the proceedings; or
 - (iii) the court refusing to grant him or her relief on the application; and
- (b) that the loan is to be repaid or discharged not later than 14 days after —
 - (i) the date when the conviction becomes final;
 - (ii) the date when the judgment becomes final; or
 - (iii) the date when the refusal of relief becomes final.

- (3) For the purposes of this section —
- (a) a conviction, judgment or refusal of relief becomes final —
 - (i) if it is not appealed against — at the end of the period for bringing an appeal; or
 - (ii) if it is appealed against — when the appeal (or any further appeal) is disposed of;
 - (b) an appeal or further appeal is disposed of —
 - (i) if it is determined and there is no right of further appeal, or if there is a right of further appeal, the period for bringing any further appeal has ended; or
 - (ii) if it is abandoned or otherwise ceases to have effect; and
 - (c) a reference to the repayment of a loan includes the payment of any interest which is chargeable under the terms on which the loan was given.

[Act 30 of 2022 wef 12/03/2024]

Exception for expenditure in connection with regulatory action or investigation

27C. Section 27 of this Act and sections 162, 163 and 172 of the Companies Act 1967 do not apply to anything done by a trustee-manager of a registered business trust —

- (a) to provide a director of the trustee-manager of a registered business trust with funds by way of any loan to meet expenditure incurred or to be incurred by the director in defending himself or herself —
 - (i) in an investigation by a regulatory authority; or
 - (ii) against any action proposed to be taken by a regulatory authority,

in connection with any alleged negligence, default, breach of duty or breach of trust by the director in relation to the registered business trust; or

- (b) to enable any such director to avoid incurring such expenditure.

[Act 30 of 2022 wef 12/03/2024]

PART 4 TRUST DEED

Contents of trust deed

28.—(1) The trustee-manager of a registered business trust must make provision in the trust deed of the registered business trust —

- (a) relating to such particulars as are sufficient to define the scope of business of the registered business trust and disclose the structure of, and the nature of the units in, the registered business trust;
- (b) for the powers of the trustee-manager in relation to managing and operating the business of the registered business trust;
- (c) in respect of the duration, if ascertainable, of the registered business trust or, if the duration is not ascertainable, a statement of that fact;
- (d) for the conditions governing the transfer of units in the registered business trust;
- (e) specifying the full particulars of —
 - (i) the remuneration of the trustee-manager of the registered business trust and the manner in which that remuneration is provided for; and
 - (ii) any other fees or charges payable out of the trust property of the registered business trust;
- (f) relating to the procedure for the winding up of the registered business trust, which procedure must not be in conflict with any provision in Part 7 and, in the case of any such conflict, the provisions in Part 7 prevail; and
- (g) in respect of any other matters that may be prescribed by the Authority.

(2) The trustee-manager of a registered business trust has no right to be paid fees or to claim indemnification for debts, expenses or other liabilities incurred by the trustee-manager on behalf of the registered business trust out of the trust property of the registered business trust, and any agreement, arrangement or any provision in the trust deed of the registered business trust that purports to confer such a right has no effect, unless such right to fees or indemnification has been conferred on the trustee-manager by the trust deed of the registered business trust.

(3) Any contract or arrangement purporting to restrict or remove the entitlement of the trustee-manager of a registered business trust to be indemnified out of the trust property of the registered business trust as conferred on the trustee-manager by the trust deed of the registered business trust has no effect.

(4) The trustee-manager of a registered business trust has no power to borrow or raise money, to issue debentures of the registered business trust or to assume (whether by way of declaration of trust, transfer, novation, vesting or otherwise) obligations or liabilities for such borrowings or issuance of debentures of the registered business trust on behalf of the registered business trust, unless such power is provided in the trust deed of the registered business trust, and any agreement or arrangement that purports to confer such power has no effect.

(5) The unitholders of a registered business trust have no right to redeem their units in return for distributions of profits, income or other payments or returns from the trust property of the registered business trust, unless the trust deed of the registered business trust —

(a) confers such right; and

(b) sets out procedures relating to the making and handling of redemption orders which are fair to all the unitholders of the registered business trust.

(6) Any trustee-manager of a registered business trust which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 and, in the case of a continuing offence, to a further fine not exceeding \$10,000

for every day or part of a day during which the offence continues after conviction.

Liability of trustee-managers

29.—(1) Subject to subsection (2), any provision in a trust deed of a registered business trust required under section 28 or in any contract with the unitholders of a registered business trust to which such a trust deed relates is void in so far as it would have the effect of exempting the trustee-manager of the registered business trust under the trust deed from, or indemnifying the trustee-manager against, liability for breach of trust where the trustee-manager fails to exercise the degree of care and diligence required of a trustee-manager of a registered business trust.

(2) Subsection (1) does not invalidate —

- (a) any release otherwise validly given in respect of anything done or omitted to be done by the trustee-manager of a registered business trust before the giving of the release; or
- (b) any provision enabling such a release to be given —
 - (i) on the passing of a special resolution by the unitholders of the registered business trust at a general meeting convened in accordance with Division 1 of Part 9; and
 - (ii) either with respect to specific acts or omissions, or upon the trustee-manager of a registered business trust ceasing to act.

Trust deed to be legally enforceable

30.—(1) The trustee-manager of a registered business trust must ensure that the trust deed of the registered business trust is contained in a document that is legally enforceable as between the unitholders of the registered business trust and the trustee-manager.

(2) The unenforceability of the trust deed of a registered business trust does not operate so as to avoid or affect any agreement, transaction or arrangement entered into by the trustee-manager on behalf of the trust, whether the agreement, transaction or arrangement

was entered into before or after the point in time when the trust deed became unenforceable.

(3) The trustee-manager of a registered business trust must make a copy of the trust deed available to the public without charge.

(4) Any trustee-manager of a registered business trust which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 and, in the case of a continuing offence, to a further fine not exceeding \$10,000 for every day or part of a day during which the offence continues after conviction.

(5) Any trustee-manager of a registered business trust which contravenes subsection (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$25,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for every day or part of a day during which the offence continues after conviction.

Change of trust deed

31.—(1) A person must not modify or replace the trust deed of a registered business trust unless the modification or replacement is approved —

- (a) by special resolution of the unitholders of the registered business trust; or
- (b) where the modification is necessary in order to comply with any written law or rule of law applicable in Singapore, by the trustee-manager of the registered business trust.

(2) Despite subsection (1), any modification or replacement of the trust deed of a registered business trust is void if the modification or replacement would result in a breach of section 28(1) by the trustee-manager of the registered business trust.

(3) Subject to subsection (4), where the trustee-manager of a registered business trust is aggrieved by a modification or replacement of the trust deed of the registered business trust made pursuant to subsection (1)(a), the trustee-manager may apply to the court to cancel the modification or replacement within 21 days after

the date on which the resolution of the unitholders mentioned in subsection (1)(a) was passed.

(4) On an application made by the trustee-manager of a registered business trust under subsection (3), the court —

- (a) is to have regard to whether the provisions of this Act have been complied with and whether the unitholders that approved the modification or replacement have acted in good faith in doing so; and
- (b) may make an order cancelling the modification or replacement or confirming the modification or replacement subject to any alterations or conditions that it thinks just,

and such modification or replacement (as the case may be) takes effect on the date of the order of the court.

(5) Where the trustee-manager of a registered business trust proposes to the unitholders of the registered business trust to act by special resolution to effect a revision to the fees or charges payable out of trust property of the registered business trust to the trustee-manager, the trustee-manager must include in the notice to the unitholders required under section 63 for such resolution to be considered a special resolution —

- (a) the rationale or justification for the proposed revision to the fees or charges;
- (b) the methods or procedures for determining the proposed revision to the fees or charges; and
- (c) an opinion, from an independent adviser, on whether the methods or procedures for determining the proposed revision to the fees or charges are sufficient to ensure that the proposed revision is on normal commercial terms and will not be prejudicial to the interests of all the unitholders as a whole.

(6) The trustee-manager of a registered business trust must give notice of the modification or replacement of the trust deed of a registered business trust mentioned in subsection (1)(b) to all the

unitholders of the registered business trust within 7 days from the modification or replacement of the trust deed.

[Act 30 of 2022 wef 12/03/2024]

(7) The trustee-manager of a registered business trust must lodge with the Authority —

- (a) a copy of the provisions in the trust deed of the registered business trust that have been modified or replaced in accordance with subsection (1) or a copy of the new trust deed (incorporating such modification or replacement) within 2 business days after the modification or replacement mentioned in that subsection takes effect; and
- (b) where an application to cancel the modification or replacement mentioned in subsection (3) has been made —
 - (i) a copy of the application within 2 business days after the application has been made; and
 - (ii) a copy of the court order mentioned in subsection (4)(b) within 7 days after that order has been made.

(8) The trustee-manager of a registered business trust must, at the direction of the Authority, lodge with the Authority a copy of the amended trust deed of the registered business trust after incorporating all the amendments prior to the date of lodgment.

(9) The trustee-manager of a registered business trust must make an updated copy of the trust deed available to the public without charge.

(10) The trustee-manager of a registered business trust must, at the request of any unitholder of the registered business trust, provide an updated copy of the trust deed to that unitholder without charge.

(11) Any person who contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000.

(12) Any trustee-manager of a registered business trust which contravenes subsection (5) or (6) shall be guilty of an offence.

(13) Any trustee-manager of a registered business trust which contravenes subsection (7), (8), (9) or (10) shall be guilty of an

offence and shall be liable on conviction to a fine not exceeding \$25,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for every day or part of a day during which the offence continues after conviction.

PART 5

UNITHOLDERS

Limitation of liability of unitholders

32.—(1) To avoid doubt, a unitholder of a registered business trust is not liable to contribute to the registered business trust or in respect of any debts, liabilities or obligations incurred by the trustee-manager in its capacity as trustee-manager for the registered business trust, other than the outstanding amounts of money (if any) which the unitholder has expressly agreed to contribute to the registered business trust.

(2) The limitation of the liability of a unitholder of a registered business trust referred to in subsection (1) applies despite —

- (a) any provision to the contrary in the trust deed of the registered business trust; or
- (b) the winding up of the registered business trust.

Distributions to unitholders

33.—(1) The trustee-manager of a registered business trust has the right to declare a distribution of profits, income or other payments or returns to the unitholders of the registered business trust out of the trust property of the registered business trust; but such distribution may only be made if the board of directors of the trustee-manager makes a written statement, in accordance with a resolution of the board of directors of the trustee-manager and signed by at least 2 of the directors, that the board of directors is satisfied on reasonable grounds that, immediately after making the distribution, the trustee-manager will be able to fulfil, from the trust property of the registered business trust, the liabilities of the registered business trust as these liabilities fall due.

(2) Upon the declaration by the trustee-manager of a registered business trust to make a distribution of profits, income or other payments or returns from the trust property of the registered business trust to the unitholders of the registered business trust in accordance with subsection (1), the trustee-manager must —

- (a) send to all the unitholders of the registered business trust —
 - (i) a copy of the written statement of the board of directors mentioned in subsection (1);
 - (ii) a written statement disclosing the distribution policy and the measures and assumptions for deriving the amount available to be distributed from the trust property; and
 - (iii) a written statement containing any other information that the Authority may prescribe or specify;
- (b) give notice of the declaration of the distribution of profits, income or other payments or returns from the trust property of the registered business trust to the unitholders in one or more newspapers circulating in Singapore; and
- (c) make available a copy of each of the statements mentioned in paragraph (a) to the public without charge.

(3) Any trustee-manager of a registered business trust which contravenes subsection (1) or (2) shall be guilty of an offence.

(4) If the board of directors of the trustee-manager of a registered business trust makes a written statement mentioned in subsection (1) without any reasonable basis for arriving at the conclusions set out in the written statement, any director of the trustee-manager who permits or authorises the written statement to be made shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 2 years or to both.

Creditors of unitholders to have no rights to obtain possession of trust property

34. A creditor of a unitholder of a registered business trust has no right to obtain possession of, or otherwise exercise any legal or equitable remedy with respect to, the trust property of the registered business trust.

Rights of unitholders to distribution

35.—(1) Upon the declaration by the trustee-manager of a registered business trust of a distribution of profits, income or other payments or returns out of the trust property of the registered business trust to the unitholders of the registered business trust, each unitholder becomes entitled, after the date on which the distribution is payable, to receive the distribution, and upon such declaration, the unitholder is deemed to be, and is entitled to all legal and equitable remedies available to, a creditor of the registered business trust, with recourse to the trust property out of which the distribution is to be made.

(2) The trust deed of a registered business trust may provide for the establishment of book closure dates with respect to distributions of profits, income or other payments or returns by the trustee-manager of the registered business trust.

Approval of unitholders required for issue of units by trustee-manager

36.—(1) Despite anything in the trust deed of a registered business trust, the trustee-manager of the registered business trust must not, without the prior approval of a majority of the number of votes of the unitholders of the registered business trust who, being entitled to do so, vote in person or, where proxies are allowed, by proxy present at a general meeting which is convened in accordance with the requirements under Division 1 of Part 9, exercise any power to issue units in the registered business trust or to make or grant an offer, agreement or option which would or might require units in the registered business trust to be issued.

(2) Approval for the purposes of this section may be confined to a particular exercise of that power or may apply to the exercise of that power generally, and any such approval may be unconditional or subject to conditions.

(3) Any approval for the purposes of this section continues in force until —

- (a) the conclusion of the annual general meeting of the registered business trust commencing next after the date on which the approval was given; or
- (b) the expiry of the period within which the next annual general meeting of the registered business trust after that date is required under section 53 to be held,

whichever is the earlier, but any approval may be previously revoked or varied by the unitholders of the registered business trust in general meeting.

(4) The trustee-manager of a registered business trust may issue units in the registered business trust even though an approval for the purposes of this section has ceased to be in force if the units are issued pursuant to an offer, agreement or option made or granted by the trustee-manager while the approval was in force and it was authorised by the approval to make or grant an offer, agreement or option which would or might require units to be issued after the expiry of the approval.

(5) Section 65 applies to any resolution by which an approval is given for the purposes of this section as if the resolution were a special resolution for purposes of that section.

(6) Any issue of units in a registered business trust made in contravention of this section is void and consideration given for the units may be recoverable accordingly.

(7) Any trustee-manager of a registered business trust which contravenes this section with respect to any issue of units in the registered business trust shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000.

(8) The trustee-manager of a registered business trust has no recourse to the trust property for the purposes of reimbursement of any liabilities incurred by the trustee-manager as a result of this section.

(9) If the trustee-manager of any registered business trust is found guilty of an offence under subsection (7), the trustee-manager and any director of the trustee-manager who knowingly contravenes, or permits or authorises the contravention of this section with respect to any issue of units in the registered business trust shall be liable to compensate the person to whom the units were issued for any loss, damages or costs which that person may have sustained or incurred thereby; but no proceedings to recover from any director of the trustee-manager or the trustee-manager for any such loss, damages or costs may be commenced after the expiry of 6 years from the date of such issue of units.

37. [*Repealed by Act 2 of 2009*]

38. [*Repealed by Act 2 of 2009*]

39. [*Repealed by Act 2 of 2009*]

PART 6

CIVIL LIABILITY AND TAKE-OVERS

[2/2009]

Civil liability of trustee-managers to unitholders

40.—(1) Any unitholder of a registered business trust who suffers loss or damage because of any conduct of the trustee-manager of the registered business trust which contravenes any provision of this Act may recover the amount of the loss or damage by action against the trustee-manager, whether or not the trustee-manager has been convicted of an offence in respect of the contravention.

(2) Any action under subsection (1) must commence within 6 years after the cause of action arises.

(3) This section does not affect any liability that any person has under any other provision of this Act or under any other written law or rule of law.

Power to acquire units of unitholders dissenting from arrangement or contract approved by 90% majority

40A.—(1) Where an arrangement or a contract involving the transfer of all of the units, or all of the units in any particular class, in a registered business trust (called in this section the subject trust) to —

- (a) the trustee of another trust (including the trustee-manager of another business trust and the trustee of a real estate investment trust); or
- (b) any other person,

[Act 30 of 2022 wef 12/03/2024]

(called in this section the transferee) has, within 4 months after the making of the offer in that behalf by the transferee, been approved as to the units or as to each class of units whose transfer is involved by the holders of at least 90% of the total number of those units or of the units of that class (other than units already held at the date of the offer by the transferee), the transferee may, at any time within 2 months after the offer has been so approved, give notice in the prescribed manner to any dissenting unitholder that it desires to acquire the units of the dissenting unitholder.

[2/2009]

[Act 30 of 2022 wef 12/03/2024]

(2) When a notice mentioned in subsection (1) is given, the transferee is, unless on an application made by a dissenting unitholder within one month from the date on which the notice was given or within 14 days of a statement being supplied to a dissenting unitholder under subsection (3) (whichever is the later) a court thinks fit to order otherwise, entitled and bound to acquire those units —

- (a) on the terms which under the arrangement or contract the units of the approving unitholders are to be transferred to the transferee; or

- (b) if the offer contained 2 or more alternative sets of terms, on the terms which were specified in the offer as being applicable to dissenting unitholders.

[2/2009]

(2A) Where alternative terms were offered to the unitholders, a dissenting unitholder is entitled to elect which of those terms the dissenting unitholder prefers, on or before the later of the following dates:

- (a) the last day of one month after the date on which the notice is given under subsection (1);
- (b) the 14th day after a statement is supplied under subsection (3).

[Act 30 of 2022 wef 12/03/2024]

(2B) In offering alternative terms to the unitholders, the transferee must state which of those terms is to apply to the acquisition of the units of a dissenting unitholder where the dissenting unitholder fails to make the election within the time allowed under subsection (2A).

[Act 30 of 2022 wef 12/03/2024]

(2C) In determining whether the arrangement or contract has been approved by the holders of the requisite number of units, or units of any particular class, under subsection (1), the units that are issued after the date of the offer are to be disregarded.

[Act 30 of 2022 wef 12/03/2024]

(3) Where a transferee has given notice to any dissenting unitholder of the subject trust that it desires to acquire the units of the dissenting unitholder, the dissenting unitholder is entitled to require the trustee-manager of the subject trust by a written demand served on the trustee-manager of the subject trust, within one month from the date on which the notice was given, to supply the dissenting unitholder with a written statement of the names and addresses of all other dissenting unitholders as shown in the register of unitholders of the subject trust; and the transferee is not entitled or bound to acquire the units of the dissenting unitholders until 14 days after the posting of the statement of such names and addresses to the dissenting unitholder.

[2/2009]

[Act 30 of 2022 wef 12/03/2024]

(4) Where, pursuant to any such arrangement or contract, units in the subject trust are transferred to a transferee or its nominee and those units together with any other units in the subject trust held by the transferee at the date of the transfer comprise or include 90% of the total number of the units in the subject trust or of any class of those units, then —

- (a) the transferee must within one month from the date of the transfer (unless on a previous transfer pursuant to the arrangement or contract it has already complied with this requirement) give notice of that fact in the prescribed manner to the holders of the remaining units in, or of the remaining units of that class of units in, the subject trust who have not assented to the arrangement or contract; and
- (b) any such holder may within 3 months from receiving the notice require the transferee to acquire the units of the holder.

[2/2009]

(5) Where a unitholder has given notice under subsection (4)(b) with respect to any units, the transferee is entitled and bound to acquire those units —

- (a) on the terms on which under the arrangement or contract the units of the approving unitholders were transferred to it; or
- (b) on any other terms that are agreed or that the court on the application of either the transferee or the unitholder thinks fit to order.

[2/2009]

(6) Where a notice has been given by the transferee under subsection (1) and a court has not, on an application made by the dissenting unitholder, ordered to the contrary, the transferee must —

- (a) after the expiry of one month after the date on which the notice has been given;
- (b) after 14 days after a statement has been supplied to a dissenting unitholder under subsection (3); or

(c) if an application to the court by the dissenting unitholder is then pending, after that application has been disposed of, transmit a copy of the notice to the trustee of the subject trust together with an instrument of transfer executed on behalf of the unitholder by any person appointed by the transferee and on its own behalf by the transferee, and pay, allot or transfer to the trustee of the subject trust the amount or other consideration representing the price payable by the transferee for the units which by virtue of this section the transferee is entitled to acquire, and the trustee of the subject trust must thereupon register the transferee as the holder of those units.

[2/2009]

(7) Any sums received by the trustee of the subject trust under this section must be paid into a separate bank account, and any such sums and any other consideration so received must be held by that trustee in trust for the several persons who had held the units in respect of which they were respectively received.

[2/2009]

(8) Where any money or other consideration is held in trust by the trustee of the subject trust for any person under this section, the trustee holding the money or other consideration may, after the expiry of 2 years and must, before the expiry of 10 years, after the date on which such money or other consideration was received by the trustee, transfer the money or other consideration to the Official Receiver.

[Act 30 of 2022 wef 12/03/2024]

(9) The Official Receiver must —

(a) deal with any moneys received under subsection (8) as if the moneys were paid to the Official Receiver pursuant to section 49; and

(b) sell or dispose of any other consideration so received under subsection (8) in any manner that he or she thinks fit and must deal with the proceeds of the sale or disposal as if it were moneys paid to him or her pursuant to section 49.

