

STRATA TITLE BOARD, SINGAPORE

STBs are tribunals established under the BMSMA to mediate and hear applications relating to :

- a) orders for collective sale of property under Land Title (Strata) Act**
- b) certain disputes arising in respect of from strata titled property**



Sj

STRATA TITLE BOARD, SINGAPORE

STB is made up of a panel of 30 members who are lawyers and experience practitioners in the building industry

A STB is constituted to hear each dispute.

The decisions of STB are final.

Appeal can only be made to the High Court on the question of law.



STRATA TITLE BOARD, SINGAPORE

Recent disputes resolved

- a) Mechanized car parking system damaged and not repaired by MC for more than one and half year. SPs forced to park their cars illegally along public road outside their condominium. MC embroils in contracture issues with the contractor who installed the system instead of repairing the system
- b) SP installed invisible grilles at balcony for safety of their young children. MC claimed the installed grilles were not consistent with the façade of the buildings.
- c) MC could not paint the external wall due to water seepage from residential units. SPs required to re-do the water proofing their flats to prevent water seepage to the external walls.



STRATA TITLE BOARD, SINGAPORE

Recent disputes resolved

- d) Leaking sewerage pipe serving upper unit damage false ceiling of lower unit. Part of the pipe was protruding within the strata space of the lower unit. SP of upper still responsible for repair as the was serving his unit
- e) Leaking bathroom water pipe damage kitchen fittings of adjacent unit
- f) Prolong air conditioning at low temperature of lower unit , caused condensation and formation of mould on the floor of the upper unit resulting in damages to the timber flooring.



STRATA TITLE BOARD, SINGAPORE

Recent disputes resolved

- g) MC against SP to repair a defective beam above the master bedroom. The judgement was, if the beam is not considered a common property then SP is responsible to repair the defects. If the defects in the beam amount to structural defects, the MC is responsible.
- h) MC against SP for carrying out renovations without MC approval. Renovations caused changes to the building facade and common areas. SP argued that approval was given by MA who was acting on behalf MC. Case was dismissed.
- i) SPs against MC to null and void AGM or EGM held and resolutions passed.

