GUIDELINES

FOR FILING OF

SCHEDULE OF STRATA UNITS (SSU)

UNDER BUILDING (STRATA MANAGEMENT) ACT

Ver 1.4 (Oct 2025)

GUIDELINES FOR FILING OF STRATA UNITS

1 **General**

1.1 Under Section 10 of the Building (Strata Management) Act 2004, the developer shall not sell any lot in the development unless a schedule of strata units or an amended schedule of strata unit showing the proposed share values to be allotted to the lot or proposed lot has been filed with and accepted by the Commissioner of Buildings

1.2 The share value assigned to a lot or proposed lot in a development that has been sold by the developer shall not be changed without the consent of the purchaser except that the purchaser's consent is not required for a minor adjustment to the share value which is necessitated by an increase or shortfall in the area of the lot after it has been surveyed on its completion.

1.3 Where the lots or proposed lots have not been sold, the developer may make changes to the floor area provided that the aggregate share value of the development is not changed.

1.4 Amended schedule is required to be submitted if there is any amendment made to the development which affects the share value allotments. The Commissioner shall not be concerned to inquire whether the developer has obtained the consent of the purchasers.

1.5 Floor area in connection with share value shall mean the floor area of the lot excluding void.

2 **Filing of Schedules**

2.1 Documents and other attachments required:

a) Application Form which can be download from website at BPMV_BMD_BMS/SVA/MCH.

b) 1 set of building plan (BP) or strata plan certified by an architect or surveyor respectively with edging of boundaries of each unit, common property, limited common property (if any), and indicating IRAS's approved unit numbers for all strata units.

c) 4 copies of the schedule of strata units.

d) 1 copy of written permission (WP) granted by Chief Planner or BP approval granted by the Commissioner of Building Control.

e) 1 copy of IRAS's approval letter for the development name, where applicable, and units' addresses.

f) A copy of the computation of weight factors (for mixed use development).

g) Statutory Declaration on obtaining purchasers' consent for amended schedule where proposed share value is affected. The form (Annex B) can be downloaded from BCA's

website at http://www.bca.gov.sg or Statement to the effect that an amended schedule does not affect the share value assigned to a flat in a development that has been sold.

h) Application fee.

2.2 Additional documents or information required for 2- tier MC scheme development:

a) Boundaries of each Subsidiary Management Corporation (sub-MC)

b) Limited common property of each sub-MC distinguished by colours

c) Strata lots comprised in each sub-MC

d) Description of the facilities and limited common property in each sub-MC

e) Description of the facilities and common property of the MC

f) Description of the M&E services, and a breakdown of the sub-metering of the development.

2.3 The schedule of strata units shall follow the format as in Appendices 1-4.

3 Single User Residential Development

In a wholly residential development, the share value will be based on floor area groupings, each of 50 m^2 in an ascending order as follows:

Floor Area (sqm)	SV in Whole Number
50 and below	5
51 to 100	6
101 to 150	7
151 to 200	8
201 to 250	9
251 to 300	10
and so on	

3.1 ***Example***

SHARE VALUE ALLOTMENT FOR ONE BLOCK OF 3 -STOREY FLATS ON

Lot _____ MK _____ at _____
(IRAS's approval address)

Developer : _____
(Name)

Unit No.	Strata Lot No.	Type of Use	Floor Area (m^2)	Share Value
01-01	1234U1	Flat A	48	5
01-02	1234U2	"	48	5
01-03	1234U3	Flat B	96	6
01-04	1234U4	"	96	6
02-01	1234U5	Flat C	146	7
02-02	1234U6	Flat D	190	8
03-03	1234U7	Flat E	272	10
Total No. of Strata Units : **7**			Aggregated Share Value allotted to Development:	**47**

4 <u>Single User Common Commercial Development</u>

For single use non-residential development comprising wholly of shops or offices or factories, etc, the share value shall be allotted on floor area basis.

