

样板文件

I12: 社团及慈善信托购买不动产的工作清单

1. 仔细查阅和严格遵照章程或信托契据里的有关条文，如：
 - (1) 是否必须先 在会员大会上以多少多数票通过购买不动产的动议。 ☐
 - (2) 不动产信托人的资格和委任程序。 ☐
除了符合本身章程或信托契据内所规定的资格，更要符合<信托人法令>和<慈善法令>的相关条文，详见**附件一**。
2. 查清楚所将购买的不动产的**合法用途**到底是办公单位、商业场所、工业厂房还是住宅产业，这是因为：
 - (1) 当局对宗教团体使用商业场所有限制 ☐
参考**附件二**：URA 与 MCYS 联合文告。
 - (2) 当局对宗教团体使用工业建筑物有所限制 ☐
参考**附件三**：URA 与 MCYS 联合文告。
 - (3) 一般社团购买住宅产业须向新加坡土地管理局 (SLA) 申请准证 ☐
(使用 FORM C 或 FORM FS)：参考**附件四**
 - (4) 宗教团体购买住宅产业须向 SLA 申请准证 ☐
(使用 FORM FS)：参考**附件五**
 - (5) 改变用途须据法申请，而所涉及的“溢价 differential premium”颇高。 ☐
3. 找咨询顾问查询该产业是否存在非法或违章扩建、改建、增减或装修。 ☐
4. 至少有两三个专业估价报告，毕竟这是公家产业，不但要确保物有所值，而且，负责处理购买不动产的执委必须没有利益冲突。 ☐
5. 先把购买方案，包括：该产业的地点、地契时限、合法用途、面积、内部布局、对方的开价（包括是否包空）、专业估价、装修费、如何融资、该产业是否受国家发展计划影响等细节呈执委会议讨论与通过。在讨论时，有直接或间接利益的执委应书面声明和退席。 ☐

新加坡佛教总会呈献

6. 执委通过后，以同样内容将购买方案呈会员大会讨论与通过。召集会员大会时，必须注意的事项包括：

- (a) 发足日通告 ☐
- (b) 附上详细方案 ☐
- (c) 有法定人数 ☐
- (d) 有所需的多数票 ☐

大会的议决至少包括下列几项：

- (1) 通过购买不动产方案 ☐
- (2) 委任不动产信托人 ☐
参考**附件六**：信托人的法律责任
- (3) 授权不动产信托人执行购买产业所涉及的所有事务 ☐
- (4) 委任律师处理所需法律程序。其中包括：
 - 查询该产业的合法业主、合法用途 ☐
 - 是否受国家发展计划影响 ☐
 - 起草买卖合同和买卖手续 ☐
 - 申请所需准证(Form C 或 Form FS) ☐
 - 起草信托人声明书，并安排信托人签署 ☐
 - 申请地契 ☐
 - 各方面的法律咨询 ☐

7. 购买手续完成和拥有该产业后，立即以上网向社团注册局呈报，同时也向慈善总监呈报（若该社团也注册为慈善团体）：参考**附件七** ☐

8. 若该新购的产业是作为会所用途（place of business），须上网向社团注册局申请更换会所地址，同时向慈善总监呈报。并且通知有来往的政府部门、会员、银行、供应商等等有关更换地址。参考**附件八** ☐

附件九：Joint Tenancy 的中英文定

**Checklist For Acquisition of Immovable Property
By A Registered Society / Trust**

1. Check carefully and comply strictly with relevant clauses in the Society's constitution or Trust Deed, such as: ☐

(1) The requisite majority vote in favour of the proposed acquisition at a general meeting of members. ☐

(2) Qualifications and appointment procedure of Trustee for immovable property. The proposed Trustee must meet the criteria and qualifications as stipulated in the Society's Constitution or Trust Deed, the Trustees Act and the Charities Act. ☐

See **Annex 1** for detail

2. Check and verify the **Approved Usage** of the subject property, such as whether it is for use as office, commercial space, industrial premises or residential property, because: ☐

(1) There is an existing guidelines on limited and non-exclusive use of commercial spaces for religious activities. ☐

See **Annex 2** URA/MCYS joint press release

(2) There is an existing guidelines on limited and non-exclusive use of industrial premises for religious use. ☐

See **Annex 3** URA /MCYS joint press release

(3) For a registered society or trust to acquire residential property, it needs to apply for clearance from SLA either by using Form C or Form FS. ☐

