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

BUILDING MAINTENANCE AND STRATA MANAGEMENT (STRATA UNITS) REGULATIONS 2005

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In exercise of the powers conferred by section 136 of the Building Maintenance and Strata Management Act 2004, the Minister for National Development hereby makes the following Regulations:

Citation and commencement

1. These Regulations may be cited as the Building Maintenance and Strata Management (Strata Units) Regulations 2005 and shall come into operation on 1st April 2005.

Definitions

2.—(1) In these Regulations, unless the context otherwise requires —

“amended schedule” means an amended schedule of strata units;

“lot” includes a proposed lot;

“mixed-use development” means a development that consists or is to consist of 2 or more different classes of use;

“schedule” means a schedule of strata units within the meaning of section 11(1) of the Act.

(2) For the purposes of these Regulations, the different classes of use are as follows:

- (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.

[S 782/2018 wef 01/02/2019]

Application

3. These Regulations shall apply in respect of all developments subject to Part IV of the Act.

[S 782/2018 wef 01/02/2019]

Form and manner of filing

4.—(1) Every schedule and amended schedule shall be filed with the Commissioner together with the relevant filing fee specified in the Schedule.

(2) Every schedule and amended schedule relating to any development shall —

- (a) contain the following information:
 - (i) the strata lot and unit number of each lot comprised within the development, the approximate floor area of each such lot and the class of use to which the lot is put or to be put;

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- (ii) opposite each unit lot number, in whole numbers, the proposed share value of that lot; and
 - (iii) the total number of all lots comprised within the development, and the proposed aggregate share value as the numerical total of the proposed share values of all those lots; and

(b) be in such form as the Commissioner may approve.

(3) Every schedule and amended schedule relating to any development shall be accompanied by the following documents when filed:

- (a) a copy of the building plans, certified by the owner developer's architect, or a copy of the survey plans, certified by the owner developer's land surveyor, for the whole development, showing by continuous firm black lines —
 - (i) the boundaries of each lot comprised within the development, with its unit number; and
 - (ii) the boundaries of the common property comprised within the development;
- (b) [*Deleted by S 782/2018 wef 01/02/2019*]
- (c) a copy of the planning permission from the competent authority in respect of the development and subdivision of the development, or a copy of the approval from the Commissioner of Building Control of the building plans for the development;
- (d) a copy of any letter from the Street and Building Names Board constituted under the Property Tax Act (Cap. 254) determining the name by which any building in the development or the development shall be known;
- (e) a copy of the letter from the Comptroller of Property Tax allotting under the Property Tax Act the number to the development and each lot comprised therein;
- (f) a computation of weight factors, where applicable, in such form as the Commissioner may require; and

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- (g) such other documents as the Commissioner may in any particular case require.

Developments with limited common property

5.—(1) In the case of any development that comprises or is to comprise any limited common property, every schedule and amended schedule relating to that development shall be accompanied by the following additional information and documents:

- (a) subject to paragraph (2), a description of all limited common property comprised or to be comprised in the development;
- (b) a copy of the building plans, certified by the owner developer's architect, or a copy of the survey plans, certified by the owner developer's land surveyor, for the whole development, showing the following:
 - (i) the boundaries of the common property and any limited common property comprised within the development; and
 - (ii) all mechanical and electrical services intended for use with that limited common property; and
- (c) a list of all the lots for whose exclusive benefit the limited common property is to be designated in the strata title plan for that development.

(2) A schedule or an amended schedule relating to a development that comprises or is to comprise limited common property need not describe the limited common property if the schedule or amended schedule contains information prescribing a way of identifying the limited common property.

Remission of fees

6. The Commissioner may remit wholly or in part any fee payable under these Regulations.

 THE SCHEDULE

Regulation 4(1)

FILING FEES

<i>First column</i>	<i>Second column</i>
1. Schedule for any development without limited common property —	
(a) a mixed-use development	\$40 per lot or proposed lot within the development or \$6,000, whichever is higher
(b) any other development	\$20 per lot or proposed lot within the development or \$3,000, whichever is higher
2. Schedule for any development with limited common property —	
(a) a mixed-use development	\$60 per lot or proposed lot within the development or \$9,000, whichever is higher
(b) any other development	\$30 per lot or proposed lot within the development or \$4,500, whichever is higher
3. Amended schedule for any development (with or without limited common property) —	
(a) a mixed-use development	\$2,000 per amended schedule
(b) any other development	\$1,000 per amended schedule
4. Schedule or amended schedule for any redevelopment (with or without limited common property) under section 12 of the Land Titles (Strata) Act (Cap. 158) involving subdivision or amalgamation of any lot	\$1,500 per schedule or amended schedule

[S 782/2018 wef 01/02/2019]

Made this 28th day of March 2005.

TAN TEE HOW
Permanent Secretary,
Ministry of National Development,
Singapore.

[ND 311/13-301 Vol. 7; AG/LEG/SL/30C/2004/8 Vol. 1]