4.1 <u>Share Value Allotted to Building(s)</u>

The share value allotted to the building(s) in the development shall be in multiples of 10 e.g. 100; 1,000; 10,000 etc.

4.2 <u>Share Value Allotted to Each Strata Unit</u>

The share value allotted to each strata unit shall be determined by :

$$\text{Share Value of Strata Unit} = \frac{\text{Floor area of strata unit}}{\text{Floor area of all strata units}} \times \text{Share Value Allotted to Building(s)}$$

4.3 Example

SHARE VALUE ALLOTMENTS FOR THE COMMERCIAL DEVELOPMENT

ON LOT _____ MK _____ AT _____
(IRAS's approval address)

Developer : _____.
(Name)

Unit No.	Strata Lot No.	Type of Use	Floor Area (m^2)	Share Value
Basement				
B1-00	1234U1	Supermarket	1,500	34
1st Storey				
01-01	1234U2	Shop	500	11
01-02	1234U3	"	500	11
01-03	1234U4	"	500	11
2nd Storey				
02-01	1234U5	"	500	11
02-02	1234U6	"	500	11
02-03	1234U7	"	500	11
Total No. of Strata Units : **7**		Aggregated Share Value allotted to Development: **100**		

Computation

a) The share value allotted to the building(s) must be first determined. In the above example, the share value of 100 was found to be convenient.

b) The share value of each strata unit is then calculated after the total floor area of the buildings (which is equal to the sum of floor areas of all strata units) has been determined. This is equal to 4,500 m^2 in the above example. The share value allotment is as follows :

Share value of Unit B1-00 : $\frac{1,500}{4,500} \times 100 = 33.44 = 34$

Share value of Unit 01-01 : $\frac{500}{4,500} \times 100 = 11.11 = 11$

5 Mixed-Use Development

5.1 This type of development comprises different user groups e.g. residential, shop, office, etc. Allotment of share value is to be made based on floor area of the strata units and the use of weight factors for each type of strata units. The computation of weight factors for each user group is based on the share of the maintenance costs proportionate to the expected use or benefit each user group will derive from or the risk it will contribute to the common property. If there is income to be derived from the common property e.g. carpark fees, they could be considered in a similar manner like for expenses. Any of the following factors may be considered in determining the weight factors:

a) Gross floor area (GFA)
b) Common area
c) Strata area
d) Frequency of usage
e) Human traffic
f) Risk factor

The developer should consult a registered surveyor, architect, M&E consultant and managing agent in computing the weight factors. Developer may also pre-consult the COB before filing the schedule of share values.

5.2 **Example:**

Development
A block of 6-storey building with shops, offices and residential units (with no central air-conditioning system)

Common Property
Lifts, M&E services, car parks, management office, etc.

Relevant information

(a) Strata Area

User Group	**m²**	**%**
Shop	400	8.7 = Ss%
Office	1000	21.7 = So%
Residential	3200	69.6 = Sr%
Total	4600	100

(b) Common Area exclusive to user group:
(e.g. corridor, lift lobby, staircases, etc)

User Group	**m²**	**%**
Shop	100 = Cs	15.4
Office	150 = Co	23.1
Residential	400 = Cr	61.5
Total	650	100

(c) Common Area shared by user groups (e.g. swimming pool, car parks, clubhouse, etc) and apportioned based on strata area

Cc = 1000 m^2

(d) Total Common Area of each user group

User Group	**m^2**	**%**
Shop	187 = Cs + (Ss% x Cc)	11.3
Office	367 = Co + (So% x Cc)	22.3
Residential	1096 = Cr + (Sr% x Cc)	66.4
Total	1650	100

e.g. Shop: 100 + (1000 x 8.7%) = 187

(e) Total Area (= Strata Area + Total Common Area)

User Group	**m^2**	**%**
Shop	587	9.4
Office	1,367	21.9
Residential	4,296	68.7
Total	6,250	100

Weight Factors

(Note: The considerations used including the items and the frequency of usage in this example to arrive at the weight factors are only a guide as these may vary from case to case).

