



ANNEX C: Public Consultation on Proposed Amendments to The Building (Strata Management) Act

1 Introduced in 2005, the Building (Strata Management) Act (B(SM)A)¹ provides a legal framework that (i) empowers a management corporation strata title (MCST) to manage their estate, and (ii) defines the duties and obligations of strata stakeholders². BCA periodically reviews the Act to ensure that its provisions adequately meet the needs of strata stakeholders.

- 2 BCA is currently reviewing the B(SM)A with three key objectives, namely to:
- Support MCSTs to maintain adequate sinking funds for essential maintenance and improvement works in ageing strata developments,
 - Support Singapore’s ageing population by facilitating inclusive features in older developments that may lack barrier-free access and age-friendly amenities, and
 - Promote better overall management of estates and foster collective decision-making processes through strengthened governance.

Areas of focus	Examples of Proposed Amendments
Supporting MCSTs in having adequate funds to maintain their estates	<ul style="list-style-type: none"> • Submission of information, such as financial information and facilities records to BCA • MCST to collectively (i.e. with the general body) review supporting documents for essential facilities works

¹ The former Building Maintenance and Strata Management Act (BMSMA) has been renamed the B(SM)A on 1 Oct 2025. The building maintenance provisions from the BMSMA have been ported over and consolidated under the Building Control Act.

² The strata stakeholders include management corporations, council members, subsidiary proprietors and occupiers, and managing agents.

<p>Lowering levels of resolution to facilitate essential upgrades in strata developments</p>	<ul style="list-style-type: none"> • Lower level of resolution for improvement works to essential facilities to facilitate upgrading • Lower level of resolution for installation of senior-friendly fittings outside the unit and in the common property to support ageing-in-place • Lower level of resolution for installation of solar panels to promote sustainability
<p>Equipping MCSTs to run their estates better</p>	<ul style="list-style-type: none"> • Restrict the number of proxies held by individuals residing in the same household • Council members to undergo mandatory training

3 BCA encourages residents living in private residential developments to provide your feedback on these and other proposed areas. Members of the public can participate in the public consultation at <https://go.gov.sg/bsma-consult-2026> (from 9 March 2026, 9am to 8 April 2026, 5pm). BCA will take the feedback into consideration for the proposed amendments to the B(SM)A.