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Notification No. B 18 — The Land Titles (Strata) (Amendment) Bill is published for general information. It was introduced in Parliament on 4 August 2026.

Land Titles (Strata) (Amendment) Bill

Bill No. 18/2026.

Read the first time on 4 August 2026.

A BILL

intituled

An Act to amend the Land Titles (Strata) Act 1967 and to make consequential amendments to certain other Acts.

Be it enacted by the President with the advice and consent of the Parliament of Singapore, as follows:

Short title and commencement

1. This Act is the Land Titles (Strata) (Amendment) Act 2026 and comes into operation on a date that the Minister appoints by notification in the *Gazette*.

PART 1

AMENDMENTS RELATING TO COLLECTIVE SALE OF PROPERTY

Amendment of section 84A

2. In the Land Titles (Strata) Act 1967 (called in this Act the principal Act), in section 84A —

(*a*) replace subsection (1) with —

"(1) An application for an order for the sale of all the lots and common property in a strata title plan may be made by the subsidiary proprietors of lots in the strata title plan —

(*a*) whose lots have in aggregate the percentage of the share values and the percentage of the total area of all the lots (excluding the area of any accessory lot) as shown in the subsidiary strata certificates of title, which are respectively not less than the threshold percentages specified in the second and third columns of the following table opposite the age of the development (as determined in accordance with section 84FE) specified in the first column of that table:

First column	*Second column*	*Third column*
Age of development	*Threshold percentage in respect of share values of all lots*	*Threshold percentage in respect of total area of all lots (excluding area of any accessory lot)*
Less than 10 years	90%	90%
At least 10 years but less than 40 years	80%	80%
At least 40 years but less than 60 years	70%	70%
60 years or more	65%	65%

; and

(*b*) who have agreed in writing to sell all the lots and common property in the strata title plan to a purchaser under a sale and purchase agreement which specifies the proposed method of distributing the proceeds of sale (whether in cash or kind, or both) to all the subsidiary proprietors of the lots in the strata title plan, subject to an order being made under subsection (6) or (7).";

(*b*) in subsections (2A)(*b*) and (4A), delete "under subsection (6A)(*b*)";

(*c*) in subsection (2B), replace "under subsection (6A)(*b*) in relation to" with "in respect of";

(*d*) in subsection (4), replace "such longer period as the Board allows in exceptional circumstances, whether before or after the end of the 21 days" with "any longer period that the Board allows (whether before or after the end of the 21 days) in exceptional circumstances”;

(*e*) in subsection (4A), replace “referred to” with “mentioned”;

(*f*) in subsection (6), replace “under subsection (1) to a Board and no objection” with “to a Board under subsection (1) for an order for a sale and no objection to the sale”;

(*g*) in subsection (6A), replace “under subsection (1) to a Board, and one or more objections have been filed under subsection (4) in relation to that application” with “to a Board under subsection (1) for an order for a sale, and one or more objections to the sale have been filed under subsection (4)”;

(*h*) in subsection (6A)(*b*), delete “(called in this section a section 84A stop order)”;

(*i*) in subsection (6B), replace “No section 84A stop order shall be made by a Board under subsection (6A)(*b*) with respect to an application made to it” with “A section 84A stop order must not be issued with respect to an application made to a Board”;

(*j*) in subsection (6B)(*a*), replace “make” with “issue”;

(*k*) in subsection (6B)(*b*), replace “the notice under paragraph (*a*) is so served, one or more of those objections so filed are not withdrawn” with “service of the notice under paragraph (*a*), one or more of those objections are not withdrawn”;

(*l*) in subsection (7), replace “have been filed under subsection (4A) in respect of an application under subsection (1) to the General Division of the High Court” with “to a sale have been re-filed under subsection (4A) in relation to an application to the General Division of the High Court under subsection (1)”;

(*m*) in subsection (7), replace paragraphs (*a*) and (*b*) with —

"(*a*) a subsidiary proprietor of any lot in the strata title plan who has re-filed an objection under subsection (4A) will incur a financial loss; or

(*b*) the proceeds of sale for any lot in the strata title plan to be received by any of the following persons who has re-filed an objection under subsection (4A) are insufficient to redeem any mortgage or charge in respect of the lot:

(i) a subsidiary proprietor of the lot;

(ii) a mortgagee or chargee mentioned in subsection (4)(*b*).";

(*n*) in subsection (7A), replace "an objector, being a subsidiary proprietor who has filed" with "a subsidiary proprietor of a lot who has re-filed";

(*o*) in subsection (7B), replace "0.25%" with "0.5%";

(*p*) in subsection (7C), replace "or 84FA(2)" with ", 84FA(2) or 84FC(3)";

(*q*) replace subsection (8) with —

"(8) For the purposes of subsection (7)(*a*), a subsidiary proprietor of a lot —

(*a*) is taken to have incurred a financial loss if the proceeds of sale for the subsidiary proprietor's lot, after any deduction allowed by the General Division of the High Court (including all or any of the deductions specified in the Fourth Schedule), are less than the price the subsidiary proprietor paid for that lot, except where the subsidiary proprietor purchased the lot after a collective sale committee had signed a sale and purchase agreement to sell all the lots and common property in the strata title plan to a purchaser; and

(*b*) is not to be taken to have incurred a financial loss by reason only that the subsidiary proprietor's net gain from the sale of the subsidiary proprietor's lot will be less than the net gain from the sale of any other lot in the strata title plan.";

(*r*) in subsection (9)(*a*)(i)(B), after "sale", insert "to the subsidiary proprietors of the lots";

(*s*) in subsection (10), after "under subsection (4) to a Board or", insert "re-filed";

(*t*) delete subsections (14) and (14A); and

(*u*) replace subsection (15) with —

"(15) In this section —

"section 84A stop order" means an order by a Board under subsection (6A)(*b*) for the discontinuance of all proceedings before it in connection with an application to the Board under subsection (1);

"subsidiary proprietor" includes a successor in title.".

Amendment of section 84D

3. In the principal Act, in section 84D —

(*a*) replace subsection (2) with —

"(2) An application for an order for the sale of all the flats and the land in a development to which this section applies may be made by the proprietors of flats in the development who —

(*a*) own in aggregate the percentage of the share of the land and the percentage of the total area of all the flats in the development, which are respectively not less than the threshold percentages specified in the second and third columns of the following table opposite the age of the development (as determined in accordance with section 84FE) specified in the first column of that table:

First column	*Second column*	*Third column*
Age of development	*Threshold percentage in respect of share of land*	*Threshold percentage in respect of total area of all flats*
Less than 10 years	90%	90%
At least 10 years but less than 40 years	80%	80%
At least 40 years but less than 60 years	70%	70%
60 years or more	65%	65%

; and

(*b*) have agreed in writing to sell all the flats and the land in the development to a purchaser under a sale and purchase agreement which specifies the proposed method of distributing the proceeds of sale (whether in cash or kind, or both) to all the proprietors of the flats in the development, subject to an order being made under subsection (4) or (5).";

(*b*) in subsections (2A)(*b*) and (3A), delete "under subsection (4A)(*b*)";

(*c*) in subsection (2B), replace "under subsection (4A)(*b*) in relation to" with "in respect of";

(*d*) in subsection (3), replace "such longer period as the Board allows in exceptional circumstances, whether before or after the end of the 21 days" with "any longer period that the Board allows (whether before or after the end of the 21 days) in exceptional circumstances";

(*e*) in subsection (3A), replace "referred to" with "mentioned";

(*f*) in subsection (4), replace "and no objection" with "for an order for a sale and no objection to the sale";

(*g*) in subsection (4A), replace "under subsection (2) to a Board, and one or more objections have been filed under subsection (3) in relation to that application" with "to a Board under subsection (2) for an order for a sale, and one or more objections to the sale have been filed under subsection (3)";

(*h*) in subsection (4A)(*b*), delete "(called in this section a section 84D stop order)";

(*i*) in subsection (4B), replace "made by a Board under subsection (4A)(*b*) with respect to an application made to it" with "issued with respect to an application made to a Board";

(*j*) in subsection (4B)(*a*), replace "make" with "issue";

(*k*) in subsection (4B)(*b*), replace "the notice under paragraph (*a*) is so served, one or more of those objections so filed are not withdrawn" with "service of the notice under paragraph (*a*), one or more of those objections are not withdrawn";

(*l*) in subsection (5), replace "have been filed under subsection (3A) in respect of" with "to a sale have been re-filed under subsection (3A) in relation to";

(*m*) in subsection (5), replace paragraphs (*a*) and (*b*) with —

"(*a*) a proprietor of any flat in the development who has re-filed an objection under subsection (3A) will incur a financial loss; or

(*b*) the proceeds of sale for any flat in the development to be received by any of the following persons who has re-filed an objection under subsection (3A) are insufficient to redeem any mortgage or charge in respect of the flat:

(i) a proprietor of the flat;

(ii) a mortgagee or chargee mentioned in subsection (3)(*b*).";

(*n*) in subsection (5A), replace "an objector, being a proprietor who has filed" with "a proprietor of a flat who has re-filed";

(*o*) in subsection (5B), replace "0.25%" with "0.5%";

(*p*) replace subsection (6) with —

"(6) For the purposes of subsection (5)(*a*), a proprietor of a flat —

(*a*) is taken to have incurred a financial loss if the proceeds of sale for the proprietor's flat, after any deduction allowed by the General Division of the High Court (including all or any of the deductions specified in the Fourth Schedule), are less than the price the proprietor paid for that flat, except where the proprietor purchased the flat after a collective sale committee had signed a sale and purchase agreement to sell all the flats and land in the development to a purchaser; and

(*b*) is not to be taken to have incurred a financial loss by reason only that the proprietor's net gain from the sale of the proprietor's flat will be less than the net gain from the sale of any other flat in the development.”;

(*q*) in subsection (7)(*a*)(i)(B), after “sale”, insert “to the proprietors of the flats”;

(*r*) in subsection (8), after “under subsection (3) to a Board or”, insert “re-filed”;

(*s*) in subsection (9), delete “(8)(*a*), (*b*) and (*c*),”; and

(*t*) replace subsection (10) with —

“(10) In this section, “section 84D stop order” means an order by a Board under subsection (4A)(*b*) for the discontinuance of all proceedings before it in connection with an application to the Board under subsection (2).”.