Item 1: Lift
Maintenance cost: $4,500 pa

User Group	Strata Area (m^2) [a]	Frequency of usage[1] (Note: Relative figures are used here) [b]	Area x Factor [a x b]	%	Cost ($)
Shop	400	1	400	5.1	230
Office	1000	1	1000	12.8	576
Residential	3200	2	6400	82.1	3695
			7800		

[1] *Based on frequency of usage by persons in connection with each user group.*

Item 2: Mechanical carparking
Maintenance cost: $3,500 pa

User Group	Strata Area (m^2)	Frequency of usage	Area x Factor	%	Cost ($)
Shop	400	2	800	13.8	483
Office	1000	1.8	1,800	31.0	1,085
Residential	3200	1	3,200	55.2	1,932
			5,800		

Based on strata area & frequency of usage

Item 3: Managing agent & staff-related expenses[2]
Maintenance cost: $18,000.00pa

User Group	Strata Area (m^2)	Frequency[2]	Area x Factor	%	Cost ($)
Shop	400	1	400	7.6	1,368
Office	1000	1	1,000	19.1	3,438
Residential	3200	1.2	3,840	73.3	13,194
			5,240		

[2] Based on the frequency of potential enquiries, maintenance matters, etc that the MA has to deal with.

Item 4: Swimming pool
Maintenance cost: $5,000 pa

User Group	Strata Area (m^2)	Frequency of usage	Area x Factor	%	Cost($)
Shop	400	1	400	5.1	255
Office	1000	1	1,000	12.8	640
Residential	3200	2	6,400.	82.1	4,105
			7,800		

Based on strata area & frequency of usage

Item 5: Insurance
Maintenance cost: $2,000 pa

User Group	Strata Area (m^2)	Risk Factor	Area x Factor	%	Cost($)
Shop	400	1.5	600	12.5	250
Office	1000	1	1,000	20.8	416
Residential	3200	1	3,200	66.7	1,334
			4,800		

Based on strata area and risk

Item 6: Security Services
Maintenance cost: $30,000 pa

User Group	Common Area (m^2)	Frequency[3]	Area x Factor	%	Cost($)
Shop	187	2	373.91	18.5	5,550
Office	367	1.5	551.09	27.3	8,190
Residential	1096	1	1,095.65	54.2	16,260
			2,020.65		

[3] Based on the frequency that the security guards have to patrol the common area attributed to each user group.

Item 7: Cleaning services
Maintenance cost: $20,000 pa

User Group	Common Area (m^2)	Frequency of usage	Area x Factor	%	Cost($)
Shop	187	1.8	336.52	18.0	3,600
Office	367	1.2	440.87	23.5	4,700
Residential	1096	1	1,095.65	58.5	11,700
			1,873.04		

Based on common area & frequency of usage in terms of human traffic attributed to the user groups

Item 8: Utilities
Maintenance cost: $36,000 pa

User Group	Common Area (m^2)	Frequency of usage	Area x Factor	%	Cost($)
Shop	187	1.8	336.52	16.7	5,845
Office	367	1.6	587.83	29.1	10,185
Residential	1096	1	1,095.65	54.2	18,970
			2,020		

Based on common area & frequency of usage

Item 9: Professional fees & licences
Maintenance cost: $3,000 pa

User Group	Total Area (m^2)	Factor	Area x Factor	%	Cost($)
Shop	587	1	586.96	9.4	282
Office	1367	1	1,367.39	21.9	657
Residential	4296	1	4,295.65	68.7	2,061

6,250

Item 10: M&E Services (e.g. water pump, water tank, fire protection system, plumbing/sanitary, air-conditioning, ventilation system, electrical system)
Maintenance cost: $3,000 pa

User Group	Total Area (m^2)	Factor	Area x Factor	%	Cost($)
Shop	587	1.5	880.43	12.2	366
Office	1367	1.5	2,051.09	28.4	852
Residential	4296	1	4,295.65	59.4	1,782
			7,227.17		

Based on total area & frequency of usage attributed to the user groups
Note: The considerations used in this example above to arrive at the weight factors are only a guide and may vary from case to case.

