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

### BUILDING MAINTENANCE (STRATA MANAGEMENT) (AMENDMENT) REGULATIONS 2018

In exercise of the powers conferred by section 136 of the Building Maintenance and Strata Management Act, the Minister for National Development makes the following Regulations:

#### **Citation and commencement**

1. These Regulations are the Building Maintenance (Strata Management) (Amendment) Regulations 2018 and come into operation on 1 February 2019.

#### **Amendment of regulation 3**

2. Regulation 3 of the Building Maintenance (Strata Management) Regulations 2005 (G.N. No. S 192/2005) (called in these Regulations the principal Regulations) is amended by deleting paragraph (b) and substituting the following paragraphs:

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| “(b) for making a physical copy of or an extract from those accounts or records under section 17(6)(b) of the Act  | 30 cents per page  |
| (c) for making an electronic copy of or an extract from those accounts or records under section 17(6)(b) of the Act (including sending the copy or extract by email to the purchaser or agent) | 40 cents per 100 megabytes (or part thereof) of the size of the document before any electronic compression to reduce its size.”. |

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**Amendment of regulation 4**

3. Regulation 4(3) of the principal Regulations is amended by deleting sub-paragraphs (a) to (e) and substituting the following sub-paragraphs:

- “(a) residence;
- (b) office;
- (c) commercial (other than as an office), such as a shop, food establishment, theatre or car park;
- (d) boarding premises, such as a hotel, serviced apartment or nursing home;
- (e) industrial, including use as a warehouse, showroom or business park.”.

**Amendment of regulation 6**

4. Regulation 6 of the principal Regulations is amended —

- (a) by deleting the words “section 26(4)(a)(viii)” and substituting the words “section 26(4)(a)(ix)”;
- (b) by inserting, immediately after the words “the planning permission granted” in paragraph (d), the words “and the final approved submission drawings showing the final gross floor area information”;
- (c) by deleting the word “and” at the end of paragraph (g); and
- (d) by deleting the full-stop at the end of paragraph (h) and substituting a semi-colon, and by inserting immediately thereafter the following paragraph:

“(i) the strata roll.”.

**Amendment of regulation 7**

5. Regulation 7(1) of the principal Regulations is amended by deleting “\$500” in sub-paragraph (c) and substituting “\$1,000”.

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### **Amendment of regulation 11**

6. Regulation 11(1) of the principal Regulations is amended by deleting sub-paragraph (e) and substituting the following sub-paragraphs:

- “(e) making a copy under section 47(4) of the Act of any document mentioned in section 47(1)(b) of the Act, where the copy is of a size —
- (i) not exceeding A4 (21 cm × 29.7 cm) 30 cents per page
  - (ii) not exceeding A3 (29.7 cm × 42 cm) 60 cents per page
  - (iii) exceeding A3 \$3 per page
- (f) making an electronic copy under section 47(4) of the Act of any document or record mentioned in section 47(1)(b) of the Act (including sending the copy or extract by email to the applicant or agent) 40 cents per 100 megabytes (or part thereof) of the size of the document before any electronic compression to reduce its size.”.

### **Amendment of regulation 17**

7. Regulation 17(1) of the principal Regulations is amended by deleting “\$500” in sub-paragraph (b) and substituting “\$1,000”.

### **New regulation 21A**

8. The principal Regulations are amended by inserting, immediately after regulation 21, the following regulation:

**“Maximum fee chargeable for copy of by-laws**

**21A.** For the purposes of section 32(8)(c) of the Act (and as applied by section 82(4) of the Act), the maximum fee which

may be collected by a management corporation or subsidiary management corporation (as the case may be) for supplying a copy of its by-laws which are in force is —

- (a) for a copy of a size —
  - (i) not exceeding A4 (21 cm × 29.7 cm) 30 cents per page
  - (ii) not exceeding A3 (29.7 cm × 42 cm) 60 cents per page
  - (iii) exceeding A3 \$3 per page
- (b) for an electronic copy (including sending the copy by email to the applicant) 40 cents per 100 megabytes (or part thereof) of the size of the document before any electronic compression to reduce its size.”.

### **Deletion and substitution of regulation 22**

9. Regulation 22 of the principal Regulations is deleted and the following regulation substituted therefor:

#### **“Search fee**

22.—(1) The search fee payable to the Commissioner by the requesting party for information that the Commissioner is requested to supply from any records maintained by the Commissioner for the purposes of the Act is \$20 for each type of information requested, even if in a single request.

(2) The types of information are as follows:

- (a) by-laws lodged by a management corporation for each year starting on 1 January, regardless of the number of by-laws (including every amendment of, addition to or repeal of any existing by-law) lodged for that year;
- (b) by-laws lodged by a subsidiary management corporation for each year starting on 1 January, regardless of the number of by-laws (including every

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- amendment of, addition to or repeal of any existing by-law) lodged for that year;
- (c) information under regulation 10(1)(a), (c), (d), (e) and (f) in respect of a management corporation;
  - (d) the names and designations of the persons elected or appointed to an office or as a member of the council of a management corporation furnished under regulation 9(1);
  - (e) information under regulation 10(2)(a), (c), (d), (e) and (f) in respect of a subsidiary management corporation;
  - (f) the names and designations of the persons elected or appointed to an office or as a member of the executive committee of a subsidiary management corporation furnished under regulation 9(2).”.

### **Amendment of First Schedule**

**10.** The First Schedule to the principal Regulations is amended —

(a) by deleting the following words:

“BUILDING MAINTENANCE  
AND STRATA MANAGEMENT ACT 2004  
(ACT 47 OF 2004)”

in Forms 1 to 4 and substituting the following words:

“BUILDING MAINTENANCE  
AND STRATA MANAGEMENT ACT  
(CHAPTER 30C)”; and

(b) by deleting “2004” in paragraph 1 of Forms 1 to 4.

### **Amendment of Second Schedule**

**11.** The Second Schedule to the principal Regulations is amended —

(a) by deleting the full-stop at the end of sub-paragraph (d) of paragraph 20(1) and substituting a semi-colon, and by

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inserting immediately thereafter the following sub-paragraphs:

- “(e) concierge services;
- (f) shuttle bus services.”; and

(b) by inserting, immediately after paragraph 20, the following paragraph:

**“Installation or alteration of fire sprinkler protection system and its appurtenances on lot**

21.—(1) A subsidiary proprietor of a lot in a building on a parcel comprised in a strata title plan may install a fire sprinkler protection system and its appurtenances on his lot, or make alterations to a fire sprinkler protection system and its appurtenances on his lot, with the consent of the management corporation.

(2) A subsidiary proprietor of a lot in a building who carries out any installation or alteration of a fire sprinkler protection system and its appurtenances on his lot must —

- (a) repair any damage caused to any part of the common property or limited common property (as the case may be) by the installation or alteration of the fire sprinkler protection system and its appurtenances;
- (b) ensure that the fire sprinkler protection system and its appurtenances are installed or altered in a competent and proper manner; and
- (c) ensure that the installed or altered fire sprinkler protection system and its appurtenances have an appearance in keeping with the appearance of the rest of the building.”.

Made on 30 November 2018.

OW FOONG PHENG  
*Permanent Secretary,*  
*Ministry of National Development,*  
*Singapore.*