Amendment of section 84E

4. In the principal Act, in section 84E —

(*a*) replace subsection (1) with —

“(1) This section applies to a development where —

(*a*) all the subsisting leases in respect of the flats in the development —

(i) are registered under the Registration of Deeds Act 1988 or the Land Titles Act 1993; and

(ii) are each for a leasehold tenure of 850 years or more, or for any other tenure specified by the Minister by notification in the *Gazette*; and

(*b*) the proprietors of the flats with the subsisting leases mentioned in paragraph (*a*) do not own the land comprised in the development.”;

(*b*) in subsection (2), after “25% of the flats”, insert “in a development”;

(*c*) in subsection (2), after "each of the flats", insert a comma;

(*d*) replace subsection (3) with —

"(3) An application for an order for the sale of all the flats and the land in a development to which this section applies may be made by the proprietors of flats in the development who —

(*a*) own in aggregate the percentage of the notional share of the land and the percentage of the total area of all the flats in the development, which are respectively not less than the threshold percentages specified in the second and third columns of the following table opposite the age of the development (as determined in accordance with section 84FE) specified in the first column of that table:

First column	*Second column*	*Third column*
Age of development	*Threshold percentage in respect of notional share of land*	*Threshold percentage in respect of total area of all flats*
Less than 10 years	90%	90%
At least 10 years but less than 40 years	80%	80%
At least 40 years but less than 60 years	70%	70%
60 years or more	65%	65%

; and

(*b*) have agreed in writing to sell all the flats in the development to a purchaser under a sale and purchase agreement which specifies the proposed method of distributing the proceeds of sale (whether in cash or kind, or both) to all the proprietors of the flats in the development, subject to an order being made under subsection (6) or (7).";

(*e*) in subsections (3A)(*b*) and (5A), delete "under subsection (6A)(*b*)";

(*f*) in subsection (3B), replace "under subsection (6A)(*b*) in relation to" with "in respect of";

(*g*) in subsection (5), replace "such longer period as the Board allows in exceptional circumstances, whether before or after the end of the 21 days" with "any longer period that the Board allows (whether before or after the end of the 21 days) in exceptional circumstances";

(*h*) in subsection (5A), replace "referred to" with "mentioned";

(*i*) in subsection (6), replace "and no objection" with "for an order for a sale and no objection to the sale";

(*j*) in subsection (6A), replace "under subsection (3) to a Board, and one or more objections have been filed under subsection (5) in relation to that application" with "to a Board under subsection (3) for an order for a sale, and one or more objections to the sale have been filed under subsection (5)";

(*k*) in subsection (6A)(*b*), delete "(called in this section a section 84E stop order)";

(*l*) in subsection (6B), replace "made by a Board under subsection (6A)(*b*) with respect to an application made to it" with "issued with respect to an application made to a Board";

(*m*) in subsection (6B)(*a*), replace "make" with "issue";

(*n*) in subsection (6B)(*b*), replace "the notice under paragraph (*a*) is so served, one or more of those objections so filed are not withdrawn" with "service of the notice under paragraph (*a*), one or more of those objections are not withdrawn";

(*o*) in subsection (7), replace "have been filed under subsection (5A) in respect of" with "to a sale have been re-filed under subsection (5A) in relation to";

(*p*) in subsection (7), replace paragraphs (*a*) and (*b*) with —

"(*a*) a proprietor of any flat in the development who has re-filed an objection under subsection (5A) will incur a financial loss; or

(*b*) the proceeds of sale for any flat in the development to be received by any of the following persons who has re-filed an objection under subsection (5A) are insufficient to redeem any mortgage or charge in respect of the flat:

(i) a proprietor of the flat;

(ii) a mortgagee or chargee mentioned in subsection (5)(*b*).";

(*q*) in subsection (7A), replace "an objector, being a proprietor who has filed an objection under subsection (5)", with "a proprietor of a flat who has re-filed an objection under subsection (5A)";

(*r*) in subsection (7B), replace "0.25%" with "0.5%";

(*s*) replace subsection (8) with —

"(8) For the purposes of subsection (7)(*a*), a proprietor of a flat —

(*a*) is taken to have incurred a financial loss if the proceeds of sale for the proprietor's flat, after any deduction allowed by the General Division of the High Court (including all or any of the deductions specified in the Fourth Schedule), are less than the price the proprietor paid for that flat, except where the proprietor purchased the flat after a collective sale committee had signed a sale and purchase agreement to sell all the flats in the development to a purchaser; and

(*b*) is not to be taken to have incurred a financial loss by reason only that the proprietor's net gain from the sale of the proprietor's flat will be less than the net gain from the sale of any other flat in the development.";

(*t*) in subsection (9)(*a*)(i)(B), after "sale", insert "to the proprietors of the flats";

(*u*) in subsection (10), after "under subsection (5) to a Board or", insert "re-filed";

(*v*) in subsections (11) and (14A), replace "deemed to be owned by the proprietor under" with "mentioned in";

(*w*) in subsection (12), after "section 84A(2)", insert "(read with subsection (15))";

(*x*) replace subsection (14) with —

"(14) The proprietor of the land comprised in the development is deemed to be the proprietor of the flats in the development in respect of which there are no subsisting leases registered under the Registration of Deeds Act 1988 or the Land Titles Act 1993.";

(*y*) in subsection (14A)(*a*), replace "which are still owned by that proprietor" with "mentioned in subsection (14)";

(*z*) in subsection (15), delete "(8)(*a*), (*b*) and (*c*),"; and

(*za*) replace subsection (16) with —

"(16) In this section, "section 84E stop order" means an order by a Board under subsection (6A)(*b*) for the discontinuance of all proceedings before it in connection with an application to the Board under subsection (3).".

Amendment of section 84F

5. In the principal Act, in section 84F —

(*a*) replace subsection (1) with —

"(1) This section applies to a development where —

(*a*) all the subsisting leases in respect of the flats in the development —

(i) are registered under the Registration of Deeds Act 1988 or the Land Titles Act 1993; and

(ii) are each for a leasehold tenure of 850 years or more, or for any other tenure specified by the Minister by notification in the *Gazette*; and

(*b*) the proprietors of the flats with the subsisting leases mentioned in paragraph (*a*) do not own the land comprised in the development.";

(*b*) in subsection (2), after "cash or kind", insert a comma; and

(*c*) in subsection (7), replace ", (14B) and (16)" with "and (14B)".

Amendment of section 84FA

6. In the principal Act, in section 84FA —

(*a*) replace subsections (1) and (2) with —

"(1) This section applies where —

(*a*) there are subsisting leases registered under the Land Titles Act 1993 of all or some of the lots in a strata title plan; and

(*b*) all the subsisting leases mentioned in paragraph (*a*) are each for a leasehold tenure of 850 years or more, or for any other tenure specified by the Minister by notification in the *Gazette*.

(2) An application for an order for the sale of all the lots and common property in a strata title plan to which this section applies may be made by the subsidiary proprietors of lots in the strata title plan —

(*a*) whose lots have in aggregate the percentage of the share values and the percentage of the total area of all the lots (excluding the area of any accessory lot) as shown in the subsidiary strata certificates of title, which are respectively not less than the threshold percentages specified in the second and third columns of the following table opposite the age of the development (as determined in accordance with section 84FE) specified in the first column of that table:

First column	*Second column*	*Third column*
Age of development	*Threshold percentage in respect of share values of all lots*	*Threshold percentage in respect of total area of all lots (excluding area of any accessory lot)*
Less than 10 years	90%	90%
At least 10 years but less than 40 years	80%	80%
At least 40 years but less than 60 years	70%	70%
60 years or more	65%	65%

; and

(*b*) who have agreed in writing to sell all the lots and common property in the strata title plan to a purchaser under a sale and purchase agreement which specifies the proposed method of distributing the proceeds of sale (whether in cash or kind, or both) to all the subsidiary proprietors of the lots in the strata title plan, subject to an order being made under subsection (5) or (6).";

(*b*) in subsections (2A)(*b*) and (4A), delete "under subsection (5A)(*b*)";

(*c*) replace subsection (2B) with —

"(2B) An application to the General Division of the High Court under subsection (2) for an order for the sale of all the lots and common property in a strata title plan to which this section applies must be made within 14 days after a section 84FA stop order is issued by a Board in respect of the same sale.";

(*d*) in subsection (4), replace "such longer period as the Board allows in exceptional circumstances, whether before or after the end of the 21 days" with "any longer period that the Board allows (whether before or after the end of the 21 days) in exceptional circumstances";

(*e*) in subsection (4A), replace "referred to" with "mentioned";

(*f*) in subsection (5), replace "and no objection" with "for an order for a sale and no objection to the sale";

(*g*) in subsection (5A), replace "under subsection (2) to a Board, and one or more objections have been filed under subsection (4) in relation to that application" with "to a Board under subsection (2) for an order for a sale, and one or more objections to the sale have been filed under subsection (4)";

(*h*) in subsection (5A)(*b*), delete "(called in this section a section 84FA stop order)";

(*i*) in subsection (5B), replace "made by a Board under subsection (5A)(*b*) with respect to an application made to it" with "issued with respect to an application made to a Board";

(*j*) in subsection (5B)(*a*), replace "make" with "issue";

(*k*) in subsection (5B)(*b*), replace "the notice under paragraph (*a*) is so served, one or more of those objections so filed are not withdrawn" with "service of the notice under paragraph (*a*), one or more of those objections are not withdrawn";

(*l*) in subsection (6), replace "have been filed under subsection (4A) in respect of" with "to a sale have been re-filed under subsection (4A) in relation to";

(*m*) in subsection (6), replace paragraphs (*a*) and (*b*) with —

"(*a*) a subsidiary proprietor of any lot in the strata title plan who has re-filed an objection under subsection (4A) will incur a financial loss; or

(*b*) the proceeds of sale for any lot in the strata title plan to be received by any of the following persons who has re-filed an objection under subsection (4A) are insufficient to redeem any mortgage or charge in respect of the lot:

(i) a subsidiary proprietor of the lot;

(ii) a mortgagee or chargee mentioned in subsection (4)(*b*).";

