

MYTHS ABOUT BEING A COUNCIL MEMBER

Myth #4

COUNCIL MEMBERS CAN DECIDE EVERYTHING FOR THE MCST.

While Council Members play a vital role in the collaborative effort of managing the community, not all matters can be decided by Council Members only.

The Building Maintenance and Strata Management Act (BMSMA) stipulates that **certain matters must be passed through general meeting resolutions**. For example, the passing of additional by-laws requires a special resolution at general meetings.

Myth #5

COUNCIL MEMBERS CAN ALLOCATE MCST MONIES HOWEVER THEY WANT.

No! Council Members should ensure proper budgeting of management and sinking funds for **all expenses**.

This helps MCSTs **maintain sufficient funds for critical works or large-scale expenses** like lift modernisation, periodic inspections, and major projects such as repair and repainting, typically done every seven years.



BONUS TIP

Always declare any conflict of interest!

Council Members should lead the MCST in an open and transparent manner.

When in doubt, shout it out - declare your conflict of interest and step aside from any related discussions or voting.

The Council plays a crucial role in making decisions and ensuring the smooth and efficient operations in developments.

The Building and Construction Authority has launched a new online self-learning course for MCST Council Members (up to 2 pax per MCST) to enhance their knowledge and estate management skills.

go.gov.sg/bca-mcst-course