[Act 30 of 2022 wef 12/03/2024]

(10) In determining the units in the subject trust already held by the transferee at the date of the offer under subsection (1) or the percentage of the total number of units in the subject trust or of any

class of those units held by the transferee under subsection (4), units held or acquired —

- (a) by a nominee on behalf of the transferee;
- (b) where the transferee is a corporation, by its related corporation or by a nominee of the related corporation;
- (c) where the transferee is the trustee-manager of a business trust or the trustee of a real estate investment trust —
 - (i) by a person who controls more than 50% of the voting power in the business trust or real estate investment trust, or by a nominee of that person;
 - (ii) by the trustee-manager of the business trust on its own account, or by the manager for the real estate investment trust, or by a nominee of the trustee-manager or manager; or
 - (iii) by a related corporation of the trustee-manager for the business trust or the manager for the real estate investment trust or by a nominee of that related corporation; or
- (d) where the transferee is the trustee of a trust that is not a business trust or a real estate investment trust, by a related corporation of the trustee (being a corporation) or by a nominee of that related corporation,

is to be treated as held or acquired by the transferee.

[2/2009]

(11) To avoid doubt, in this section —

- (a) a reference to a transferee (being the trustee of a trust) holding, acquiring or contracting to acquire units in another trust is a reference to the transferee doing any of these as trustee of the firstmentioned trust; and
- (b) a reference to a transfer of units of a trust to a transferee (being the trustee of another trust) is a reference to such transfer of units to the transferee as trustee of that other trust.

[2/2009]

(12) The reference in subsection (1) to units already held by the transferee —

- (a) includes a reference to units which the transferee has contracted to acquire; but
- (b) excludes units which are the subject of a contract binding the holder of the units to accept the offer when it is made, being a contract entered into by the holder for no consideration and under seal or for no consideration other than a promise by the transferee to make the offer.

[2/2009]

(13) Where, during the period within which an offer for the transfer of units to the transferee can be approved, the transferee acquires or contracts to acquire any of the units whose transfer is involved but otherwise than by virtue of the approval of the offer, then the transferee may be treated for the purposes of this section as having acquired or contracted to acquire those units by virtue of the approval of the offer if, and only if —

- (a) the consideration for which the units are acquired or contracted to be acquired (called in this subsection the acquisition consideration) does not at that time exceed the consideration specified in the terms of the offer; or
- (b) those terms are subsequently revised so that when the revision is announced the acquisition consideration, at the time mentioned in paragraph (a), no longer exceeds the consideration specified in those terms.

[2/2009]

(14) In this section —

“dissenting unitholder” includes a unitholder who has not assented to the arrangement or contract and any unitholder who has failed or refused to transfer the units of the unitholder to the transferee in accordance with the arrangement or contract;

“real estate investment trust” has the meaning given by section 2(1) of the Securities and Futures Act 2001;

[2/2009; 4/2017]

[Act 30 of 2022 wef 12/03/2024]

“register of unitholders” includes any records kept by the trustee-manager of the subject trust, or with respect to the subject trust, of the names and addresses of holders of derivatives of units in a registered business trust.

[Act 30 of 2022 wef 12/03/2024]

(15) In this section and sections 40B and 40C, “units”, in relation to a registered business trust, includes derivatives of units in a registered business trust.

[Act 30 of 2022 wef 12/03/2024]

(16) In this section and section 40C, “unitholders” includes holders of derivatives of units in a registered business trust but does not include a person who holds derivatives of units in a business trust only beneficially.

[Act 30 of 2022 wef 12/03/2024]

(17) Nothing in the definition of “units” in subsection (15) is to be read as requiring any units to be treated —

- (a) as units of the same class as those into which they are convertible or for which the holder is entitled to subscribe; or
- (b) as units of the same class as other units by reason only that the units into which they are convertible or for which the holder is entitled to subscribe are of the same class.

[Act 30 of 2022 wef 12/03/2024]

Joint offers

40B.—(1) In the case of an arrangement involving an offer to acquire all of the units in a registered business trust, or all of the units in any particular class in a registered business trust, by 2 or more persons jointly (called in this section the joint transferees), section 40A is to be read subject to this section.

(2) The conditions for the exercise of the rights conferred by section 40A(1) and (2) are satisfied —

- (a) in the case of acquisitions of units by virtue of acceptances of the offer — by the joint transferees acquiring or unconditionally contracting to acquire the necessary units jointly; or
 - (b) in other cases — by the joint transferees acquiring or unconditionally contracting to acquire the necessary units either jointly or separately.
- (3) The conditions for the exercise of the rights conferred by section 40A(4) and (5) are satisfied —
- (a) in the case of acquisitions of units by virtue of acceptances of the offer — by the joint transferees acquiring or unconditionally contracting to acquire the necessary units jointly; or
 - (b) in other cases — by the joint transferees acquiring or contracting (whether unconditionally or subject to conditions being met) to acquire the necessary units either jointly or separately.
- (4) Subject to this section, the rights and obligations of the transferee under section 40A are respectively joint rights and joint and several obligations of the joint transferees.
- (5) Subject to subsection (6), any notice or other document given or sent by or to the joint transferees under section 40A is complied with if the notice or document is given or sent by or to any of them.
- (6) The notice required to be given by the joint transferees under section 40A(1) and (4) must be made by all of the joint transferees and —
- (a) where one or more of them is a corporation, signed by a director or an equivalent person of that corporation; and
 - (b) where one or more of them is a limited liability partnership or partnership, signed by any partner who has authority to bind the limited liability partnership or partnership, as the case may be.

[Act 30 of 2022 wef 12/03/2024]

Effect of impossibility, etc., of communicating or accepting offer made under arrangement or contract

40C.—(1) Where there are unitholders of units in a registered business trust to whom an offer to acquire units in the registered business trust is not communicated, that does not prevent the offer from being an offer made under an arrangement or a contract for the purposes of section 40A if —

- (a) those unitholders have no address in Singapore registered with the trustee-manager of the registered business trust;
- (b) the offer was not communicated to those unitholders —
 - (i) in order not to contravene the law of a country or jurisdiction outside Singapore; or
 - (ii) because communication to those unitholders would in the circumstances be unduly onerous; and
- (c) either —
 - (i) the offer is published in the *Gazette*; or
 - (ii) the offer can be inspected, or a copy of it obtained, at a place in Singapore or on a website, and a notice is published in the *Gazette* specifying the address of that place or website.

(2) Where an offer is made to acquire units in a registered business trust and there are persons for whom, by reason of the law of a country or jurisdiction outside Singapore, it is impossible to accept the offer, or more difficult to do so, that does not prevent the offer from being made under an arrangement or a contract for the purposes of section 40A.

(3) It is not to be inferred —

- (a) that an offer which is not communicated to every unitholder of the registered business trust cannot be an offer made under an arrangement or a contract for the purposes of section 40A unless the requirements of subsection (1)(a), (b) and (c) are met; or

- (b) that an offer which is impossible, or more difficult, for certain persons to accept cannot be an offer made under an arrangement or a contract for those purposes unless the reason for the impossibility or difficulty is the reason mentioned in subsection (2).

[Act 30 of 2022 wef 12/03/2024]

Remedies in cases of oppression or injustice

41.—(1) Any unitholder or any holder of a debenture of a registered business trust may apply to the court for an order under this section on the ground —

- (a) that the affairs of the registered business trust are being conducted by the trustee-manager of the registered business trust, or the powers of the directors of the trustee-manager of the registered business trust are being exercised, in a manner oppressive to one or more of the unitholders or holders of debentures of the registered business trust including the applicant or in disregard of the applicant's or their interests as unitholders or holders of debentures of the registered business trust; or
- (b) that some act of the trustee-manager of the registered business trust, carried out in its capacity as trustee-manager of the registered business trust, has been done or is threatened or that some resolution of the unitholders or holders of debentures of the registered business trust or any class of them has been passed or is proposed which unfairly discriminates against or is otherwise prejudicial to one or more of the unitholders or holders of debentures of the registered business trust (including the applicant).

(2) If on such application the court is of the opinion that either of the grounds mentioned in subsection (1) is established, the court may, with a view to bringing to an end to or remedying the matters complained of, make any order that it thinks fit and, without limiting the foregoing, the order may —

- (a) direct or prohibit any act or cancel or vary any transaction or resolution;

- (b) regulate the conduct of the affairs of the trustee-manager of a registered business trust in relation to the registered business trust in future;
- (c) authorise civil proceedings against the directors of the trustee-manager of the registered business trust to be brought in the name of or on behalf of all the unitholders of the registered business trust as a whole by any person or persons and on any terms that the court may direct;
- (d) provide for the purchase of the units in or debentures of the registered business trust by other unitholders or holders of debentures of the registered business trust;
- (e) provide that the registered business trust be wound up; or
- (f) provide that the costs and expenses of and incidental to the application for the order are to be raised and paid out of the trust property of the registered business trust or to be borne and paid in any manner and by any persons that the court deems fit.

(3) Where an order under this section makes any alteration in or addition to the trust deed of any registered business trust, then, despite anything in any other provision of this Act but subject to the provisions of the order, the trustee-manager of the registered business trust concerned does not have power, without the permission of the court, to make any further alteration in or addition to the trust deed that is inconsistent with the provisions of the order; but subject to the foregoing provisions of this subsection the alterations or additions made by the order have the same effect as if duly made by special resolution of the unitholders of the registered business trust.

[Act 25 of 2021 wef 01/04/2022]

(4) A copy of any order made under this section must be lodged by the applicant with the Authority within 7 days after the making of the order.

(5) Any person who contravenes subsection (4) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$10,000 and, in the case of a continuing offence, to a further fine not exceeding \$1,000 for every day or part of a day during which the offence continues after conviction.

(6) This section applies to a person who is not a unitholder of a registered business trust but to whom units in the registered business trust have been transmitted by operation of law as it applies to the unitholders of a registered business trust; and references to a unitholder or unitholders are to be construed accordingly.

Derivative or representative actions

42.—(1) Subject to subsection (2), a complainant may apply to the court for permission to bring an action or arbitration in the name and on behalf of all the unitholders of the registered business trust as a whole or intervene in an action or arbitration to which the trustee-manager, on behalf of the registered business trust, is a party for the purpose of prosecuting, defending or discontinuing the action or arbitration on behalf of the trustee-manager.

[Act 25 of 2021 wef 01/04/2022]

[Act 30 of 2022 wef 12/03/2024]

(2) No action or arbitration may be brought and no intervention in an action or arbitration may be made under subsection (1) unless the court is satisfied that —

(a) the complainant has given 14 days' notice to the directors of the trustee-manager of the registered business trust of the complainant's intention to apply to the court under subsection (1) if the directors of the trustee-manager do not bring, diligently prosecute or defend or discontinue, the action or arbitration;

[Act 30 of 2022 wef 12/03/2024]

(b) the complainant is acting in good faith; and

(c) it appears to be prima facie in the interests of all the unitholders of the registered business trust as a whole that the action or arbitration be brought, prosecuted, defended or discontinued.

[Act 30 of 2022 wef 12/03/2024]

[Act 30 of 2022 wef 12/03/2024]

(3) Where a complainant on an application can establish to the satisfaction of the court that it is not expedient to give notice as required in subsection (2)(a), the court may make any interim order that it thinks fit pending the complainant giving notice as required.

(4) In granting permission under this section, the court may make any orders or interim orders that it thinks fit in the interests of justice, including (but not limited to) the following:

(a) an order authorising the complainant or any other person to control the conduct of the action or arbitration;

[Act 30 of 2022 wef 12/03/2024]

(b) an order giving directions for the conduct of the action or arbitration by the person so authorised; and

[Act 30 of 2022 wef 12/03/2024]

(c) an order requiring the trustee-manager of a registered business trust in its capacity as trustee-manager of the registered business trust to pay reasonable legal fees and disbursements incurred by the complainant in connection with the action or arbitration.

[Act 25 of 2021 wef 01/04/2022]

[Act 30 of 2022 wef 12/03/2024]

(5) Where an action has been commenced or is to be brought in the State Courts, an application for permission under subsection (1) must be made in a District Court.

[5/2014]

[Act 25 of 2021 wef 01/04/2022]

(6) In this section and section 43, “complainant” means —

(a) any unitholder of a registered business trust; or

(b) any other person who, in the discretion of the court, is a proper person to make an application under this section.

Evidence of unitholders’ approval not decisive — court approval to discontinue action under section 42

43.—(1) An application made or an action brought or intervened in under section 42 is not to be stayed or dismissed by reason only that it is shown that an alleged breach of a right of or duty owed to all the unitholders of the registered business trust as a whole has been or may be approved by the unitholders of the registered business trust, but evidence of approval by the unitholders may be taken into account by the court in making an order under that section.

(2) An application made or an action brought or intervened in under section 42 is not to be stayed, discontinued, settled or dismissed for want of prosecution without the approval of the court given upon any terms that the court thinks fit and, if the court determines that the interest of any complainant may be substantially affected by such stay, discontinuance, settlement or dismissal, the court may order any party to the application or action to give notice to the complainant.

(3) In an application made or an action brought or intervened in under section 42, the court may at any time order the trustee-manager of the registered business trust in its capacity as trustee-manager of the registered business trust to pay to the complainant interim costs, including legal fees and disbursements, but the complainant may be accountable for such interim costs upon final disposition of the application or action.

[Act 30 of 2022 wef 12/03/2024]

PART 7

WINDING UP OF REGISTERED BUSINESS TRUST

Winding up under provision of trust deed

44.—(1) Subject to subsection (2), the trust deed of a registered business trust may provide that the registered business trust is to be wound up —

- (a) at a specified time;
- (b) in specified circumstances; or
- (c) on the happening of a specified event.

(2) For the purposes of this section and section 47, any provision of the trust deed of a registered business trust that purports to provide that the registered business trust is to be wound up if the particular company which is acting as the trustee-manager of that registered business trust ceases to be the trustee-manager of that registered business trust, has no effect.

(3) The trustee-manager of a registered business trust may wind up the registered business trust —

- (a) if the trust deed of the registered business trust provides that the business trust may or is to be wound up at a specified time, in specified circumstances or on the happening of a specified event;
- (b) the specified time, circumstance or event has arisen; and
- (c) the winding up of the registered business trust has been approved by a majority of the number of votes of unitholders of the registered business trust who, being entitled to do so, vote in person or, where proxies are allowed, by proxy present at a general meeting convened in accordance with the requirements under Division 1 of Part 9.

Winding up at direction of unitholders

45.—(1) Despite any provision in the trust deed of a registered business trust, the trustee-manager of the registered business trust must wind up the registered business trust upon the passing of a special resolution by the unitholders of the registered business trust at a general meeting convened in accordance with Division 1 of Part 9 directing the trustee-manager to wind up the registered business trust.

(2) Any trustee-manager of a registered business trust which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 and, in the case of a continuing offence, to a further fine not exceeding \$10,000 for every day or part of a day during which the offence continues after conviction.

Winding up ordered by court

46.—(1) A registered business trust may be wound up under an order of the court on the application of —

- (a) the trustee-manager of the registered business trust;
- (b) a director of the trustee-manager of the registered business trust;
- (c) a unitholder of the registered business trust; or

- (d) a creditor of the registered business trust on the basis of subsection (2)(b).

[42/2005]

(2) The court may, on an application mentioned in subsection (1), order the trustee-manager of a registered business trust to wind up the registered business trust if —

- (a) the court thinks it is just and equitable to make the order; or
- (b) within 3 months before the making of the application for the order, an enforcement order was issued to enforce a judgment, a decree or an order obtained in court, whether in Singapore or elsewhere, in favour of a creditor of the registered business trust and the enforcement order has been returned unsatisfied,

and upon such order, the trustee-manager must wind up the registered business trust.

[Act 25 of 2021 wef 01/04/2022]

(2A) On an application for winding up on the ground specified in subsection (2)(a), instead of making an order for the winding up, the court may, if it is of the opinion that it is just and equitable to do so, make an order for the interests in units of one or more unitholders to be purchased by the trustee-manager of the registered business trust, or by one or more other unitholders of the registered business trust, on terms to the satisfaction of the court.

[Act 30 of 2022 wef 12/03/2024]

(3) The court may order the trustee-manager of a registered business trust to wind up the registered business trust on the application of the Authority on any of the following grounds:

- (a) the registered business trust has carried on, promoted or participated in a pyramid selling scheme or arrangement within the meaning of section 2(1) of the Multi-Level Marketing and Pyramid Selling (Prohibition) Act 1973 in contravention of that Act;
- (b) the registered business trust is being used for an unlawful purpose or for purposes prejudicial to public peace, welfare or good order in Singapore or against national security or interest; or

- (c) a report has been made in respect of the registered business trust by an inspector appointed by the Minister under section 103,

and upon such order, the trustee-manager must wind up the registered business trust.

[42/2005]

(4) On the making of a winding up order by the court under subsection (2), the applicant must within 7 days —

- (a) lodge a copy of that order with the Authority; and
- (b) cause a copy of that order to be served upon the secretary of the trustee-manager of the registered business trust or upon any other person and in any manner that the court may direct.

[42/2005]

(5) Any person who contravenes subsection (4) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$25,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for every day or part of a day during which the offence continues after conviction.

Winding up of registered business trust

47.—(1) Subject to section 48(1), the trustee-manager of a registered business trust must ensure that the registered business trust is wound up in accordance with the trust deed of the registered business trust or an order mentioned in section 48(2) in all cases of winding up, including but not limited to the following situations:

- (a) the trust deed provides that the registered business trust is to be wound up at a specified time, in specified circumstances or on the happening of a specified event and —
 - (i) the specified time, circumstance or event has arisen; and
 - (ii) the winding up of the registered business trust has been approved by a majority of the number of votes of unitholders of the registered business trust who,

being entitled to do so, vote in person or, where proxies are allowed, by proxy present at a general meeting convened in accordance with the requirements under Division 1 of Part 9;

- (b) the unitholders of the registered business trust pass a special resolution directing the trustee-manager to wind up the registered business trust; or
- (c) the court makes an order directing the trustee-manager to wind up the registered business trust.

(2) Where a registered business trust is to be wound up, the trustee-manager of the registered business trust must —

- (a) give written notice of the proposed winding up to the Authority within 7 days after the passing of the resolution referred to in subsection (1)(a) or (b); and
- (b) within 10 days after the passing of the resolution referred to in subsection (1)(a) or (b), give notice of the resolution in one or more newspapers circulating in Singapore.

(3) Upon the completion of the winding up of a registered business trust in accordance with subsection (1), whether proposed by the trustee-manager of the registered business trust or otherwise, the trustee-manager must give written notice of the completed winding up to the Authority within 2 business days of the completion.

(4) Any trustee-manager of a registered business trust which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 and, in the case of a continuing offence, to a further fine not exceeding \$10,000 for every day or part of a day during which the offence continues after conviction.

(5) Any trustee-manager of a registered business trust which contravenes subsection (2) or (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$25,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for every day or part of a day during which the offence continues after conviction.

Court may make other orders for winding up

48.—(1) The court may, by order, appoint a licensed insolvency practitioner to take responsibility for winding up a registered business trust in accordance with the trust deed of the registered business trust and any order mentioned in subsection (2) if the court thinks it necessary to do so for reasons including the cessation of the trustee-manager of the registered business trust to exist or the failure of the trustee-manager to properly discharge its obligations in relation to the winding up, and upon such appointment by the court and despite any provision in the trust deed, the trustee-manager no longer has any authority or power to wind up the registered business trust.

[40/2018]

(2) The court may, by order, give directions as to —

- (a) the procedures for the winding up of a registered business trust if the court thinks it necessary to do so for reasons including the inadequacy or impracticability of the provisions in the trust deed of the registered business trust; and
- (b) the powers, duties, obligations and remuneration of the liquidator of a registered business trust.

(3) An order mentioned in subsection (1) or (2) may be made on the application of —

- (a) the trustee-manager of a registered business trust;
- (b) a director of the trustee-manager of a registered business trust;
- (c) a unitholder of a registered business trust;
- (d) the Authority; or
- (e) a creditor of a registered business trust.

(4) An order mentioned in subsection (2) may be made on the application of the liquidator of a registered business trust.

(5) Upon the completion of the winding up of a registered business trust by a liquidator, the liquidator must give written notice of the

completed winding up to the Authority within 2 business days of the completion.

(6) Any person who contravenes subsection (5) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$25,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for every day or part of a day during which the offence continues after conviction.

Unclaimed money to be paid to Official Receiver

49.—(1) If the trustee-manager of a registered business trust that is being wound up or the liquidator of a registered business trust has in its possession or under its control —

- (a) any unclaimed or undistributed moneys arising from the trust property of the registered business trust on completion of the winding up of the registered business trust; or
- (b) any unclaimed distribution of profits, income or other payments or returns to unitholders which have remained unclaimed for more than 6 months from the date when the distribution became payable,

the trustee-manager or the liquidator must pay those moneys to the Official Receiver to be placed to the credit of the Business Trusts Liquidation Account and is entitled to the prescribed certificate of receipt for the moneys so paid and that certificate is an effectual discharge to the trustee-manager or the liquidator in respect of the moneys so paid.

(2) The court may, on the application of the Official Receiver, order the trustee-manager of a registered business trust that is being wound up or the liquidator of a registered business trust to submit to the court an account of any unclaimed or undistributed funds, distributions or other moneys in the hands or under the control of the trustee-manager or the liquidator verified by affidavit and may direct an audit thereof and may direct the trustee-manager or the liquidator to pay those moneys to the Official Receiver to be placed to the credit of the Business Trusts Liquidation Account.