(*n*) in subsection (7), replace "an objector, being a subsidiary proprietor who has filed" with "a subsidiary proprietor of a lot who has re-filed";

(*o*) in subsection (8), replace "0.25%" with "0.5%";

(*p*) after subsection (8), insert —

"(8A) For the purposes of subsection (6)(*a*), a subsidiary proprietor of a lot —

(*a*) is taken to have incurred a financial loss if the proceeds of sale for the subsidiary proprietor's lot, after any deduction allowed by the General Division of the High Court (including all or any of the deductions specified in the Fourth Schedule), are less than the price the subsidiary proprietor paid for that lot, except where the subsidiary proprietor purchased the lot after a collective sale committee had signed a sale and purchase agreement to sell all the lots and common property in the strata title plan to a purchaser; and (*b*) is not to be taken to have incurred a financial loss by reason only that the subsidiary proprietor's net gain from the sale of the subsidiary proprietor's lot will be less than the net gain from the sale of any other lot in the strata title plan.";

(*q*) in subsection (9)(*a*)(i)(B), after "sale", insert "to the subsidiary proprietors of the lots";

(*r*) in subsection (10), after "under subsection (4) to a Board or", insert "re-filed";

(*s*) in subsection (12), after "section 84A(2)", insert "(read with subsection (16))";

(*t*) in subsection (16), delete "(8)(*a*), (*b*) and (*c*),"; and

(*u*) in subsection (17), before the definition of "subsidiary proprietor", insert —

" "section 84FA stop order" means an order by a Board under subsection (5A)(*b*) for the discontinuance of all proceedings before it in connection with an application to the Board under subsection (2);".

Amendment of section 84FB

7. In the principal Act, in section 84FB —

(*a*) replace subsection (1) with —

"(1) This section applies where —

(*a*) there are subsisting leases registered under the Land Titles Act 1993 of all or some of the lots in a strata title plan; and

(*b*) all the subsisting leases mentioned in paragraph (*a*) are each for a leasehold tenure of 850 years or more, or for any other tenure specified by the Minister by notification in the *Gazette*."; and (*b*) in subsection (2), after "cash or kind", insert a comma.

New sections 84FC to 84FF

8. In the principal Act, after section 84FB, insert —

"**Application for collective sale of certain other developments**

84FC.—(1) This section applies to a development where —

(*a*) there are subsisting leases of flats in the development registered under the Registration of Deeds Act 1988 or the Land Titles Act 1993 for a leasehold tenure of less than 850 years (or less than any other tenure specified by the Minister by notification in the *Gazette* for the purposes of section 84E(1)(*a*));

(*b*) the proprietors of the flats with the subsisting leases registered as mentioned in paragraph (*a*) (whatever their leasehold tenure) do not own the land comprised in the development; and

(*c*) all the flats with subsisting leases registered as mentioned in paragraph (*a*) (whatever their leasehold tenure) are used or intended to be used for residential purposes,

but excludes any development on land owned by the Housing and Development Board.

(2) The proprietors of 25% of the flats in a development to which this section applies may apply to the Registrar for notional shares in the land to be assigned to each of the flats, based on the method used by the Commissioner for the allocation of share values.

(3) An application for an order for the sale of all the flats and the land in a development to which this section applies may be made by the proprietors of flats in the development who —

(*a*) own in aggregate the percentage of the notional share of the land and the percentage of the total area of all the flats in the development, which are respectively not less than the threshold percentages specified in the second and third columns of the following table opposite the age of the development (as determined in accordance with section 84FE) specified in the first column of that table:

First column	*Second column*	*Third column*
Age of development	*Threshold percentage in respect of notional share of land*	*Threshold percentage in respect of total area of all flats*
Less than 10 years	90%	90%
At least 10 years but less than 40 years	80%	80%
At least 40 years but less than 60 years	70%	70%
60 years or more	65%	65%

; and

(*b*) have agreed in writing to sell all the flats in the development to a purchaser under a sale and purchase agreement which specifies the proposed method of distributing the proceeds of sale (whether in cash or kind, or both) to all the proprietors of the flats in the development, subject to an order being made under subsection (9) or (12).

(4) An application under subsection (3) for an order for the sale of all the flats and the land in a development to which this section applies —

(*a*) must be made to a Board in the first instance; and

(*b*) may be made to the General Division of the High Court thereafter if, and only if, a section 84FC stop order is issued by the Board with respect to the application to that Board in respect of the same sale.

(5) An application to the General Division of the High Court under subsection (3) for an order for the sale of all the flats and

the land in the development must be made within 14 days after a section 84FC stop order is issued by a Board in respect of the same sale.

(6) The proprietors of the flats mentioned in subsection (3) must also serve a copy of the notice to be served pursuant to the First Schedule on the proprietor of the land and every mortgagee, chargee or other person with an estate or interest in the land and whose interest is notified on the land-register for that land.

(7) In the case of an application to a Board under subsection (3) for an order for the sale of all the flats and the land in the development, each of the following persons may file an objection to the sale, stating the grounds of objection, within 21 days after the date of the notice served pursuant to paragraph 1(*e*) of the First Schedule or any longer period that the Board allows (whether before or after the end of the 21 days) in exceptional circumstances:

(*a*) a proprietor of any flat in the development who has not agreed in writing to the sale;

(*b*) a mortgagee, chargee or other person (other than a lessee) with an estate or interest in the flat and whose interest is notified on the land-register for that flat.

(8) Where a section 84FC stop order is issued in respect of an application to a Board under subsection (3) for an order for the sale of all the flats and the land in a development to which this section applies, and an application is made to the General Division of the High Court under subsection (3) for an order for the same sale of all the flats and the land in the same development, any person mentioned in subsection (7)(*a*) or (*b*) who filed an objection to the Board (but no others) may re-file the person's objection to the sale, stating the same grounds of objection, to the General Division of the High Court in the manner and within the time delimited by the Rules of Court.

(9) Where an application has been made to a Board under subsection (3) for an order for a sale and no objection to the sale

has been filed under subsection (7), the Board must, subject to subsection (16), approve the application and order that the flats and the land in the development be sold.

(10) Where an application is made to a Board under subsection (3) for an order for a sale, and one or more objections to the sale have been filed under subsection (7) —

(*a*) the Board must mediate matters that are in dispute between the objectors and the applicants to achieve a resolution of the dispute; and

(*b*) if —

(i) a period of 60 days starting from the first day set aside for mediation has elapsed; or

(ii) mediation has proceeded as far as it reasonably can in an attempt to achieve a resolution of the dispute but has nevertheless failed to resolve the dispute,

whichever first occurs, and one or more of those objections are not withdrawn, the Board must, subject to subsection (11), order a discontinuance of all proceedings before it in connection with that application.

(11) A section 84FC stop order must not be issued with respect to an application made to a Board under subsection (3) unless —

(*a*) the Board has, by notice served on every objector who filed an objection under subsection (7) in relation to that application and the authorised representatives of the applicants, informed the objector and authorised representatives of its intention to issue a section 84FC stop order; and

(*b*) at the end of a period of 7 days after service of the notice under paragraph (*a*), one or more of those objections are not withdrawn.

(12) Where one or more objections to a sale have been re-filed under subsection (8) in relation to an application to the General

Division of the High Court under subsection (3), the General Division of the High Court must, subject to subsection (16), approve the application and order that all the flats and the land in the development be sold unless, having regard to the objections, the General Division of the High Court is satisfied that —

(*a*) a proprietor of any flat in the development who has re-filed an objection under subsection (8) will incur a financial loss; or

(*b*) the proceeds of sale for any flat in the development to be received by any of the following persons who has re-filed an objection under subsection (8) are insufficient to redeem any mortgage or charge in respect of the flat:

(i) a proprietor of the flat;

(ii) a mortgagee or chargee mentioned in subsection (7)(*b*).

(13) An order made under subsection (12) by the General Division of the High Court may, with the consent of the collective sale committee, include an order that the proceeds of sale for any flat to be received by a proprietor of a flat in the development who has re-filed an objection under subsection (8), be increased if the General Division of the High Court is satisfied that it would be just and equitable to do so.

(14) The total sum ordered by the General Division of the High Court for all the objectors under subsection (13) is to be paid from the proceeds of sale of all the proprietors and must not exceed the aggregate sum of 0.5% of the proceeds of sale for each flat or $2,000 for each flat, whichever is the higher.

(15) For the purposes of subsection (12)(*a*), a proprietor of a flat —

(*a*) is taken to have incurred a financial loss if the proceeds of sale for the proprietor's flat, after any deduction allowed by the General Division of the High Court (including all or any of the deductions specified in the Fourth Schedule), are less than the price the proprietor paid for that flat, except where the proprietor purchased the flat after a collective sale committee had signed a sale and purchase agreement to sell all the flats in the development to a purchaser; and

(*b*) is not to be taken to have incurred a financial loss by reason only that the proprietor's net gain from the sale of the proprietor's flat will be less than the net gain from the sale of any other flat in the development.

(16) The General Division of the High Court or a Board must not approve an application made under subsection (3) —

(*a*) if the General Division of the High Court or Board (as the case may be) is satisfied that —

(i) the transaction is not in good faith after taking into account only the following factors:

(A) the sale price for the flats in the development;

(B) the method of distributing the proceeds of sale to the proprietors of the flats;

(C) the relationship of the purchaser to any of the proprietors of the flats; or

(ii) the sale and purchase agreement would require any proprietor of a flat in the development who has not agreed in writing to the sale to be a party to any arrangement for the development of the flats and the land in the development;

(*b*) if the proprietor of the land has not agreed in writing to sell the proprietor's estate and interest in the land comprised in the development to the purchaser under a sale and purchase agreement for an amount specified (or to be computed in a manner specified) in the agreement, subject to an order being made under subsection (9) or (12);

(*c*) if the sale price for the development is insufficient to meet the amount for which the proprietor of the land has agreed to sell the proprietor's estate and interest in the land to the purchaser; or

(*d*) if the collective sale committee does not consent to any order made by the General Division of the High Court under subsection (13).

