

SUBSIDIARY LEGISLATIONS TO THE BUILDING MAINTENANCE AND STRATA MANAGEMENT ACT (BMSMA)

The table below describes some of the subsidiary legislations under the BMSMA.

S/N	Name of Subsidiary Legislation	Scope
1	Building Maintenance (Strata Management) Regulations 2005	<p>Regulation of strata management matters like:</p> <ul style="list-style-type: none"> • owner developer's obligations to supply prescribed records to management corporation (MC) • procedure for obtaining approval from Commissioner of Buildings (COB) to impose additional contributions or carry out restricted activities during the initial period • supply of information by councils and executive committees • insurance cover to be taken • types of limited common property • statutory bylaws • fees chargeable by COB for approving certain applications
2	Building Maintenance and Strata Management (Lift and Building Maintenance) Regulations 2005	<p>Requirements for general building maintenance e.g. keeping the external of buildings clean and tidy, and maintenance of lifts. It also incorporates the lift lodgment scheme which includes the following features:</p> <ul style="list-style-type: none"> • No requirement to issue and display lift certificates • Lift must be maintained by lift contractor registered with BCA's Contractors Registry System (CRS) at financial grade of at least L2 (\$500,000)

S/N	Name of Subsidiary Legislation	Scope
		<ul style="list-style-type: none"> An approved Person registered under Ministry of Manpower's Approved Person scheme for hoists and lifts under the Factories Act, is required to certify the annual examination and inspections of lifts.
3	Building Maintenance and Strata Management (Strata Units) Regulations 2005	Filing procedure and fees payable for approval of share value in sub-divided buildings.
4	Building Maintenance and Strata Management (Composition of Offences) Regulations 2005	Offences in the BMSMA as well as the regulations which may be compounded.
5	Building Maintenance and Strata Management (Strata Management Accounts - Exemption) Order 2005	This Order exempts small MCs from auditing requirements. MCs with 4 or fewer lots or MCs which for the whole of any financial year have 4 or fewer SPs, are exempted from the need to have the MC's books and accounts audited by a public accountant. The same applies to MCs with 5 to 10 lots whose accounts can be audited by any of their SPs subject to a resolution by consensus.
6	Building Maintenance and Strata Management (Exempt Treasurers) Order 2005	The BMSMA limits any individual holding the office of treasurer to not more than 2 consecutive terms. This Order exempts MCs comprising 10 or fewer lots from this requirement subject to a resolution by consensus.
7	Building Maintenance and Strata Management (Exemption of Certain Management Corporations from Section 27 (1)) Order 2006	This Order exempts smaller MCs from the need to hold AGMs if all the SPs agree via a resolution by consensus. Smaller MCs are those that comprise not more than 3 SPs or where the strata estate is owned by a single owner or a group of joint SPs.

Note: The subsidiary legislations cannot be viewed from www.agc.gov.sg. They can be purchased from SNP Corporation Ltd.