Summary of Cost Sharing Table

S / N	Item	%	Cost / Annum ($)	%			$			Remarks/ Basis
				Shop	Office	Res	Shop	Office	Res	
1	Lifts	4	4,500	5.10	12.80	82.10	230	576	3,695	Strata Area & Frequency of usage by persons in connection with each user group
2	Mechanical carparking	3	3,500	13.80	31.00	55.20	483	1,085	1,932	Strata Area & Frequency of usage
3	Managing agent & staff related expenses	15	18,000	7.60	19.10	73.30	1,368	3,438	13,194	Strata Area and Frequency of potential enquiries, maintenance matters, etc that the MA has to deal with.
4	Swimming pool	4	5,000	5.10	12.80	82.10	255	640	4,105	Strata Area & Frequency of usage
5	Insurance	2	2,000	12.50	20.80	66.70	250	416	1,334	Strata Area & Risk factor
6	Security Services	24	30,000	18.50	27.30	54.20	5,550	8,190	16,260	Common Area & Frequency of the security guards having to patrol the common area attributed to the user group
7	Cleaning services	16	20,000	23.50	23.50	58.50	3,600	4,700	11,700	Common Area & Frequency of usage in terms of human traffic attributed to the user groups
8	Utilities	28	35,000	16.70	29.10	54.20	5,845	10,185	18,970	Common Area & Frequency of usage
9	Professional fees & licences	2	3,000	9.40	21.90	68.70	282	657	2,061	Total Area
10	M&E Services	2	3,000	12.20	28.40	59.40	366	852	1,782	Total Area & Frequency of usage attributed to the user groups
	Total	100	124,000				18,229	30,739	75,033	
	Percentage (%)						14.70	24.79	60.51	

Maintenance costs per m^2 = % of maintenance cost ÷ % of GFA

a) Maintenance cost

User	Cost($)	%
Shop	18217	14.7
Office	30738	24.8
Residential	75045	60.5
Total	124000	100

b) Strata Area

User	Strata Area (m^2)	%
Shop	400	8.7
Office	1000	21.7
Residential	3200	69.6
Total	4600	100

Weight Factors

Shop: % of cost ÷ % of Strata Area
14.7 % ÷ 8.7% = 1.69

Office: % of cost ÷ % of Strata Area
24.8% ÷ 21.7% = 1.14

Residential: % of cost ÷ % of Strata Area
60.5% ÷ 69.6% = 0.87

Based on weight factor of 1 for residential,

Residential: 0.87 ÷ 0.87 = 1

Office: 1.14 ÷ 0.87 = 1.31 (1.3 used)

Shop: 1.53 ÷ 0.85 = 1.94 (1.9 used)

Note: Weight factors shall be rounded to the nearest tenth of the decimal.

5.3 Share Value Allotted to Development

The share value allotted to the building or buildings shall be in multiples of 10 e.g. 100, 1,000, 10,000, etc.

(A)	(B)	(C)	(D)	(E)	(F)
Type of Use	Strata Area (m^2)	Weight factor	Share value allotted to each type of use [B x C]	Reduced Share Value	Share Value Used
Shop	400	1.9	760	145	149
Office	1000	1.3	1300	247	244
Residential	3200	1	3200	608	607
				1000	
Share Value Allotted to Building: 1000					

The share value for each type of use is determined by multiplying its strata area by its weight factor. Column D shows the share value determined for each type of use.

The share value of the building, 5260, should be reduced to a multiple of 10. In this case, a reduced share value of 1,000 is chosen.