(17) Where no objection has been filed under subsection (7) to a Board or re-filed under subsection (8) to the General Division of the High Court, the determination under subsection (16) is to be made by the General Division of the High Court or the Board on the basis of the facts available to the General Division of the High Court or Board, as the case may be.

(18) The proprietors of the flats who have not agreed in writing to the sale, the proprietor of the land, a mortgagee, chargee or other person with an estate or interest in land, where applicable, must produce the title deeds for the flats or the land to the person having conduct of the sale, the representatives appointed under section 84A(2) (read with subsection (21)) or to their solicitors.

(19) If the title deeds for the flats or the land are not produced under subsection (18), the person having conduct of the sale is not required to produce to the purchaser any title deed other than a certified true copy of the title deed or a subsidiary certificate of title.

(20) The proprietor of the land comprised in the development is deemed to be the proprietor of the flats in the development in respect of which there are no subsisting leases registered under the Registration of Deeds Act 1988 or the Land Titles Act 1993.

(21) Sections 84A(1A), (2), (3), (5), (5A), (7C), (11), (12) and (13), 84B and 84C and the Second and Third Schedules apply, with the necessary modifications, to any application or order made under this section.

(22) In the application of section 84A(1A) and the Second and Third Schedules to any development to which this section applies, any reference to a management corporation is to be read as a reference to the proprietors of the flats.

(23) In this section, "section 84FC stop order" means an order by a Board under subsection (10)(*b*) for the discontinuance of all proceedings before it in connection with an application to the Board under subsection (3).

Application of certain collective sale provisions, etc., in cases of joint tenancy or tenancy in common

84FD.—(1) This section applies where —

(*a*) there are joint tenants or tenants-in-common (each called in this section a co-owner) in respect of a lot in a strata title plan or a flat in a development; and

(*b*) one or more of the co-owners of the lot or flat (as the case may be) have not agreed in writing to sell the relevant property to a purchaser under a sale and purchase agreement mentioned in section 84A(1), 84D(2), 84E(3), 84FA(2) or 84FC(3) (called in this section a sale and purchase agreement).

(2) To avoid doubt, the relevant percentages of a lot or flat do not count towards the threshold percentages described in section 84A(1), 84D(2), 84E(3), 84FA(2) or 84FC(3) if one or more of the co-owners of the lot or flat (as the case may be) have not agreed in writing to sell the relevant property to a purchaser under a sale and purchase agreement.

(3) In sections 84A(4)(*a*) and (4A), 84D(3)(*a*) and (3A), 84E(5)(*a*) and (5A), 84FA(4)(*a*) and (4A) and 84FC(7)(*a*) and (8), a reference to a subsidiary proprietor of a lot or a proprietor of a flat who has not agreed in writing to a sale as a person who may file an objection to a Board or re-file an objection to the General Division of the High Court is to be read as a reference to any one or more of the co-owners of the lot or flat (as the case may be), whether or not acting with the other co-owner or co-owners.

(4) Where any one or more of the co-owners of a lot or flat have re-filed an objection to the General Division of the High Court in respect of the lot or flat (called in this subsection an objecting lot or flat) —

(*a*) section 84A(7), 84D(5), 84E(7), 84FA(6) or 84FC(12) applies as if a reference to a subsidiary proprietor of a lot or a proprietor of a flat who has re-filed an objection and is in the circumstances described in paragraph (*a*) or (*b*) of each of those provisions were a reference to all of the co-owners of the objecting lot or flat (as the case may be) if (taken collectively) they are in those circumstances;

(*b*) for the purposes of section 84A(7)(*a*), 84D(5)(*a*), 84E(7)(*a*), 84FA(6)(*a*) or 84FC(12)(*a*) (read with paragraph (*a*)) — section 84A(8), 84D(6), 84E(8), 84FA(8A) or 84FC(15) applies as if the reference to a subsidiary proprietor of a lot or a proprietor of a flat were a reference to all of the co-owners of the objecting lot or flat (as the case may be) taken collectively;

(*c*) section 84A(7A), 84D(5A), 84E(7A), 84FA(7) or 84FC(13) applies as if the reference to a subsidiary proprietor of a lot or a proprietor of a flat who has re-filed an objection were a reference to all or any of the co-owners of the objecting lot or flat, as the case may be; and (*d*) if the General Division of the High Court makes an order that the proceeds of sale for an objecting lot or flat to be received by all or any of the co-owners of the objecting lot or flat (as the case may be) be increased under section 84A(7A), 84D(5A), 84E(7A), 84FA(7) or 84FC(13) (read with paragraph (*c*)) — section 84A(7B), 84D(5B), 84E(7B), 84FA(8) or 84FC(14) applies as if the reference to all the objectors includes a reference to those co-owners for whom the increase has been ordered,

whether or not all of the co-owners have re-filed an objection in respect of the objecting lot or flat.

(5) In this section —

"relevant percentages", in relation to a lot in a strata title plan or a flat in a development, means —

(*a*) for an application under section 84A(1) or 84FA(2) — the percentage of the share values and the percentage of the total area of all the lots (excluding the area of any accessory lot) as shown in the subsidiary strata certificates of title;

(*b*) for an application under section 84D(2) — the percentage of the share of the land and the percentage of the total area of all the flats in the development; or

(*c*) for an application under section 84E(3) or 84FC(3) — the percentage of the notional share of the land and the percentage of the total area of all the flats in the development;

"relevant property" means —

(*a*) for an application under section 84A(1) or 84FA(2) — all the lots and common property in the strata title plan;

(*b*) for an application under section 84D(2) — all the flats and the land in the development; or

(*c*) for an application under section 84E(3) or 84FC(3) — all the flats in the development.

Interpretation of age of development in sections 84A, 84D, 84E, 84FA and 84FC

84FE.—(1) Subject to subsection (3), in sections 84A(1), 84D(2), 84E(3), 84FA(2) and 84FC(3), the age of a development is counted from the latest of all the relevant dates determined in accordance with subsection (2) for each building (not being any common property) comprised in the strata title plan or development, as the case may be.

(2) The relevant date for a building (not being any common property) comprised in a strata title plan or development is —

(*a*) the date of the issue of the latest temporary occupation permit on completion of the building comprised in the strata title plan or development;

(*b*) if no temporary occupation permit was issued — the date of the issue of the latest certificate of statutory completion for the building comprised in the strata title plan or development; or

(*c*) if no such temporary occupation permit or certificate of statutory completion was issued — a date determined in the manner specified by the Minister, by notification in the *Gazette*.

(3) Where an application under section 84A(1) relates to any land or housing estate to which the repealed section 126A or the repealed HUDC Housing Estates Act (Cap. 131, 1985 Revised Edition) applied immediately before 1 March 2021, the age of a development for the purpose of the application is counted from —

(*a*) the date of the issue of the latest temporary occupation permit on completion of any building (not being any common property) comprised in the strata title plan; or

(*b*) if no temporary occupation permit was issued —

(i) in a case where the land is specified in the First Schedule to the repealed HUDC Housing Estates Act (Cap. 131, 1985 Revised Edition) — the date of the issue of the certificate of fitness for any building (not being any common property) comprised in the strata title plan; or

(ii) in any other case — the date of completion of the construction of the last building (not being any common property) comprised in the strata title plan as certified by the relevant authority.

(4) For the purpose of subsection (3)(*b*)(ii), a certificate purporting to be under the hand of an officer of the relevant authority specifying the date of completion of the construction of the last building (not being any common property) comprised in the strata title plan is, in the absence of proof to the contrary, and without further proof of the signature appended to the certificate, sufficient evidence of the matters specified therein.

Application of sections 84D, 84E, 84F and 84FC and meanings of proprietor and subsisting lease

84FF.—(1) Section 84D, 84E, 84F or 84FC (as the case may be) applies where the development mentioned in the section comprises a parcel of land with one or more buildings or any part of a building, including where the whole or any part of a building consists of, or includes, a flat in the form of a detached house, semi-detached house, linked or terrace house or townhouse.

(2) In sections 84D, 84E, 84F and 84FC —

(*a*) a reference to the proprietor of a flat in the development with a subsisting lease is a reference to the person who appears from the land-register or from the records in the Registry of Deeds (as the case may be) to be the owner of the flat under the subsisting lease, and includes a successor in title of the proprietor of the flat; and

(*b*) a reference to the proprietor of the land in the development is a reference to the person who appears from the land-register or from the records in the Registry of Deeds (as the case may be) to be the owner of the land, and includes a successor in title of the proprietor of the land.

(3) In sections 84D, 84E, 84F, 84FA, 84FB and 84FC, a reference to a subsisting lease of a flat or a lot excludes any sub-lease of the flat or lot derived out of the head lease of the flat or lot or out of any sub-lease of the flat or lot.”.

New section 129

9. In the principal Act, in Part 9, before section 130, insert —

“**Amendment of Schedules**

129.—(1) The Minister may, by order in the *Gazette*, amend or add to the First, Second, Third or Fourth Schedule.

(2) The Minister may, in an order under subsection (1), make provisions of a saving or transitional nature consequent on the enactment of the order that the Minister considers necessary or expedient.”.

