

EXTRACT FROM
THE LAND TITLES (STRATA) ACT
(CHAPTER 158)
Revised Edition 1999

LAND TITLES (STRATA) ACT: Part I

PRELIMINARY
Section 3

In this Act, unless the context otherwise requires –

Interpretation

“common property” -

- (a) in relation to subdivided buildings in an approved plan bearing the title of “condominium” and issued by the relevant authority, means so much of the land for the time being not comprised in any lot shown in a strata title plan or in any parts of any building unit (partially erected or to be erected) intended to be included as lots in a strata title plan to be lodged with the Registrar after strata subdivision of the building unit has been approved by the relevant authority;
- (b) in relation to any subdivided building which is comprised in any plan approved by the relevant authority other than a plan bearing the title of “condominium” means so much of the land for the time being not comprised in any lot shown in a strata title plan; and
- (c) unless otherwise described specifically as comprised in any lot in a strata title plan and shown as capable of being comprised in such a lot, includes -
 - (i) foundations, columns, beams, supports, walls, roofs, lobbies, corridors, stairs, stairways, fire escapes, entrances and exits of the building and windows installed in the external walls of the building;
 - (ii) carparks, recreational or community facilities, gardens, parking areas, roofs, storage spaces and rooms approved by the relevant authority for the use of a management corporation and its members;
 - (iii) central and appurtenant installations for services such as power, light, gas, hot and cold water, heating, refrigeration, air-conditioning and incinerators;
 - (iv) escalators, lifts, tanks, pumps, motors, fans, compressors, ducts, and in general all apparatus and installations existing for common use;
 - (v) water pipes, drainage pipes, sewerage pipes, gas pipes and electrical cables which serve 2 or more lots;
 - (vi) all facilities described as common property in any plan approved by the relevant authority for a condominium development and all facilities which may be shown in a legend of a strata title plan as common property; and
 - (vii) all other parts of the land not comprised in any lot necessary or convenient to the existence and maintenance and for the reasonable common use and safety of the common property;

“lot” means a stratum which is shown as a lot on a strata title plan, and includes a lot specified as an accessory lot on any such plan;

“management corporation”, in relation to any one or more subdivided buildings shown on a strata title plan, means the management corporation incorporated for those buildings under Part IV or pursuant to any corresponding previous written law;

“subdivided building” means any one or more buildings comprised in a strata subdivision plan approved by the relevant authority;

“subsidiary proprietor” means -

- (a) the registered subsidiary proprietor for the time being of the entire estate in a lot including an estate for life, an estate in remainder or an estate in reversion; and
- (b) in relation to a lot where a lease has been granted, the registered subsidiary proprietor for the time being of a leasehold interest in a lot described in an instrument of lease whose unexpired term is not less than 21 years as from the date of lodgement of the instrument of lease for registration with the Registrar including such a lease registered prior to 1st December 1987;

FIRST SCHEDULE – BY LAWS: PART II

Section 131

- Duty to furnish information* 6. Any members of the council shall furnish the Commissioner or any person authorised by him to act on his behalf such information as the member possesses which the Commissioner or any such duly authorised person considers necessary for the purposes of discharging the functions of the Commissioner under this Act or the Buildings and Common Property (Maintenance and Management) Act. (Cap.30)
- Vehicles* 8. A subsidiary proprietor or occupier of a lot shall not park or leave any motor vehicle or other vehicle upon the common property except with the approval of the management corporation.
- Obstruction of common property* 9. A subsidiary proprietor or occupier of a lot shall not obstruct the lawful use of the common property by any person.
- Damage to lawns, etc., on common property* 10. A subsidiary proprietor or occupier of a lot shall not -
(a) damage any lawn, garden, trees, shrub, plant or flower being part of, or situated upon, the common property; or
(b) use for his own purposes as a garden any portion of the common property.
- Damage to common property* 11. A subsidiary proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property without the approval in writing of the management corporation, but this by-law shall not prevent a subsidiary proprietor or person authorised by him from installing -
(a) any locking or other safety device for the protection of his lot against intruders; or
(b) any screen or other device to prevent entry of animals or insects upon his lot.
- Permission to carry out alterations* 12. A subsidiary proprietor or occupier shall not make alteration to the windows installed in the external walls of the subdivided building without having obtained the approval in writing of the management corporation.
- Balconies* 13. A subsidiary proprietor or occupier of a lot shall not make any alterations or additions to any balcony of his lot without the written approval of the management corporation.
- Behaviour of subsidiary proprietors and occupiers* 14. A subsidiary proprietor or occupier of a lot when upon the common property shall be adequately clothed and shall not use language or behave in a manner likely to cause offence or embarrassment to the subsidiary proprietor or occupier of another lot or to any person lawfully using the common property.
- Children playing on common property in building* 15. A subsidiary proprietor or occupier of a lot shall take all reasonable steps to ensure that any child, of whom he has control when playing upon the common property, shall not -
(a) cause any damage to the common property; and
(b) create any noise likely to interfere with the peaceful enjoyment of the subsidiary proprietor or occupier of another lot.
- Behaviour of invitees* 16. A subsidiary proprietor or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the subsidiary proprietor or occupier of another lot or of any person lawfully using the common property.
- Depositing rubbish, etc., on common property* 17. A subsidiary proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the subsidiary proprietor or occupier of another lot or of any person lawfully using the common property.
- Drying of laundry items* 18. A subsidiary proprietor or occupier of a lot shall not, except with the consent in writing of the management corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the subdivided building, other than on any lines provided for the purpose and there only for a reasonable period.
- Floor coverings* 19. A subsidiary proprietor or occupier of a lot who carries out pounding of chillies or other substances for cooking purposes shall ensure that the part of the floor on which the activity is carried out is covered to an extent sufficient to prevent the transmission therefrom of noise likely to disturb the peaceful enjoyment of the subsidiary proprietor or occupier of another lot.
- Storage of flammable liquids, etc.* 20. -(1) A subsidiary proprietor or occupier of a lot shall not use or store upon his lot or upon the common property any flammable chemical, liquid, gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be

