

## **JOINT-CIRCULAR BY SLA AND BCA**

To All Developers and Law Firms/Law Organisations (see distribution list)

### **CLARIFICATION ON DATE OF CONSTITUTION OF MANAGEMENT CORPORATION**

1 This circular clarifies the date on which a Management Corporation (MCST) is constituted.

2 Under Section 10A of the **Land Titles (Strata) Act**, a MCST or subsidiary MCST is constituted on the **date of registration of the strata title application** (Application) in respect of the strata title plan for the land parcel.

3 Upon registration of the Application, which is usually lodged by the developer's lawyers, the Singapore Land Authority (SLA) sends to the developer's lawyers, a Notification of Registration of Instruments (SNRI) through SLA's STARS eLodgment System. The date of registration of the Application (which is the date of constitution of the MCST) is stated on the SNRI. Hence, developers may refer to the SNRI or their lawyers to determine the date of constitution of the MCST. Alternatively, the MCST may access MyProperty at [www.sla.gov.sg/MyProperty](http://www.sla.gov.sg/MyProperty) using CorpPass to view the Certificate of Title issued for the land parcel to check the date of constitution of the MCST. The developer/MCST may also conduct a Property Title Information search at [www.inlis.gov.sg](http://www.inlis.gov.sg). A fee of \$16 is payable.

4 Further, developers are reminded that under Section 26 (1) of the Building Maintenance and Strata Management Act, the owner developer is required to convene the first AGM within thirteen (13) months after the date of constitution of MCST.

5 We would appreciate it if you could bring to the attention of your members the contents of this circular. Should you need any clarification, please contact us at:

SLA – 1800-3239829 or email to [SLA\\_Enquiry@sla.gov.sg](mailto:SLA_Enquiry@sla.gov.sg)

BCA – 1800-3425222 or email to [bca\\_enquiry@bca.gov.sg](mailto:bca_enquiry@bca.gov.sg)

Date: 7 August 2018

MS JUNE CELINE LOW  
DIRECTOR  
LAND TITLES REGISTRY  
SINGAPORE LAND AUTHORITY

MR LIM CHONG YONG  
DIRECTOR  
BUILDING MANAGEMENT DEPARTMENT  
for COMMISSIONER OF BUILDINGS  
BUILDING AND CONSTRUCTION AUTHORITY

**DISTRIBUTION (via e-mail):**

President  
Real Estate Developers' Association of Singapore (REDAS)  
190 Clemenceau Avenue #07-01  
Singapore Shopping Centre  
Singapore 239924  
[enquiry@redas.com](mailto:enquiry@redas.com)

The Law Society of Singapore  
39 South Bridge Road  
Singapore 058673  
[lawsoc@lawsoc.org.sg](mailto:lawsoc@lawsoc.org.sg)