(3) The interest arising from the investment of the moneys standing to the credit of the Business Trusts Liquidation Account must be paid into the Consolidated Fund.

(4) For the purposes of this section, the court may exercise all the powers conferred by this Act with respect to the discovery and realisation of the property of the registered business trust and the provisions of this Act with respect thereto apply, with such adaptations as are prescribed, to proceedings under this section.

(5) This section does not, except as expressly declared in this Act, deprive any person of any other right or remedy to which the person is entitled against the trustee-manager of a registered business trust that is being wound up or the liquidator of a registered business trust or any other person.

(6) If any claimant makes any demand for any money placed to the credit of the Business Trusts Liquidation Account, the Official Receiver, upon being satisfied that the claimant is the owner of the money, must authorise payment of the money to be made to the claimant out of that Account or, if it has been paid into the Consolidated Fund, may authorise payment of a like amount to be made to the claimant out of moneys made available by Parliament for the purpose.

(7) Any person dissatisfied with the decision of the Official Receiver in respect of a claim made pursuant to subsection (6) may appeal to the court which may confirm, disallow or vary the decision.

(8) Where any unclaimed moneys paid to any claimant are afterwards claimed by any other person, that other person is not entitled to any payment out of the Business Trusts Liquidation Account or out of the Consolidated Fund but such person may have recourse against the claimant to whom the unclaimed moneys have been paid.

(9) Any unclaimed moneys paid to the credit of the Business Trusts Liquidation Account to the extent to which the unclaimed moneys have not been under this section paid out of that Account must, on the lapse of 7 years from the date of the payment of the moneys to the credit of that Account, be paid into the Consolidated Fund.

Responsibility for fraudulent trading

50.—(1) If, in the course of the winding up of a registered business trust or in any proceedings against the trustee-manager in its capacity as the trustee-manager of the registered business trust, it appears that an officer of the trustee-manager who was knowingly a party to the contracting of a debt on behalf of the registered business trust had, at the time the debt was contracted, no reasonable or probable ground of expectation, after taking into consideration the other liabilities of the registered business trust (if any) at the time, of the trustee-manager being able to pay the debt from the trust property of the registered business trust, the officer shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 2 years or to both.

(2) Where a person has been convicted of an offence under subsection (1) in relation to the contracting of such a debt mentioned in that subsection, the court, on the application of the liquidator or any creditor of the registered business trust or unitholder of the registered business trust, may declare that the person is to be personally responsible without any limitation of liability for the payment of the whole or any part of that debt.

(3) If, in the course of the winding up of a registered business trust or in any proceedings against the trustee-manager in its capacity as the trustee-manager of the registered business trust, it appears that any business of the registered business trust has been carried on with intent to defraud creditors of the registered business trust or creditors of any other person or for any fraudulent purpose, the court, on the application of the liquidator or any creditor of the registered business trust or unitholder of the registered business trust, may declare that any person who was knowingly a party to the carrying on of such business of the registered business trust in that manner is to be personally responsible, without any limitation of liability, for all or any of the debts or other liabilities incurred by the trustee-manager on behalf of the registered business trust as the court directs.

(4) Where the court makes any declaration pursuant to subsection (2) or (3), the court may give any further directions for the purpose of giving effect to that declaration, and in particular may

make provision for making the liability of any person (*P*) under the declaration a charge on any debt or obligation due from the trustee-manager in its capacity as trustee-manager of the registered business trust to *P*, or on any charge or any interest in any charge on any trust property of the registered business trust held by or vested in *P* or any corporation or person on *P*'s behalf, or any person claiming as assignee from or through *P* or any corporation or person acting on *P*'s behalf, and may from time to time make any further order that is necessary for the purpose of enforcing any charge imposed under this subsection.

(5) In subsection (4), “assignee” includes any person to whom or in whose favour, by *P*'s directions, the debt, obligation or charge was created, issued or transferred or the interest created, but does not include an assignee for valuable consideration (not including consideration by way of marriage) given in good faith and without notice of any of the matters on the ground of which the declaration is made.

(6) Where any business of a registered business trust is carried on with the intent or for the purpose mentioned in subsection (3), every person who was knowingly a party to the carrying on of the business with that intent or purpose shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$250,000 or to imprisonment for a term not exceeding 7 years or to both.

(7) Subsection (6) applies to a registered business trust whether or not it has been, or is in the course of being, wound up.

(8) This section has effect even though the person concerned is criminally liable apart from this section in respect of the matters on the ground of which the declaration is made.

(9) On the hearing of an application under subsection (2) or (3), the liquidator may give evidence or call witnesses.

PART 8

DEREGISTRATION

Voluntary deregistration by trustee-manager

51.—(1) The trustee-manager of a registered business trust may apply to the Authority to deregister the registered business trust with the Authority, if —

- (a) the deregistration of the registered business trust is approved by unitholders holding in aggregate at least three-fourths of the voting rights of all the unitholders of the registered business trust, who, being entitled to do so, vote in person or, where proxies are allowed, by proxy on a poll at a general meeting of which at least 21 days' written notice specifying the intention to propose the resolution to deregister the registered business trust has been duly given; and
- (b) the resolution has not been voted against by unitholders holding in aggregate 10% or more of the voting rights of all the unitholders of the registered business trust who, being entitled to do so, vote in person or, where proxies are allowed, by proxy on a poll.

(2) Where the Authority is satisfied that an application to deregister a registered business trust is in compliance with subsection (1) and the directors of the trustee-manager of the registered business trust have made a statutory declaration declaring that units in the business trust —

- (a) are no longer held by any person other than —
 - (i) a person who acquired units or derivatives of units in the business trust pursuant to an offer made in reliance on an exemption under section 274 of the Securities and Futures Act 2001;
 - (ii) a person who acquired the units or derivatives of units in the business trust pursuant to an offer mentioned in section 275(1A) of that Act; or

(iii) a relevant person as defined under section 275(2) of that Act; or

(b) are held by no more than 2 persons,

the Authority may deregister the registered business trust and, upon the deregistration, the Authority must give notice of the deregistration of the registered business trust in the *Gazette*.

[4/2017]

(3) The Authority must notify the trustee-manager of a registered business trust of the deregistration of the registered business trust.

Power of Authority to deregister defunct business trust

52.—(1) Where the Authority has reasonable cause to believe that the trustee-manager of a registered business trust is not managing or operating the business of the registered business trust, the Authority may send to the trustee-manager by post a letter to that effect and stating that if an answer showing cause to the contrary is not received within one month from the date of the letter, a notice will be published in the *Gazette* with a view to deregistering the registered business trust.

(2) Unless the Authority receives an answer within one month from the date of the letter mentioned in subsection (1) to the effect that the trustee-manager is managing and operating the business of the registered business trust, the Authority may publish in the *Gazette* and send to the trustee-manager by registered post a notice that, at the expiry of 3 months from the date of that notice, the Authority may apply to the court to appoint a liquidator with respect to the registered business trust.

(3) Upon receiving a notice of the completion of the winding up of the registered business trust from the liquidator mentioned in subsection (2), as required under section 48(5), the Authority may deregister the registered business trust, and must publish a notice thereof in the *Gazette*, and on the publication in the *Gazette* of the notice the business trust is deregistered; but the liability (if any) of every officer of the trustee-manager of the business trust and every unitholder of the business trust continues and may be enforced as if the business trust had not been wound up.

(4) If any person feels aggrieved by the deregistration of the business trust, the court, on an application made by that person at any time within 6 years after the business trust has been so deregistered may, if satisfied that the trustee-manager of the business trust was, at the time of the deregistration of the business trust, managing and operating the business of the business trust such that it is just that the registration of the business trust should be reinstated, order the registration of the business trust be reinstated; and upon a copy of the order being lodged with the Authority, the business trust is deemed to have continued to be registered as if it had never been deregistered, and the court may by the order give any directions and make any provisions as seem just for placing the trustee-manager and all other persons in the same position as nearly as may be as if the business trust had not been deregistered.

(5) A notice to be sent under this section to a trustee-manager of a registered business trust may be addressed to the trustee-manager at its registered office or, if no office has been registered, to the care of some officer of the trustee-manager.

PART 9

MANAGEMENT AND ADMINISTRATION

Division 1 — Meetings and proceedings

Arrangements for meetings

52R.—(1) This section applies to the following types of meetings:

- (a) any general meeting of the unitholders of a registered business trust (including an annual general meeting and an extraordinary general meeting);
- (b) any meeting of any class of unitholders;
- (c) a meeting ordered by the court under section 61, if the court so directs.

(2) Unless excluded under subsection (5) or (8), a meeting to which this section applies may be held —

- (a) at a physical place;

- (b) at a physical place and using virtual meeting technology; or
- (c) using virtual meeting technology only.

(3) Where a meeting to which this section applies under subsection (2)(b) or (c) is held, the meeting may be held without any number of those participating in the meeting being together at the same place.

(4) Unless excluded or modified under subsection (5) or excluded under subsection (8), where a meeting to which this section applies is held (whether wholly or partly) using virtual meeting technology —

- (a) a reference in this Act to any person (including any unitholder of a registered business trust) attending a meeting includes a person who is attending the meeting using virtual meeting technology;
- (b) a reference in this Act to any person (including any unitholder of a registered business trust) present or personally present at a meeting includes a person who attends the meeting using virtual meeting technology;
- (c) subject to paragraph (f), a reference in this Act to a vote of a unitholder of a registered business trust at a meeting (including a vote for the purposes of electing a chairperson of a meeting), includes a vote by electronic means or any other means permitted by the trust deed of the registered business trust;
- (d) subject to paragraph (f), a reference in this Act to voting by a unitholder of a registered business trust at a meeting (including voting for the purposes of electing a chairperson of a meeting), includes voting by electronic means or any other means permitted by the trust deed of the registered business trust;
- (e) subject to paragraph (f), a reference in this Act to the entitlement or right of a person to vote at a meeting includes, where the person is present by virtual meeting technology, the entitlement or right to vote by electronic means or any other means permitted by the trust deed of the registered business trust;

- (f) a reference in this Act to voting by a unitholder of a registered business trust on a show of hands at a meeting includes, where the unitholder is present by virtual meeting technology, voting by the unitholder by electronic means or any other means permitted by the trust deed of the registered business trust but only if the unitholder can be identified —
- (i) by any method that may be prescribed relating to the verification or authentication of the identity of unitholders attending the meeting; or
 - (ii) if no method is so prescribed, by any method that the directors of the trustee-manager of the business trust may determine;
- (g) a reference in this Act to the entitlement or right of a person to be heard at a meeting includes, where the person is present by virtual meeting technology, the entitlement or right to be heard by any means of synchronous communication that the directors of the trustee-manager of the registered business trust may determine;
- (h) a reference in this Act to the right of a unitholder of a registered business trust to speak on any resolution before a meeting includes, where the unitholder is present by virtual meeting technology, the right to communicate by any means of synchronous communication that the directors of the trustee-manager of the registered business trust may determine;
- (i) a reference in this Act to the right of a person to speak at a meeting includes, where the person is present by virtual meeting technology, the right to communicate by any means of synchronous communication that the directors of the trustee-manager of the registered business trust may determine;
- (j) a reference in this Act to any representation being read out or declaration being made at a meeting includes the communication of that representation or declaration at the meeting by any means of synchronous communication that

the directors of the trustee-manager of the registered business trust may determine;

- (k) a reference in this Act to an auditor's report being read before the unitholders of the registered business trust in general meeting includes the communication of the contents of that auditor's report at the general meeting by any means of synchronous communication that the directors of the trustee-manager of the registered business trust may determine;
- (l) a reference in this Act to the production of the register of the trustee-manager of the registered business trust at the commencement of the annual general meeting and to the keeping of the register open and accessible during the meeting to all persons attending the meeting includes making the register available —
 - (i) on a website during the meeting; or
 - (ii) by any other means during the meeting that may be determined by a resolution passed by unitholders holding in the aggregate a majority of the voting rights of all the unitholders of the registered business trust who, being entitled to do so, vote in person or, where proxies are allowed, by proxy;
- (m) a reference in this Act to the laying of a profit and loss account or statement before the unitholders of a registered business trust includes producing or making available the relevant document —
 - (i) on a website; or
 - (ii) by any other means that may be determined by a resolution passed by unitholders holding in the aggregate a majority of the voting rights of all the unitholders of the registered business trust who, being entitled to do so, vote in person or, where proxies are allowed, by proxy; and
- (n) a reference in this Act to any accounts, balance sheet, cash flow statement, profit and loss account, report, statement,

auditor's report or other document being laid or caused to be laid before the unitholders of a registered business trust includes the relevant document being produced or made available or caused to be produced or made available —

- (i) on a website; or
- (ii) by any other means that may be determined by a resolution passed by unitholders holding in the aggregate a majority of the voting rights of all the unitholders of the registered business trust who, being entitled to do so, vote in person or, where proxies are allowed, by proxy.

(5) This section applies despite the provisions contained in the trust deed of a registered business trust, except where —

- (a) in the case of a registered business trust registered before 1 July 2023, the trust deed of the registered business trust is on or after that date modified or replaced —
 - (i) to exclude the application of paragraph (b) or (c) of subsection (2) (or both) in respect of all or any meetings to which this section applies; or
 - (ii) to exclude or modify the application of paragraphs (a) to (n) of subsection (4) (or any of those paragraphs) in respect of all or any meetings to which this section applies; or
- (b) in the case of a registered business trust registered on or after 1 July 2023 —
 - (i) the trust deed of the registered business trust —
 - (A) excludes the application of paragraph (b) or (c) of subsection (2) (or both) in respect of all or any meetings to which this section applies; or
 - (B) excludes or modifies the application of paragraphs (a) to (n) of subsection (4) (or any of those paragraphs) in respect of all or any meetings to which this section applies; or

- (ii) the trust deed of the registered business trust is, at any time after the registered business trust is registered, modified or replaced —
- (A) to exclude the application of paragraph (b) or (c) of subsection (2) (or both) in respect of all or any meetings to which this section applies; or
 - (B) to exclude or modify the application of paragraphs (a) to (n) of subsection (4) (or any of those paragraphs) in respect of all or any meetings to which this section applies.

(6) In subsection (4), a reference to a person includes, where appropriate, the person's proxy.

(7) In this section and section 114, "virtual meeting technology" means any technology that allows a person to participate in a meeting without being physically present at the place of meeting.

(8) The Authority may, by order in the *Gazette*, exclude the application of subsection (2)(c) in respect of any prescribed class of registered business trusts.

[Act 17 of 2023 wef 01/07/2023]

Annual general meeting

53.—(1) The trustee-manager of a registered business trust must call a general meeting of the unitholders of the registered business trust known as the "annual general meeting" once in every calendar year and not more than 15 months after the holding of the last preceding annual general meeting, but so long as the unitholders of the registered business trust hold their first annual general meeting within 18 months of the registration of the registered business trust, the trustee-manager need not call an annual general meeting in the year of the registration of the registered business trust or in the following year.

(2) Despite subsection (1), the Authority, on the application of the trustee-manager of a registered business trust, may, if for any special reason it thinks fit to do so, extend the period of 15 months or

18 months mentioned in that subsection, even though the period is so extended beyond the calendar year.

(3) Subject to notice being given to all the unitholders of a registered business trust entitled to receive notice of the meeting, a general meeting may be held at any time and the unitholders of a registered business trust may resolve that any meeting held or summoned to be held is to be the annual general meeting of the unitholders of the registered business trust.

(4) If default is made in holding an annual general meeting of the unitholders of a registered business trust —

- (a) the trustee-manager of the registered business trust shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 and, in the case of a continuing offence, to a further fine not exceeding \$5,000 for every day or part of a day during which the offence continues after conviction; and
- (b) the court may, on the application of any unitholder of the registered business trust, order a general meeting to be called.

Convening of extraordinary general meeting on requisition

54.—(1) The directors of the trustee-manager of a registered business trust must, despite any provision in the trust deed of the registered business trust, on the requisition of unitholders holding in aggregate at the date of the deposit of the requisition at least 10% of the total voting rights of all the unitholders of the registered business trust having at that date a right to vote at general meetings, immediately proceed duly to convene an extraordinary general meeting of the unitholders of the registered business trust to be held as soon as practicable but in any case not later than 2 months after the receipt by the trustee-manager of the requisition.

(2) The requisition must state the objects of the meeting and must be signed by the requisitionists and deposited at the registered office of the trustee-manager of the registered business trust, and may consist of several documents in like form each signed by one or more requisitionists.

(3) If the directors of the trustee-manager of the registered business trust do not, within 21 days after the date of the deposit of the requisition, proceed to convene a meeting, the requisitionists or any of them representing more than 50% of the total voting rights of all of the requisitionists, may themselves convene a meeting, in the same manner as nearly as possible as that in which meetings are to be convened by the trustee-manager, but any meeting so convened must not be held after the expiry of 3 months from that date.

(4) The trustee-manager of the registered business trust must pay to the requisitionists any reasonable expenses incurred by the requisitionists by reason of the failure of the directors of the trustee-manager to convene a meeting and —

- (a) the trustee-manager is liable to make such payment to the requisitionists without any recourse to the trust property of the registered business trust for reimbursement of any expenses incurred as a result of that liability; and
- (b) any sum so paid by the trustee-manager to the requisitionists must be retained by the trustee-manager out of any sums due or to become due from the trustee-manager to the directors of the trustee-manager by way of fees or other remuneration in respect of the services of those directors.

(5) Any trustee-manager of a registered business trust which contravenes subsection (4) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 and, in the case of a continuing offence, to a further fine not exceeding \$5,000 for every day or part of a day during which the offence continues after conviction.

Calling of meetings

55.—(1) Two or more unitholders of a registered business trust may call a meeting of unitholders of the registered business trust if they —

- (a) hold in aggregate at least 10% of the total voting rights of all the unitholders having at the date of calling of the meeting a right to vote at general meetings of the unitholders of the registered business trust; or

- (b) constitute at least 5% in number of the unitholders of the registered business trust or any lesser number that is provided by the trust deed of the registered business trust.
- (2) The trustee-manager of a registered business trust must call a meeting of the unitholders of the registered business trust or of a class of unitholders of the registered business trust, other than a meeting for the passing of a special resolution, by written notice of at least 14 days or any longer period that is provided in the trust deed of the registered business trust.
- (3) A meeting is, even though it is called by notice shorter than is required by subsection (2), deemed to be duly called if it is so agreed —
- (a) in the case of a meeting called as the annual general meeting, by all the unitholders entitled to attend and vote at that meeting; or
- (b) in the case of any other meeting, by a majority in number of the unitholders having a right to attend and vote at that meeting, being a majority which together holds at least 95% of the total voting rights of all the unitholders at that meeting.
- (4) The trustee-manager of a registered business trust must serve notice of every meeting on every unitholder of the registered business trust having a right to attend and vote at that meeting in the manner in which such notice is required to be served under the trust deed of the registered business trust.
- (5) Any trustee-manager of a registered business trust which contravenes subsection (2) or (4) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 and, in the case of a continuing offence, to a further fine not exceeding \$5,000 for every day or part of a day during which the offence continues after conviction.

Provision in trust deed as to right to demand poll

56.—(1) Any provision in the trust deed of a registered business trust is void in so far as it would have the effect —

- (a) of excluding the right to demand a poll at a general meeting of the unitholders of the registered business trust on any question or matter other than the election of the chairperson of the meeting or the adjournment of the meeting;
- (b) of making ineffective a demand for a poll on any question or matter other than the election of the chairperson of the meeting or the adjournment of the meeting that is made —
 - (i) by at least 5 unitholders of the registered business trust having the right to vote at the meeting; or
 - (ii) by a unitholder or unitholders of the registered business trust representing at least 5% of the total voting rights of all the unitholders having the right to vote at the meeting; or

[Act 30 of 2022 wef 12/03/2024]

- (c) of requiring the instrument appointing a proxy or any other document necessary to show the validity of or otherwise relating to the appointment of a proxy to be received by the trustee-manager of the registered business trust or any other person more than 72 hours before a meeting or adjourned meeting in order that the appointment may be effective at that meeting.

[Act 30 of 2022 wef 12/03/2024]

(1A) Despite subsection (1)(b), where any provision in the trust deed of a registered business trust registered under this Act before the date of commencement of section 21 of the Business Trusts (Amendment) Act 2022 is void under subsection (1)(b)(ii), a demand for a poll on any question or matter other than the election of the chairperson of the meeting or the adjournment of the meeting may be made by a unitholder or unitholders of the registered business trust representing at least 5% of the total voting rights of all the unitholders having the right to vote at the meeting.

[Act 30 of 2022 wef 12/03/2024]

(2) The instrument appointing a proxy to vote at a meeting of the unitholders of a registered business trust is deemed to confer authority to demand or join in demanding a poll, and for the purposes of subsection (1), a demand by a person as proxy for a

unitholder of the registered business trust is deemed to be the same as a demand by the unitholder.

(3) A person entitled to vote on a poll at a meeting is deemed to be a person entitled to vote for the purposes of this Act.

Quorum, chairperson, voting, etc., at meetings

57.—(1) So far as the trust deed of a registered business trust does not make any other provision in that behalf and subject to section 58 —

- (a) 2 unitholders of the registered business trust personally present form a quorum;
- (b) any unitholder of the registered business trust elected by the unitholders present at a meeting may be chairperson of the meeting;
- (c) on a show of hands, each unitholder of the registered business trust who is personally present and entitled to vote has one vote; and
- (d) on a poll, each unitholder of the registered business trust has one vote in respect of each unit in the registered business trust held by the unitholder.