Amendment of First Schedule

10. In the principal Act, in the First Schedule —

(*a*) replace the Schedule reference with —

“Sections 84A(3), (4), (7C) and (13), 84D(3), 84E(4) and (5), 84FA(3) and (4), 84FC(6) and (7) and 129(1) and Third Schedule”;

(*b*) in the Schedule heading, replace “OR 84FA” with “, 84FA OR 84FC”;

(*c*) in the following provisions, replace “or 84E(3)” with “, 84E(3) or 84FC(3)”:

Paragraph 1

Paragraph 11

Paragraph 13

Paragraph 15(*a*);

(*d*) in paragraph 1(*a*)(ii) and (*b*), replace “or 84E” wherever it appears with “, 84E or 84FC”;

(*e*) in the following provisions, after “subsidiary proprietor”, insert “or proprietor (as the case may be)”:

Paragraph 1(*c*)

Paragraph 4

Paragraph 5

Paragraph 7

Paragraph 8;

(*f*) in paragraph 2(1)(*a*), before “the permitted time”, insert “subject to sub-paragraph (3),”;

(*g*) in paragraphs 2(1)(*a*) and 11(*b*)(ii), replace “or 84FA(2)” with “, 84FA(2) or 84FC(3)”;

(*h*) in paragraph 2(1)(*a*)(ii), replace “12 months” with “6 months”;

(*i*) in paragraph 2(2), after “a subsidiary proprietor”, insert “or proprietor (as the case may be)”;

(*j*) in paragraph 2(2), after “subsidiary proprietor’s”, insert “or proprietor’s”;

(*k*) in paragraph 2, after sub-paragraph (2), insert —

"(3) Where a collective sale agreement is terminated, and the terms and conditions of a new collective sale agreement are approved in accordance with paragraph 7(2A) and (2B) of the Third Schedule, the permitted time for the new collective sale agreement ends 7 months after the date of commencement of section 10(*k*) of the Land Titles (Strata) (Amendment) Act 2026 instead of ending at the time specified in sub-paragraph (1)(*a*)(ii).";

(*l*) in paragraph 3(*e*), delete "and" at the end;

(*m*) in paragraphs 5 and 6(1), after "subsidiary proprietor's", insert "or proprietor's";

(*n*) in paragraph 6(1), after "A subsidiary proprietor", insert "or proprietor (as the case may be)";

(*o*) in paragraph 6(1), after "the subsidiary proprietor", insert "or proprietor";

(*p*) in paragraphs 11(*b*) and 12, after "section 84A(2)", insert "(read with section 84D(9), 84E(15), 84FA(16) or 84FC(21), where applicable)";

(*q*) in paragraph 14(*a*), replace "or 84FA" with ", 84FA or 84FC";

(*r*) in paragraph 14(*b*), replace "or 84FA(2B)" with ", 84FA(2B) or 84FC(5)";

(*s*) in paragraph 15(*c*), after "section 84E", insert "or 84FC"; and

(*t*) after paragraph 15, insert —

"16. In relation to an application under section 84FC in respect of a development —

(*a*) the sale and purchase agreement mentioned in paragraph 1(*e*)(ii) includes an agreement in writing (whether in the same document as the sale and purchase agreement for the flats or in a separate document) between the purchaser and the proprietor of the land for the sale of the proprietor's estate and interest in the land comprised in the development for an amount specified (or to be computed in a manner specified) in the agreement, subject to an order being made under section 84FC(9) or (12);

(*b*) the reference to the value of the development in paragraph 1(*e*)(v), and paragraph 11(2) of the Third Schedule, is to be read as a reference to the value of the flats in the development;

(*c*) the reference to proceeds of sale in paragraph 1(*e*)(vi) is to be read as a reference to the proceeds of the sale of the flats in the development; and

(*d*) the reference to the reserve price of the development in paragraph 3(*a*) is to be read as a reference to the reserve price of the flats in the development.”.

Amendment of Second Schedule

11. In the principal Act, in the Second Schedule —

(*a*) replace the Schedule reference with —

“Sections 84A(1A), (3) and (7C), 84D(9) and (9A), 84E(15) and (15A), 84FA(16), 84FC(21) and (22) and 129(1) and Third Schedule”;

(*b*) in the following provisions, replace “or 84E” with “, 84E or 84FC”:

Paragraph 1(2)(*b*)(ii)

Paragraph 2(7) and (8)(*d*)

Paragraph 3(5)

Paragraph 4(4)

Paragraph 5(3)

Paragraph 13(5)(*a*);

(*c*) in paragraph 2(1), replace “sub-paragraph (1A)” with “sub-paragraphs (1A) and (1B)”;

(*d*) in paragraph 2, replace sub-paragraph (1A) with —

"(1A) Subject to sub-paragraph (1B), the council of the management corporation must not, on receipt by the secretary thereof of a requisition for a general meeting on or after the date of commencement of section 11(*d*) of the Land Titles (Strata) (Amendment) Act 2026, proceed to convene a general meeting of the management corporation for the purposes of constituting a collective sale committee unless the requisition is signed by —

(*a*) one or more persons entitled to vote in respect of one or more lots, the share value or the total share value of which is at least 35% of the aggregate share value of all the lots whose subsidiary proprietors comprise the management corporation; or

(*b*) not less than 35% of the total number of subsidiary proprietors of the lots whose subsidiary proprietors comprise the management corporation.

(1B) If a relevant event has happened before the requisition mentioned in sub-paragraph (1A), the council of the management corporation must not, on receipt by the secretary thereof of another requisition for a general meeting, proceed to convene another general meeting of the management corporation for the purposes of constituting a collective sale committee unless —

(*a*) the following number of years have elapsed since the happening of the relevant event:

(i) where the relevant event happened before the date of commencement mentioned in sub-paragraph (1A) — 2 or more years;

(ii) where the relevant event happened on or after the date of commencement mentioned in sub-paragraph (1A) — 3 or more years; or

(*b*) the requisition is signed in accordance with sub-paragraph (9).";

(*e*) in paragraph 2(2), replace "sub-paragraph (2A)" with "sub-paragraphs (2A) and (2B)";

(*f*) in paragraph 2(2)(*a*) and (3)(*a*), after "own", insert "in aggregate";

(*g*) in paragraph 2, replace sub-paragraph (2A) with —

"(2A) Subject to sub-paragraph (2B), where the requisition for a general meeting is made on or after the date of commencement of section 11(*g*) of the Land Titles (Strata) (Amendment) Act 2026, the proprietors of flats in a development to which section 84D applies must not proceed to convene a general meeting for the purposes of constituting a collective sale committee unless the requisition for the general meeting is made by —

(*a*) the proprietors of the flats who own in aggregate not less than 35% share of the land; or

(*b*) not less than 35% of the total number of proprietors of flats in the development.

(2B) If a relevant event has happened before the requisition mentioned in sub-paragraph (2A), the proprietors of flats in a development to which section 84D applies must not proceed to convene another general meeting for the purposes of constituting a collective sale committee unless —

(*a*) the following number of years have elapsed since the happening of the relevant event:

(i) where the relevant event happened before the date of commencement mentioned in sub-paragraph (2A) — 2 or more years;

(ii) where the relevant event happened on or after the date of commencement mentioned in sub-paragraph (2A) — 3 or more years; or

(*b*) the requisition for the general meeting is made in accordance with sub-paragraph (9).";

(*h*) in paragraph 2(3), replace "sub-paragraph (3A)" with "sub-paragraphs (3A) and (3B)";

(*i*) in paragraph 2(3) and (8)(*a*)(iii), after "section 84E", insert "or 84FC";

(*j*) in paragraph 2, replace sub-paragraph (3A) with —

"(3A) Subject to sub-paragraph (3B), where the requisition for a general meeting is made on or after the date of commencement of section 11(*j*) of the Land Titles (Strata) (Amendment) Act 2026, the proprietors of flats in a development to which section 84E or 84FC applies must not proceed to convene a general meeting for the purposes of constituting a collective sale committee unless the requisition for the general meeting is made by —

(*a*) the proprietors of the flats who own in aggregate not less than 35% notional share of the land; or

(*b*) not less than 35% of the total number of proprietors of flats in the development.

(3B) If a relevant event has happened before the requisition mentioned in sub-paragraph (3A), the proprietors of flats in a development to which section 84E or 84FC applies must not proceed to convene another general meeting for the purposes of constituting a collective sale committee unless —

(*a*) the following number of years have elapsed since the happening of the relevant event:

(i) where the relevant event happened before the date of commencement mentioned in sub-paragraph (3A) — 2 or more years;

(ii) where the relevant event happened on or after the date of commencement mentioned in sub-paragraph (3A) — 3 or more years; or

(*b*) the requisition for the general meeting is made in accordance with sub-paragraph (9).";

(*k*) in paragraph 2(5), replace "sub-paragraph (1) or (1A)(*b*)" with "sub-paragraph (1), (1A) or (9)(*a*)";

(*l*) in paragraph 2(8), replace "sub-paragraphs (1A), (2A) and (3A)" with "sub-paragraphs (1B), (2B) and (3B)";

(*m*) in paragraph 2(8)(*a*)(i), (ii) and (iii), delete "convened on or after 15 July 2010";

(*n*) in paragraph 2(8), delete sub-paragraph (*c*);

(*o*) in paragraph 2(8)(*d*), replace "at any time on or after 15 July 2010" with "or deemed to be dissolved";

(*p*) in paragraph 2(8), replace sub-paragraph (*e*) with —

"(*e*) a collective sale committee mentioned in sub-paragraph (*d*) is dissolved pursuant to paragraph 12(1) of the Third Schedule or every member of such a collective sale committee is removed from office, and no other collective sale committee is constituted in replacement for the purposes of the same collective sale."; and

(*q*) in paragraph 2, after sub-paragraph (8), insert —

"(9) The requisition for another general meeting for the purposes of constituting a collective sale committee after a relevant event has happened must be signed or made (as the case may be) by the following:

(*a*) in relation to sub-paragraph (1B)(*b*) —

(i) one or more persons entitled to vote in respect of one or more lots, the share value or the total share value of which is at least the threshold percentage of the aggregate share value of all the lots whose subsidiary proprietors comprise the management corporation; or

(ii) not less than the threshold percentage of the total number of subsidiary proprietors of the lots whose subsidiary proprietors comprise the management corporation;

(*b*) in relation to sub-paragraph (2B)(*b*) —

(i) the proprietors of flats in the development who own in aggregate not less than the threshold percentage of the share of the land; or

(ii) not less than the threshold percentage of the total number of proprietors of flats in the development;

(*c*) in relation to sub-paragraph (3B)(*b*) —

(i) the proprietors of flats in the development who own in aggregate not less than the threshold percentage of the notional share of the land in the development; or

(ii) not less than the threshold percentage of the total number of proprietors of flats in the development.

(10) In sub-paragraph (9), "threshold percentage" means the threshold percentage in the second column of the following table corresponding to the case in the first column of that table:

First column	*Second column*
Case	*Threshold percentage*
1. In the case of the first requisition happening after the relevant event	50%
2. In the case of the second or subsequent requisition happening after the relevant event, where the age of the development (as determined in accordance with section 84FE) on the date the requisition is received by the secretary or made (as the case may be) is as follows:	
(*a*) less than 10 years	90%
(*b*) at least 10 years but less than 40 years	80%
(*c*) at least 40 years but less than 60 years	70%
(*d*) 60 years or more	65%

".