See **Annex 4** Form C

(4) For a religious society or trust to acquire residential property, it needs to apply for approval from SLA by using Form FS ☐

See **Annex 5** Form FS

(5) Application for change of use entails payment of large sum of Differential Premium. ☐

3. Seek advice from property consultant on whether the subject property have any illegal extension, retrofitting, additional, alteration or renovation. ☐
4. To obtain at least 2 to 3 professional evaluation reports, after all it is a public property and the intended acquisition must be of value for money. Moreover, office-bearers involved in the acquisition must not have any conflict of interest. ☐
5. The proposed acquisition must be tabled at the Board Meeting for discussion and decision with sufficient details such as: location, length (or balance period) of lease, approved usage, area, internal division, offered price (with or without vacant possession), professional evaluation reports, estimated cost of renovation, financing, whether the subject property will be affected by development. In the course of discussion, interested Board Members whether directly or indirectly must submit written disclosure and abstain from discussion and decision. ☐
6. After the proposal has been passed at Board Meeting the same proposal in totality must be tabled at a General Meeting of Members for discussion and adoption, pay particular attention to the following matters: ☐
 - (a) To serve sufficient clear-day notice ☐
 - (b) To present the proposal with sufficient particularities ☐
 - (c) To ensure that quorum is present ☐
 - (d) To ensure that the proposed acquisition receive the requisite majority vote of support ☐

The General Meeting shall pass at least all the following resolutions:

- (1) To approve the proposed acquisition of immovable property ☐
 - (2) To appoint Trustees for immovable property ☐
- See **Annex 6** for Trustee's statutory duty of care
- (3) Instruct the Trustees to execute the GM's resolutions in relation to the acquisition ☐

(4) Appoint lawyer to executive all legal processes in relation to the acquisition, such as:

- Verification of legal and beneficial owner of the subject property and its approved usage ☐
- Whether the subject property will be affected by any development ☐
- Preparing Sale and Purchase Agreement ☐
- Application for Form C or Form FS if necessary ☐
- Preparing the Deed of Appointment of Trustees and arrange for all Trustees to sign the Deed ☐
- Application for a new Certificate of Title ☐
- Advice on all legal matters ☐

7. Upon completion of the acquisition, submit statutory declaration to the Registry of Societies and the Office of the Commissioner of Charities ☐

See **Annex 7** for templates

8. If the acquired property is to be used as a Place of Business, statutory returns must be lodged at ROS and COC office concurrently. Similarly, relevant authorities, members, banks suppliers and etc must be notified of the new place of business as well. ☐

See **Annex 8** for templates

Annex 9: Definition of Joint Tenancy

SLA SOON KHE
Chief Executive
Singapore Buddhist Federation

AUDIT AND FINANCIAL YEAR

10.1 [Two (2) voting members, not being members of the Committee, shall be elected as Honorary Auditors at (each / alternate)* Annual General Meeting and will hold office for a term of (one year / two years)* only and shall not be re-elected for a consecutive term. The accounts of the Society shall be audited by a firm of Certified Public Accountants if the gross income or expenditure of the society exceeds \$500,000 in that financial year, in accordance with Section 4 of the Societies Regulations.

OR

A firm of Certified Public Accountants shall be appointed as Auditors at each Annual General Meeting for a term of one year and shall be eligible for reappointment.]*

10.2 They:

a) Will be required to audit each year's accounts and present a report upon them to the Annual General Meeting.

b) [The final accounts for any period shall be audited by a firm of Certified Public Accountants.]

10.3 The final

社团注册局的模范章程中
有关信托人的标准条款

ties).

TRUSTEES

11.1 If the Society at any time acquires any immovable property, such property shall be vested in trustees subject to a declaration of trust.

11.2 The trustees of the Society shall:

- a) Not be more than four (4) and not less than two (2) in number.
- b) Be elected by a General Meeting of members.
- c) Not effect any sale or mortgage of property without the prior approval of the General Meeting of members.

11.3 The office of the trustee shall be vacated:

- a) If the trustee dies or becomes a lunatic or of unsound mind.
- b) If he is absent from the Republic of Singapore for a period of more than one (1) year.

*Please select one and delete the alternative

c) If he is guilty of misconduct of such a kind as to render it undesirable that he continues as a trustee.

d) If he submits notice of resignation from his trusteeship.

11.4 Notice of any proposal to remove a trustee from his trusteeship or to appoint a new trustee to fill a vacancy must be given by posting it on the notice board in the Society's premises at least two (2) weeks before the General Meeting at which the proposal is to be discussed. The result of such General Meeting shall then be notified to the Registrar of Societies.