(2) On a poll taken at a meeting, a person entitled to more than one vote need not, if the person votes, use all the person's votes or cast all the votes the person uses in the same way.

Voting rights in respect of units in registered business trusts

58. Despite any provision in this Act or in the trust deed of a registered business trust, but subject to section 59, each unit in a registered business trust confers the right at a poll at any general meeting of the unitholders of the registered business trust to one vote, and to one vote only.

Unitholder's rights at meetings

59. Every unitholder of a registered business trust, despite any provision in the trust deed of the registered business trust, has a right to attend any general meeting of the unitholders of the registered

business trust and to speak and vote on any resolution before the meeting, except that the trust deed may provide that a unitholder is not entitled to vote unless all calls or other sums personally payable by the unitholder in respect of units in the registered business trust have been paid.

Proxies

60.—(1) Subject to this section, a unitholder of a registered business trust entitled to attend and vote at a meeting of the unitholders of the registered business trust, or at a meeting of any class of unitholders of the registered business trust, is entitled to appoint another person, whether a unitholder or not, as the unitholder's proxy to attend and vote instead of the unitholder at the meeting.

[Act 30 of 2022 wef 12/03/2024]

(2) Subject to this section, a proxy appointed under subsection (1) to attend and vote at a meeting of the unitholders of a registered business trust instead of a unitholder of the registered business trust also has the same right as the unitholder to speak at the meeting, but unless the trust deed otherwise provides —

- (a) a proxy is not entitled to vote except on a poll;
- (b) a unitholder is not entitled to appoint more than 2 proxies to attend and vote at the same meeting; and
- (c) where a unitholder appoints 2 proxies, the appointments are invalid unless the unitholder specifies the proportions of the unitholder's holdings to be represented by each proxy.

[Act 30 of 2022 wef 12/03/2024]

(2A) A unitholder of a registered business trust who is a relevant intermediary may appoint more than 2 proxies in relation to a meeting to exercise all or any of the unitholder's rights to attend and to speak and vote at the meeting, but each proxy must be appointed to exercise the rights attached to a different unit or units held by the unitholder (which number and class of units must be specified).

[Act 30 of 2022 wef 12/03/2024]

(2B) A proxy appointed under subsection (2A) has at a meeting the right to vote on a show of hands.

[Act 30 of 2022 wef 12/03/2024]

(3) The trustee-manager of a registered business trust must, in every notice calling a meeting of the unitholders of the registered business trust or a meeting of any class of unitholders of the registered business trust, provide with reasonable prominence a statement as to the rights of a unitholder to appoint a proxy or proxies to attend and vote instead of the unitholder, and that a proxy need not also be a unitholder.

[Act 30 of 2022 wef 12/03/2024]

(4) Any trustee-manager of a registered business trust which authorises or permits an invitation to appoint as proxy a person or one of a number of persons specified in the invitation to be issued at the expense of the registered business trust to only some of the unitholders of the registered business trust entitled to be sent a notice of the meeting and to vote at that meeting by proxy shall be guilty of an offence.

(5) A person is not guilty of an offence under subsection (4) by reason only of the issue to a unitholder of a registered business trust at the unitholder's request of a form of appointment naming the proxy or a list of persons willing to act as proxies if the form or list is available on request in writing to every unitholder entitled to vote at the meeting by proxy.

(6) Any trustee-manager of a registered business trust which authorises or permits an invitation to appoint as proxy a person or one of a number of persons specified in the invitation to be issued or circulated shall be guilty of an offence unless the invitation is accompanied by a form of proxy which entitles the unitholder of the registered business trust to direct the proxy to vote either for or against the resolution.

(7) Any trustee-manager of a registered business trust which contravenes subsection (3) shall be guilty of an offence.

(8) In this section —

“banking corporation” means a bank or merchant bank licensed under the Banking Act 1970;

“relevant intermediary” means —

- (a) a banking corporation or a wholly owned subsidiary of a banking corporation, whose business includes the provision of nominee services and who holds units in that capacity;
- (b) a person holding a capital markets services licence to provide custodial services under the Securities and Futures Act 2001 and who holds units in that capacity; or
- (c) the Central Provident Fund Board established by the Central Provident Fund Act 1953, in respect of units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the Central Provident Fund Board holds those units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation;

“wholly owned subsidiary” has the meaning given by section 5B of the Companies Act 1967.

[Act 30 of 2022 wef 12/03/2024]

Power of court to order meeting

61. If for any reason it is impracticable to call a meeting in any manner in which meetings may be called or to conduct the meeting in the manner provided by the trust deed or under this Act, the court may, either of its own motion or on the application of any director of the trustee-manager of a registered business trust or of any unitholder of the registered business trust who would be entitled to vote at the meeting or of the personal representative of any deceased unitholder of the registered business trust, order a meeting to be called, held and conducted in any manner that the court thinks fit, and may give any ancillary or consequential directions that it thinks expedient, including a direction that one unitholder present in person or by proxy is deemed to constitute the quorum for a meeting or that the

personal representative of any deceased unitholder may exercise all or any of the powers that the deceased unitholder could have exercised if the unitholder were present at the meeting.

Circulation of unitholders' resolutions, etc.

62.—(1) Subject to this section, the trustee-manager of a registered business trust must, on the requisition of the number of unitholders of the registered business trust specified in subsection (2) and unless the unitholders of the registered business trust otherwise resolve at a general meeting, at the expense of the requisitionists —

(a) give to the unitholders of the registered business trust entitled to receive notice of the next annual general meeting, notice of any resolution which may properly be moved and is intended to be moved at that meeting or (if the resolution is proposed to be passed by written means under section 63A) for which agreement is sought; and

[Act 30 of 2022 wef 12/03/2024]

(b) circulate to the unitholders entitled to have notice of any general meeting sent to them, any statement of not more than 1,000 words with respect to the matter referred to in any proposed resolution or the business to be dealt with at that meeting.

(2) The number of unitholders of a registered business trust necessary for a requisition under subsection (1) is —

(a) any number of unitholders representing at least 5% of the total voting rights of all the unitholders of the registered business trust having at the date of the requisition a right to vote at the meeting to which the requisition relates; or

(b) at least 100 unitholders holding units in the registered business trust on which there has been paid up an average sum, per unitholder, of at least \$500.

(3) Subject to subsection (3A), the trustee-manager of a registered business trust must give the notice of a resolution mentioned in subsection (1)(a) and the statement mentioned in subsection (1)(b) to the unitholders of the registered business trust entitled to have notice of the meeting sent to them by serving on each unitholder, in any

manner permitted for service of the notice of the meeting, a copy of the resolution and statement.

[Act 30 of 2022 wef 12/03/2024]

(3A) Where the resolution is proposed to be passed by written means under section 63A, the trustee-manager of a registered business trust must give and circulate the notice of the resolution mentioned in subsection (1)(a) and statement mentioned in subsection (1)(b) to the unitholders of the registered business trust entitled to have notice of the meeting sent to them by serving on each unitholder —

- (a) a copy of the resolution and statement; and
- (b) a notification that formal agreement to the resolution is being sought under section 63A.

[Act 30 of 2022 wef 12/03/2024]

(3B) The trustee-manager of a registered business trust must give notice of the resolution to any other unitholder of the registered business trust by serving on the unitholder notice of the general effect of the resolution in any manner permitted for giving the unitholder notice of meetings of the unitholders of the registered business trust.

[Act 30 of 2022 wef 12/03/2024]

(4) Except where the resolution is proposed to be passed by written means under section 63A, the trustee-manager of a registered business trust must serve the copy of the resolution mentioned in subsection (3), or give notice of the general effect of the resolution mentioned in subsection (3B) (as the case may be) in the same manner and, so far as practicable, at the same time as the notice of the meeting and, where it is not practicable for it to be served or given at that time, the trustee-manager must serve the copy of the resolution or give notice of the general effect of the resolution as soon as practicable thereafter.

[Act 30 of 2022 wef 12/03/2024]

(5) Subject to subsection (6A), the trustee-manager of a registered business trust is not bound under this section to give notice of any resolution or to circulate any statement unless a copy of the requisition signed by the requisitionists, or 2 or more copies which between them contain the signatures of all the requisitionists, is deposited at the registered office of the trustee-manager —

- (a) in the case of a requisition requiring notice of a resolution, at least 6 weeks before the meeting; and
- (b) in the case of any other requisition, at least one week before the meeting.

[Act 30 of 2022 wef 12/03/2024]

(6) Despite subsection (5), a copy of a requisition requiring notice of a resolution deposited at the registered office of the trustee-manager is deemed to have been properly deposited for the purposes of that subsection even if the copy was not deposited within the time required by that subsection so long as the copy was deposited before an annual general meeting is called and the annual general meeting is called for a date 6 weeks or less after the copy has been deposited.

(6A) A trustee-manager of a registered business trust is not bound under this section to give notice of any resolution which is proposed to be passed by written means under section 63A, or to circulate any statement relating thereto, unless —

- (a) the requisition setting out the text of the resolution and the statement is received by a director of the trustee-manager in legible form or a permitted alternative form; and
- (b) the notice states that formal agreement to the resolution is sought under section 63A.

[Act 30 of 2022 wef 12/03/2024]

(6B) Where the requisition under subsection (6A)(a) requests that the date of its receipt by the trustee-manager of a registered business trust be notified to a specified person, the directors of the trustee-manager must, without delay after it is first received by a director of the trustee-manager in legible form or a permitted alternative form, notify that person of the date when it was first so received.

[Act 30 of 2022 wef 12/03/2024]

(7) The trustee-manager of a registered business trust is not bound under this section to circulate any statement if the court is, on the application either of the trustee-manager or of any other person who claims to be aggrieved, satisfied that the rights conferred by this section are being abused to secure needless publicity for any defamatory matter and the court may order the trustee-manager's

costs on an application under this section to be paid in whole or in part by the requisitionists, even though the requisitionists are not parties to the application.

(8) Despite anything in the trust deed of a registered business trust, the business which may be dealt with at an annual general meeting of the unitholders of the registered business trust includes any resolution of which notice is given in accordance with this section, and for the purposes of this subsection, notice is deemed to have been so given despite the accidental omission, in giving it, of one or more unitholders of the registered business trust.

(9) Any trustee-manager of a registered business trust which contravenes subsection (1), (3), (3A), (3B) or (4) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000.

[Act 30 of 2022 wef 12/03/2024]

(10) Every director of the trustee-manager of a registered business trust who contravenes subsection (6B) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000.

[Act 30 of 2022 wef 12/03/2024]

(11) For the purposes of this section, something is “in legible form or a permitted alternative form” if, and only if, it is sent or otherwise supplied —

- (a) in a form (such as a paper document) that is legible before being sent or otherwise supplied and does not change form during that process; or
- (b) in another form that —
 - (i) is currently agreed between the trustee-manager of the registered business trust and the person as a form in which the thing may be sent or otherwise supplied to the trustee-manager; and
 - (ii) is such that documents sent or supplied in that form can (where particular conditions are met) be received in legible form or be made legible following receipt in non-legible form.

[Act 30 of 2022 wef 12/03/2024]

Special resolutions

63.—(1) A resolution is considered a special resolution when it has been passed by the unitholders of a registered business trust holding in aggregate at least three-fourths of the voting rights of all the unitholders of the registered business trust who, being entitled to do so, vote in person or, where proxies are allowed, by proxy present at a general meeting of which at least 21 days' written notice specifying the intention to propose the resolution as a special resolution has been duly given.

(2) Despite subsection (1), if it is so agreed by a majority in number of the unitholders of a registered business trust having the right to attend and vote at the meeting, being a majority which together holds at least 95% of the total voting rights that could be exercised at that meeting, a resolution may be proposed and passed as a special resolution at a meeting of which written notice of a period less than that required under subsection (1) has been given.

(3) At any meeting at which a special resolution is submitted, a declaration of the chairperson that the resolution is carried is, unless a poll is demanded, conclusive evidence of the fact without proof of the number or proportion of the votes recorded in favour of or against the resolution.

(4) At any meeting at which a special resolution is submitted, a poll is deemed to be effectively demanded if demanded —

- (a) by such number of unitholders of a registered business trust for the time being entitled under the trust deed of the registered business trust to vote at the meeting as is specified in the trust deed, but it is not in any case necessary for more than 5 unitholders to make the demand; or
- (b) if no such provision is made by the trust deed, by 3 unitholders so entitled, or by one unitholder or 2 unitholders so entitled, if that unitholder holds or those 2 unitholders together hold at least 10% of the total voting rights of all the unitholders having a right to vote at the meeting.

(5) In computing the majority on a poll demanded on the question that a special resolution be passed, reference is to be had to the number of votes cast for and against the resolution and to the number of votes to which each unitholder is entitled by this Act or the trust deed of the registered business trust.

Passing of resolutions by written means

63A.—(1) Despite any other provision of this Act, the unitholders of an unlisted registered business trust may pass any resolution by written means in accordance with the provisions of this section and sections 63B to 63G.

(2) Subsection (1) does not apply to a resolution for which special notice is required.

(3) A special resolution is passed by written means if the resolution indicates that it is a special resolution and if it has been formally agreed on any date by one or more unitholders of the unlisted registered business trust who on that date represent —

(a) at least 75%; or

(b) if the trust deed of the unlisted registered business trust requires a greater majority for that resolution, that greater majority,

of the total voting rights of all unitholders who on that date would have the right to vote on that resolution at a general meeting of the unitholders of the unlisted registered business trust.

(4) An ordinary resolution is passed by written means if the resolution does not indicate that it is a special resolution and if it has been formally agreed on any date by one or more unitholders of the unlisted registered business trust who on that date represent —

(a) a majority; or

(b) if the trust deed of the unlisted registered business trust requires a greater majority for that resolution, that greater majority,

of the total voting rights of all the unitholders who on that date would have the right to vote on that resolution at a general meeting of the unitholders of the unlisted registered business trust.

(5) For the purposes of this section, a resolution of the unitholders of an unlisted registered business trust is formally agreed by a unitholder if —

- (a) the trustee-manager of the unlisted registered business trust receives from the unitholder (or the unitholder's proxy if this is allowed) a document that —
 - (i) is given to the trustee-manager in legible form or a permitted alternative form;
 - (ii) indicates the unitholder's agreement (or agreement on the unitholder's behalf) to the resolution by way of the unitholder's signature (or the unitholder's proxy's signature if that is allowed), or any other method that the trust deed of the unlisted registered business trust may provide; and
 - (iii) includes the text of the resolution or otherwise makes clear that it is that resolution that is being agreed to; and
- (b) the unitholder (or the unitholder's proxy) had a legible text of the resolution before giving that document.

(6) Nothing in subsection (3) or (4) is to be construed as requiring the requisite number of unitholders to formally agree to the resolution on a single day.

(7) For the purposes of this section, something is “in legible form or a permitted alternative form” if, and only if, it is sent or otherwise supplied —

- (a) in a form (such as a paper document) that is legible before being sent or otherwise supplied and does not change form during that process; or
- (b) in another form that —
 - (i) is currently agreed between the trustee-manager of the unlisted registered business trust and the person

as a form in which the thing may be sent or otherwise supplied to the trustee-manager; and

- (ii) is such that documents sent or supplied in that form can (where particular conditions are met) be received in legible form or be made legible following receipt in non-legible form.

(8) Any reference in this Act or any other law to the passing or making of a resolution, or the passing or making of a resolution at a meeting of the unitholders of the unlisted registered business trust, includes a reference to the passing of the resolution by written means in accordance with this section.

(9) Any reference in this Act or any other law to the doing of anything at a general meeting of the unitholders of an unlisted registered business trust includes a reference to the passing of a resolution authorising the doing of that thing by written means in accordance with this section.

[Act 30 of 2022 wef 12/03/2024]

Requirements for passing of resolutions by written means

63B.—(1) A resolution of the unitholders of an unlisted registered business trust may only be passed by written means if —

(a) either —

- (i) agreement to the resolution was first sought by the directors of the trustee-manager of the unlisted registered business trust in accordance with section 63C; or
- (ii) a requisition for that resolution was first given to the trustee-manager of the unlisted registered business trust in accordance with section 62 and, by reason of that notice, the documents mentioned in section 62(3A) in respect of the resolution were served on the unitholders of the unlisted registered business trust in accordance with section 62(3A);

- (b) the trust deed of the unlisted registered business trust does not prohibit the passing of resolutions (either generally or for the purpose in question) by written means; and
- (c) all conditions in the trust deed of the unlisted registered business trust relating to the passing of the resolution by written means are met.

(2) Any resolution that is passed in contravention of subsection (1) is invalid.

[Act 30 of 2022 wef 12/03/2024]

Where directors seek agreement to resolution by written means

63C.—(1) The directors of the trustee-manager of an unlisted registered business trust who wish to seek agreement to a resolution of the unitholders of the unlisted registered business trust and for it to be passed by written means must send to each unitholder, having the right to vote on that resolution at a general meeting of the unitholders of the unlisted registered business trust, a copy of the text of the resolution.

(2) As far as practicable, the directors must comply with subsection (1) as respects every unitholder at the same time and without delay.

(3) Without limiting any other means of complying with subsections (1) and (2), the directors have complied with those subsections if they secure that the same paper document containing the text of the resolution is sent without delay to each unitholder in turn.

(4) Subject to section 63D, if the resolution is passed before the directors have complied with subsection (1) as respects every unitholder, that fact does not affect the validity of the resolution or any obligation already incurred by the directors under subsections (1) and (2).

[Act 30 of 2022 wef 12/03/2024]

Unitholders may require general meeting for resolution

63D.—(1) Any unitholder or unitholders of an unlisted registered business trust representing at least 5% of the total voting rights of all

the unitholders having the right to vote on a resolution at a general meeting of the unitholders of the unlisted registered business trust may, within 7 days after —

- (a) the text of the resolution has been sent to the unitholder or unitholders in accordance with section 63C; or
- (b) the documents mentioned in section 62(3A) in respect of the resolution have been served on the unitholder or unitholders,

(as the case may be) give notice to the trustee-manager of the unlisted registered business trust requiring that a general meeting of the unitholders of the unlisted registered business trust be convened for that resolution.

(2) Where notice is given under subsection (1) —

- (a) the resolution is invalid even though it may have in the meantime been passed in accordance with section 63A; and
- (b) the directors of the trustee-manager of the unlisted registered business trust must proceed to convene a general meeting of the unitholders of the unlisted registered business trust for the resolution.

[Act 30 of 2022 wef 12/03/2024]

Period for agreeing to written resolution

63E.—(1) Unless the trust deed of an unlisted registered business trust otherwise provides, a resolution of the unitholders of the unlisted registered business trust proposed to be passed by written means lapses if it is not passed before the end of the period of 28 days starting on the date on which the written resolution is circulated to the unitholders of the unlisted registered business trust.

(2) The agreement to a resolution is ineffective if indicated after the expiry of the period mentioned in subsection (1).

[Act 30 of 2022 wef 12/03/2024]

Duty of trustee-manager of unlisted registered business trust to notify unitholders that resolution passed by written means

63F.—(1) Where a resolution of the unitholders of an unlisted registered business trust is passed by written means, the trustee-manager of the unlisted registered business trust must —

- (a) notify every unitholder that it has been passed; and
- (b) do so within 15 days after the earliest date on which a director or secretary of the trustee-manager is aware that it has been passed.

(2) Non-compliance with subsection (1) does not render the resolution invalid.

[Act 30 of 2022 wef 12/03/2024]

Recording of resolutions passed by written means

63G.—(1) Where a resolution of the unitholders of an unlisted registered business trust is passed by written means, the trustee-manager of the unlisted registered business trust must cause a record of the resolution, and the indication of each unitholder's agreement (or agreement on the unitholder's behalf) to it, to be entered in a book in the same way as minutes of proceedings of a general meeting of the unitholders of the unlisted registered business trust.

(2) Non-compliance with subsection (1) does not render the resolution invalid.

(3) Any such record, if purporting to be signed by a director or the secretary of the trustee-manager of the unlisted registered business trust, is evidence of the proceedings in passing the resolution.

(4) Where a record is made in accordance with this section, then, until the contrary is proved, the requirements of this Act with respect to those proceedings are deemed to have been complied with.

(5) Section 68 applies in relation to a record made in accordance with this section as it applies in relation to minutes of proceedings of a general meeting of the unitholders of a registered business trust.

[Act 30 of 2022 wef 12/03/2024]

Resolutions requiring special notice

64.—(1) Subject to subsection (2), where by this Act special notice is required of a resolution, the resolution is not effective unless —

- (a) notice of the intention to move it has been given to the trustee-manager of a registered business trust at least 28 days before the meeting at which it is moved; and
- (b) the trustee-manager of a registered business trust has given the unitholders of the registered business trust notice of any such resolution at the same time and in the same manner as it gives notice of the meeting or, if that is not practicable, has given them notice of such resolution, in any manner allowed by the trust deed of the registered business trust, at least 14 days before the meeting.

(2) If a meeting is called for a date 28 days or less after notice of the intention to move a resolution mentioned in subsection (1) has been given to the trustee-manager of the registered business trust, such notice is, although not given to the trustee-manager within the time required by that subsection, deemed to be properly given.