Amendment of Third Schedule

12. In the principal Act, in the Third Schedule —

(*a*) replace the Schedule reference with —

"Sections 84A(1A), (3) and (7C), 84D(9) and (9A), 84E(15) and (15A), 84FA(16), 84FC(21) and (22), 129(1) and First and Second Schedules";

(*b*) in paragraph 7, after sub-paragraph (2), insert —

"(2A) Sub-paragraph (2B) applies where —

(*a*) the terms and conditions of a collective sale agreement have been approved by a general meeting of the management corporation before the commencement date;

(*b*) the collective sale agreement relates to any lot in a strata title plan or flat in a development mentioned in section 84A(1), 84D(2), 84E(3) or 84FA(2) and, on the commencement date, the age of the development is 40 years or more; and

(*c*) before the commencement date —

(i) one or more of the subsidiary proprietors or proprietors mentioned in section 84A(1), 84D(2), 84E(3) or 84FA(2) (as the case may be) has signed the collective sale agreement; but

(ii) the collective sale agreement has not been executed.

(2B) The collective sale committee may, within the period of 7 months starting on the commencement date but before the expiry of the permitted time for the execution of the collective sale agreement mentioned in sub-paragraph (2A), convene one or more general meetings of the management corporation —

(*a*) to terminate the collective sale agreement mentioned in sub-paragraph (2A); and

(*b*) to approve the terms and conditions of a new collective sale agreement.";

(*c*) in paragraph 7, after sub-paragraph (4), insert —

"(5) Subject to sub-paragraph (6), a meeting of subsidiary proprietors mentioned in sub-paragraph (3) or (4) 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.

(6) Despite sub-paragraph (5), a meeting of subsidiary proprietors mentioned in sub-paragraph (3) or (4) must not be held using virtual meeting technology only, unless all of the subsidiary proprietors who wish to participate at the meeting

have access to the virtual meeting technology needed to participate in the meeting.

(7) In this paragraph —

"executed" and "execution", in relation to a collective sale agreement, "permitted time" and "the commencement date" have the meanings given by paragraph 12(5);

"virtual meeting technology" means any technology that allows a person to participate in a meeting without being physically present at the place of meeting.";

(*d*) in paragraph 8, delete sub-paragraph (3); and

(*e*) replace paragraph 12 with —

"**Dissolution of collective sale committee**

12.—(1) A collective sale committee may at any time be dissolved by ordinary resolution at a general meeting of the management corporation convened in accordance with the Second Schedule.

(2) Subject to sub-paragraphs (3) and (4), a collective sale committee constituted for the collective sale of all the lots and common property in a strata title plan or all the flats and land in a development is deemed to be dissolved at the earliest of the following times, if applicable:

(*a*) at the end of 12 months after a collective sale committee was first constituted for that collective sale or (where the 12 months ended before the commencement date) on the commencement date if, within those 12 months —

(i) the terms and conditions of a collective sale agreement for that sale have not been approved by a general meeting of the management corporation; or

(ii) the collective sale agreement for that sale has not been signed by any subsidiary proprietor or proprietor, or any subsidiary proprietor's or proprietor's duly appointed attorney, mentioned in paragraph 2 of the First Schedule;

(*b*) at the end of the permitted time for the execution of the collective sale agreement for the sale or (where the permitted time ended before the commencement date) on the commencement date — if the collective sale agreement has not been executed within the permitted time;

(*c*) at the end of 12 months after a collective sale agreement for that sale has been executed within the permitted time or (where the 12 months ended before the commencement date) on the commencement date — if no application has been made to a Board for an order for the sale within those 12 months;

(*d*) on the expiry of the collective sale agreement for the sale or (where the expiry was before the commencement date) on the commencement date;

(*e*) on the termination of the collective sale agreement for the sale or (where the termination was before the commencement date) on the commencement date, except if sub-paragraph (3) applies.

(3) Where, in accordance with paragraph 7(2A) and (2B), a collective sale agreement has been terminated and the terms and conditions of a new collective sale agreement have been approved for the sale, sub-paragraph (2) does not apply in relation to the firstmentioned collective sale agreement.

(4) Sub-paragraph (2)(*a*), (*b*), (*d*) and (*e*) does not apply if the collective sale agreement had been executed before the commencement date.

(5) In this paragraph —

"executed" and "execution", in relation to a collective sale agreement, means that the collective sale agreement has been signed by the requisite number of the subsidiary proprietors mentioned in section 84A(1) or 84FA(2) or of the proprietors of flats mentioned in section 84D(2), 84E(3) or 84FC(3) (as the case may be) for an application for an order for the collective sale to which the collective sale agreement relates;

"permitted time" means the permitted time for the execution of a collective sale agreement under paragraph 2(1)(*a*) of the First Schedule, read with paragraph 2(3) of that Schedule where applicable;

"the commencement date" means the date of commencement of section 12(*b*) and (*e*) of the Land Titles (Strata) (Amendment) Act 2026.".

Amendment of Fourth Schedule

13. In the principal Act, in the Fourth Schedule —

(*a*) replace the Schedule reference with —

"Sections 84A(8), 84D(6), 84E(8), 84FA(8A), 84FC(15) and 129(1)"; and

(*b*) in the Schedule heading, delete "BOARD OR".

Saving and transitional provisions

14.—(1) Part 5A of the principal Act, as amended by sections 2 to 8, applies to an application for an order for collective sale in relation to a collective sale agreement if —

(*a*) the terms and conditions of the collective sale agreement are approved in accordance with the Second Schedule to the principal Act on or after the date of commencement of those sections; or

(*b*) the terms and conditions of the collective sale agreement were approved in accordance with the Second Schedule to the principal Act before that date, unless subsection (2) applies.

(2) Part 5A of the principal Act as in force immediately before the date of commencement of sections 2 to 8 applies to an application for an order for collective sale in relation to a collective sale agreement if —

(*a*) the terms and conditions of the collective sale agreement were approved in accordance with the Second Schedule to the principal Act before that date; and

(*b*) one or more of the subsidiary proprietors or proprietors mentioned in section 84A(1), 84D(2), 84E(3) or 84FA(2) of the principal Act (as the case may be) had signed the collective sale agreement before that date.

(3) Despite section 10(*h*), paragraph 2(1)(*a*)(ii) of the First Schedule to the principal Act as in force immediately before the date of commencement of section 10(*h*) continues to apply to every collective sale agreement that has been signed by the first subsidiary

proprietor or proprietor, or that subsidiary proprietor's or proprietor's duly appointed attorney, before that date.

(4) Despite section 11(*c*), (*d*), (*e*), (*g*), (*h*) and (*j*) —

(*a*) paragraph 2(1) and (1A) of the Second Schedule to the principal Act as in force immediately before the date of commencement of section 11(*c*) and (*d*) continues to apply to any requisition for a general meeting received by the secretary of the council of the management corporation before that date;

(*b*) paragraph 2(2) and (2A) of the Second Schedule to the principal Act as in force immediately before the date of commencement of section 11(*e*) and (*g*) continues to apply to any requisition for a general meeting made before that date; and

(*c*) paragraph 2(3) and (3A) of the Second Schedule to the principal Act as in force immediately before the date of commencement of section 11(*h*) and (*j*) continues to apply to any requisition for a general meeting made before that date.

(5) Despite section 11(*l*) to (*p*), paragraph 2(8) of the Second Schedule to the principal Act as in force on or after the date of commencement of section 11(*l*) to (*p*) does not affect any relevant event that has happened before that date.

(6) Paragraph 12 of the Third Schedule to the principal Act as in force on or after the date of commencement of section 12(*e*) applies to any collective sale committee that has not been dissolved before that date.

PART 2

AMENDMENTS RELATING TO STRATA SUBDIVISION AND OTHER MATTERS

Amendment of section 3

15. In the principal Act, in section 3 —

(*a*) in subsection (1), delete ", unless the context otherwise requires";

(*b*) in subsection (1), after the definition of "accessory lot", insert —

"“approved form” has the meaning given by subsection (3);";

(*c*) in subsection (1), after the definition of "building", insert —

"“by-law” has the meaning given by section 2(1) of the Building (Strata Management) Act 2004;";

(*d*) in subsection (1), replace the definition of "registered land" with —

"“registered land” has the meaning given by section 4(1) of the Land Titles Act 1993;";

(*e*) in subsection (1), after the definition of "relevant authority", insert —

"“repealed section 126A” means section 126A as in force immediately before 1 March 2021;"; and

(*f*) after subsection (2), insert —

"(3) In this Act, “approved form” means any form approved by the Registrar for the purpose of any provision of this Act, and includes —

(*a*) an electronic form produced by making an electronic copy, image or reproduction of a written certificate or instrument; and

(*b*) a form containing any deviation from that form approved by the Registrar, which in the Registrar's opinion does not affect the substance of that form approved by him or her.".

Amendment of section 4

16. In the principal Act, in section 4 —

(*a*) replace "rules made under this Act" with "regulations made under this Act"; and

(*b*) replace "registered" with "comprised".

Amendment of section 10

17. In the principal Act, in section 10, replace subsection (3) with —

"(3) Subject to the provisions of this Act, any assurance, dealing or caveat affecting a lot may be registered or notified in the same manner and form as any assurance, dealing or caveat registered or notified under the Land Titles Act 1993.

(4) Any assurance, dealing or caveat that is registered or notified in accordance with subsection (3) has the same effect as a similar assurance, dealing or caveat (as the case may be) registered or notified under the Land Titles Act 1993 that affects part of registered land comprised in a subdivision plan submitted to the competent authority.".

Amendment of section 18

18. In the principal Act, in section 18(*a*), after "through or by means of any", insert "sewers,".

Amendment of section 22

19. In the principal Act, in section 22(3), replace "prescribed" with "approved".

Amendment of section 78

20. In the principal Act, in section 78 —

(*a*) in subsections (4), (5), (8) and (10), replace "subsection (1)" with "subsection (1A)";

(*b*) in subsection (9), replace "order should not be made under subsection (1)" with "order should not be made under subsection (1A)"; and

(*c*) in subsection (11)(*b*) and (*c*), after "a Board", insert "or the General Division of the High Court".

