

Practice Circular 3 of 2007

To All Law Firms / Law Organisations

I am pleased to announce another new initiative, as part of our regular process review to better serve you and your clients.

Strata Landed Housing

1. Effective 20 August 2007, Subsidiary Strata Certificates of Title (SSCTs) that are issued for strata landed housing developments will contain this endorsement at the top left hand corner “**Strata – Landed Housing.**”

2 This is to assist solicitors to identify such developments as they are **restricted residential property** and fall within the ambit of the Residential Property Act (RPA). As such, the Minister's approval is required, if a foreign person as defined in the RPA wishes to acquire a property in such a development.

3 A strata landed housing development¹ can comprise one of 3 basic types of houses:

- Strata detached houses (bungalows)
- Strata semi-detached houses
- Strata terrace houses

4 The Registrar has noticed that some solicitors are not aware of this and have omitted to advise their foreign clients to obtain the necessary approval.

5. Solicitors can now rely on this information to advise their foreign clients who wish to purchase restricted residential properties to submit an application at the Land Dealings (Approval) Unit (LDAU).

6. Prior to the lodgment of a Transfer instrument in favour of a foreign person for such a property, solicitors must ensure that the LDAU reference is correctly entered in the Transfer instrument.

Date: 7th August 2007

VINCENT HOONG
REGISTRAR OF TITLES

¹ As defined under URA's Development Control Parameters for Residential Developments