

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.