First published in the Government *Gazette*, www.egazette.gov.sg, on 30 October 2026 at 5 pm.

No. S 811

BUILDING (STRATA MANAGEMENT) ACT 2004

BUILDING MAINTENANCE (STRATA MANAGEMENT) (AMENDMENT) REGULATIONS 2026

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

Citation and commencement

1.—(1) These Regulations are the Building Maintenance (Strata Management) (Amendment) Regulations 2026 and, except for regulations 2 and 6, come into operation on 1 June 2027.

(2) Regulations 2 and 6 are deemed to have come into operation on 1 October 2025.

Amendment of regulation 1

2. In the Building Maintenance (Strata Management) Regulations 2005 (G.N. No. S 192/2005) (called in these Regulations the principal Regulations), in regulation 1, replace "Building Maintenance (Strata Management) Regulations 2005" with "Building (Strata Management) Regulations 2005".

Replacement of regulation 4

3. In the principal Regulations, replace regulation 4 with —

"**Commissioner's approval of maximum rate of maintenance charges**

4.—(1) An owner developer of a development who intends to collect maintenance charges for the development must, before the sale of any lot or proposed lot in the development, apply to the Commissioner for the Commissioner's approval of the

maximum rate of maintenance charges for the development for the purposes of section 18(1) of the Act.

(2) If an owner developer intends to collect maintenance charges for the development of an amount that is more than the amount calculated using the approved maximum rate of maintenance charges for the development, the owner developer must apply to the Commissioner to vary the approved maximum rate.

(3) An application under paragraph (1) or (2) must be —

(*a*) in the form and manner required by the Commissioner;

(*b*) accompanied by the application fee specified in the Third Schedule, if any; and

(*c*) accompanied by the following documents and information:

(i) a description of the development, including its lot number and mukim or town subdivision number, and the site area;

(ii) a description of the services for the management and maintenance of the common property or limited common property (as the case may be) comprised in the development;

(iii) the proposed maximum rate of maintenance charges for the development and how it is derived, and, in the case of an application under paragraph (2), the reasons for the proposed variation;

(iv) any other documents and information that the Commissioner may require in a particular case.

(4) An owner developer who fails to comply with paragraph (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding $5,000.

(5) In this regulation —

"approved maximum rate", for maintenance charges, means the maximum rate approved by the Commissioner for the maintenance charges for the purposes of section 18(1) of the Act, and includes any variation of the approved maximum rate by the Commissioner;

"maintenance charges", for a development, means any charges for the management and maintenance of the common property or limited common property (if any) comprised in the development.".

New Third Schedule

4. In the principal Regulations, after the Second Schedule, insert —

"THIRD SCHEDULE

Regulation 4(3)(*b*)

APPLICATION FEES FOR APPROVAL OF MAXIMUM RATE OF MAINTENANCE CHARGES

	First column	*Second column*
1.	For an application under regulation 4(2) to vary an approved maximum rate of maintenance charges for a development (with or without limited common property) that is —	
	(*a*) a mixed-use development; or	$1,000 per application
	(*b*) any other development	$500 per application
2.	In this Schedule, "mixed-use development" means a development that consists or is to consist of 2 or more different classes of use, and the different classes of use are as follows:	
	(*a*) residence;	
	(*b*) office;	
	(*c*) commercial (other than as an office), such as a shop, food establishment, theatre or car park;	

(*d*) boarding premises, such as a hotel, serviced apartment or nursing home;

(*e*) industrial, including use as a warehouse, showroom or business park.".

Transitional provision

5. Despite regulations 3 and 4, regulation 4 of the principal Regulations as in force immediately before 1 June 2027 continues to apply to a development in respect of which an application for planning permission is made under the Planning Act 1998 before 1 June 2027.

Miscellaneous amendments

6. In the principal Regulations, in the First Schedule —

(*a*) in Forms 1 to 4, replace "BUILDING MAINTENANCE AND STRATA MANAGEMENT ACT (CHAPTER 30C)" with "BUILDING (STRATA MANAGEMENT) ACT 2004";

(*b*) in Forms 1 to 4, replace "BUILDING MAINTENANCE (STRATA MANAGEMENT) REGULATIONS" with "BUILDING (STRATA MANAGEMENT) REGULATIONS"; and

(*c*) in Forms 1 to 4, in paragraph 1, replace "Building Maintenance and Strata Management Act" with "Building (Strata Management) Act 2004".

[G.N. No. S 784/2018]

Made on 29 October 2026.

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Permanent Secretary,
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Singapore.

[AG/LEGIS/SL/30C/2025/4]