Registration and copies of certain resolutions

65.—(1) Except as otherwise expressly provided in this Act, the trustee-manager of a registered business trust must lodge with the Authority a copy of —

- (a) every special resolution; and
- (b) every resolution passed by any class of unitholders of the registered business trust whether agreed to by all the unitholders of that class or not,

within 14 days after the passing or making of every such resolution.

[Act 30 of 2022 wef 12/03/2024]

(2) The trustee-manager of a registered business trust must, at the request of any unitholder of the registered business trust and without charge, forward to the unitholder a copy of every resolution to which this section applies.

(3) Any trustee-manager of a registered business trust which contravenes subsection (1) or (2) shall be guilty of an offence and

shall be liable on conviction to a fine not exceeding \$10,000 and, in the case of a continuing offence, to a further fine not exceeding \$1,000 for every day or part of a day during which the offence continues after conviction.

Resolutions at adjourned meetings

66. Where a resolution is passed at an adjourned meeting of the unitholders of a registered business trust or of unitholders of any class of units in the registered business trust, the resolution is for all purposes to be treated as having been passed on the date on which it was in fact passed and not on any earlier date.

Minutes of proceedings

67.—(1) The trustee-manager of a registered business trust must cause —

- (a) minutes of all proceedings of general meetings of the unitholders of the registered business trust to be entered in books kept for that purpose within one month of the date upon which the relevant meeting was held; and
- (b) those minutes to be signed by the chairperson of the meeting at which the proceedings were had or by the chairperson of the next succeeding meeting.

(2) Any minutes so entered that are purported to be signed as provided in subsection (1) are evidence of the proceedings to which they relate, unless the contrary is proved.

(3) Where minutes have been so entered and signed, then, until the contrary is proved —

- (a) the meeting is deemed to have been duly held and convened; and
- (b) all proceedings had at that meeting are deemed to have been duly had.

(3A) The trustee-manager of a registered business trust must keep minute books in which it must cause to be entered resolutions passed

by written means under section 63A, within one month after the passing or making of each resolution.

[Act 30 of 2022 wef 12/03/2024]

(3B) The trustee-manager of a registered business trust must ensure that the minutes of the passing of a resolution mentioned in subsection (3A) are signed by a director of the trustee-manager within a reasonable time after the resolution is passed.

[Act 30 of 2022 wef 12/03/2024]

(3C) Minutes entered in accordance with subsection (3A) and purportedly signed in accordance with subsection (3B) are evidence of the resolution to which they relate, unless the contrary is proved.

[Act 30 of 2022 wef 12/03/2024]

(4) Any trustee-manager of a registered business trust which contravenes subsection (1), (3A) or (3B) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$25,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for every day or part of a day during which the offence continues after conviction.

[Act 30 of 2022 wef 12/03/2024]

Inspection of minute books

68.—(1) The trustee-manager of a registered business trust must —

(a) keep the books mentioned in section 67(1) and (3A) at the registered office or the principal place of business in Singapore of the trustee-manager; and

[Act 30 of 2022 wef 12/03/2024]

(b) make the books available for inspection by any unitholder of the registered business trust without charge.

(2) The trustee-manager of a registered business trust must, within 14 days after any unitholder of the registered business trust has made a request in writing for a copy of any minutes specified in section 67(1) or (3A), provide that unitholder with a copy of the minutes without charge.

[Act 30 of 2022 wef 12/03/2024]

(3) Any trustee-manager of a registered business trust which contravenes subsection (1) or (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$25,000 and, in

the case of a continuing offence, to a further fine not exceeding \$2,500 for every day or part of a day during which the offence continues after conviction.

Division 2 — Registers

Register of unitholders

- 69.**—(1) The trustee-manager of a registered business trust must —
- (a) keep and maintain, or cause to be kept and maintained, a register of the unitholders of the registered business trust; and
 - (b) make that register available for inspection, without charge, by any person during the business hours of the trustee-manager.
- (2) The register mentioned in subsection (1) must contain —
- (a) the name and address of each unitholder of the registered business trust;
 - (b) the extent of holding by each unitholder of units in the registered business trust;
 - (c) the date on which the name of each person was entered in the register as a unitholder; and
 - (d) the date on which any person ceased to be a unitholder.
- (3) Any trustee-manager of a registered business trust which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$25,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for every day or part of a day during which the offence continues after conviction.
- (4) The trustee-manager of a registered business trust is not by reason of anything done under Subdivision (1) of Division 2 of Part 7 of the Securities and Futures Act 2001 —
- (a) to be taken for any purpose to have notice of; or
 - (b) to be put upon inquiry as to,

a right of a person to or in relation to a unit in the registered business trust for the purposes of this section.

[2/2009]

Place at which register is kept

70.—(1) The trustee-manager of a registered business trust must keep the register mentioned in section 69 at its registered office, but —

- (a) if the work of making up the register is done at another office of the trustee-manager in Singapore, the register may be kept at that other office; or
- (b) if the trustee-manager arranges with some other person to make up the register on its behalf, the register may be kept at the office of that other person at which the work is done if that office is in Singapore.

(2) The trustee-manager of a registered business trust must, within 14 days after the register is first kept at a place other than the registered office, lodge with the Authority notice of the place where the register is kept and must, within 14 days after any change in the place at which the register is kept, lodge with the Authority notice of the change.

(3) Any trustee-manager of a registered business trust which contravenes subsection (1) or (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$25,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for every day or part of a day during which the offence continues after conviction.

Consequences of default by agent

71. Where, by virtue of section 70(1)(b), the register of the unitholders of a registered business trust is kept at the office of a person (*P*) other than the trustee-manager of the registered business trust and, by reason of any default of *P*, the trustee-manager fails to comply with section 70(1) or (2) or any other provision of this Act as to the production of the register, *P* shall be liable to the same penalties as if *P* were an officer of the trustee-manager in accordance with

section 109, and the power of the court under section 102 extends to the making of orders against *P* and *P*'s officers and employees.

Power of court to rectify register

72.—(1) If —

- (a) the name of any person is without sufficient cause entered in or omitted from the register of the unitholders of a registered business trust mentioned in section 69(1); or
- (b) default is made or unnecessary delay takes place in entering in the register the fact of any person having ceased to be a unitholder,

the person aggrieved or any unitholder or the trustee-manager of the registered business trust, on behalf of the registered business trust, may apply to the court to rectify the register, and the court may refuse the application or may order rectification of the register and payment by the trustee-manager of any damages sustained by any party to the application.

(2) On any application under subsection (1), the court may decide —

- (a) any question relating to the title of any person who is a party to the application to have the person's name entered in or omitted from the register of unitholders of a registered business trust mentioned in section 69(1), whether the question arises between unitholders or alleged unitholders or between unitholders or alleged unitholders on the one hand and the trustee-manager of the registered business trust on the other hand; and
 - (b) generally, any question necessary or expedient to be decided for the rectification of the register.
- (3) The court when making an order to rectify a register of the unitholders of a registered business trust is to direct, by its order, a notice of the rectification to be so lodged with the Authority.
- (4) No application to rectify a register of the unitholders of a registered business trust in respect of an entry which was made in the

register more than 30 years before the date of the application is to be entertained by the court.

Limitation of liability of trustee, etc., registered as holder of units

73.—(1) Any trustee, executor or administrator of the estate of any deceased person who was registered in a register of the unitholders of a registered business trust, mentioned in section 69(1) and kept in Singapore, as the holder of a unit in the registered business trust may become registered as the holder of that unit as trustee, executor or administrator of that estate and is in respect of that unit subject to the same liabilities and no more as the trustee, executor or administrator would have been subject to if the unit had remained registered in the name of the deceased person.

(2) Any trustee, executor or administrator of the estate of any deceased person who was beneficially entitled to a unit in a registered business trust (being a unit registered in a register of the unitholders of the registered business trust mentioned in section 69(1) and kept in Singapore) may, with the consent of the trustee-manager of the registered business trust on behalf of the registered business trust and of the registered holder of that unit, become registered as the holder of the unit as trustee, executor or administrator of that estate and is in respect of the unit subject to the same liabilities and no more as the trustee, executor or administrator would have been subject to if the unit had been registered in the name of the deceased person.

(3) Units in a registered business trust registered in a register of the unitholders of the registered business trust, mentioned in section 69(1) and kept in Singapore, and held by a trustee in respect of a particular trust must, at the trustee's request, be marked in the register in such a way as to identify them as being held in respect of the trust.

(4) Subject to this section, no notice of any trust expressed, implied or constructive is to be entered in a register of the unitholders of a registered business trust mentioned in section 69(1) or is to be receivable by the Authority and no liabilities are affected by anything done pursuant to subsection (1), (2) or (3) or pursuant to the law of any other place which corresponds to this section and the

trustee-manager of the registered business trust concerned is not affected with notice of any trust by anything so done.

Division 3 — Annual Return

Annual returns and information

74.—(1) The trustee-manager of a registered business trust must lodge with the Authority, within one month after the annual general meeting of the unitholders of the registered business trust, a return containing such statements and particulars as may be prescribed by the Authority.

(2) Any trustee-manager of a registered business trust which contravenes subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 and, in the case of a continuing offence, to a further fine not exceeding \$5,000 for every day or part of a day during which the offence continues after conviction.

PART 10

ACCOUNTS, AUDIT AND DISCLOSURE

Division 1 — Accounts

Accounting records and systems of control

75.—(1) The trustee-manager of a registered business trust must cause to be kept such accounting records and other records as will sufficiently explain the transactions by the trustee-manager entered into on behalf of the registered business trust and financial position of the registered business trust and enable true and fair accounts and any documents required to be attached to the accounts to be prepared from time to time, and must cause those records to be kept in such manner as to enable them to be conveniently and properly audited.

(2) The trustee-manager of a registered business trust must retain the records mentioned in subsection (1) for at least 5 years from the end of the financial year in which the transactions or operations to which those records relate are completed.

[2/2007]

(3) The trustee-manager of a registered business trust must devise and maintain a system of internal accounting controls sufficient to provide a reasonable assurance that —

- (a) assets that are part of the trust property of the registered business trust are safeguarded against loss from unauthorised use or disposition; and
- (b) transactions by the trustee-manager entered into on behalf of or purported to be entered into on behalf of the registered business trust are properly authorised and that they are recorded as necessary to permit the preparation of true and fair accounts and to maintain accountability of assets.

(4) The records mentioned in subsection (1) must be kept at the registered office of the trustee-manager of a registered business trust or at any other place that it thinks fit and must at all times be open to inspection by the directors of the trustee-manager.

(5) If accounting records and other records are kept by the trustee-manager of a registered business trust at a place outside Singapore, the trustee-manager must send to and keep at a place in Singapore, and make available at all times for inspection by the directors of the trustee-manager, such statements and returns with respect to the business dealt with in the records so kept as will enable to be prepared true and fair accounts and any documents required to be attached to the accounts.

(6) The court may in any particular case order that the accounting records and other records of a registered business trust be open to inspection by a public accountant acting for a director of the trustee-manager of the registered business trust, but only upon a written undertaking given to the court that information acquired by the public accountant during the public accountant's inspection will not be disclosed by the public accountant to any person other than that director.

(7) Any trustee-manager of a registered business trust which contravenes subsection (1), (2), (3), (4) or (5) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000.

(8) Any officer of the trustee-manager who knowingly contravenes or permits or authorises the contravention of this section shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 12 months or to both.

Accounts and directors' report

76.—(1) The trustee-manager of a registered business trust must, at a date not later than 18 months after the registration of the registered business trust and subsequently at least once in every calendar year at intervals of not more than 15 months, lay before the unitholders of the registered business trust at their annual general meeting a profit and loss account of the registered business trust for the period since the preceding account (or in the case of the first account, since the registration of the registered business trust) made up to a date —

- (a) in the case of a registered business trust listed or quoted on an approved exchange in Singapore, not more than 4 months before the date of the meeting; and
- (b) in the case of any other registered business trust, not more than 6 months before the date of the meeting.

[4/2017]

(2) The trustee-manager of a registered business trust must ensure that the profit and loss account mentioned in subsection (1) gives a true and fair view of the profit and loss of the registered business trust for the period of accounting as shown in the accounting and other records of the registered business trust.

(3) The Authority may, by order in the *Gazette*, specify any other period in substitution of the period mentioned in subsection (1)(a) or (b).

(4) Despite subsection (1), the Authority may, on application by the trustee-manager of a registered business trust and for any special reason it thinks fit, extend the periods of 18 months and 15 months mentioned in that subsection and with respect to any year extend the period referred to in subsection (1)(a) or (b), even though the period is so extended beyond the calendar year.

(5) The trustee-manager of a registered business trust must cause to be made out, and to be laid before the unitholders of the registered business trust at their annual general meeting with the profit and loss account required by subsection (1) —

- (a) a balance sheet of the registered business trust as at the date to which the profit and loss account is made up, being a balance sheet that gives a true and fair view of the state of affairs of the registered business trust as at the end of the period to which it relates; and
- (b) a cash flow statement of the registered business trust that gives a true and fair view of the cash flow of the business of the registered business trust for the period of accounting of the profit and loss account mentioned in subsection (1).

(6) The trustee-manager of a registered business trust must, before the profit and loss account, balance sheet and cash flow statement mentioned in subsections (1) and (5) are made out, take reasonable steps —

- (a) to —
 - (i) ascertain what action has been taken in relation to the writing off of bad debts and the making of provisions for doubtful debts; and
 - (ii) cause all known bad debts to be written off and adequate provision to be made for doubtful debts;
- (b) to ascertain whether any current assets (other than current assets to which paragraph (a) applies) are unlikely to realise in the ordinary course of business their value as shown in the accounting records of the registered business trust and, if so, to cause —
 - (i) those assets to be written down to an amount which they might be expected so to realise; or
 - (ii) adequate provision to be made for the difference between the amount of the value as so shown and the amount that they might be expected so to realise; and

- (c) to ascertain whether any non-current asset is shown in the books of the registered business trust at an amount which, having regard to its value to the registered business trust as a going concern, exceeds the amount which would be recoverable over its useful life or on its disposal and (unless adequate provision for writing down that asset is made) to cause to be included in the accounts such information and explanations as will prevent the accounts from being misleading by reason of the overstatement of the amount of that asset.
- (7) The trustee-manager of a registered business trust must cause —
 - (a) the accounts mentioned in subsection (9) to be duly audited before they are laid before the unitholders of the registered business trust at their annual general meeting as required by this section; and
 - (b) the auditor’s report required by section 84 to be attached to or endorsed upon those accounts.
- (8) The trustee-manager of a registered business trust must —
 - (a) take reasonable steps to ensure that the accounts mentioned in subsection (9) are audited as required by this Part at least 14 days before the annual general meeting of the unitholders of the registered business trust; and
 - (b) cause to be attached to the accounts the auditor’s report that is provided to the trustee-manager of the registered business trust under section 84(2).
- (9) In subsections (7) and (8), “accounts” means the profit and loss account, balance sheet and cash flow statement of a registered business trust required to be laid before the unitholders of the registered business trust at the annual general meeting under subsections (1) and (5).
- (10) The trustee-manager of a registered business trust must cause to be attached to every balance sheet of the registered business trust made out under subsection (5) a report —

- (a) containing the information required in subsections (11), (12), (15) and (17) and any other information as may be prescribed by the Authority;
- (b) made in accordance with a resolution of the directors of the trustee-manager; and
- (c) signed by at least 2 of the directors with respect to the profit or loss of the registered business trust for the financial year and the state of the affairs of the registered business trust as at the end of the financial year.

(11) The report to which subsection (10) relates must state with appropriate details —

- (a) the names of all directors of the trustee-manager of the registered business trust in office at the date of the report;
- (b) whether —
 - (i) at the end of the financial year to which the report relates, there subsists any arrangement to which the trustee-manager is a party, being an arrangement whose object is to enable any director or all directors of the trustee-manager to acquire benefits by means of the acquisition of units in, or debentures of, the registered business trust; or
 - (ii) there have, at any time in that year, subsisted such an arrangement as aforesaid to which the trustee-manager was a party,

and if so, the report must contain a statement explaining the effect of the arrangement and giving the names of the persons who at any time in that year were directors of the trustee-manager and held, or whose nominees held, units in, or debentures of, the registered business trust acquired pursuant to the arrangement; and

- (c) as respects each person who, at the end of the financial year to which the report relates, was a director of the trustee-manager —

- (i) whether or not he or she was, at the end of that financial year, interested in units in, or debentures of, the registered business trust, or both, and, if he or she was, the number and amount of units in, or debentures of, the registered business trust, or both, in which he or she was then interested; and
- (ii) whether or not he or she was, at the beginning of that year (or, if he or she was not then a director, when he or she became a director), interested in units in, or debentures of, the registered business trust, or both, and, if he or she was, the number and amount of units in, or debentures of, the registered business trust, or both, in which he or she was interested at the beginning of that year or when he or she became a director, as the case may be.

(12) The report mentioned in subsection (10) must also contain such additional information as the Authority may prescribe, being information which the Authority considers necessary to facilitate an understanding by the unitholders of the registered business trust of the business of the registered business trust.

(13) To avoid doubt, the additional information mentioned in subsection (12) need not relate to the profit or loss or the state of affairs of the registered business trust mentioned in subsection (10).

(14) Every statement, report or other document relating to the state of affairs of a registered business trust attached to, or included with, a report of the directors of the trustee-manager of a registered business trust laid before the unitholders of the registered business trust at their general meeting or sent to the unitholders under section 78 (not being a statement, report or document required by this Act to be laid before the unitholders in general meeting) is, for the purposes of section 108, deemed to be part of that last mentioned report.

(15) Where the trustee-manager of a registered business trust has granted an option to any person to acquire unissued units in the registered business trust, the report required by subsection (10) must state —

- (a) the number and class of the units in respect of which the option has been granted;
- (b) the expiry date of the option; and
- (c) the basis upon which the option may be exercised.

(16) Where any of the particulars required by subsection (15) has been stated in a previous report, it may be stated by reference to that report.

(17) Each report required by subsection (10) must specify —

- (a) particulars of units issued during the period to which the report relates by virtue of the exercise of options to acquire unissued units in the registered business trust, whether granted before or during that period; and
- (b) the number and class of unissued units in the registered business trust under option as at the end of that period, the price, or method of fixing the price, of issue of those units, and the expiry date of the option.

(18) The trustee-manager of a registered business trust must include with every balance sheet, profit and loss account and cash flow statement laid before the unitholders of the registered business trust in general meeting, before the auditor reports on the accounts under this Part, a statement made in accordance with a resolution of the directors of the trustee-manager and signed by at least 2 of the directors, stating whether in their opinion —

- (a) the profit and loss account is drawn up so as to give a true and fair view of the results of the business of the registered business trust for the period covered by the account;
- (b) the balance sheet is drawn up so as to exhibit a true and fair view of the state of affairs of the registered business trust as at the end of that period;
- (c) the cash flow statement is drawn up so as to exhibit a true and fair view of the cash flow of the business of the registered business trust for the period covered by the statement; and

- (d) at the date of the statement there are reasonable grounds to believe that the trustee-manager will be able to fulfil, out of the trust property of the registered business trust, the liabilities of the registered business trust as and when they fall due.

(19) Any trustee-manager of a registered business trust which contravenes subsection (1), (2), (5), (6), (7), (8), (10) or (18) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 and, in the case of a continuing offence, to a further fine not exceeding \$10,000 for every day or part of a day during which the offence continues after conviction.

Relief from requirements as to form and content of accounts and reports

77.—(1) The trustee-manager of a registered business trust may apply to the Authority in writing for an order relieving the trustee-manager from any requirement of this Act relating to the form and content of accounts or to the form and content of the report required by section 76(11) and the Authority may make such an order either unconditionally or on condition that the trustee-manager complies with any other requirements relating to the form and content of the accounts or report that the Authority thinks fit to impose.

(2) The Authority may, where it considers it appropriate, make an order in respect of a specified class of registered business trusts relieving the trustee-manager of a registered business trust in that class from compliance with any specified requirements of this Act relating to the form and content of accounts or to the form and content of the report required by section 76(11) and the order may be made either unconditionally or on condition that the trustee-manager comply with any other requirements relating to the form and content of accounts or report that the Authority thinks fit to impose.

(3) The Authority must not make an order under subsection (1) unless it is of the opinion that compliance with the requirements of this Act would render the accounts or report (as the case may be) misleading or inappropriate to the circumstances of the registered business trust or would impose unreasonable burdens on the

trustee-manager of the registered business trust or any officer of the trustee-manager.

(4) The Authority may make an order under subsection (1) which may be limited to a specific period and may, from time to time, either on application by the trustee-manager of the registered business trust or without any such application (in which case the Authority must give to the trustee-manager an opportunity of being heard) revoke or suspend the operation of any such order.

Unitholders of registered business trust entitled to balance sheet, etc.

78.—(1) The trustee-manager of a registered business trust must, at least 14 days before the date of a general meeting of the unitholders of the registered business trust, send to all the unitholders entitled to receive notice of general meetings of the unitholders of the registered business trust a copy of every profit and loss account, balance sheet and cash flow statement of the registered business trust (including every document required under this Act to be attached thereto), which is duly audited and which is to be laid before the unitholders in general meeting, accompanied by —

- (a) a copy of the auditor's report thereon; and
- (b) the financial statements of the trustee-manager prepared in accordance with section 201 of the Companies Act 1967.

