

Date: 1 July 2026

Attention: All MCSTs

Subject: Commencement of Section 16 of the Statutes (Miscellaneous Amendments) Act 2026 – Amendment of Building (Strata Management) Act 2004

The Statutes (Miscellaneous Amendments) Act 2026 has been gazetted. This circular sets out the commencement dates for Section 16 of the Act (**refer to Annex A for extract of provision**), which amends the Building (Strata Management) Act 2004 (“B(SM)A”), and what these changes mean for your Management Corporation (“MCST”). Please refer to the table below for details.

S/N	Amendment of B(SM)A	Commencement Dates	Remarks
1	Section 37(5): A reference to "the Planning (Development Charges) Rules" is updated to "rule 2 of the Planning (Development) Rules 2008".	1 July 2026	This is an administrative update.
2	Section 38(3): The list of purposes for which MCSTs may spend from their management fund is updated to provide for: (d) organising social, cultural, educational, sports, or other similar activities for the benefit of all subsidiary proprietors and occupiers; and (e) engaging legal services for the management corporation.	1 October 2026	From 1 October 2026, MCSTs may spend from their management fund on these two purposes. MCSTs must include estimated expenses for these two purposes in the annual budget for approval by ordinary resolution at the Annual General Meeting [Section 38(3A) of B(SM)A], and may call an Extraordinary General Meeting to approve a supplementary budget for unforeseen or urgent expenditure for these purposes [Section 38(3B) of B(SM)A]. Refer to Annex B for extracts of the relevant provisions.

2 MCSTs are advised to take note of the above amendments.



Thank you.

Best regards,
Ms. Ann Tang
Director / Building Management Department
Building and Construction Authority
For Commissioner of Buildings

Annex A: Section 16 of the Statutes (Miscellaneous Amendments) Act 2026

Amendment of Building (Strata Management) Act 2004

16. In the Building (Strata Management) Act 2004 —

- (a) in section 37(5), replace “the Planning (Development Charges) Rules” with “rule 2 of the Planning (Development) Rules 2008”;
- (b) in section 38(3)(c), replace the full-stop at the end with a semi-colon;
- (c) in section 38(3), after paragraph (c), insert —
 - “(d) organising any social, cultural, educational or sports activity or any other similar activity, that is for the benefit of all the subsidiary proprietors and occupiers; or
 - (e) engaging any legal services for the management corporation.”;

Annex B: Section 38(3A) and Section 38(3B) of the B(SM)A

Section 38 – Management funds and sinking funds

(3A) The estimated expenses for matters under subsection (3)(d) and (e) must be included in an annual budget placed before an annual general meeting to be approved by an ordinary resolution.

(3B) The management corporation may convene an extraordinary general meeting to approve, by ordinary resolution, a supplementary budget for unforeseen or urgent expenditure for matters under subsection (3)(d) or (e).