

Key proposed changes to the Act

ITEM	EXISTING PROVISION	PROPOSED CHANGE
Proxy system	No restriction on number of proxies a person can hold	Each person can be proxy holder for either 2 per cent of total lots in the development or two owners, whichever is higher
Payment to Council Members	nil	MCSTs have the option of paying council members an honorarium, subject to a cap of S\$250 per year each
Segregating role of treasurer from chairperson and secretary	A council member can be appointed to one or more of the offices	Treasurer cannot concurrently be chairperson or secretary in developments with more than 10 lots
Approval of maintenance charges	Developer must seek approval from Commissioner before collection of maintenance charges	Developer has to seek approval before the sale of any strata lot
Safety grilles	nil	Where there are no design guidelines, the MCST shall not prevent owners from installing safety grilles to prevent harm to children
Contribution to maintenance fund	Developer has a 3-month grace period from date of temporary occupation permit (TOP) for sold units that are not yet handed over to buyers	For such units, the developer will be given a 4-week waiver from the date of TOP
Definition of common property	Refers to elements in the strata title plan not embedded in any unit and can be used by occupiers of 2 or more units	To include key structural elements (foundations, beams, columns) of the building, fire sprinkler and central air-conditioning systems, any conduit, pipe, cable, ducts that services two or more lots but may be embedded within one strata lot
Council membership in mixed-development	MCST will determine the council members at AGM but not exceeding 14 persons	For single-tier MCST, each property user group (residential/office/commercial) is automatically allocated one seat in the Council

There are a total 33 items in the proposed amendments. This list is non-exhaustive.