

**STRATA TITLES BOARDS
REGISTRAR'S CIRCULAR 1/2004**

To all Law Firms / Law Corporations

Land Titles (Strata) Act (Amendment of Fourth Schedule) Order 2004

This Circular is intended for your information.

2. The Land Titles (Strata) Act (Amendment of Fourth Schedule) Order 2004 came into effect on 1st May 2004. There are new pre-conditions for applications to the Strata Titles Boards.

3. On or after 1st May 2004, before the relevant majority flat owners referred to in section 84A(1), 84D(2) or 84E(3) may make an application to the Strata Titles Boards, they must first have entered into a Collective Sale Agreement ("CSA") among themselves.

4. In the case of a CSA signed on or after 1st May 2004, the following changes apply:

- (i) The signing of the CSA by the last of the flat owners who make up the relevant majority flat owners referred to in section 84A(1), 84D(2) or 84E(3) must not be later than 12 months from the first execution of the CSA by a flat owner;
- (ii) The relevant majority flat owners must find a purchaser and apply to the Strata Titles Boards within 12 months of successfully getting the CSA executed by the minimum required number of flat owners to make up the relevant majority;
- (iii) Flat owners of the development must be updated every 8 weeks (starting from the first execution of the CSA by a flat owner) on the number and percentage of flat owners who have signed the CSA. The updates are to be put up at conspicuous parts of each building of the development. See sample notice annexed; and
- (iv) Pasting the collective sale notice on the main door of every minority flat owner is no longer required.

12 July 2004

Bryan Chew
Registrar
Strata Titles Boards

ADVERTISEMENT IN ENGLISH
[Applicants are to arrange for the advertisement
to be translated into Chinese, Malay and Tamil]

NOTICE

PROPOSED EN-BLOC SALE
UNDER SECTION 84A / 84D / 84E*
OF THE LAND TITLES (STRATA) ACT
FOR THE DEVELOPMENT KNOWN AS ... (Name, if any)
AT ... (Address)
TS / MK __ LOT NO. _____

Notice is hereby given that as of the (day) of (month) 2004, ____ owners of ____ flat units making up ____ percent of the total share values / share in land / notional share in land* in the above-mentioned development, have signed a collective sale agreement to collectively sell their flat units.

This notice is given pursuant to the 4th Schedule, paragraph 1(b) of the Land Titles (Strata) Act.

Dated this day of 2004

Notified by:

Contact number:

* Delete whichever is not applicable