

SPEECH BY THE MINISTER FOR LAW AND NATIONAL DEVELOPMENT,
MR. E. W. BARKER, IN MOVING THE SECOND READING OF THE
LAND TITLES (STRATA) BILL IN THE SINGAPORE PARLIAMENT
ON FEBRUARY 27, 1967.

As it is the intention to refer the Bill to a Select Committee, I shall only touch briefly on the more important provisions in the Bill. Under existing practice, what the purchaser of a flat usually obtains is a 999-year lease in a building, the freehold title in the land above which the flat is built is either retained by the vendor who imposes on each of his lessees a service charge for the maintenance of common parts and property or is conveyed in proportionate shares to the purchasers of all the flats built on the land as tenants in common. Experience has shown that it is difficult for tenants to get together and problems arise when lifts break down or pipes burst. This rather unsatisfactory state of affairs has impeded the development and sale of flats in the Republic and the Bill now before the House, which is based on Australian legislation and takes account of the comments of the former Bar Committee, seeks to remove these difficulties.

The Bill introduces a strata land register under which the proprietor of registered land on which a building stands, who has obtained approval of subdivision of the building into flats from the Competent Authority, may apply to the Registrar of Titles for the land and the subdivided building thereon to be dealt with in lots under separate subsidiary strata certificates of title. The Bill also spells out the rights and obligations of the purchasers of flats in a subdivided building as regards assessment, easements and restrictive covenants. The owner or owners of flats comprised in a subdivided building shown in a strata title plan lodged in the Land Titles Registry will become the management corporation of the building as soon as such strata title plan has been registered. The management corporation consisting of all the flat owners is made responsible for the maintenance of common parts like lifts and corridors.

Kr. Speaker, Sir, I beg to move.

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