

# Strata Titles (Amendment) Act 2013

## – Issuance of Vacant Possession with Strata Title

In June 2015, several pertinent Acts governing the property industry were brought into force to promote transparency and accountability in the housing development industry. This includes the much awaited Strata Titles (Amendment) Act 2013 (STA 2013) which was amended and harmonized with the National Land Code 1965 while placing provisions regarding management of subdivided buildings under the governance of the Strata Management Act 2013.

These comprehensive legislations were formulated to essentially safeguard the interest of the purchasers in receiving their strata titles, promote certainty on the allocation of share units from the early stages of development and enforce greater checks and balances on developers at various stages of construction. This will not only ensure standardisation in the implementation of all aspects in stratified buildings but also improve the delivery system of land administration and issuance of strata titles.

The Strata Titles Act was amended based on the following objectives:

1. Introduction of the new concept of concurrent issuance of strata title and vacant possession;
2. Streamline the amendments in the Strata Titles Act (Amendment) 2007 (Act A1450); and
3. Introduction of new provisions in the Act in line with current strata developments.

The most significant amendment in the Act is the provisions put in place to ensure concurrent issuance of strata title and vacant possession which is intended to resolve the issue of housing developers delaying or failing to apply for strata titles and to transfer the titles to the respective purchasers.

In order to ensure that the process of application of strata titles can be carried out efficiently and achieve simultaneous delivery together with vacant possession, the new Act requires developers, before application of subdivision of building under Section 9 of STA 2013, to obtain SiFUS (Sijil Formula Unit Syer) and file the Schedule of Parcels prior to any sales of strata units (Section 6 and 8, Strata Management Act 2013). SiFUS is issued by the Land and Mines Office (PTG) whereas the Schedule of Parcels needs to be filed with the Commissioner of Building.

With the new amendments in place, the duration of the work process for issuance of strata titles will be reduced while ensuring systematic and effective delivery system for both strata title and vacant possession. The following flowchart indicates the new work process for strata development:

