

LAND TITLES (STRATA) ACT  
(CHAPTER 158)

BUILDING MAINTENANCE AND STRATA MANAGEMENT  
(STRATA TITLES BOARDS) REGULATIONS 2005

STB No. .... of .....

In the matter of an application under section  
84A, 84D, 84E or 84FA of the Land Titles  
(Strata) Act

And

In the matter of the Development known as  
..... (Strata Title Plan No.  
.....) comprised in Land Lot Nos.  
.....

**APPLICATION FOR COLLECTIVE SALE ORDER**

**STATUTORY DECLARATION**

We, (1).....  
[Name of Declarant (1)]

holder of Identity Card/Passport No. ....

residing at .....  
[Address of Declarant (1) in Singapore]

(2).....  
[Name of Declarant (2)]

holder of Identity Card/Passport No. ....

residing at .....  
[Address of Declarant (2) in Singapore]

(3).....  
[Name of Declarant (3)]

holder of Identity Card/Passport No. ....

\*Delete whichever is inapplicable.

residing at .....  
[Address of Declarant (3) in Singapore]

being the authorised representatives of the \*subsidiary proprietors/proprietors, appointed under section 84A(2), do solemnly and sincerely declare, to the best of our information and belief, that all the particulars, statements and declarations made by us and contained in this Application and marked as “**FORM A**” are true and correct in every respect.

And we make this solemn declaration by virtue of the provisions of the Oaths and Declarations Act (Cap.211), and subject to the penalties provided by that Act for the making of false statements in statutory declarations, conscientiously believing the statements contained in this declaration to be true in every particular.

.....  
Signature of Declarant (1)      Signature of Declarant (2)      Signature of Declarant (3)

Declared before me at .....

Interpreted by me .....

this ..... day of .....

.....  
Commissioner for Oaths, Singapore  
or Notary Public or other Officer  
empowered by law to administer oaths

\*Delete whichever is inapplicable.

**FORM A**

*Application by Subsidiary Proprietors/Proprietors under Section 84A(1), 84 D(2),84 E(3) or 84FA(2) of the Act*

**PART 1 APPLICANTS**

We, ....., ..... and ..... are the authorised representatives appointed by the \*subsidiary proprietors/proprietors under section 84A(2).

A copy of the document authorising our representation is at Annex 1. (To highlight the relevant portions of the document).

**PART 2 TYPE OF APPLICATION**

This is an application by us, the declarants, as the authorised representatives of the subsidiary proprietors/proprietors as shown at Annex 2, who hold not less than \*90%/80% of the \*share values/shares in land/notional shares in land and not less than \*90%/80% of the total area of all \*lots (excluding the area of any accessory lot)/flats, for an order for collective sale for a development that is:

- registered under the Land Titles (Strata) Act (Cap.158) (pursuant to section 84A or 84FA)
- registered under the Land Titles Act (Cap.157) or Registration of Deeds Act (Cap.269), where the proprietors of the flats own the land (pursuant to section 84D)
- registered under the Land Titles Act or Registration of Deeds Act where the proprietors of the flats own a leasehold estate of at least 850 years or for such estate as the Minister may by notification in the *Gazette* specify and where they do not own the land (pursuant to section 84E)

**AND**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> more than 10 years have passed since the date of</li> <li><input type="checkbox"/> the latest Temporary Occupation Permit on .....</li> <li><input type="checkbox"/> the Certificate of Statutory Completion (where no Temporary Occupation Permit was issued) on ..... and the requisite 80% consent of the majority has been obtained</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> less than 10 years have passed since the date of</li> <li><input type="checkbox"/> the latest Temporary Occupation Permit on .....</li> <li><input type="checkbox"/> the Certificate of Statutory Completion (where no Temporary Occupation Permit was issued) on ..... and the requisite 90% consent of the majority has been obtained</li> </ul> |
|--|--|

Documentary evidence of the date of issue of the Temporary Occupation Permit or Certificate of Statutory Completion is at Annex 3.

\*Delete whichever is inapplicable.

<b>PART 3      DECLARATION</b>	
<p>We declare that the following were carried out</p>	<i>PLEASE NOTE</i>
<p>The particulars of this application were advertised in the following newspapers:</p> <p>(1)</p> <p>(2)</p> <p>(3)</p> <p>(4)</p> <p><u>Annex 4</u> – To annex copy of actual advertisement</p>	<p><i>The advertisement must be approved by the Board and for publication in 4 local newspapers:</i></p> <p><i>(a) Information on the development, ie name, land lot number</i></p> <p><i>(b) brief details of the sale proposal</i></p> <p><i>(c) the place where documents for the collective sale can be inspected</i></p> <p><i>(d) procedure for filing objection</i></p>
<p>Notice of application (<u>Annex 5</u>) was served on <b>all</b> the subsidiary proprietors/proprietors, the mortgagee/chargee or other person with an estate or interest in land and whose interest is notified on the land register for lots/flats of the subsidiary proprietors/proprietors by</p> <p style="padding-left: 40px;">*registered post and</p> <p style="padding-left: 40px;">*a copy without the enclosed documents in the 4 official languages was affixed to a conspicuous part of each building in the development</p> <p>.....</p> <p><b>Application under Section 84E</b> To state that the notice (<u>Annex 5</u>) was also served on the owner of the land and every mortgagee, chargee or other person with an estate or interest in the land and whose interest is notified on the land register for that land.</p>	<p><b><i>For service by registered post</i></b></p> <p><i>For strata development under the Land Titles (Strata) Act</i></p> <p style="padding-left: 20px;">- use address as shown on strata roll</p> <p><i>For non strata development under the Land Titles Act/Registration of Deeds Act</i></p> <p style="padding-left: 20px;">- use last recorded address at the Singapore Land Registry</p> <p><i>For mortgagees/chargees/others</i></p> <p style="padding-left: 20px;">- use address on strata roll/last recorded address at the Singapore Land Registry</p> <p><i>For management corporation</i></p> <p style="padding-left: 20px;">- use address recorded on the folio of the land register comprising the common property</p>

\*Delete whichever is inapplicable.

**PART 4 DECLARATION**

We declare that a copy of the Notice of the Proposed Application enclosing the following documents:

(1) Advertisement (Annex 4)

(2) Collective Sale Agreement (Annex 6)

(3) Sale and Purchase Agreement (Annex 7)

(4) Statutory Declaration of the purchaser on his relationship to the subsidiary proprietors/proprietors (Annex 8)

(5) Valuation Report with supporting evidence and details on calculations (Annex 9)

(6) Report on the proposed method of distributing the sale proceeds (Annex 10)

have been served by registered post on the \_\_ day of \_\_ on all the subsidiary proprietors / proprietors and the mortgagee / chargee or other person with an estate or interest in land and whose interest is notified on the land register for the lots / flats of the subsidiary proprietors / proprietors.

**PART 5 DECLARATION**

We declare that

- i. the date of the start of the permitted time for the collective sale agreement referred to in paragraph 1 (a) of the First Schedule is \_\_\_\_\_
- ii. the date of the expiry of the permitted time of the collective sale agreement as stipulated in the collective sale agreement is \_\_\_\_\_
- iii. the date within the permitted time on which the collective sale agreement referred to in paragraph 1 (a) of the First Schedule was last executed by any subsidiary proprietor or proprietor referred to in section 84A (1), 84D(2), 84E (3) or 84FA(2), as the case may be, is \_\_\_\_\_
- iv. the date or dates on which the notice or notices referred to in paragraph 1(b) were affixed is/are \_\_\_\_\_
- v. the date on which the further notices referred to in paragraph 1(f) of the First Schedule were sent by post or placed in the mailboxes is \_\_\_\_\_

**PART 6 DECLARATION**

We also declare :

- (i) that the sale and purchase agreement does not involve an arrangement for the redevelopment of the land, or if it does, that the sale and purchase agreement does not require a dissenting subsidiary proprietor / proprietor to be a party to such an

\*Delete whichever is inapplicable.

arrangement; and  
 (ii) that the sale price and the proceeds of sale to be received by each subsidiary proprietor/proprietor are as shown in Annex 11 (Note: To give an explanation of the method of allocation).

**PART 7 OTHER MATTERS TO BE BROUGHT TO THE ATTENTION OF THE BOARD**

- (1) All details which may be relevant to the application should be set out in a logical order and in numbered paragraphs. Copies of supportive documents including Minutes of General Meetings and Meetings of Collective Sale Committee convened pursuant to the LT(S)A Second and Third Schedules should be exhibited.
- (2) Enclosed original copy of the latest Instant Information search [Business Profile] of the Purchaser from the Accounting and Corporate Regulatory Authority, with details of directors and shareholders. Similar ACRA search on corporate shareholder/s, if any, are also included. (Annex 8A)

**PART 8 UNDERTAKING TO PAY COSTS**

We undertake to pay the costs of the valuation report and such other reports as may be called for by the Board.

**PART 9 ORDERS SOUGHT**

We hereby request the Strata Titles Boards to grant the following orders:  
 (i) an order that all the units in the development be sold collectively to .....

(ii) other orders (to specify)

\*Delete whichever is inapplicable.

**PART 10 SERVICE OF DOCUMENTS BY THE BOARD**

Any document to be served by the Board on us shall be deemed served if served on our solicitors M/s..... at .....  
Name of Solicitor .....

This is the annexure marked “**FORM A**” referred to in the Statutory Declaration of  
.....  
[Names of Applicants]  
made before me this \_\_\_\_\_ day of \_\_\_\_\_  
Before me  
COMMISSIONER FOR OATHS

\*Delete whichever is inapplicable.

**Annex 2**

**SCHEDULE OF OWNERS (SECTION 84A)**

**NAME AND ADDRESS OF DEVELOPMENT** \_\_\_\_\_  
**STRATA TITLE PLAN NO.** \_\_\_\_\_ **COMMON PROPERTY LAND LOT NOS.** \_\_\_\_\_

S/N	ADDRESS (BLOCK AND UNIT NO.)	STRATA LOT NO.	NAME OF OWNER	SHARE VALUE	AREA OF LOT	DATE OWNER SIGNED AGREEMENT
<b>MAJORITY OWNERS (OWNERS WHO HAVE SIGNED THE COLLECTIVE SALE AGREEMENT)</b>						
<b>MINORITY OWNERS (OWNERS WHO HAVE NOT SIGNED THE COLLECTIVE SALE AGREEMENT)</b>						

TOTAL SHARE VALUES OF DEVELOPMENT: \_\_\_\_\_

TOTAL AREA OF ALL THE LOTS (EXCLUDING THE AREA OF ANY ACCESSORY LOT): \_\_\_\_\_

TOTAL SHARE VALUES OF OWNERS WHO HAVE SIGNED THE COLLECTIVE SALE AGREEMENT (MAJORITY): \_\_\_\_\_ ( %)

TOTAL AREA OF LOTS OWNED BY OWNERS WHO HAVE SIGNED THE COLLECTIVE SALE AGREEMENT (MAJORITY): \_\_\_\_\_ ( %)

TOTAL SHARE VALUES OF OWNERS WHO HAVE NOT SIGNED THE COLLECTIVE SALE AGREEMENT (MINORITY): \_\_\_\_\_ ( %)

\*Delete whichever is inapplicable.



TOTAL AREA OF LOTS OWNED BY OWNERS WHO HAVE NOT SIGNED THE COLLECTIVE SALE AGREEMENT (MINORITY): \_\_\_\_\_ ( %)

ATTACHED HEREWITH IS THE LIST OF MORTGAGEES / CHARGEES / PERSONS WITH AN ESTATE OR INTEREST IN THE MINORITY OWNERS' UNITS (ANNEX 2A).

\*Delete whichever is inapplicable.

Annex 2

**SCHEDULE OF OWNERS (SECTION 84D)**

**NAME AND ADDRESS OF DEVELOPMENT** \_\_\_\_\_

**LAND LOT NOS.** \_\_\_\_\_

S/N	ADDRESS (BLOCK AND UNIT NO.)	NAME OF OWNER	SHARE S IN LAND	AREA OF FLAT	DATE OWNER SIGNED AGREEMENT
<b>MAJORITY OWNERS (OWNERS WHO HAVE SIGNED THE COLLECTIVE SALE AGREEMENT)</b>					
<b>MINORITY OWNERS (OWNERS WHO HAVE NOT SIGNED THE COLLECTIVE SALE AGREEMENT)</b>					

TOTAL NUMBER OF SHARES IN LAND: \_\_\_\_\_

TOTAL AREA OF ALL THE FLATS: \_\_\_\_\_

TOTAL SHARES IN LAND OF OWNERS WHO HAVE SIGNED THE COLLECTIVE SALE AGREEMENT (MAJORITY): \_\_\_\_\_ ( %)

TOTAL AREA OF FLATS OWNED BY OWNERS WHO HAVE SIGNED THE COLLECTIVE SALE AGREEMENT (MAJORITY): \_\_\_\_\_ ( %)

TOTAL SHARES IN LAND OF OWNERS WHO HAVE NOT SIGNED THE COLLECTIVE SALE AGREEMENT (MINORITY): \_\_\_\_\_ ( %)

TOTAL AREA OF FLATS OWNED BY OWNERS WHO HAVE NOT SIGNED THE COLLECTIVE SALE AGREEMENT (MINORITY): \_\_\_\_\_ ( %)

ATTACHED HEREWITH IS THE LIST OF MORTGAGEES / CHARGEES / PERSONS WITH AN ESTATE OR INTEREST IN THE MINORITY OWNERS' UNITS (ANNEX 2A).

\*Delete whichever is inapplicable.

**SCHEDULE OF OWNERS (SECTION 84E)**

**NAME AND ADDRESS OF DEVELOPMENT** \_\_\_\_\_  
**LAND LOT NOS.** \_\_\_\_\_

S/N	ADDRESS (BLOCK AND UNIT NO.)	NAME OF OWNER	NOTIONAL SHARES IN LAND	AREA OF FLAT	DATE OWNER SIGNED AGREEMENT
<b>MAJORITY OWNERS (OWNERS WHO HAVE SIGNED THE COLLECTIVE SALE AGREEMENT)</b>					
<b>MINORITY OWNERS (OWNERS WHO HAVE NOT SIGNED THE COLLECTIVE SALE AGREEMENT)</b>					

TOTAL NUMBER OF NOTIONAL SHARES IN LAND: \_\_\_\_\_

TOTAL AREA OF ALL THE FLATS: \_\_\_\_\_

TOTAL NOTIONAL SHARES IN LAND OF OWNERS WHO HAVE SIGNED  
THE COLLECTIVE SALE AGREEMENT (MAJORITY): \_\_\_\_\_ ( %)

TOTAL AREA OF FLATS OWNED BY OWNERS WHO HAVE  
SIGNED THE COLLECTIVE SALE AGREEMENT (MAJORITY): \_\_\_\_\_ ( %)

TOTAL NOTIONAL SHARES IN LAND OF OWNERS WHO HAVE NOT SIGNED  
THE COLLECTIVE SALE AGREEMENT (MINORITY): \_\_\_\_\_ ( %)

TOTAL AREA OF FLATS OWNED BY OWNERS WHO HAVE NOT  
SIGNED THE COLLECTIVE SALE AGREEMENT (MINORITY): \_\_\_\_\_ ( %)

ATTACHED HERewith IS THE LIST OF MORTGAGEES / CHARGEES / PERSONS WITH AN ESTATE OR INTEREST IN THE MINORITY OWNERS' UNITS (ANNEX 2A) AND THE ALLOCATION OF NOTIONAL SHARES IN LAND FROM THE REGISTRAR OF TITLES (ANNEX 2B).

\*Delete whichever is inapplicable.

**Annex 2A**

*SCHEDULE OF ENCUMBRANCES (MORTGAGEES/CHARGEES/PERSONS WITH AN ESTATE OR INTEREST IN THE UNITS OF THE MINORITY OWNERS)*

<b>S/N</b>	<b>ADDRESS (BLOCK AND UNIT NO.)</b>	<b>STRATA LOT NO.</b>	<b>ENCUMBRANCE</b>	<b>NAME OF MORTGAGEE / CHARGEE, etc.</b>

\*Delete whichever is inapplicable.

NAME AND ADDRESS OF DEVELOPMENT \_\_\_\_\_

TOTAL PRICE: \$ \_\_\_\_\_

S/N	ADDRESS (BLOCK AND UNIT NO.)	STRATA LOT NO.	NAMES OF OWNERS	AREA	SHARE VALUES/ SHARES IN LAND/ NOTIONAL SHARES IN LAND	PRICE
<b>MAJORITY OWNERS (OWNERS WHO HAVE SIGNED THE COLLECTIVE SALE AGREEMENT)</b>						
<b>MINORITY OWNERS (OWNERS WHO HAVE NOT SIGNED THE COLLECTIVE SALE AGREEMENT)</b>						
<b>TOTAL PRICE</b>						

Version 19 March 2010

\*Delete whichever is inapplicable.