Amendment of section 81

21. In the principal Act, in section 81(8), replace "prescribed" with "approved".

Amendment of section 122

22. In the principal Act, in section 122(4), replace "or other dealing" with ", dealing or caveat".

Amendment of section 123

23. In the principal Act, in section 123(2), replace "a strata title plan and a subsidiary proprietor and section 10A and Part 5 and this Part" with "any strata title plan, subdivided building, common property and subsidiary proprietor".

Amendment of section 124

24. In the principal Act, in section 124(2), replace "a strata title plan and a subsidiary proprietor and section 10A and Part 5 and this Part" with "any strata title plan, subdivided building, common property and subsidiary proprietor".

Amendment of section 125

25. In the principal Act, in section 125, in the section heading, replace "**registered leases**" with "**leases registered**".

Amendment of section 127

26. In the principal Act, in section 127, after subsection (3), insert —

"(3A) Where the registered lessees of those flats who altogether own not less than 25% of the total number of those flats comprised in a building or buildings erected on the land have agreed in writing to apply for the issue of subsidiary strata certificates of title for those flats, all the remaining registered lessees of the flats comprised in the building or buildings and all the respective successors in title or assigns are deemed to have applied for the issue of subsidiary strata certificates of title for the flats.".

PART 3

CONSEQUENTIAL AMENDMENTS TO OTHER ACTS

Amendment of Building (Strata Management) Act 2004

27. In the Building (Strata Management) Act 2004, in section 13(2) —

(*a*) replace " "collective sale contract" " with " "collective sale contract of any land" "; and

(*b*) in paragraph (*a*), replace "or 84FB" with ", 84FB or 84FC".

Amendment of Land Titles Act 1993

28. In the Land Titles Act 1993, in section 129(1)(*k*), after "section 84E", insert "or 84FC".

Amendment of Stamp Duties Act 1929

29. In the Stamp Duties Act 1929, in section 22(6)(*g*), replace "or 84FA" with ", 84FA or 84FC".

EXPLANATORY STATEMENT

This Bill seeks to amend the Land Titles (Strata) Act 1967 (the Act) for the following main purposes:

(*a*) to lower the consent thresholds for the collective sale of developments that have an age of at least 40 years, for the purpose of facilitating urban rejuvenation in Singapore;

(*b*) to raise the percentage limit in respect of the proceeds of sale that the General Division of the High Court has to take into account when making orders for the increase in the proceeds of sales for objectors to a collective sale;

(*c*) to allow for the collective sale of the flats and land in certain developments to which sections 84A, 84D, 84E, 84F, 84FA and 84FB do not apply;

(*d*) to provide for how certain collective sale provisions relating to objections to a collective sale are to apply where there are co-owners of a lot or a flat;

(*e*) to shorten the permitted time for execution of a collective sale agreement from 12 months to 6 months;

(*f*) to increase the threshold percentage for a requisition to convene a general meeting for the purpose of constituting a collective sale committee;

(*g*) to prevent the convening of a general meeting of a management corporation for the purpose of constituting a collective sale committee within 3 years of a relevant event unless the threshold percentage (differentiated according to the age of the development) for requisition for the general meeting is met;

(*h*) to provide that a collective sale committee is deemed to be dissolved in certain circumstances;

(*i*) to make other amendments relating to strata subdivision and other matters.

The Bill also makes consequential amendments to certain other Acts.

Clause 1 relates to the short title and commencement.

The rest of the Bill is divided into 3 Parts.

PART 1

AMENDMENTS RELATING TO COLLECTIVE SALE OF PROPERTY

Part 1 consists of clauses 2 to 14 relating to changes to the collective sale regime under Part 5A.

Clauses 2, 3, 4, 5, 6 and 7 amend sections 84A, 84D, 84E, 84F, 84FA and 84FB, respectively. The more significant amendments are described in the following paragraphs.

Clauses 2(*a*), 3(*a*), 4(*d*) and 6(*a*) re-enact with amendments subsection (1) of section 84A, subsection (2) of section 84D, subsection (3) of section 84E and subsection (2) of section 84FA, respectively, with the following key features:

(*a*) How the consent thresholds are computed remain unchanged. In particular —

(i) in a case of lots under section 84A or 84FA — the consent thresholds are represented by the threshold percentage in respect of the share values and the threshold percentage in respect of the total area of all the lots (excluding the area of any accessory lot) of the subsidiary proprietors who are willing to sell;

(ii) in a case of flats under section 84D where the proprietors of the flats also own the land in the development — the consent thresholds are represented by the threshold percentage in respect of the share of the land and the threshold percentage in respect of the total area of all the flats of the proprietors who are willing to sell; and

(iii) in a case of flats under section 84E where the proprietors of the flats do not own the land in the development — the consent thresholds are represented by the threshold percentage in respect of the notional share of the land and the threshold percentage in respect of the total area of all the flats of the proprietors who are willing to sell.

(*b*) The consent thresholds are differentiated based on the age of the development in the following manner, with lower consent thresholds introduced for the new age bands in sub-paragraphs (iii) and (iv) below:

(i) if the age is less than 10 years (which is presently provided for in sections 84A(1), 84D(2), 84E(3) and 84FA(2)) — not less than 90%;

(ii) if the age is at least 10 years but less than 40 years — not less than 80%;

(iii) if the age is at least 40 years but less than 60 years — not less than 70%;

(iv) if the age is 60 years or more — not less than 65%.

(*c*) The age of a development is determined in accordance with the new section 84FE inserted by clause 8.

Clauses 2(*o*), 3(*o*), 4(*r*) and 6(*o*) amend subsection (7B) of section 84A, subsection (5B) of section 84D, subsection (7B) of section 84E and subsection (8) of section 84FA, respectively, to raise the percentage limit in respect of the proceeds of sale for any lot or flat from the present 0.25% to 0.5%. The higher percentage limit affects the computation of the aggregate sum limit that the General Division of the High Court has to take into account when making orders for the increase in the proceeds of sales for objectors to a collective sale.

Clauses 2(*q*), 3(*p*) and 4(*s*) re-enact with amendments subsection (8) of section 84A, subsection (6) of section 84D and subsection (8) of section 84E, respectively, mainly to streamline the legislative text and clarify the scenarios in which a subsidiary proprietor or proprietor is taken to have, or is not taken to have, incurred a financial loss.

Currently, sections 84D(6) and 84E(8) have to be read with section 84A(8)(*a*), (*b*) and (*c*) with the necessary modifications (see the current sections 84D(9) and 84E(15)). Clauses 3(*s*) and 4(*z*) delete the reference to section 84A(8)(*a*), (*b*) and (*c*) in sections 84D(9) and 84E(15), respectively, as this is no longer relevant with the re-enactment with amendments of sections 84D(6) and 84E(8) by clauses 3(*p*) and 4(*s*), respectively.

Clauses 4(*a*), 5(*a*), 6(*a*) and 7(*a*) re-enact with amendments subsections (1) of sections 84E, 84F, 84FA and 84FB, respectively, mainly to clarify that all the subsisting leases in question have to satisfy the tenure mentioned in each of those subsections or as specified by the Minister by notification in the *Gazette*.

Clause 6(*p*) inserts a new subsection (8A) of section 84FA which is similar to section 84A(8) (as re-enacted with amendments by clause 2(*q*)), and clause 6(*t*) deletes the reference to section 84A(8)(*a*), (*b*) and (*c*) in section 84FA(16) as this is no longer relevant with the new section 84FA(8A).

Clauses 2, 3, 4, 5, 6 and 7 also make editorial amendments to certain provisions of sections 84A, 84D, 84E, 84F, 84FA and 84FB, respectively, for consistency with the legislative text of the new section 84FC inserted by clause 8.

Clause 8 inserts new sections 84FC to 84FF.

The new section 84FC provides for the collective sale of the flats and land in developments where there are subsisting leases of flats registered under the

Registration of Deeds Act 1988 or the Land Titles Act 1993 for a tenure of less than the minimum tenure required by section 84E or 84F and the land comprised in the development is not owned by the proprietors of the flats with registered subsisting leases. All the flats with registered subsisting leases in the development must be used or intended to be used for residential purposes, but developments on land owned by the Housing and Development Board (the HDB) are excluded.

The new section 84FC is largely based on section 84E, but there are additional safeguards for the proprietor of the land. The new section 84FC(16)(*b*) and (*c*) prevents the General Division of the High Court and a Strata Titles Board (a Board) from approving a collective sale if they are (respectively) satisfied that the proprietor of the land has not agreed in writing to sell the proprietor's estate and interest in the land for an amount specified (or to be computed in a manner specified) in a sale and purchase agreement or if the sale price for the development is insufficient to meet that amount. The new section 84FC(16)(*a*)(i)(B) is expressly limited to the method of distributing the proceeds of sale to the proprietors of the flats. This clarifies that the amount to be paid to the proprietor of the land (mentioned in the new section 84FC(16)(*b*) and (*c*)) is not taken into account for the purposes of determining whether the transaction is in good faith.

The new section 84FD explains how certain provisions of section 84A, 84D, 84E, 84FA or 84FC are to apply where —

(*a*) there are joint tenants or tenants-in-common (each a co-owner) in respect of a lot in a strata title plan or a flat in a development; and

(*b*) one or more of the co-owners of the lot or flat (as the case may be) have not agreed in writing to sell the relevant property (as defined in the new section 84FD(5)) to a purchaser under a sale and purchase agreement mentioned in section 84A(1), 84D(2), 84E(3), 84FA(2) or 84FC(3).

The new section 84FD(2) is to avoid doubt that where those circumstances apply to a lot or flat, the relevant percentages (as defined in the new section 84FD(5)) of the lot or flat do not count towards the threshold percentages described in section 84A(1), 84D(2), 84E(3), 84FA(2) or 84FC(3), as the case may be. This is because all the co-owners (whether joint tenants or tenants-in-common) of a lot or flat have to sign the collective sale agreement in order to agree to a collective sale.