[35/2014]

(2) The trustee-manager of a registered business trust must, without charge and on a request made by any unitholder of the registered business trust (whether the unitholder is or is not entitled to have sent to the unitholder copies of the profit and loss accounts and balance sheets) to whom copies of the profit and loss account and balance sheet of the registered business trust (including every document required by this Act to be attached thereto) for the financial year immediately preceding the then current financial year have not been sent, provide to the unitholder such copies of the profit and loss account and balance sheet, together with a copy of the auditor's report thereon.

(3) Any trustee-manager of a registered business trust which contravenes subsection (1) or (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 and, in the case of a continuing offence, to a further fine not exceeding \$5,000 for every day or part of a day during which the offence continues after conviction.

Provision of summary financial statement to unitholders

79.—(1) Despite section 78 and anything in the trust deed of a registered business trust the units of which are listed on the approved exchange, the trustee-manager of the registered business trust may, in such cases as may be prescribed by the Authority and provided all the conditions imposed thereunder by the Authority are complied with, send a summary financial statement of the registered business trust complying with the requirements of subsections (4) and (5) instead of copies of the documents referred to in section 78(1) to the unitholders of the listed registered business trust.

[4/2017]

(2) Where the trustee-manager of a listed registered business trust sends to the unitholders of the listed registered business trust a summary financial statement under subsection (1), any of the unitholders entitled to be provided with a copy of the documents referred to in section 78(2) by the trustee-manager may instead request for a summary financial statement from the trustee-manager, and the trustee-manager must send the summary financial statement to the requesting unitholder.

(3) The trustee-manager of a listed registered business trust need not send a summary financial statement to any unitholder of the listed registered business trust who does not wish to receive the statement.

(4) The trustee-manager of a listed registered business trust must send the documents referred to in section 78(1) to any unitholder of the listed registered business trust who wishes to receive such documents.

(5) The summary financial statement mentioned in subsection (1) —

- (a) must be derived from the annual accounts of the listed registered business trust and the report of the directors of the trustee-manager of the listed registered business trust; and
 - (b) must be in such form and contain such information as may be specified by regulations.
- (6) Every summary financial statement mentioned in subsection (1) must —
 - (a) state that it is only a summary of information in the annual accounts of the listed registered business trust and report of the directors of the trustee-manager of the listed registered business trust; and
 - (b) contain a statement by the auditors of the listed registered business trust of their opinion as to whether the summary financial statement is consistent with the accounts and the report and complies with the requirements of this section and any regulations made under subsection (8).
- (7) Any trustee-manager of a listed registered business trust which contravenes this section or any regulations made under subsection (8) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 and, in the case of a continuing offence, to a further fine not exceeding \$5,000 for every day or part of a day during which the offence continues after conviction.
- (8) The Authority may make regulations to give effect to this section, including making provision as to the manner in which it is to be ascertained whether a unitholder of a listed registered business trust wishes to receive copies of the documents referred to in section 78(1) or does not wish to receive the summary financial statement under this section.
- (9) In this section, “listed registered business trust” means a registered business trust that has been admitted to the official list of an approved exchange in Singapore and has not been removed from that list.

[4/2017]

Penalty

80.—(1) If any director of the trustee-manager of a registered business trust —

- (a) fails to take all reasonable steps to secure compliance by the trustee-manager with any provision of this Division; or
- (b) has by his or her own wilful act been the cause of any contravention by the trustee-manager of any provision of this Division,

he or she shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 2 years or to both.

(2) In any proceedings against a person for failure to take all reasonable steps to comply with, or to secure compliance with, the preceding provisions of this Division relating to the form and content of the accounts of a registered business trust by reason of an omission from the accounts, it is a defence for the person to prove that the omission was not intentional and that the information omitted was immaterial and did not affect the giving of a true and fair view of the matters required by section 76 to be dealt with in the accounts.

(3) If an offence under this section is committed with intent to defraud any creditor of the registered business trust or any creditor of any other person or for a fraudulent purpose, the offender shall be liable on conviction to a fine not exceeding \$250,000 or to imprisonment for a term not exceeding 7 years or to both.

(4) A person is not to be sentenced to imprisonment for any offence under this section unless, in the opinion of the court dealing with the case, the offence was committed wilfully.

*Division 2 — Audit***Auditors**

81.—(1) A person that is not an accounting entity must not —

- (a) knowingly consent to be appointed as an auditor for a registered business trust; or

(b) knowingly act as an auditor for a registered business trust.

(2) Without limiting subsection (1)(b), a person acts as an auditor for a registered business trust if the person prepares any report required by this Act to be prepared by an auditor of the registered business trust.

(3) A trustee-manager of a registered business trust must not appoint an accounting entity as an auditor of a registered business trust without obtaining the accounting entity's prior consent.

(4) For the purposes of subsection (3), the consent —

(a) of a public accountant must be in writing signed by the public accountant;

(b) of an accounting firm, or an accounting limited liability partnership, must be in writing signed by at least one partner of the firm or limited liability partnership; and

(c) of an accounting corporation must be in writing signed by at least one director of the corporation.

(5) Where an accounting firm is appointed as the auditor of a registered business trust in the name of the firm, such appointment takes effect and operates as if the partners of the firm at the time of the appointment, who are public accountants at that time, are appointed as auditors of the registered business trust.

(6) Where an accounting limited liability partnership is appointed as the auditor of a registered business trust in the name of the limited liability partnership, such appointment takes effect and operates as if —

(a) the partners of the limited liability partnership who are practising as public accountants in the limited liability partnership (whether partners at the time the limited liability partnership was appointed as auditor or later); and

(b) the employees of the limited liability partnership who are practising as public accountants in the limited liability partnership (whether employed at the time the limited liability partnership was appointed as auditor or later),

are appointed as auditors of the registered business trust.

(7) Where an accounting corporation is appointed as the auditor of a registered business trust in the name of the corporation, such appointment takes effect and operates as if —

- (a) the directors of the corporation who are practising as public accountants in the corporation (whether directors at the time the accounting corporation was appointed as auditor or later); and
- (b) the employees of the corporation who are practising as public accountants in the corporation (whether employed at the time the accounting corporation was appointed as auditor or later),

are appointed as auditors of the registered business trust.

[Act 30 of 2022 wef 12/03/2024]

Appointment of auditor

82.—(1) The trustee-manager of a registered business trust must, within 3 months after registration of the registered business trust by the Authority under section 4, appoint an accounting entity or accounting entities nominated by the audit committee of the registered business trust to be the auditor or auditors of the registered business trust, and any auditor or auditors so appointed must, subject to this section, hold office until the conclusion of the first annual general meeting of the unitholders of the registered business trust.

[Act 30 of 2022 wef 12/03/2024]

(2) The unitholders of a registered business trust must, at each annual general meeting of the unitholders of the registered business trust, by a resolution passed by unitholders holding in the aggregate a majority of the voting rights of all the unitholders of the registered business trust who, being entitled to do so, vote in person or, where proxies are allowed, by proxy, appoint an accounting entity or accounting entities nominated by the audit committee of the registered business trust to be the auditor or auditors of the registered business trust, and any auditor or auditors so appointed must, subject to this section, hold office until the conclusion of the

next annual general meeting of the unitholders of the registered business trust.

[Act 30 of 2022 wef 12/03/2024]

(3) Subject to subsections (7) and (8), the trustee-manager of a registered business trust may appoint an accounting entity nominated by the audit committee of the registered business trust to fill any casual vacancy in the office of auditor of the registered business trust, but while such a vacancy continues, the surviving or continuing auditor or auditors (if any) may act as such auditor or auditors.

[Act 30 of 2022 wef 12/03/2024]

(4) An auditor of a registered business trust may be removed from office by a resolution passed by unitholders holding in the aggregate a majority of the voting rights of all the unitholders of the registered business trust who, being entitled to do so, vote in person or, where proxies are allowed, by proxy, at a general meeting of which special notice has been given, but not otherwise.

(5) Where special notice of a resolution to remove an auditor is received by the trustee-manager on behalf of a registered business trust —

- (a) the trustee-manager must immediately send a copy of the notice to the auditor concerned and to the Authority; and
- (b) the auditor may, within 7 days after the receipt by the auditor of the copy of the notice, make representations in writing to the trustee-manager (not exceeding a reasonable length) and request that, prior to the meeting at which the resolution is to be considered, a copy of the representations be sent by the trustee-manager to every unitholder of the registered business trust to whom notice of the meeting is sent.

[Act 30 of 2022 wef 12/03/2024]

(6) Unless the Authority, on the application of the trustee-manager of a registered business trust, orders otherwise, the trustee-manager must send a copy of the representations mentioned in subsection (5)(b) as so requested and the auditor may, without affecting the auditor's right to be heard orally, require that the representations be read out at the meeting.

(7) Where an auditor of a registered business trust is removed from office under subsection (4) at a general meeting of the unitholders of the registered business trust —

(a) the unitholders of the registered business trust may, at the meeting and by a resolution passed by unitholders holding in aggregate at least three-fourths of the voting rights of all the unitholders of the registered business trust who, being entitled to do so, vote in person or, where proxies are allowed, by proxy, immediately appoint another accounting entity nominated by the audit committee of the registered business trust as auditor; or

[Act 30 of 2022 wef 12/03/2024]

(b) the meeting may be adjourned to a date not earlier than 20 days and not later than 30 days after the meeting and the unitholders of the registered business trust may, by resolution passed by unitholders holding in the aggregate a majority of the voting rights of all the unitholders of the registered business trust who, being entitled to do so, vote in person or, where proxies are allowed, by proxy, appoint another accounting entity nominated by the audit committee of the registered business trust as auditor.

[Act 30 of 2022 wef 12/03/2024]

(8) A trustee-manager of a registered business trust must, immediately after the auditor's removal from office under subsection (4), give notice in writing of the removal to the Authority and, if the unitholders of the registered business trust do not appoint another auditor under subsection (7), the Authority may appoint an auditor.

[Act 30 of 2022 wef 12/03/2024]

(9) An auditor appointed under subsection (7) or (8) must, subject to this section, hold office until the conclusion of the next annual general meeting of the unitholders of the registered business trust.

(10) If the trustee-manager of a registered business trust does not appoint an auditor or auditors as required by this section, the Authority may, on the application in writing of any unitholder of the registered business trust, make the appointment.

(11) The trustee-manager of a registered business trust must, at least 14 days before the annual general meeting of the unitholders of the registered business trust or the adjourned meeting under subsection (7)(b), give notice of the nomination made by the audit committee of the registered business trust to —

- (a) the accounting entity so nominated;
[Act 30 of 2022 wef 12/03/2024]
- (b) each auditor (if any) of the registered business trust; and
- (c) each person entitled to receive notice of general meetings of the unitholders of the registered business trust.

(12) An auditor of a registered business trust may resign —

- (a) if the auditor is not the sole auditor of the registered business trust; or
- (b) at a general meeting of the unitholders of the registered business trust,

but not otherwise.

(13) If an auditor of a registered business trust gives written notice to the trustee-manager of the registered business trust that the auditor desires to resign, the trustee-manager must, as soon as is practicable, call a general meeting of the unitholders of the registered business trust for the purpose of appointing an auditor in place of the auditor who desires to resign and on the appointment of another auditor, the resignation of the firstmentioned auditor takes effect.

(14) The fees and expenses of an auditor of a registered business trust —

- (a) in the case of an auditor appointed by the unitholders of the registered business trust at a general meeting, are to be fixed by the unitholders in general meeting or, if so authorised by the unitholders of the registered business trust at the last preceding annual general meeting, by the trustee-manager of the registered business trust; and
- (b) in the case of an auditor appointed by the trustee-manager of the registered business trust or by the Authority, may be fixed by the trustee-manager of the registered business

trust or by the Authority (as the case may be) and, if not so fixed, are to be fixed as provided in paragraph (a) as if the auditor had been appointed by the unitholders of the registered business trust.

(15) Any person who contravenes subsection (1), (5), (6), (8), (11), (12) or (13) shall be guilty of an offence.

Auditors' remuneration

83.—(1) If the trustee-manager of a registered business trust is served with a notice sent by or on behalf of —

- (a) at least 5% of the total number of unitholders of the registered business trust; or
- (b) the unitholders holding in aggregate at least 5% of the total voting rights of all the unitholders of the registered business trust,

requiring particulars of all emoluments paid to or receivable by the auditor of the registered business trust or any person who is a partner or an employer or an employee of the auditor, by or from the trustee-manager in respect of services other than auditing services rendered in relation to the registered business trust, the trustee-manager must immediately —

- (c) prepare or cause to be prepared a statement showing particulars of all emoluments paid to the auditor or other person and of the services in respect of which the payments have been made for the financial year immediately preceding the service of the notice;
- (d) forward a copy of the statement to all the unitholders entitled to receive notice of general meetings of the unitholders of the registered business trust; and
- (e) lay the statement before the unitholders in general meeting.

(2) Without affecting subsection (1), the trustee-manager of a registered business trust must, under prescribed circumstances, undertake a review of the fees, expenses and emoluments of the auditor of the registered business trust to determine whether the independence of the auditor has been compromised, and the outcome

of the review must be sent to all persons entitled to receive notice of general meetings of the unitholders of the registered business trust.

(3) Any trustee-manager of a registered business trust which contravenes subsection (1) or (2) shall be guilty of an offence.

Powers and duties of auditors as to reports on accounts

84.—(1) An auditor of a registered business trust must report to the unitholders of the registered business trust on the accounts required to be laid before the unitholders in general meeting and on the accounting and other records of the registered business trust relating to those accounts.

(2) A report by an auditor of a registered business trust under subsection (1) must be provided by the auditor to the trustee-manager of the registered business trust in sufficient time to enable the trustee-manager to comply with the requirements of section 78(1) in relation to that report, but no offence is committed by an auditor under this subsection if the trustee-manager has not submitted the accounts for audit as required under this Part in sufficient time, having regard to the complexity of the accounts, for the auditor to make the auditor's report.

(3) An auditor of a registered business trust must, in a report under this section, state —

(a) whether the accounts, in the auditor's opinion —

(i) give a true and fair view of the matters required by section 76 to be dealt with in the accounts; and

(ii) are in accordance with this Act so as —

(A) in the case of a balance sheet — to give a true and fair view of the state of affairs of the registered business trust;

(B) in the case of a profit and loss account — to give a true and fair view of the profit or loss of the registered business trust; and

- (C) in the case of a cash flow statement — to give a true and fair view of the cash flow of the business of the registered business trust;
 - (b) whether the accounting and other records required by this Act to be kept by the trustee-manager of the registered business trust have been, in the auditor’s opinion, properly kept in accordance with this Act;
 - (c) any defect or irregularity in the accounts and any matter not set out in the accounts without regard to which a true and fair view of the matters dealt with by the accounts would not be obtained; and
 - (d) if the auditor is not satisfied as to any matter referred to in paragraph (a) or (b), the auditor’s reasons for not being so satisfied.
- (4) It is the duty of an auditor of a registered business trust to form an opinion as to —
- (a) whether the auditor has obtained all the information and explanations that the auditor required; and
 - (b) whether proper accounting and other records have been kept by the trustee-manager of the registered business trust as required by section 75 of this Act,
- and the auditor must state in the auditor’s report particulars of any deficiency, failure or short-coming in respect of any matter referred to in this subsection.
- (5) An auditor of a registered business trust —
- (a) has right of access at all times to the accounting and other records, including registers, of the registered business trust; and
 - (b) is entitled to require from any officer of the trustee-manager of the registered business trust and any auditor of a related corporation of the trustee-manager such information and explanations as the auditor may desire for the purposes of audit.

- (6) The auditor's report must —
- (a) be attached to or endorsed on the accounts;
 - (b) if any unitholder of the registered business trust so requires, be read before the unitholders of the registered business trust in general meeting; and
 - (c) be open to inspection by any unitholder of the registered business trust at any reasonable time.
- (7) An auditor of a registered business trust or the auditor's agent authorised by the auditor in writing for the purpose is entitled —
- (a) to attend any general meeting of the unitholders of the registered business trust;
 - (b) to receive all notices of, and other communications relating to, any general meeting which a unitholder of the registered business trust is entitled to receive; and
 - (c) to be heard at any general meeting which the auditor attends on any part of the business of the meeting which concerns the auditor in the auditor's capacity as auditor of the registered business trust.
- (8) If an auditor of a registered business trust, in the course of the performance of the auditor's duties as auditor of the registered business trust, is satisfied that —
- (a) there has been a breach or non-observance of any of the provisions of this Act; and
 - (b) the circumstances are such that in the auditor's opinion the matter has not been or will not be adequately dealt with by comment in the auditor's report on the accounts or by bringing the matter to the notice of the board of directors of the trustee-manager of the registered business trust,
- the auditor must immediately report the matter in writing to the Authority.
- (9) Despite subsection (8), if an auditor of a registered business trust, in the course of the performance of the auditor's duties as auditor, has reason to believe that a serious offence involving fraud or

dishonesty is being or has been committed in relation to the registered business trust by officers or employees of the trustee-manager of the registered business trust, the auditor must immediately report the matter to the Minister.

(10) No duty to which an auditor of a registered business trust may be subject is to be regarded as having been contravened by reason of the auditor reporting the matter mentioned in subsection (9) in good faith to the Minister.

(11) In subsection (9), “a serious offence involving fraud or dishonesty” means an offence —

- (a) that is punishable by imprisonment for a term that is not less than 2 years; and
- (b) in respect of which the value of the property obtained or likely to be obtained from the commission of the offence is not less than \$20,000.

(12) Any officer of the trustee-manager of a registered business trust who refuses or fails to allow an auditor of the registered business trust access, in accordance with this section, to any accounting and other records, including registers, of the registered business trust in the officer’s custody or control or to give any information or explanation as and when required under this section, or otherwise hinders, obstructs or delays an auditor in the performance of the auditor’s duties or the exercise of the auditor’s powers, shall be guilty of an offence.

Auditors and other persons to enjoy qualified privilege in certain circumstances

85.—(1) An auditor of a registered business trust shall not, in the absence of malice on the auditor’s part, be liable to any action for defamation at the suit of any person in respect of any statement which the auditor makes in the course of the auditor’s duties as auditor, whether the statement is made orally or in writing.

(2) A person shall not, in the absence of malice on the person’s part and in the course of the person’s duties, be liable to any action for defamation at the suit of any other person in respect of the publication

of any document prepared by an auditor of a registered business trust and required by this Act to be lodged with the Authority.

(3) This section does not limit or affect any other right, privilege or immunity that an auditor or any other person has as defendant in an action for defamation.

Provisions indemnifying auditors

85A.—(1) Any provision, whether in the trust deed of the registered business trust or in any contract with the trustee-manager of a registered business trust or otherwise, for exempting any auditor of the registered business trust from, or indemnifying the auditor against, any liability which by law would otherwise attach to the auditor in respect of any negligence, default, breach of duty or breach of trust of which the auditor may be guilty in relation to the registered business trust is void.

(2) This section does not prevent a trustee-manager of a registered business trust from indemnifying an auditor against any liability incurred or that will be incurred by the auditor —

- (a) in defending any proceedings (whether civil or criminal) in which judgment is given in the auditor's favour or in which the auditor is acquitted; or
- (b) in connection with any application under section 105 or any other provision of this Act, in which relief is granted to the auditor by the court.

[Act 30 of 2022 wef 12/03/2024]

Division 3 — Disclosure

Certification by chief executive officer and board of directors of trustee-manager

86.—(1) Subject to subsections (4) and (5), the trustee-manager of a registered business trust must —

- (a) cause the written statements required by subsections (2) and (3) to be made out in accordance with those subsections; and

- (b) ensure that the written statements mentioned in paragraph (a) are annexed to the profit and loss account of the registered business trust required under section 76(1).

(2) Subject to subsection (4), the board of directors of the trustee-manager of a registered business trust must make a written statement, in accordance with a resolution of the board of directors of the trustee-manager and signed by at least 2 directors on behalf of the board of directors, certifying that —

- (a) fees or charges paid or payable out of the trust property of the registered business trust to the trustee-manager are in accordance with the trust deed of the registered business trust;
- (b) interested person transactions are not detrimental to the interests of all the unitholders of the registered business trust as a whole based on the circumstances at the time of the transaction; and
- (c) the board of directors of the trustee-manager is not aware of any violation of duties of the trustee-manager which would have a materially adverse effect on the business of the registered business trust or on the interests of all the unitholders of the registered business trust as a whole.

(3) Subject to subsection (5), the chief executive officer of the trustee-manager of a registered business trust must, in his or her personal capacity, make a written statement certifying that he or she is not aware of any violation of duties of the trustee-manager which would have a materially adverse effect on the business of the registered business trust or on the interests of all the unitholders of the registered business trust as a whole.

(4) Where the board of directors of the trustee-manager of a registered business trust is unable to provide a written statement in accordance with subsection (2), for the reason that —

- (a) the board of directors is of the opinion that the assertions referred to in subsection (2) are not true; or

- (b) there is a divergence of views among the directors of the trustee-manager as to the accuracy of the assertions referred to in subsection (2),

the trustee-manager need not annex the written statement required by subsection (2) to the profit and loss account of the registered business trust required under section 76(1), but the board of directors must provide an explanation, including the important factors for the inability to provide such a written statement, and the explanation must be annexed by the trustee-manager to the profit and loss account of the registered business trust required under section 76(1).

