

## PRACTICE CIRCULAR 6 of 2005

To All Law Firms/Law Organisations

### **Residential Property Act (RPA) – Easing of Restrictions on Ownership of Residential Properties**

As announced in Parliament, the Government has decided that effective 19 July 2005, a foreign person (as defined in the RPA) will no longer need to seek prior approval under the RPA to buy an apartment unit in a building of less than 6 levels in a non-condominium development. In addition, he can continue (as before) to buy any dwelling unit in a condominium development as classified by URA. A copy of the Residential Property (Exemption) Notification 2005 [No. S 471 dated 18 July 2005] (the Notification) is enclosed.

2. However, the current restrictions in the RPA on the following residential properties will continue to apply, i.e. a foreign person is still required to seek approval prior to purchase (whether or not the titles have been issued) of the following residential properties:

- (a) vacant residential land;
- (b) landed houses with land titles (defined as “landed dwelling houses” in the Notification);
- (c) landed houses with strata titles (defined as “landed dwelling houses” in the Notification) in a non-condominium development such as strata terrace houses; and
- (d) shophouses which are not strata subdivided and are erected on land other than land which has been declared to be non-residential property pursuant to the Residential Property Notification (N7).

3. As a consequence of the above change, a solicitor acting for a foreign person purchasing or acquiring a flat (as defined in the RPA) which is:

- (a) not a landed dwelling house (as defined in the Notification); and
- (b) not within an approved condominium development,

must endorse on the relevant instrument a certificate as follows:

“I, the solicitor acting for the \_\_\_\_\_ hereby certify that the within premises is NOT a landed dwelling house (as defined in the Residential Property (Exemption) Notification 2005 [No. S 471 dated 18 July 2005]).

\_\_\_\_\_  
NAME AND SIGNATURE OF SOLICITOR”

4. If any solicitor has doubts as to whether the property in question is exempted pursuant to the Notification, he can contact any of the following officers of the Land Dealings (Approval) Unit:

- (i) Ms Aiyadurai Rogini at Tel. No. 63239851;
- (ii) Ms Grace Lee at Tel. No. 63239847;
- (iii) Ms Hoor Mohd Khaithir at Tel. No. 63239850;
- (iv) Ms Dawn Voon at Tel. No. 63239031.

Please direct all your enquiries to the Land Dealings (Approval) Unit (instead of SLA's main enquiry line) as its officers are best placed to handle your questions.

**Consequential changes to the Consolidated Practice Circulars 2003**

5. The reference to "or flat in a building of less than 6 levels" in the header in paragraph 11.6 and in paragraph 11.7(a); and the whole of paragraph 11.9 of Part 3 of the Consolidated Practice Circulars 2003 shall be deleted.

Date: 20 July 2005

VINCENT HOONG  
REGISTRAR OF TITLES

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**No. S 471**

RESIDENTIAL PROPERTY ACT  
(CHAPTER 274)

RESIDENTIAL PROPERTY  
(EXEMPTION) NOTIFICATION 2005

ARRANGEMENT OF PARAGRAPHS

Paragraph

1. Citation and commencement
  2. Definition
  3. Exemption
  4. Condition
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In exercise of the powers conferred by section 32 (1) of the Residential Property Act, the Minister for Law hereby makes the following Notification:

**Citation and commencement**

**1.** This Notification may be cited as the Residential Property (Exemption) Notification 2005 and shall come into operation on 19th July 2005.

**Definition**

**2.** In this Notification, “landed dwelling-house” means a detached house, a semi-detached house or a terrace house (including a linked house or a townhouse), whether or not comprised within a strata title plan registered under the Land Titles (Strata) Act (Cap. 158).

**Exemption**

**3.—**(1) Subject to the condition set out in paragraph 4, section 3 (1) of the Act shall not prohibit the purchase or acquisition by, or any transfer to, a foreign person of any estate or interest in any flat that —

*(a)* is comprised in any building consisting of less than 6 levels (including the ground level and any level below the ground)

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in a development permitted to be used under the Planning Act (Cap. 232) for residential purposes; and

(b) is not a landed dwelling-house.

(2) Where a foreign person has purchased or acquired a flat referred to in sub-paragraph (1), the provisions of the Act shall not affect the share in the land on which the flat stands if such share is shown in the transfer as appurtenant to the flat purchased or acquired by the foreign person.

### **Condition**

4. A foreign person shall not be permitted to purchase or acquire all the flats in every building consisting of less than 6 levels in a development permitted to be used for residential purposes under the Planning Act.

Made this 18th day of July 2005.

LIEW HENG SAN  
*Permanent Secretary,  
Ministry of Law,  
Singapore.*

[LAW06/011/031 Vol. 21; AG/LEG/SL/274/2002/1 Vol. 1]