The share value of each type of use is reduced accordingly.

$$\text{Reduced Share Value for each type of use} = \frac{\text{Share Value of Type of Use}}{\text{Share Value of Building}} \times 1{,}000$$

e.g. Share Value for Residential $= \frac{3200}{5260} \times 1{,}000 = 608$

5.4 Share Value Allotted to Each Strata Unit

Assume the building comprises the following units:

Type	**No of Unit**	**Floor Area (m^2)**
Apartment Type A	8	70
Apartment Type B	7	90
Apartment Type C	4	120
Apartment Type D	9	170

Office Type A	3	110
Office Type B	9	70
Office Type C	1	40
Shop Type A	2	60
Shop Type B	7	40

The share value allotment to each strata unit will be as follows:

a) Apartments

Step 1

To calculate the total share value for only the residential component on single user basis.

Type	Floor Area (m^2)	No. of units	Share Value on single use basis*	Total Share Value
A	70	8	6	48
B	90	7	6	42
C	120	4	7	28
D	170	9	8	72
				190

* See para 3 (Single Use Residential Development)

Step 2

The following formula is used to work out the share value for each residential unit in the whole development:

$$\text{Share Value of Residential Unit in a development} = \frac{\text{Total Share Value Allotted to Residential Component}}{\text{Total Share Value on single user basis for Residential Component}} \times \text{Share Value for Unit under single user grouping basis}$$

e.g.

Unit Type	No of units	Share Value	Total SV

Apartment Type A	8	608 x 6 = 19 190	152
Apartment Type B	7	608 x 6 = 19 190	133
Apartment Type C	4	608 x 7 = 22 190	88
Apartment Type D	9	608 x 8 = 26 190	234
			607

608 - 607 = 1 (balance of 1 SV goes to shop units) — *#see notes below*

b) Office

The share value allotted to each office unit will be based on the following formula:

$$\text{Share Value} = \frac{\text{Total Area of Unit}}{\text{Total Area of All Office Units}} \times \text{Total Share Value allotted to Office Component}$$

Unit Type	No of units	Share Value	SV used	Total SV
Office Type A	3	110 x 247 = 27.17 1000	27	81
Office Type B	9	70 x 247 = 17.29 1000	17	153
Office Type C	1	40 x 247 = 9.88 1000	10	10
				244

247 - 244 = 3 (balance of 3 SV goes to shop units) — *#see notes below*

c) Shops

The share value allotted to each shop unit will be based on the following formula :

$$\text{Share Value} = \frac{\text{Total Area of Unit}}{\text{Total Area of All Shop Units}} \times \text{Total Share Value allotted to Shop Component}$$

Balance of 1 SV added from residential units
Balance of 3 SV added from office units

SV for shops = 145 + 1 + 3 = 149

Unit Type	No of units	Share Value	SV used	Total SV
Shop Type A	2	$\frac{60}{400}$ x 149 = 22.35	22	44
Shop Type B	7	$\frac{40}{400}$ x 149 = 14.9	15	105
				149

#***Notes:***
In share value (SV) computation for a mixed-used development, residential user group will normally be dealt with first followed by the commercial or office user group.

In the process of tidying up SV for the residential group, any balance in SV will be taken into consideration in the SV calculation for the other user group(s). In this case, the balance in SV from both residential and office group is passed over to the commercial group (i.e. the shops).

d) The Schedule of Strata Units

SCHEDULE OF STRATA UNITS FOR ONE BLOCK OF 6-STOREY BUILDING WITH SHOPS, OFFICES AND RESIDENTIAL UNITS ON LOT _____ MK _____ at

_____

(*IRAS's approved address*)

Owner Developer: _____

(*Name*)