(5) Where the chief executive officer of the trustee-manager of a registered business trust is unable to provide a written statement in accordance with subsection (3) for the reason that he or she is of the opinion that the assertion referred to in subsection (3) is not true, the trustee-manager need not annex the written statement required by subsection (3) to the profit and loss account of the registered business trust required under section 76(1), but the chief executive officer of the trustee-manager must provide an explanation, including the important factors for his or her inability to provide such a written statement, and the explanation must be annexed by the trustee-manager to the profit and loss account of the registered business trust required under section 76(1).

(6) Any person who contravenes subsection (1), (2), (3), (4) or (5) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000.

(7) If the board of directors of the trustee-manager of a registered business trust makes a written statement mentioned in subsection (2) without any reasonable basis for arriving at the conclusions as set forth in the statement, any director of the trustee-manager who permits or authorises the statement to be made shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 2 years or to both.

(8) If the chief executive officer of the trustee-manager of a registered business trust makes a written statement mentioned in subsection (3) without any reasonable basis for arriving at the

conclusions as set forth in the statement, the chief executive officer shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$100,000 or to imprisonment for a term not exceeding 2 years or to both.

(9) For the purposes of this section, a person or group of persons is deemed to have an interest in shares or units (as the case may be) if that person or group of persons is deemed to have an interest in the shares or units (as the case may be) under section 4 of the Securities and Futures Act 2001.

(10) In this section —

“associate” —

- (a) in relation to an individual who is a director, chief executive officer or controlling shareholder of the trustee-manager of a registered business trust or a controlling unitholder of a registered business trust, means —
 - (i) his or her immediate family;
 - (ii) a trustee, when acting in the trustee’s capacity as such trustee, of any trust of which the individual or his or her immediate family is a beneficiary or, in the case of a discretionary trust, is a discretionary object; or
 - (iii) any corporation in which the individual and his or her immediate family together (whether directly or indirectly) have an interest in shares entitling the beneficial owners thereof the right to cast, whether by proxy or in person, at least 30% of the total votes able to be cast at a general meeting of the corporation; and
- (b) in relation to a corporation which is a controlling shareholder of the trustee-manager of a registered business trust or a controlling unitholder of a registered business trust, means any corporation which is its related corporation or associated company;

“associated company”, in relation to a corporation, means —

- (a) any corporation in which the corporation or its subsidiary has, or the corporation and its subsidiary together have, an interest in shares entitling the beneficial owners thereof the right to cast, whether by proxy or in person, at least 20% but not more than 50% of the total votes able to be cast at a general meeting of the corporation; or
- (b) any corporation, other than a subsidiary of the corporation or a corporation which is an associated company by virtue of paragraph (a), the policies of which the corporation or its subsidiary, or the corporation together with its subsidiary, is able to control or influence materially;

“chief executive officer”, in relation to the trustee-manager of a registered business trust, means any individual, by whatever name described, who is —

- (a) in the direct employment of, acting for or by arrangement with, the trustee-manager of a registered business trust; and
- (b) principally responsible for the management and conduct of the trustee-manager;

“control”, in relation to a corporation, means the capacity to determine the outcome of decisions on the financial and operating policies of the corporation, having regard to the following considerations:

- (a) the practical influence which can be exerted (rather than the rights which can be enforced); and
- (b) any practice or pattern of behaviour affecting the financial and operating policies of the corporation (even if it involves a breach of an agreement or a breach of trust),

but excludes any capacity to influence decisions on the financial and operating policies of a corporation where such

influence is required to be exercised for the benefit of other persons pursuant to an obligation imposed under any written law, rule of law, contract or order of court;

“controlling shareholder”, in relation to a corporation, means —

- (a) a person who has an interest in the voting shares of a corporation and who exercises control over the corporation; or
- (b) a person who has an interest in shares entitling the beneficial owners thereof the right to cast, whether by proxy or in person, 30% or more of the total votes able to be cast at a general meeting of the corporation, unless the person does not exercise control over the corporation;

“controlling unitholder”, in relation to a registered business trust, means a person who has an interest or interests in units representing 30% or more of the total voting rights of all the unitholders of the registered business trust;

“immediate family”, in relation to an individual, means the individual’s spouse, son, adopted son, stepson, daughter, adopted daughter, stepdaughter, father, stepfather, mother, stepmother, brother, stepbrother, sister or stepsister;

“interested person”, in relation to a registered business trust, means —

- (a) the trustee-manager of the registered business trust;
- (b) a related corporation of the trustee-manager of the registered business trust;
- (c) an associated company of the trustee-manager of the registered business trust;
- (d) a director, chief executive officer or controlling shareholder of the trustee-manager of the registered business trust;
- (e) an associate of a director, chief executive officer or controlling shareholder of the trustee-manager of the registered business trust;

- (f) a controlling unitholder of the registered business trust; or
- (g) an associate of a controlling unitholder of the registered business trust;

“interested person transaction” means a transaction between the trustee-manager of a registered business trust on behalf of the registered business trust and an interested person of the registered business trust.

Disclosure of policies and practices

87.—(1) The trustee-manager of a registered business trust must attach to the profit and loss account of the registered business trust required under section 76(1) a statement of its policies and practices in relation to its management and governance of the registered business trust containing such information and description as may be prescribed by the Authority.

(2) Any trustee-manager of a registered business trust which contravenes subsection (1) shall be guilty of an offence.

PART 11

APPEALS

Appeals to Minister

88.—(1) Where an appeal is made to the Minister under this Act, the Minister may confirm, vary or reverse the decision of the Authority on appeal, or give any directions in the matter that he or she thinks fit, and the decision of the Minister is final.

(2) Where an appeal is made to the Minister under this Act, the Minister must, within 28 days of his or her receipt of the appeal, constitute an Appeal Advisory Committee comprising at least 3 members of the Appeal Advisory Panel and refer that appeal to the Appeal Advisory Committee.

(3) The Appeal Advisory Committee must submit to the Minister a written report on the appeal referred to it under subsection (2) and may make any recommendations that it thinks fit.

(4) The Minister must consider the report submitted under subsection (3) in making his or her decision under this section but he or she is not bound by the recommendations in the report.

Appeal Advisory Committees

89.—(1) For the purpose of enabling Appeal Advisory Committees to be constituted under section 88, the Minister must appoint a panel (called in this Part the Appeal Advisory Panel) comprising such members from the public and private sectors as the Minister may appoint.

[Act 30 of 2022 wef 12/03/2024]

(2) A member of the Appeal Advisory Panel is to be appointed for a term of not more than 2 years and is eligible for re-appointment.

(3) An Appeal Advisory Committee has the power, in the exercise of its functions, to inquire into any matter or thing and may, for this purpose, summon any person to give evidence on oath or affirmation or produce any document or material necessary for the purpose of the inquiry.

(4) Nothing in subsection (3) compels the production by an advocate and solicitor, or a legal counsel mentioned in section 128A of the Evidence Act 1893, of a document or material containing a privileged communication made by or to him or her in that capacity or authorise the taking of possession of any such document or material which is in his or her possession.

[Act 30 of 2022 wef 12/03/2024]

(5) An advocate and solicitor, or a legal counsel mentioned in section 128A of the Evidence Act 1893, who refuses to produce any document or other material mentioned in subsection (4) is nevertheless obliged to give the name and address (if he or she knows them) of the person to whom, or by or on behalf of whom, the privileged communication was made.

[Act 30 of 2022 wef 12/03/2024]

(6) For the purposes of this Act, every member of an Appeal Advisory Committee —

- (a) is deemed to be a public servant for the purposes of the Penal Code 1871; and

- (b) in case of any suit or legal proceedings brought against the member for any act done or omitted to be done in the execution of the member's duty under the provisions of this Act, has the like protection and privileges as are by law given to a Judge in the execution of his or her office.

(7) Every Appeal Advisory Committee must have regard to the interest of the public, the protection of unitholders of registered business trusts and of persons intending to acquire units, or derivatives of units, in registered business trusts and the safeguarding of sources of information.

(8) Subject to the provisions of this Part, an Appeal Advisory Committee may regulate its own procedure and is not bound by the rules of evidence.

Disclosure of information

90. Nothing in this Act requires the Minister or any public servant to disclose facts which he or she considers to be against the interest of the public to disclose.

Regulations for purposes of this Part

91.—(1) The Minister may make regulations for the purposes and provisions of this Part and for the due administration of this Part.

(2) Without limiting subsection (1), the Minister may make regulations for or with respect to —

- (a) the appointment of members to, and procedures of, the Appeal Advisory Panel and Appeal Advisory Committees;
- (b) the form and manner in which an appeal to the Minister under this Act must be made;
- (c) the fees to be paid in respect of any appeal made to the Minister under this Act, including the refund or remission, whether in whole or in part, of such fees;
- (d) the remuneration of the members of the Appeal Advisory Panel and Appeal Advisory Committees; and

- (e) all matters and things which by this Part are required or permitted to be prescribed or which are necessary or expedient to be prescribed to give effect to any provision of this Part.

PART 12

MISCELLANEOUS

Technological disruptions, etc., in meetings

91A. A meeting to which section 52R(2)(b) or (c) applies is not invalidated by reason of any technological disruption, malfunction or outage unless the court —

- (a) is of the opinion that the technological disruption, malfunction or outage has caused or may cause substantial injustice that cannot be remedied by any order of the court; and
- (b) by order declares the meeting to be invalid.

[Act 17 of 2023 wef 01/07/2023]

Electronic transmission of notices of meetings

92.—(1) Where any notice of a meeting is required or permitted to be given, sent or served under this Act or under the trust deed of a registered business trust by the trustee-manager of the registered business trust or the directors of the trustee-manager to —

- (a) a unitholder of the registered business trust;
- (b) an officer of the trustee-manager; or
- (c) the auditor of the registered business trust,

that notice may be given, sent or served using electronic communications to the current address of that person.

(2) For the purposes of this section, a written notice of a meeting is also treated as given or sent to, or served on, a person where —

- (a) the trustee-manager of a registered business trust and that person have agreed in writing that notices of meetings

required to be given to that person may instead be accessed by that person on a website;

- (b) the meeting is a meeting to which that agreement applies;
- (c) the notice is published on the website such that it is or can be made legible;
- (d) that person is notified, in a manner for the time being agreed between that person and the trustee-manager for the purpose, of —
 - (i) the publication of the notice on a website;
 - (ii) the address of that website; and
 - (iii) the place on that website where the notice may be accessed, and how it may be accessed; and
- (e) the notice continues to be published on and remains accessible to that person from that website throughout the period beginning with the giving of that notification and ending with the conclusion of the meeting.

(3) For the purposes of this Act, a notice of a meeting treated in accordance with subsection (2) as given or sent to, or served on, any person is treated as so given, sent or served at the time of the notification mentioned in subsection (2)(d).

(4) A notice of a meeting given for the purposes of subsection (2)(d) must specify such matters or information as may be required for a notice of that type under any other provision of this Act or the trust deed of that registered business trust.

(5) Nothing in subsection (2) invalidates the proceedings of a meeting where —

- (a) any notice of a meeting that is required to be published and remain accessible as mentioned in paragraph (e) of that subsection is published and remains accessible for a part, but not all, of the period mentioned in that paragraph; and
- (b) the failure to publish and make accessible that notice throughout that period is wholly attributable to circumstances which it would not be reasonable to have

expected the trustee-manager of the registered business trust to prevent or avoid.

(6) The trustee-manager of a registered business trust may, despite any provision to the contrary in the trust deed of the registered business trust, take advantage of subsection (1), (2), (3), (4) or (5).

(7) For the purposes of this section and section 93, the current address of a person or a company, in relation to any notice or document, is a number or address used for electronic communication which —

- (a) has been notified by the person in writing to the trustee-manager of a registered business trust as one at which the notice or document may be sent to the person; and
- (b) the trustee-manager has no reason to believe that the notice or document sent to the person at that address will not reach the person.

Electronic transmission of documents

93.—(1) Where any accounts, balance sheet, report or other document is required or permitted to be given, sent or served under this Act or under the trust deed of a registered business trust by the trustee-manager of the registered business trust or the directors of the trustee-manager to —

- (a) a unitholder of the registered business trust;
- (b) an officer of the trustee-manager; or
- (c) the auditor of the registered business trust,

that document may be given, sent or served using electronic communications to the current address of that person.

(2) For the purposes of this section, any account, balance sheet, report or other document is also treated as given or sent to, or served on, a person where —

- (a) the trustee-manager of a registered business trust and that person have agreed in writing to that person having access

to documents on a website (instead of their being sent to that person);

- (b) the document is a document to which that agreement applies;
- (c) the document is published on the website such that it is or can be made legible; and
- (d) that person is notified, in a manner for the time being agreed between that person and the trustee-manager for that purpose, of —
 - (i) the publication of the document on that website;
 - (ii) the address of that website; and
 - (iii) the place on that website where the documents may be accessed, and how it may be accessed.

(3) Where any provision of this Act or of the trust deed of a registered business trust requires any document to be given or sent to, or served on, a person not less than a specified number of days before a meeting, that document, if treated in accordance with subsection (2) as given or sent to, or served on, any person, is treated as given or sent to, or served on, the person not less than the specified number of days before the date of a meeting if, and only if —

- (a) the document is published on and remains accessible to that person from the website throughout a period beginning before the specified number of days before the date of the meeting and ending with the conclusion of the meeting; and
- (b) the notification given for the purpose of subsection (2)(d) is given not less than the specified number of days before the date of the meeting.

(4) Nothing in subsection (3) invalidates the proceedings of a meeting where —

- (a) any document that is required to be published and remain accessible as mentioned in paragraph (a) of that subsection is published and remains accessible for a part, but not all, of the period mentioned in that paragraph; and

- (b) the failure to publish and make accessible that document throughout that period is wholly attributable to circumstances which it would not be reasonable to have expected the trustee-manager of a registered business trust to prevent or avoid.

(5) The trustee-manager of a registered business trust may, despite any provision to the contrary in the trust deed of the registered business trust, take advantage of subsection (1), (2), (3) or (4).

Trustees Act 1967 not to apply to registered business trusts

94. The Trustees Act 1967 does not apply to a registered business trust, even though the business trust was constituted before 12 October 2004.

Non-applicability of rules relating to perpetuities, accumulations and inalienability of property to registered business trusts

95. The rules of law relating to perpetuities, accumulations and inalienability of property do not apply to any registered business trust, even though the business trust was constituted before 12 October 2004.

Opportunity to be heard

96. Where this Act provides for a person to be given an opportunity to be heard by the Authority, the Authority may prescribe the manner in which the person is to be given an opportunity to be heard.

Appointment of assistants

97.—(1) Subject to subsection (1A), the Authority may appoint any person to exercise any of its powers or perform any of its functions or duties under this Act, either generally or in any particular case, except —

- (a) the power of appointment conferred by this subsection; and
(b) the power to make subsidiary legislation.

[Act 30 of 2022 wef 12/03/2024]

(1A) The Authority may appoint one or more of its officers to exercise the power under section 112(2) to grant an exemption to a particular person, or in respect of any registered business trust, matter or transaction (not being an exemption granted to a class of persons or in respect of a class of registered business trusts, matters or transactions), or to revoke any such exemption.

[Act 30 of 2022 wef 12/03/2024]

[Act 5 of 2025 wef 09/03/2025]

(1B) An appointment under subsection (1A) must be published in the *Gazette*.

[Act 5 of 2025 wef 09/03/2025]

(2) Any person appointed by the Authority under subsection (1) is deemed to be a public servant for the purposes of the Penal Code 1871.

Codes, guidelines, etc., issued by Authority

98.—(1) The Authority may issue, in such manner as it considers appropriate, such codes, guidelines, policy statements, practice notes and no-action letters as it considers appropriate for providing guidance —

- (a) in furtherance of its regulatory objectives;
- (b) in relation to any matter relating to any of the functions of the Authority under any of the provisions of this Act; or
- (c) in relation to the operation of any of the provisions of this Act.

[Act 30 of 2022 wef 12/03/2024]

(2) The Authority may publish any such code, guideline, policy statement, practice note or no-action letter in such manner as it thinks fit.

[Act 30 of 2022 wef 12/03/2024]

(3) The Authority may revoke, vary, revise or amend the whole or any part of any code, guideline, policy statement, practice note or no-action letter issued under this section in such manner as it thinks fit.

[Act 30 of 2022 wef 12/03/2024]

(4) Where amendments are made under subsection (3) —

(a) the other provisions of this section apply, with the necessary modifications, to such amendments as they apply to the code, guideline, policy statement, practice note or no-action letter; and

[Act 30 of 2022 wef 12/03/2024]

(b) any reference in this Act or any other written law to the code, guideline, policy statement, practice note or no-action letter however expressed, unless the context otherwise requires, is a reference to the code, guideline, policy statement, practice note, or no-action letter as so amended.

[Act 30 of 2022 wef 12/03/2024]

(5) The failure of any person to comply with any of the provisions of a code, guideline, policy statement or practice note issued under this section that applies to the person does not of itself render that person liable to criminal proceedings but any such failure may, in any proceedings whether civil or criminal, be relied upon by any party to the proceedings as tending to establish or to negate any liability which is in question in the proceedings.

[Act 30 of 2022 wef 12/03/2024]

(6) The issue by the Authority of a no-action letter does not of itself prevent the institution of any criminal proceedings against any person for a contravention of any provision of this Act.

(7) Any code, guideline, policy statement or practice note issued under this section —

(a) may be of general or specific application; and

(b) may specify that different provisions of the code, guideline, policy statement or practice note apply to different circumstances or provide for different cases or classes of cases.

[Act 30 of 2022 wef 12/03/2024]

(8) It is not necessary to publish any code, guideline, policy statement, practice note or no-action letter issued under this section in the *Gazette*.

[10/2013]

[Act 30 of 2022 wef 12/03/2024]

(9) In this section, “no-action letter” means a letter written by the Authority to an applicant for such a letter to the effect that, if the facts are as represented by the applicant, the Authority will not institute proceedings against the applicant in respect of a particular state of affairs or particular conduct.

Translation of instruments

99.—(1) Where a person submits or provides to or lodges with the Authority any book, application, return, report, statement or other information or document under this Act which is not in the English language, the person must, at the same time or at any other time permitted by the Authority, submit or provide to or lodge with the Authority (as the case may be) an accurate translation thereof in the English language.

(2) Where a person is required to make available for inspection by the public, or any section of the public, any document, report, or other book under this Act which is not in the English language, the person must, at the same time or at any other time permitted by the Authority, make available for such inspection an accurate translation thereof in the English language.

(3) Where a person is required to maintain or keep any accounts, minutes or other records under this Act and the accounts, minutes or other records or any part thereof is not maintained or kept in the English language, the person must —

- (a) cause an accurate translation of that accounts, minutes or other records or that part of the accounts, minutes or other records in the English language to be made from time to time at intervals of not more than 7 days; and
- (b) maintain or keep the translation with the accounts, minutes or other records for so long as the accounts, minutes or

other records are required under this Act to be maintained or kept.

(4) Subsections (1), (2) and (3) are subject to any express provision to the contrary in this Act or any regulations made under this Act.

(5) Any person who contravenes subsection (1), (2) or (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$25,000.

(6) Where a person is charged with an offence under subsection (5), it is a defence for the person to prove that —

(a) the person had taken all reasonable steps to ensure that the translation that was submitted or provided to or lodged with the Authority, made available for inspection, or maintained or kept (as the case may be) was accurate in the circumstances; and

(b) the person had believed on reasonable grounds that the translation was accurate.

(7) In subsections (1), (2) and (3), “Act” includes any direction made by the Authority under this Act.

Right of Authority and unitholders to apply to court for order

100. Without affecting any other right of action or remedy under any written law or rule of law, the Authority or a unitholder of a registered business trust may apply to the court for an order to compel the trustee-manager of the registered business trust to perform its duties as set out in the trust deed of the registered business trust, and the court may either make the order on any terms that it considers appropriate or dismiss the application.

Power of court to make certain orders

101.—(1) Where —

(a) on the application of the Authority, it appears to the court that a person has committed an offence under this Act or has contravened any condition or restriction imposed on the person under this Act or the listing rules of an approved exchange; or

- (b) on the application of an approved exchange, it appears to the court that a person has contravened the listing rules of the approved exchange,

the court may, without affecting any orders it would be entitled to make otherwise than under this section, make one or more of the following orders:

- (c) in the case of a persistent or continuing breach of this Act, any condition or restriction imposed under this Act or the listing rules of an approved exchange, an order directing a person to do or refrain from doing a specified act, including, but not limited to, directing the trustee-manager of a registered business trust to resign as the trustee-manager;
- (d) any ancillary order deemed to be desirable in consequence of the making of any of these orders;
- (e) an order for the reimbursement of costs of the application out of the trust property of a registered business trust to the person who made the application under this subsection.

[4/2017]

(2) The court may, before making an order under subsection (1), direct that notice of the application be given to any person that it thinks fit or that notice of the application be published in such manner as it thinks fit, or both.

(3) Any person who, without reasonable excuse, contravenes an order made under subsection (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 2 years or to both.

(4) Subsection (3) does not affect the powers of the court in relation to the punishment for contempt of court.

(5) The court may, on the application of an affected person or of its own motion, rescind, vary or discharge an order made by it under this section or suspend the operation of such an order.

Court may compel compliance

102.—(1) If any person in contravention of this Act refuses or fails to permit the inspection of any register, minute book or document or to supply a copy of any register, minute book or document, the court may by order compel an immediate inspection of the register, minute book or document or order the copy to be supplied.

