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COVID-19 (TEMPORARY MEASURES) ACT 2020
(ACT 14 OF 2020)

COVID-19 (TEMPORARY MEASURES)
(ALTERNATIVE ARRANGEMENTS FOR MEETINGS
FOR MANAGEMENT CORPORATIONS, SUBSIDIARY
MANAGEMENT CORPORATIONS AND COLLECTIVE
SALE COMMITTEES) (AMENDMENT) ORDER 2020

In exercise of the powers conferred by section 27 of the COVID-19 (Temporary Measures) Act 2020, the Minister for Law makes the following Order:

Citation and commencement

1.—(1) This Order is the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Management Corporations, Subsidiary Management Corporations and Collective Sale Committees) (Amendment) Order 2020 and, except for paragraphs 2, 4, 8 and 11, comes into operation on 29 September 2020.

(2) Paragraphs 2, 4, 8 and 11 are deemed to have come into operation on 27 March 2020.

Amendment of paragraph 2

2. Paragraph 2 of the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Management Corporations, Subsidiary Management Corporations and Collective Sale Committees) Order 2020 (G.N. No. S 322/2020) (called in this Order the principal Order) is amended —

(a) by deleting the word “or” at the end of paragraph (b) of the definition of “meeting”; and

(b) by inserting the word “or” at the end of paragraph (c) of the definition of “meeting”, and by inserting immediately thereafter the following paragraph:

“(d) a meeting of subsidiary proprietors convened by a collective sale committee;”.

Deletion of paragraph 3

3. Paragraph 3 of the principal Order is deleted.

Amendment of paragraph 4

4. Paragraph 4 of the principal Order is amended by deleting the full-stop at the end of sub-paragraph (c) and substituting a semi-colon, and by inserting immediately thereafter the following sub-paragraph:

“(d) meetings of subsidiary proprietors convened by a collective sale committee.”.

Amendment of paragraph 5

5. Paragraph 5(2) of the principal Order is amended by deleting the words “30 September 2020” and substituting the words “30 June 2021”.

Amendment of paragraph 6

6. Paragraph 6(2) of the principal Order is amended by deleting the words “30 September 2020” and substituting the words “30 June 2021”.

Amendment of paragraph 7

7. Paragraph 7(2) of the principal Order is amended by deleting the words “30 September 2020” and substituting the words “30 June 2021”.

New paragraph 8

8. The principal Order is amended by inserting, immediately after paragraph 7, the following paragraph:

“Alternative arrangements for meetings of subsidiary proprietors convened by collective sale committees

8.—(1) The alternative arrangements for the convening, holding, conducting or deferral of a meeting of subsidiary proprietors convened by a collective sale committee set out in the second column of the Fourth Schedule apply in respect of the provisions of the written law relating to such a meeting set out in the first column of that Schedule.

(2) The alternative arrangements apply for the period starting on 27 March 2020 and ending on 30 June 2021.”.

Amendment of First Schedule

9. The First Schedule to the principal Order is amended —
- (a) by deleting the words “30 September 2020” in the second paragraph in the second column of item 1 and substituting the words “31 December 2020”;
 - (b) by inserting, immediately after the first paragraph in the second column of item 4, the following paragraphs:

“In addition to (but not in place of) post and electronic mail, a management corporation or subsidiary management corporation may also provide for a subsidiary proprietor or person, before the meeting, to send to the chairperson of the meeting the matters which the subsidiary proprietor or person wishes to raise at the meeting by such other electronic means as the management corporation or subsidiary management corporation (as the case may be) considers appropriate, and each such matter, if substantial and relevant and sent within a reasonable time before the meeting, is to be responded to at or before the meeting by electronic means.

To avoid doubt, in addition to (but not in place of) post and electronic mail, a management corporation or subsidiary management corporation may provide for any matter to be raised by a subsidiary proprietor or person at a meeting and for the matter to be responded to at the meeting through real-time electronic communication such as video conferencing, tele-conferencing or live chat.”; and

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- (c) by inserting, immediately after the words “notice of the meeting.” in the second paragraph in the second column of item 6, the words “In addition to (but not in place of) electronic mail, a management corporation or subsidiary management corporation may provide for the instrument of appointment appointing a proxy, and any other supporting documents, to be submitted by such other electronic means as the management corporation or subsidiary management corporation (as the case may be) considers appropriate.”.

Amendment of Second Schedule

10. The Second Schedule to the principal Order is amended —

- (a) by deleting the words “30 September 2020” in the second paragraph in the second column of item 1 and substituting the words “31 December 2020”;
- (b) by inserting, immediately after the first paragraph in the second column of item 4, the following paragraphs:

“In addition to (but not in place of) post and electronic mail, a management corporation may also provide for a subsidiary proprietor or person, before the meeting, to send to the chairperson of the meeting the matters which the subsidiary proprietor or person wishes to raise at the meeting by such other electronic means as the management corporation considers appropriate, and each such matter, if substantial and relevant and sent within a reasonable time before the meeting, is to be responded to at or before the meeting by electronic means.

To avoid doubt, in addition to (but not in place of) post and electronic mail, a management corporation may provide for any matter to be raised by a subsidiary proprietor or person at a meeting and for the matter to be responded to at the meeting, through real-time electronic communication such as video conferencing, tele-conferencing or live chat.”; and

- (c) by inserting, immediately after the words “notice of the meeting.” in the second paragraph in the second column of item 6, the words “In addition to (but not in place of) electronic mail, a management corporation may provide

for the instrument of appointment appointing a proxy, and any other supporting documents, to be submitted by such other electronic means as the management corporation considers appropriate.”.

New Fourth Schedule

11. The principal Order is amended by inserting, immediately after the Third Schedule, the following Schedule:

“FOURTH SCHEDULE

Paragraph 8(1)

ALTERNATIVE ARRANGEMENTS FOR MEETINGS OF SUBSIDIARY PROPRIETORS CONVENED BY COLLECTIVE SALE COMMITTEES

<i>First column</i>	<i>Second column</i>
<i>Provision of Land Titles (Strata) Act</i>	<i>Alternative arrangement</i>
1. Provision for convening, holding or conducting a meeting of subsidiary proprietors convened by a collective sale committee	A meeting of subsidiary proprietors convened by a collective sale committee may be convened, held or conducted, whether wholly or partly, by electronic means.
2. Provision for attendance at a meeting of subsidiary proprietors convened by a collective sale committee	A subsidiary proprietor may attend a meeting of subsidiary proprietors convened by a collective sale committee by electronic means.
3. Provision for giving of notice of a meeting of subsidiary proprietors convened by a collective sale committee	A notice of a meeting may be sent by electronic means and — (a) must describe the means by which the meeting can be electronically accessed (including the online location, if the meeting is held at an online location); and

First column
Provision of
Land Titles (Strata) Act

Second column
Alternative arrangement

(b) may be accompanied by any other documents relevant to the meeting.

For the purposes of this item, a notice is sent by electronic means to a subsidiary proprietor if the notice is sent on behalf of the collective sale committee by electronic mail to the electronic mail address of the subsidiary proprietor notified by the subsidiary proprietor to the management corporation.

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Made on 28 September 2020.

LOH KHUM YEAN
Permanent Secretary,
Ministry of Law,
Singapore.

[LAW 63/009 COVID Relief-V1; AG/LEGIS/SL/65C/2020/1 Vol. 1]