The new section 84FD(3) provides that a reference in certain provisions of section 84A, 84D, 84E, 84FA or 84FC to a subsidiary proprietor of a lot or a proprietor of a flat who has not agreed in writing to a sale as a person who may file an objection to a Board or re-file an objection to the General Division of the High Court is to be read as a reference to any one or more of the co-owners of the lot or flat (as the case may be), whether or not acting with the other co-owner or co-owners. This means that —

(*a*) all of the co-owners could object collectively, as unanimous objectors; or

(*b*) one or more of the co-owners could object without the other co-owner or co-owners, as non-unanimous objectors.

The new section 84FD(4) provides how certain provisions of section 84A, 84D, 84E, 84FA or 84FC apply where there are unanimous objectors or non-unanimous objectors for a lot or flat (objecting lot or flat). Generally, those provisions will be applied to all co-owners of an objecting lot or flat collectively, except that the General Division of the High Court may order that the proceeds of sale for an objecting lot or flat be increased under section 84A(7A), 84D(5A), 84E(7A), 84FA(7) or 84FC(13) for any (but not necessarily all) of the co-owners of the objecting lot or flat if it is satisfied that it would be just and equitable to do so.

The new section 84FE relates to the interpretation of the age of a development in sections 84A(1), 84D(2), 84E(3), 84FA(2) and 84FC(3). The new section 84FE(1) clarifies that the age is counted from the latest of all the relevant dates (defined in the new section 84FE(2)) determined for each building (not being any common property) comprised in the strata title plan or development. The relevant date is to be determined in the manner specified by the Minister, by notification in the *Gazette*, if no temporary occupation permit or certificate of statutory completion was issued for a building. The new section 84FE(3) sets out special provisions for counting the age of a development for the purpose of an application under section 84A(1) which relates to land to which the repealed section 126A applied or former HUDC estates which have since been privatised.

The new section 84FF relates to the application of sections 84D, 84E, 84F and 84FC and the meanings of proprietor and subsisting lease.

The new section 84FF(1) provides that section 84D, 84E, 84F or 84FC (as the case may be) applies where the development mentioned in the section comprises a parcel of land with one or more buildings or any part of a building, including where the whole or any part of a building consists of, or includes, a flat in the form of a detached house, semi-detached house, linked or terrace house or townhouse. Accordingly, it is possible for sections 84D, 84E, 84F and 84FC to apply to a development consisting solely of these kinds of houses, a mixture of these kinds of houses and apartments, or solely apartments.

The new section 84FF(2) provides for the interpretation of references to the proprietor of a flat with a subsisting lease, and the proprietor of the land, in a development. These refer to the person who appears from the land-register or from the records kept by the Registry of Deeds to be the owner of the flat or the land (as the case may be) and includes a successor in title of such proprietor.

The new section 84FF(3) provides that references to a subsisting lease of a flat or lot are references to the head lease of that flat or lot, rather than sub-leases under the head lease.

Clause 9 inserts a new section 129 to empower the Minister, by order published in the *Gazette*, to amend or add to the First, Second, Third or Fourth Schedule (replacing section 84A(14) which is deleted by clause 2(*t*)) and to make provisions of a saving or transitional nature consequent on the making of such order that the Minister considers necessary or expedient.

Clause 10 amends the First Schedule to amend paragraph 2(1)(*a*)(ii) to shorten the permitted time for executing a collective sale agreement to 6 months after the date of the first signature, insert new paragraphs 2(3) and 16, and make consequential amendments.

The new paragraph 2(3) specifies the permitted time for a new collective sale agreement where a collective sale agreement is terminated, and the terms and conditions of a new collective sale agreement are approved in accordance with the new paragraph 7(2A) and (2B) of the Third Schedule inserted by clause 12. The new collective sale agreement must be executed within 7 months after the date of commencement of the amendment.

The new paragraph 16 provides details on how paragraphs 1(*e*)(ii), (v) and (vi) and 3(*a*) and paragraph 11(2) of the Third Schedule apply in relation to an application under the new section 84FC.

Clause 11 amends the Second Schedule to tighten the requirements for a requisition to convene a general meeting of the management corporation for the purpose of constituting a collective sale committee, and to make consequential amendments.

Clause 11(*d*), (*g*) and (*j*) respectively inserts new paragraph 2(1A) and (1B), (2A) and (2B) and (3A) and (3B), and clause 11(*q*) inserts new paragraph 2(9) to increase the threshold percentage for a requisition to convene a general meeting for the purpose of constituting a collective sale committee where the requisition is made on or after the date of commencement of those amendments. The new paragraph 2(1B)(*a*), (2B)(*a*) and (3B)(*a*) provides that the general meeting must not be convened unless 2 years or more have elapsed since the relevant event (if it happened before the date of commencement) or 3 years or more (if it happened on or after that date of commencement). The new paragraph 2(1B)(*b*), (2B)(*b*) and (3B)(*b*) provides alternatively that the requisition must be signed or made in accordance with the new paragraph 2(9).

Clause 11(*l*) to (*p*) amends paragraph 2(8) which defines a relevant event for the purposes of paragraph 2(1B), (2B) and (3B). Paragraph 2(8)(*c*) (which relates to the expiry of a collective sale agreement) is deleted since the new paragraph 2(8)(*d*) will apply when a collective sale committee is deemed to be dissolved under the new paragraph 12(2) of the Third Schedule (inserted by clause 12) on such expiry.

Clause 12 amends the Third Schedule to insert new paragraph 7(2A) and (2B) and (5) to (7), replace paragraph 12 with a new paragraph 12 and make consequential amendments.

The new paragraph 7(2A) and (2B) allows developments that are at least 40 years old and have begun their collective sale process within a window period to benefit from the new lower consent threshold requirements by terminating the existing collective sale agreement and approving the terms and conditions of a new collective sale agreement.

The new paragraph 7(5) to (7) provides for the use of virtual meeting technology to hold a meeting of subsidiary proprietors.

The new paragraph 12(1) continues to provide for the dissolution of a collective sale committee by ordinary resolution at a general meeting and the new paragraph 12(2) deems a collective sale committee to be dissolved in certain circumstances. The new paragraph 12(3) provides that the new paragraph 12(2) does not apply in relation to a collective sale agreement that is terminated in accordance with the new paragraph 7(2A) where the terms and conditions of a new collective sale agreement are approved for the sale in accordance with the new paragraph 7(2B) within the permitted time. The new paragraph 12(4) provides that the new paragraph 12(2)(*a*), (*b*), (*d*) and (*e*) does not apply if the collective sale agreement had been executed before the commencement date as defined in new paragraph 12(5).

Clause 13 amends the Fourth Schedule to make amendments to the Schedule reference that are consequential upon the amendment of sections 84A, 84D, 84E and 84FA, respectively, and the insertion of the new section 84FC. The clause also deletes the reference to a Board in the Schedule heading since the Act no longer requires a Board to be involved in a decision concerning the allowable deductions specified in the Fourth Schedule.

Clause 14 provides for saving and transitional provisions. Sub-clauses (1) and (2) relate to the application of Part 5A. The amended Part 5A applies to all applications for collective sale except where sub-clause (2) provides otherwise. Sub-clause (2) provides that Part 5A as in force immediately before the date of commencement of the amendments to it continues to apply in relation to a collective sale agreement if —

(*a*) the terms and conditions of the collective sale agreement were approved in accordance with the Second Schedule before that date; and

(*b*) one or more of the subsidiary proprietors or proprietors mentioned in section 84A(1), 84D(2), 84E(3) or 84FA(2) (as the case may be) had signed the collective sale agreement before that date.

Sub-clauses (3) to (6) of clause 14 provide for saving and transitional provisions relating to the application of amended provisions in the First, Second and Third Schedules.

PART 2

AMENDMENTS RELATING TO STRATA SUBDIVISION AND OTHER MATTERS

Part 2 consists of clauses 15 to 26 on amendments relating to strata subdivision and other matters.

Clause 15 makes an amendment to delete an interpretative provision concerning context that is already covered by section 2(2A) of the Interpretation Act 1965 since 1 November 2022, inserts new definitions into section 3 and also amends some existing definitions in section 3(1). The new or amended definitions that are more significant are described below.

Clause 15(*b*) and (*f*) inserts a definition of "approved form" (being one approved by the Registrar of Titles) to clarify the meaning of the term when currently used in the Act.

Clause 16 amends section 4 to correct certain existing terminology for accuracy.

Clause 17 re-enacts with amendments subsection (3) of section 10 as new subsections (3) and (4) of that section. The key amendments are intended to clarify that any assurance, dealing or caveat (instead of only any assurance or other dealing as presently stated in section 10(3)) affecting a lot may be registered or notified in the same manner and form, and has the same effect, as any similar assurance, dealing or caveat registered or notified under the Land Titles Act 1993.

Clause 18 amends section 18(*a*) to insert a missing word.

Clauses 19 and 21 amend sections 22(3) and 81(8), respectively, so that the reference to a prescribed form in each of those provisions will be replaced with a reference to an approved form, for consistency with the terminology used in the rest of the Act.

Clause 20 amends certain provisions of section 78 to make editorial corrections.

Clause 22 amends section 122(4) to clarify that a caveat affecting the leasehold estate comprised in a subsidiary certificate of title is also subject to the Land Titles Act 1993.

Clauses 23 and 24 amend sections 123(2) and 124(2) (which concern flats sold by the HDB and the Jurong Town Corporation, respectively) to clarify the provisions of the Act that would apply to subdivided buildings after they are brought under the provisions of the Act upon the registration of a strata title application.

Clause 25 amends the section heading of section 125 to make an editorial amendment.

Clause 26 amends section 127 to insert a new subsection (3A), which is a deeming provision that provides that the agreement of at least 25% of lessees of flats will bind the remaining lessees of flats and cause the strata title plan to be registered. This deeming provision is for parity with similar deeming provisions in sections 125(6) and 126(5).

PART 3

CONSEQUENTIAL AMENDMENTS TO OTHER ACTS

Part 3 consists of clauses 27, 28 and 29 which make consequential amendments to other Acts.

The clauses amend various provisions of the Building (Strata Management) Act 2004, the Land Titles Act 1993 and the Stamp Duties Act 1929 to make amendments that are consequential upon the new section 84FC (inserted by clause 8), and to make other drafting refinements for clarity.

EXPENDITURE OF PUBLIC MONEY

This Bill will not involve the Government in any extra financial expenditure.