SUMMARY

The Land Titles (Strata) Act was first introduced in Singapore in 1967. Since then, the Act has undergone extensive amendments and the latest amendment to the Act was passed in 1987. The original objective of the Act was to provide for the issue of strata titles to separately owned units in buildings and the formation of management corporations to maintain and manage the common areas of the strata scheme.

While the old Act was successful and the strata scheme has gained wide acceptance in Singapore, many problems have come to light. Among the major problems is the lack of avenues for enforcing the ground rules for ensuring good neighbourliness and peaceful harmony among residents within the strata scheme. To seek remedy against those that refuse to obey the ground rules, proprietors and management corporations had to resort to bringing the matter to court, provided it commensurate with the time and expense. The 1987 Act has introduced major changes to the law to overcome difficulties such as this and others.

Apart from providing for issue of separate titles to individual proprietors, there are three objectives which the Act should try to achieve:
a) protection of the rights of the individual proprietors

b) ensuring that management corporations carry out their duties to maintain and manage the common properties under their care properly

c) making the strata scheme workable.

The 1987 Act contains some deficiencies which should be rectified if the legislation is to be effective. Many criticisms of the Act were presented to the Select Committee, but some of the weakness of the legislation remained unaddressed.

To overcome some of these weaknesses, reforms to the legislation are suggested, mainly from experiences in Australia where our Act originates.

A questionnaire survey was carried out to test the relevance of the proposed reforms. The results of the survey were consistent with the key conclusions to be proved.