Collective Sale Regime

Proposed Amendments to the Collective Sale Regime

On 4 August 2026, the Ministry of Law (**MinLaw**) introduced the Land Titles (Strata) (Amendment) Bill (**Bill**) for first reading in Parliament. The Bill seeks to amend the Land Titles (Strata) Act 1967 (**LTSA**) to, among other things:

- Lower the consent thresholds for the collective sale of developments that have an age of at least 40 years;
- Allow the collective sale regime to apply to the flats and land in certain developments to which sections 84A, 84D, 84E, 84F, 84FA and 84FB of the LTSA do not presently apply; and
- Shorten the permitted time for execution of a collective sale agreement from 12 months to six months.

In its press release, MinLaw noted that the Bill is intended to update the collective sale regime to better support the renewal of ageing developments and optimise land use in Singapore. At the same time, safeguards for non-consenting owners will be strengthened.

We set out below the key features of the Bill as highlighted in MinLaw's press release.

Supporting the Renewal of Ageing Developments

The current consent thresholds for collective sales by majority consent were first introduced in 1999. Since then, many developments in Singapore have become significantly older, requiring substantial investment for maintenance, repairs or upgrading works to remain safe and liveable.

The Bill proposes to recalibrate the consent thresholds for collective sales. The aim is that owners of older developments will, where there is broad support, have a more practical option to consider redevelopment. The consent thresholds are proposed to be stratified as follows:

Age of development	Less than 10 years	10 to 39 years	40 to 59 years	60 years and older
Consent threshold	90%	80% (New)	70% (New)	65%

The existing 90% and 80% thresholds will continue to apply to newer developments below 10 years old, and those from 10 to 39 years old, respectively.

The Bill also proposes to expand the collective sale regime for non-strata-titled private residential developments where the flat owners own long leases in their units, but do not own the underlying land. Today, the collective sale regime under the LTSA does not cover such developments, and a sale is possible only if there is unanimous agreement among flat and landowners.

The proposed amendments will allow such developments to undergo a collective sale by majority consent, with safeguards to protect the interest of the landowner.

Strengthening Safeguards for Non-Consenting Owners

The Bill also aims to strengthen safeguards for non-consenting owners in collective sales. MinLaw notes that the frequency and duration of collective sale exercises should be minimised in developments where there is unlikely to be sufficient support.

Key proposals include:

(a) **Higher threshold to initiate a collective sale attempt**: Raising the threshold to initiate a collective sale attempt by requiring at least 35% of owners by share value or number of units in the development to sign the requisition to convene a general meeting of the management corporation for the purposes of constituting a collective sale committee (**CSC**). This is an increase from the current 20% or 25% of owners by share value or number of units in the development respectively. The higher threshold will help to ensure that collective sale exercises are initiated only where there is sufficient support.

(b) **Shorter period to obtain signatures**: Reducing the time period that CSCs have to obtain signatures to the collective sale agreement (**CSA**) from 12 months to six months. This is to address concerns about prolonged pressure faced by non-consenting owners while still providing sufficient time for signature collection.

(c) **Longer restriction period after a failed attempt**: Extending the restriction period after a failed collective sale attempt from two years to three years. During the three-year restriction, any attempt to convene a general meeting to form a CSC will be subject to heightened requisition thresholds. This is to prohibit repeated attempts where support remains insufficient.

Ongoing Collective Sale Exercises

Most of the collective sale amendments in the Bill will apply to ongoing collective sale exercises where the first signature to the CSA has not been obtained as of the commencement date. The commencement date is the prescribed date when the proposed amendments come into force, and will be announced when ready.

Where the first signature to the CSA has already been obtained before the commencement date, the existing framework will continue to apply, to preserve fairness for owners who have already signed CSAs based on considerations under the current thresholds.

To provide flexibility, CSCs which are in the midst of gathering signatures to the CSA as at the commencement date will be allowed to convene general meetings to decide whether to terminate the CSA. If the CSA is terminated, those general meetings may also approve terms for a new CSA, which will be subject to the enhanced collective sale regime. Such CSCs will be allowed seven months from the commencement date to achieve the requisite consent threshold for the new CSA, to ensure collective sale attempts are not prolonged excessively.

If you would like information and/or assistance on the above or any other area of law, you may wish to contact the Partner at WongPartnership whom you normally work with or any of the following Partners:

TAN Teck Howe
Deputy Head – Corporate Real Estate

Dorothy Marie NG
Partner – Corporate Real Estate

Jerry TAN
Partner – Corporate Real Estate

Connect with WongPartnership.

WPG MEMBERS AND OFFICES

- contactus@wongpartnership.com

SINGAPORE

-
WongPartnership LLP
12 Marina Boulevard Level 28
Marina Bay Financial Centre Tower 3
Singapore 018982
t +65 6416 8000
f +65 6532 5711/5722

CHINA

-
WongPartnership LLP
Shanghai Representative Office
Unit 1015 Link Square 1
222 Hubin Road
Shanghai 200021, PRC
t +86 21 6340 3131
f +86 21 6340 3315

INDONESIA

-
Makes & Partners Law Firm
Menara Batavia, 7th Floor
Jl. KH. Mas Mansyur Kav. 126
Jakarta 10220, Indonesia
t +62 21 574 7181
f +62 21 574 7180
w makeslaw.com

MALAYSIA

-
Cheang & Ariff
Advocates & Solicitors
Loke Mansion
273A, Jalan Medan Tuanku
50300 Kuala Lumpur
t +60 3 2691 0803
f +60 3 2693 4475
w cheangariff.com
-
Foong & Partners
Advocates & Solicitors
13-1, Menara 1MK, Kompleks 1 Mont' Kiara
No 1 Jalan Kiara, Mont' Kiara
50480 Kuala Lumpur, Malaysia
t +60 3 6419 0822
f +60 3 6419 0823
w foongpartners.com

MIDDLE EAST

-
Al Aidarous Advocates and Legal Consultants
Abdullah Al Mulla Building, Mezzanine Suite 02
39 Hameem Street (side street of Al Murroor Street)
Al Nahyan Camp Area
P.O. Box No. 71284
Abu Dhabi, UAE
t +971 2 6439 222
f +971 2 6349 229
w aidarous.com
-
Al Aidarous Advocates and Legal Consultants
Oberoi Centre, 13th Floor, Marasi Drive, Business Bay
P.O. Box No. 33299
Dubai, UAE
t +971 4 2828 000
f +971 4 2828 011

PHILIPPINES

-
Gruba Law
27/F 88 Corporate Center
141 Valero St., Salcedo Village
Makati City 1227, Philippines
t +63 2 889 6060
f +63 2 889 6066
w grubalaw.com