Unit No.	Strata Lot No.	Storey	Type of Use	Floor Area (m^2)	Share Value
[9 units]					
01-01	U1234A	1st	Shop	60	22
01-02	U1234B			60	22
01-03	U1234C			40	15
.....etc	.....etc			.....etc	.....etc
[13 units]	U1240A	2nd	Office	40	10
02-10	U1240B			70	17
02-11	U1240C			110	27
02-12	.....etc			.....etc	.....etc
.....etc					
[28 units]	U1254F	3rd	Residential	70	19
03-01	U1254G			90	19
03-02	U1254H			90	19
03-03	U1254I			120	22
03-04	U1254J			170	26
03-05	.....etc			.....etc	.....etc
.....etc					
Total No. of Strata Units: 50			Aggregate Share Value Allotted to Development: 1000		

6 2-tier MC Strata Developments

6.1 A 2-tier MC scheme comprises a top tier MC to manage the common property used by all subsidiary proprietors in the development (e.g. driveway, car parks, etc), and a lower tier of sub-MCs to manage their respective limited common property. For example, in a mixed- use development, the residential sub-MC can manage the swimming pool meant for their use only and the commercial sub-MC can manage the central air-conditioning for the shops.

6.2 The common areas and services/facilities, which are to be enjoyed and used by all the subsidiary proprietors will be considered as common property. The same method as provided in paragraph 5.2 should be used to work out the weight factors in a 2-tier MC scheme.

6.3 An example of a schedule of strata units (with figures) for a 2-tier MC scheme is as shown below.

***SCHEDULE OF STRATA UNITS /AMENDED SCHEDULE OF STRATA UNITS**
(Two Tier Strata Scheme)
[Section 11(1)] of B(SM)A

_____ **ON LOT**
(*Description of development*)
_____ **TS/MK** _____ **AT** _____
(*IRAS's approved address*)

Owner Developer: _____
(*Name*)

Sub-MC No.	**Unit No.** (IRAS approved address)	**Strata Lot No.**	**Type of Use**	**Floor Area (m^2)**	**Share Value**
1	01-01	U1234A	Shop	55	143
	01-02	U1234B	Shop	30	78
	01-03	U1234C	Shop	30	78
2	02-01	U1234D	Office	50	75
	02-02	U1234E	Office	50	75
	02-03	U1234F	Office	65	98
	02-04	U1234G	Office	65	98
	02-05	U1234H	Office	70	106
3	03-01	U1234I	Residential	95	45
	03-02	U1234J	Residential	95	45
	03-03	U1234K	Residential	95	45
	04-01	U1234L	Residential	120	57
	04-02	U1234M	Residential	120	57
Total No of Strata Lots in Sub-MC No 1: 3			**Share Value Attached to Sub-MC No.1: 299**		
Total No of Strata Lots in Sub-MC No 2 : 5			**Share Value Attached to Sub-MC No.2: 452**		
Total No of Strata Lots in Sub-MC No 3: 5			**Share Value Attached to Sub-MC No.3 : 249**		
Total No of Strata Lots in Developments: 13			**Aggregate Share Value Allotted to Development: 1000**		

Date:

Name & Signature of Owner Developer/Registered Surveyor

* Delete as appropriate

7 Accessory Lots

An accessory lot shall not be allotted share value. However, for a strata lot that has an accessory lot, the share value shall be computed taking into account the area of both the strata lot and the accessory lot (as if the accessory lot is an ordinary strata lot). The share value so computed shall be allotted to the strata lot so that the accessory lot itself does not carry any share value.

Strata lots with accessory lots shall be so indicated in the schedule. The location and floor areas of the accessory lots shall also be given in the schedule.

APPENDIX 1 - SCHEDULE OF STRATA UNITS /AMENDED SCHEDULE OF STRATA UNITS (SINGLE TIER STRATA SCHEME)

FORM 1

***SCHEDULE OF STRATA UNITS /AMENDED SCHEDULE OF STRATA UNITS**
(Single Tier Strata Scheme)
[Section 11(1)] of B(SM)A

_____ **ON LOT**

(*Description of development*)
_____ **TS/MK** _____ **AT** _____
(*IRAS's approved address*)

Owner Developer: _____
(*Name)*

Unit No. (IRAS approved address)	**Strata Lot No.**	**Type of Use**	**Floor Area (m^2)**	**Share Value**
Total No of Strata Lots :		**Aggregate Share Value Allotted to Development:**		

