

Corporate Real Estate

Conducting Collective Sale-related Meetings through Virtual Means

During the COVID-19 period, when in-person meetings could not be conducted, the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings) Orders ("**Meetings Orders**") was passed to enable entities, including management corporations ("**MCSTs**"), to conduct meetings through virtual means. However, the Meetings Orders ceased on 1 July 2023. The Ministry of Law ("**MinLaw**") has now amended the Second and Third Schedules to the Land Titles (Strata) Act ("**LTSA**") to facilitate the conduct of general meetings for the purpose of a collective sale and meetings of the collective sale committee ("**CSCs**") by virtual means from 1 July 2023 onwards.

The amendments provide guidelines for MCSTs and CSCs on how to hold the meetings governed by these schedules through partial or wholly virtual means. They will provide more flexibility to MCSTs and CSCs in conducting such meetings to facilitate greater participation by the owners.

The majority of the new requirements are largely similar to those under the Meetings Order. However, there are certain changes to the conduct of collective sale-related meetings:

- (a) While MCSTs and CSCs will continue to be allowed to convene the meetings governed by the LTSA as fully in-person, fully virtual or partial virtual meetings by default, owners or subsidiary proprietors now have the option to pass a resolution at a general meeting for the purpose of a collective sale to prevent future meetings from being held in a fully virtual manner.
- (b) Refinements have been made to the requirements for notices issued for the general meetings for the purpose of a collective sale, as well as the information to be recorded in the minutes for such meetings.

There are also transitional arrangements for meetings scheduled before 26 June 2023, and these include:

- (a) For a general meeting in which a notice of meeting has been sent prior to 26 June 2023, no new meeting notice is required to be issued if there are no changes to the meeting, even if the scheduled meeting takes place after 1 July 2023.
- (b) Where an MCST or CSC has made adjustments to such a meeting held after 1 July 2023 which results in changes to the key information required to be captured in the meeting notices, a new meeting notice will be required to be served. The new meeting notice will need to meet the requirements under the amended schedules to the LTSA as of 1 July 2023.
- (c) Where these meetings have originally been scheduled as fully physical meetings, an MCST or CSC that wishes to change the mode of meeting may only convert them to partial virtual meetings. These meetings would be subject to the new requirements under the amended schedules to the LTSA as of 1 July 2023.

Click on the following link for more information:

- [MinLaw Announcement titled "Amendments to the Land Titles \(Strata\) Act for the Conduct of Collective Sale-Related Meetings through Virtual Means"](#) (available on the MinLaw website at www.mlaw.gov.sg)

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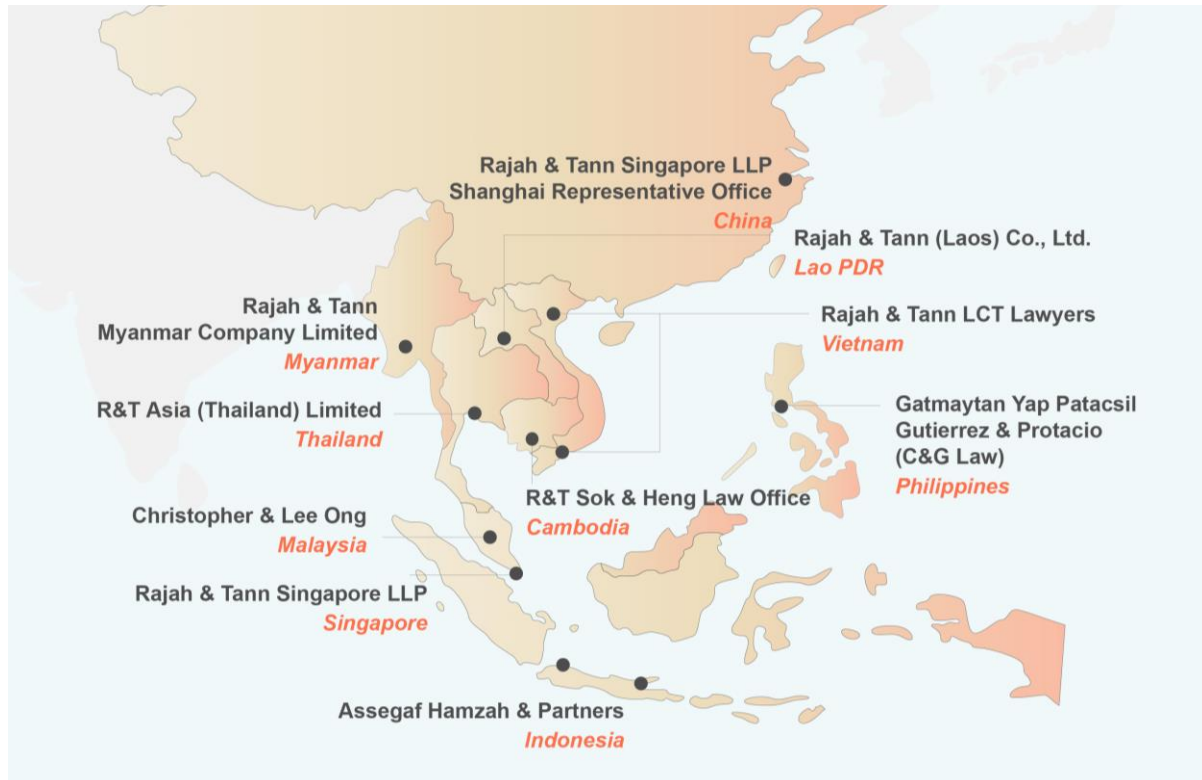
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