(2) If any officer or former officer of the trustee-manager of a registered business trust has failed or omitted to do any act, matter or thing which under this Act that officer or former officer is or was required or directed to do, the court may, on the application of the Authority, any unitholder of the registered business trust, the trustee-manager or the liquidator of the registered business trust, by order, require that officer or former officer to do such act, matter or thing immediately or within such time as is allowed by the order and, for the purpose of complying with any such order, a former officer is deemed to have the same status, powers and duties as the former officer had at the time the act, matter or thing should have been done.

Power of Minister to appoint inspector

103.—(1) Despite anything in this Act, the Minister may appoint any person as an inspector to investigate any matter if he or she is satisfied that —

- (a) a prima facie case has been established that, for the protection of the public, the unitholders or the creditors of a registered business trust, it is desirable that the affairs of the registered business trust should be investigated;
- (b) it is in the public interest that allegations of fraud, misfeasance or other misconduct by persons who are or have been concerned with the formation or management of the registered business trust should be investigated; or
- (c) for any other reason, it is in the public interest that the affairs of the registered business trust should be investigated.

(2) An inspector appointed under subsection (1) has all the powers conferred upon an inspector under Part 9 of the Companies Act 1967

and that Part applies, with the necessary modifications, to such investigation.

(3) Any inspector appointed under subsection (1) must report the results of the inspector's investigation to the Minister and the Minister may, if he or she thinks it in the public interest to do so, cause the report to be printed and published.

Injunctions

104.—(1) Where a person has engaged, is engaging or is likely to engage in any conduct that constitutes or would constitute a contravention of this Act or the trust deed of a registered business trust, the court may, on the application of —

- (a) the Authority; or
- (b) any person whose interests have been, are or would be affected by the conduct,

grant an injunction restraining the firstmentioned person from engaging in the conduct and, if the court is of the opinion that it is desirable to do so, requiring that person to do any act or thing.

(2) Where a person has refused or failed, is refusing or failing, or is likely to refuse or fail, to do an act or thing that the person is required by this Act or trust deed of a registered business trust to do, the court may, on the application of —

- (a) the Authority; or
- (b) any person whose interests have been, are or would be affected by the refusal or failure to do that act or thing,

make an order requiring the firstmentioned person to do that act or thing.

(3) Where an application is made to the court for an injunction under subsection (1) or an order under subsection (2), the court may, if the court is of the opinion that it is desirable to do so and before considering the application, grant an interim injunction restraining a person from engaging in conduct of the kind mentioned in

subsection (1) or make an interim order requiring a person to do any act or thing, pending the determination of the application.

[Act 30 of 2022 wef 12/03/2024]

(4) Where the court has power under this section to grant an injunction or interim injunction or make an order or interim order restraining a person from engaging in conduct of a particular kind or requiring a person to do a particular act or thing, the court may, either in addition to or in substitution for the injunction, order, interim injunction or interim order, order that person to pay damages to any other person.

(5) Where the court has granted an injunction or interim injunction or made an order or interim order under this section, the court may, on an application by any party referred to in subsection (1) or (2) or by any person affected by the injunction, order, interim injunction or interim order, rescind or vary the injunction, order, interim injunction or interim order.

(6) An injunction, order, interim injunction or interim order granted or made under this section may be expressed to operate for a period specified in the injunction, order, interim injunction or interim order or until the injunction, order, interim injunction or interim order is rescinded.

(7) Any person who contravenes an injunction, order, interim injunction or interim order that is granted or made by the court under this section and that is applicable to the person shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 2 years or to both.

(8) Where an application is made to the court for the grant of an injunction under subsection (1), the power of the court to grant the injunction may be exercised —

- (a) if the court is satisfied that the person has engaged in conduct of the kind mentioned in that subsection, whether or not it appears to the court that the person intends to engage again, or to continue to engage, in conduct of that kind; or

[Act 30 of 2022 wef 12/03/2024]

- (b) if it appears to the court that, in the event that an injunction is not granted, it is likely that the person will engage in conduct of the kind mentioned in that subsection, whether or not the person has previously engaged in conduct of that kind and whether or not there is an imminent danger of substantial damage to any person if the firstmentioned person engages in conduct of that kind.

[Act 30 of 2022 wef 12/03/2024]

(9) Where an application is made to the court for the making of an order under subsection (2), the power of the court to make the order may be exercised —

- (a) if the court is satisfied that the person has refused or failed to do the act or thing mentioned in that subsection, whether or not it appears to the court that the person intends to refuse or fail again, or to continue to refuse or fail, to do that act or thing; or
- (b) if it appears to the court that, in the event that an order is not made, it is likely the person will refuse or fail to do the act or thing mentioned in that subsection, whether or not the person has previously refused or failed to do that act or thing and whether or not there is an imminent danger of substantial damage to any person if the firstmentioned person refuses or fails to do that act or thing.

(10) Where the Authority or any person mentioned in subsection (1)(b) or (2)(b) makes an application to the court for the grant of an injunction or interim injunction or for the making of an order or interim order under this section, the court is not to require the Authority or that person (as the case may be) or any other person, as a condition of granting the injunction, order, interim injunction or interim order, to give any undertaking as to damages.

[Act 30 of 2022 wef 12/03/2024]

(11) Subsection (7) does not affect the powers of the court in relation to the punishment for contempt of court.

Power of court to grant relief

105.—(1) If, in any civil proceedings for negligence, default, breach of duty or breach of trust against a person to whom this section applies, it appears to the court before which the proceedings are taken that the person is or may be liable in respect thereof but that the person has acted honestly and reasonably and that, having regard to all the circumstances of the case, including those connected with the person’s appointment, the person ought fairly to be excused for the negligence, default or breach, the court may relieve the person either wholly or partly from the person’s liability on any terms that the court thinks fit.

(2) To avoid doubt and without limiting subsection (1), “liability” includes the liability of a person to whom this section applies to account for profits made or received.

(3) Where any person to whom this section applies has reason to apprehend that any claim will or might be made against the person in respect of any negligence, default, breach of duty or breach of trust, the person may apply to the court for relief, and the court has the same power to relieve the person under this section as it would have had if it had been a court before which civil proceedings against the person for negligence, default, breach of duty or breach of trust had been brought.

(4) This section applies to the following persons:

- (a) the trustee-manager of a registered business trust;
- (b) officers of the trustee-manager of a registered business trust;
- (c) persons employed by the trustee-manager of a registered business trust as auditors, whether they are or are not officers of the trustee-manager; and
- (d) persons who are liquidators appointed or directed by the court to carry out any duty under this Act in relation to a registered business trust and all other persons so appointed or so directed.

Jurisdiction of court

106. Despite any provision to the contrary in the Criminal Procedure Code 2010, a District Court has jurisdiction to try any offence under this Act and has power to impose the full penalty or punishment in respect of the offence.

Duty not to provide false information to Authority

107.—(1) Any person who provides the Authority with any information under this Act must use due care to ensure that the information is not false or misleading in any material particular.

(2) Subsection (1) applies only to a requirement in relation to which no other provision of this Act creates an offence in connection with the provision of information.

(3) Any person who —

(a) signs any document lodged with the Authority; or

(b) lodges with the Authority any document by electronic means using any identification or identifying code, password or other authentication method or procedure assigned to him or her by the Authority,

must use due care to ensure that the document is not false or misleading in any material particular.

[Act 30 of 2022 wef 12/03/2024]

(4) Any person who contravenes subsection (1) or (3) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 2 years or to both.

False and misleading statement

108. Every person who in any return, report, certificate or other document required by or for the purposes of this Act —

(a) wilfully makes or authorises the making of a statement false or misleading in any material particular knowing it to be false or misleading; or

- (b) wilfully omits or authorises the omission of any matter or thing without which the document is misleading in a material respect,

[Act 30 of 2022 wef 12/03/2024]

shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$50,000 or to imprisonment for a term not exceeding 2 years or to both.

Offences by bodies corporate, etc.

109.—(1) Where an offence under this Act (other than an offence under Division 1 of Part 10) committed by a body corporate is proved —

- (a) to have been committed with the consent or connivance of an officer; or

- (b) to be attributable to any neglect on the officer's part,

the officer as well as the body corporate shall be guilty of the offence and shall be liable to be proceeded against and punished accordingly.

(2) Where the affairs of the body corporate are managed by its members, subsection (1) applies in relation to the acts and defaults of a member in connection with the member's functions of management as if the member were a director of the body corporate.

(3) Where an offence under this Act committed by a partnership is proved —

- (a) to have been committed with the consent or connivance of a partner; or

- (b) to be attributable to any neglect on the partner's part,

the partner as well as the partnership shall be guilty of the offence and shall be liable to be proceeded against and punished accordingly.

(4) Where an offence under this Act committed by an unincorporated association (other than a partnership) is proved —

- (a) to have been committed with the consent or connivance of an officer of an unincorporated association or a member of its governing body; or

- (b) to be attributable to any neglect on the part of such an officer or member,

the officer or member as well as the unincorporated association shall be guilty of the offence and shall be liable to be proceeded against and punished accordingly.

- (5) In this section —

“officer” —

- (a) in relation to a body corporate, means any director, member of the committee of management, chief executive, manager, secretary or other similar officer of the body corporate and includes any person purporting to act in any such capacity; or
- (b) in relation to an unincorporated association (other than a partnership), means the president, the secretary, or any member of the committee of the unincorporated association, or any person holding a position analogous to that of president, secretary or member of a committee and includes a person purporting to act in any such capacity;

“partner” includes a person purporting to act as a partner.

(6) Regulations may provide for the application of any provision of this section, with such modifications as the Authority considers appropriate, to a body corporate or unincorporated association formed or recognised under the law of a territory outside Singapore.

General penalties

110. Any person guilty of an offence under this Act for which no penalty is expressly provided shall be liable on conviction to a fine not exceeding \$50,000.

Composition of offences

111.—(1) The Authority may compound any offence under this Act which is prescribed as a compoundable offence by collecting from a person reasonably suspected of having committed the offence a sum

of money not exceeding one half of the amount of the maximum fine prescribed for that offence.

[10/2013]

(2) The Authority may compound any offence under this Act (including an offence under a provision which has been repealed) which —

(a) was compoundable under this section at the time the offence was committed; but

(b) has ceased to be so compoundable,

by collecting from a person reasonably suspected of having committed the offence a sum of money not exceeding one half of the amount of the maximum fine prescribed for that offence at the time it was committed.

[10/2013]

(3) On payment of the sum of money mentioned in subsection (1) or (2), no further proceedings are to be taken against that person in respect of the offence.

[10/2013]

(4) The Authority may make regulations to prescribe the offences which may be compounded.

[10/2013]

(5) All sums collected by the Authority under subsection (1) or (2) must be paid into the Consolidated Fund.

[10/2013]

General exemption

112.—(1) The Authority may, by regulations, exempt any person, registered business trust, matter or transaction, or any class thereof, from all or any of the provisions of this Act, subject to such conditions or restrictions as may be prescribed.

(2) The Authority may, on the application of any person, exempt the person or any registered business trust, matter or transaction from all or any of the provisions of this Act or the requirements imposed by the Authority under this Act, by written notice, if the Authority considers it appropriate to do so in the circumstances of the case.

[Act 30 of 2022 wef 12/03/2024]

- (3) An exemption under subsection (2) —
- (a) may be granted subject to such conditions or restrictions as the Authority may specify by written notice;
[Act 30 of 2022 wef 12/03/2024]
 - (b) need not be published in the *Gazette*; and
 - (c) may be withdrawn at any time by the Authority.
- (3A) The Authority may at any time add to, vary or revoke any condition or restriction imposed under this section.
[Act 30 of 2022 wef 12/03/2024]
- (4) Any person who contravenes any condition or restriction prescribed under subsection (1) or specified by the Authority under subsection (3)(a) (including any condition or restriction added or varied under subsection (3A)) shall be guilty of an offence.
[Act 30 of 2022 wef 12/03/2024]

Amendment of Schedule

- 113.**—(1) The Authority may by order published in the *Gazette*, amend the Schedule.
- (2) The Authority may, in any order made under subsection (1), make such incidental, consequential or supplementary provision as may be necessary or expedient.

Regulations

- 114.**—(1) The Authority may make regulations for carrying out the purposes and provisions of this Act and for the due administration of this Act.
- (2) Without limiting subsection (1), the Authority may make regulations for or with respect to —
- (a) the criteria for the registration of business trusts and the constitution, operation and management of registered business trusts including, but not limited to, the powers and duties of the trustee-managers of registered business trusts and the rights and obligations of the unitholders of registered business trusts;

- (b) the administration and regulation of registered business trusts and, in particular, the governance practices of such registered business trusts;
- (c) the administration and regulation of trustee-managers of registered business trusts;
- (ca) the regulation of the use of virtual meeting technology for meetings held in the manner described in section 52R(2)(b) or (c), including —
 - (i) restricting or mandating the types of virtual meeting technology that may be used;
 - (ii) restricting the means by which voting may be carried out, or mandating how voting may be carried out, using virtual meeting technology;
 - (iii) imposing record keeping and auditing requirements in respect of the use of virtual meeting technology;
 - (iv) imposing requirements relating to the verification or authentication of the identities of persons attending meetings using virtual meeting technology; and
 - (v) mandating the notices and documents (including physical notices and documents) to be sent to persons attending or eligible to attend a meeting using virtual meeting technology;

[Act 17 of 2023 wef 01/07/2023]

- (d) the particulars to be recorded in the accounts of registered business trusts and the information on the annual accounts of registered business trusts to be contained in the auditor's reports required to be lodged under this Act;
- (e) the forms for the purposes of this Act;
- (f) the fees to be paid in respect of any matter or thing required for the purposes of this Act and the refund and remission, whether in whole or in part, of such fees; and
- (g) all matters and things which by this Act are required or permitted to be prescribed or which are necessary or expedient to be prescribed to give effect to this Act.

(3) Except as otherwise expressly provided in this Act, the regulations —

(a) may be of general or specific application;

(aa) may relate to all, or any class, category or description of persons, trustee-managers or business trusts, and may make different provisions for different classes, categories or descriptions of persons, trustee-managers or business trusts, or to a particular person, trustee-manager or business trust;

[Act 30 of 2022 wef 12/03/2024]

(ab) may contain provisions of a saving or transitional nature;

[Act 30 of 2022 wef 12/03/2024]

(b) may provide that a contravention of any specified provision of the regulations shall be an offence; and

(c) may provide for penalties not exceeding a fine of \$50,000 or imprisonment for a term not exceeding 12 months or both for each offence and, in the case of a continuing offence, a further penalty not exceeding a fine of 10% of the maximum fine prescribed for that offence for every day or part of a day during which the offence continues after conviction.

THE SCHEDULE

Sections 2 and 113

TYPES OF TRUSTS THAT ARE NOT REGARDED AS BUSINESS TRUSTS FOR PURPOSES OF ACT

1. A trust operated by a person otherwise than by way of business.
2. A trust under which each of the unitholders carries on a business other than investment business and enters into the trust solely incidental to that other business.
3. A trust under which each of the unitholders is a related corporation of the trustee, except for a trust that has received approval-in-principle, or eligibility-to-list, for its admission to the official list of an approved exchange and such approval-in-principle or eligibility-to-list has not expired or been revoked.

[Act 30 of 2022 wef 12/03/2024]

THE SCHEDULE — *continued*

4. A trust made by or on behalf of a corporation solely for the benefit of persons each of whom is either a bona fide director, a former director, a consultant, an adviser, an employee or a former employee of that corporation or a related corporation of that corporation, or a spouse, a widow, a widower or a child, an adopted child or a stepchild below the age of 18 of such director, former director, employee or former employee.
5. A trust made by or on behalf of 2 or more corporations solely for the benefit of persons each of whom is either a bona fide director, a former director, a consultant, an adviser, an employee or a former employee of any of those corporations or a related corporation of any of those corporations, or a spouse, a widow, a widower or a child, an adopted child or a stepchild below the age of 18 of such director, former director, employee or former employee.
6. A franchise as defined in section 2(1) of the Securities and Futures Act 2001.
7. A trust under which money is received by an advocate and solicitor from his or her client, whether as a stakeholder or otherwise, acting in his or her professional capacity in the ordinary course of his or her practice, or under which money is received by a statutory body as a stakeholder in the carrying out of its statutory functions.
8. A trust made by any co-operative society registered under the Co-operative Societies Act 1979 in accordance with the objects of the co-operative society solely for the benefit of its members.
9. A trust made for the purposes of any chit fund permitted to operate under the Chit Funds Act 1971.
10. A trust arising out of a life policy within the meaning of the Insurance Act 1966.

LEGISLATIVE HISTORY

BUSINESS TRUSTS ACT 2004

This Legislative History is a service provided by the Law Revision Commission on a best-efforts basis. It is not part of the Act.

1. Act 30 of 2004 — Business Trusts Act 2004

Bill	:	28/2004
First Reading	:	20 July 2004
Second and Third Readings	:	1 September 2004
Commencement	:	12 October 2004

2. 2005 Revised Edition — Business Trusts Act (Chapter 31A)

Operation	:	31 July 2005
-----------	---	--------------

3. Act 42 of 2005 — Statutes (Miscellaneous Amendments) (No. 2) Act 2005 (Amendments made by section 5 read with item (5) of the First Schedule to the above Act)

Bill	:	30/2005
First Reading	:	17 October 2005
Second and Third Readings	:	21 November 2005
Commencement	:	1 April 2006 (section 5 read with item (5) of the First Schedule)

4. Act 2 of 2007 — Statutes (Miscellaneous Amendments) Act 2007 (Amendments made by section 4 read with item (2) of the Schedule to the above Act)

Bill	:	14/2006
First Reading	:	8 November 2006
Second and Third Readings	:	22 January 2007
Commencement	:	1 March 2007 (section 4 read with item (2) of the Schedule)

5. Act 2 of 2009 — Securities and Futures (Amendment) Act 2009 (Amendments made by section 118 of the above Act)

Bill	:	23/2008
First Reading	:	15 September 2008
Second and Third Readings	:	19 January 2009

Commencement : 29 March 2010 (section 118(g))
 26 November 2010 (section 118(f))
 19 November 2012 (section 118(a) to
 (e) and (h))

6. Act 10 of 2013 — Financial Institutions (Miscellaneous Amendments) Act 2013

(Amendments made by section 3 of the above Act)

Bill : 4/2013
 First Reading : 4 February 2013
 Second and Third Readings : 15 March 2013
 Commencement : 18 April 2013 (section 3)

7. Act 5 of 2014 — Subordinate Courts (Amendment) Act 2014

(Amendments made by section 11(9) read with item 2 of the Schedule to the above Act)

Bill : 26/2013
 First Reading : 11 November 2013
 Second and Third Readings : 21 January 2014
 Commencement : 7 March 2014 (section 11(9) read with
 item 2 of the Schedule)

8. Act 35 of 2014 — Statutes (Miscellaneous Amendments) (No. 2) Act 2014

(Amendments made by section 5 of the above Act)

Bill : 24/2014
 First Reading : 8 September 2014
 Second and Third Readings : 7 October 2014
 Commencement : 1 July 2015 (section 5)

9. Act 4 of 2017 — Securities and Futures (Amendment) Act 2017

(Amendments made by section 196 of the above Act)

Bill : 35/2016
 First Reading : 7 November 2016
 Second and Third Readings : 9 January 2017
 Commencement : 8 October 2018 (section 196)

10. Act 40 of 2018 — Insolvency, Restructuring and Dissolution Act 2018

(Amendments made by section 457 of the above Act)

Bill : 32/2018

First Reading	:	10 September 2018
Second and Third Readings	:	1 October 2018
Commencement	:	30 July 2020 (section 457)

11. 2020 Revised Edition — Business Trusts Act 2004

Operation	:	31 December 2021
-----------	---	------------------

12. Act 25 of 2021 — Courts (Civil and Criminal Justice) Reform Act 2021
(Amendments made by)

Bill	:	18/2021
First Reading	:	26 July 2021
Second and Third Readings	:	14 September 2021
Commencement	:	1 April 2022

13. Act 17 of 2023 — Companies, Business Trusts and Other Bodies
(Miscellaneous Amendments) Act 2023
(Amendments made by the above Act)

Bill	:	14/2023
First Reading	:	18 April 2023
Second and Third Readings	:	9 May 2023
Commencement	:	1 July 2023

14. Act 30 of 2022 — Business Trusts (Amendment) Act 2022
(Amendments made by the above Act)

Bill	:	22/2022
First Reading	:	12 September 2022
Second and Third Readings	:	3 October 2022
Commencement	:	12 March 2024

15. Act 5 of 2025 — Electronic Gazette and Legislation Act 2025

Bill	:	47/2024
First Reading	:	11 November 2024
Second and Third Readings	:	7 January 2025
Commencement	:	9 March 2025

Abbreviations

(updated on 29 August 2022)

G.N.	Gazette Notification
G.N. Sp.	Gazette Notification (Special Supplement)
L.A.	Legislative Assembly
L.N.	Legal Notification (Federal/Malaysian)
M.	Malaya/Malaysia (including Federated Malay States, Malayan Union, Federation of Malaya and Federation of Malaysia)
Parl.	Parliament
S	Subsidiary Legislation
S.I.	Statutory Instrument (United Kingdom)
S (N.S.)	Subsidiary Legislation (New Series)
S.S.G.G.	Straits Settlements Government Gazette
S.S.G.G. (E)	Straits Settlements Government Gazette (Extraordinary)