Date:

Name & Signature of Owner Developer/Registered Surveyor

* Delete as appropriate

APPENDIX 2 - SCHEDULE OF STRATA UNITS /AMENDED SCHEDULE OF STRATA UNITS (TWO TIER STRATA SCHEME)

FORM 2

***SCHEDULE OF STRATA UNITS /AMENDED SCHEDULE OF STRATA UNITS**
(Two Tier Strata Scheme)
[Section 11(1)]

_____ **ON LOT**

(*Description of development*)
_____ **TS/MK** _____ **AT** _____
(*IRAS's approved address*)

Owner Developer: _____
(*Name)*

*** Sub-MC No./ Independent Lot**	**Unit No.** (IRAS approved address)	**Strata Lot No.**	**Type of Use**	**Floor Area (m^2)**	**Share Value**

Total No of Strata Lots in Sub-MC No 1:	**Share Value Attached to Sub-MC No.1:**
Total No of Strata Lots in Sub-MC No 2:	**Share Value Attached to Sub-MC No.2:**
Total No of Strata Lots in Sub-MC No 3:	**Share Value Attached to Sub-MC No.3:**
Total No of Independent Lots:	**Share Value of Independent Lots:**
Total No of Strata Lots in Developments:	**Aggregate Share Value Allotted to Development:**

Date:

Name & Signature of Owner Developer/Registered Surveyor

Sub MC: The subsidiary Management Corporation No.____ - Strata Title Plan No._____
LCP: Limited Common Property
* Delete as appropriate

ANNEX B - STATUTORY DECLARATION WITH NEED FOR PURCHASERS' CONSENT

STATUTORY DECLARATION FORM

To: Commissioner of Buildings

(1) PURCHASERS' CONSENT REQUIRED UNDER S. 12(4)(b) OF THE BUILDING MAINTENANCE AND STRATA MANAGEMENT ACT (BMSM ACT)

[*NAME AND LOCATION OF DEVELOPMENT*]

1.1 1, _____(*Name & I/C*)_____ of _____(*Address*)_____ a _____(*Designation*)_____ of _____(*Name of Developer*)_____ , the developer of the above development do solemnly and sincerely declare as follows:-

1.2 The following proposed changes to the development will affect the share value assigned to *some/all of the flats that have been sold:-

[List of proposed changes as summarized by the Architect]

1.3 A total of __(No.)__ flats have been sold to ___(No.)___ purchasers at the date of this declaration. (No.)__ of the flats will be affected by the change in share value. As required under S.12(4)(b) of the BMSM Act, we have obtained the consent of all the affected purchasers. The consent was obtained in the format provided by the Commissioner of Buildings. Attached is a list of particulars of all the affected purchasers.

(2) STRATA TITLES APPLICATION REGISTRATION

2.1 Strata Titles Application for the development has not been registered with the Registrar of Titles

(3) And I 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 conscientiously believing the statements contained in this declaration to be true in every particular.

Declared at Singapore)
by the abovenamed)
)
_____) (*Signature of Declarant*)
this ____ day of)
)
_____, 20___.)

Before me

COMMISSIONER FOR OATHS

*Delete if not applicable

[BPMV_BMD_BMS/SF-11]

PURCHASER'S CONSENT FORM

Date:

To: [Name of Developer]

PURCHASERS' CONSENT REQUIRED UNDER
S. 12(4)(b) OF THE BUILDING (STRATA MANAGEMENT) ACT [(B(SM)A)]

[NAME AND LOCATION OF DEVELOPMENT]

I/We, _____ (Name & I/C)_____

of _____(Address) _____

the purchaser(s) of the flat known as Flat No. _____ in the above development, hereby consent to the change in share value assigned to my flat arising from the following proposed changes to the above development:-

[List of proposed changes as summarised by the Architect]

_____
Signature