11.5 The address of each immovable property, name of each trustee and any subsequent change must be notified to the Registrar of Societies.

VISITORS AND GUESTS

12.1 [[Visitors and guests may be admitted into the premises of the Society but they shall not be admitted to the privileges of the Society nor shall they be admitted into the premises more than six (6) times in a calendar year. These visits are to be confined to not more than once in fourteen (14) days.

12.2 A Visitors' Book shall be kept, in which shall be entered the names of all visitors and guests, together with the names and signatures of the members nominating them and the dates of their visits. No person shall be a visitor or guest till his name has been entered in this book.]*

OR

Visitors and guests may be admitted into the premises of the Society but they shall not be admitted into the privileges of the Society. All visitors and guests shall abide by the Society's rules and regulations.]*

PROHIBITIONS[#]

13.1 Gambling of any kind, excluding the promotion or conduct of a private lottery which has been permitted under the Private Lotteries Act Cap 250, is forbidden on the Society's premises. The introduction of materials for gambling or drug taking and of bad characters into the premises is prohibited.

* Compulsory for all Sports and Recreation Club.

* Please select one and delete the alternative.

Compulsory for all societies.

信托人法令第 36 条、第 37 条、第 38 条

Limitation of the number of trustees 信托人人数的限制

36.—(1) In the case of settlements and dispositions on trust of property, whether movable or immovable, made or coming into operation on or after 1st September 1929 —

(a) the number of trustees thereof shall not in any case exceed 4, and where more than 4 persons are named as such trustees, the 4 first named (who are able and willing to act) shall alone be the trustees, and the other persons named shall not be trustees unless appointed on the occurrence of a vacancy; and

(b) the number of the trustees shall not be increased beyond 4.

(2) The restrictions hereby imposed on the number of trustees shall not apply in the case of property vested in trustees for charitable, religious or public purposes.

[Trustees Ordinance 1955 Ed., s. 36]

Power of appointing new or additional trustees 委任新或额外信托人的权力

37.—(1) Where a trustee, either original or substituted, and whether appointed by a court or otherwise —

(a) is dead;

(b) remains out of Singapore for more than 12 months;

(c) desires to be discharged from all or any of the trusts or powers reposed in or conferred on him;

(d) refuses or is unfit to act therein;

(e) is incapable of acting therein; or

(f) is an infant,

then, subject to the restrictions imposed by this Act on the number of trustees —

(i) the person or persons nominated for the purpose of appointing new trustees by the instrument, if any, creating the trust; or

(ii) if there is no such person, or no such person able and willing to act, then the surviving or continuing trustees or trustee for the time being, or the personal representatives of the last surviving or continuing trustee,

may, by writing, appoint one or more other persons (whether or not being the persons exercising the power) to be a trustee or trustees in the place of the trustee so deceased, remaining out of Singapore, desiring to be discharged, refusing, or being unfit or being incapable, or being an infant.

(2) Where a trustee has been removed under a power contained in the instrument creating the trust, a new trustee or new trustees may be appointed in the place of the trustee who is removed, as if he were dead, or, in the case of a corporation, as if the

corporation desired to be discharged from the trust, and this section shall apply accordingly, but subject to the restrictions imposed by this Act on the number of trustees.

(3) Where a corporation being a trustee is or has been dissolved, either before, on or after 1st September 1929, then, for the purposes of this section and of any written law replaced thereby, the corporation shall be deemed to be and to have been from the date of the dissolution incapable of acting in the trusts or powers reposed in or conferred on the corporation.

(4) The power of appointment given by subsection (1) or any similar previous written law to the personal representatives of a last surviving or continuing trustee shall be and shall be deemed always to have been exercisable by the executors for the time being (whether original or by representation) of such surviving or continuing trustee who have proved the will of their testator or by the administrators for the time being of such trustee without the concurrence of any executor who has renounced or has not proved.

(5) But a sole or last surviving executor intending to renounce, or all the executors where they all intend to renounce, shall have and shall be deemed always to have had power, at any time before renouncing probate, to exercise the power of appointment given by this section, or by any similar previous written law, if willing to act for that purpose and without thereby accepting the office of executor.

(6) Where a sole trustee, other than a trust corporation, is or has been originally appointed to act in a trust, or where, in the case of any trust, there are not more than 3 trustees (none of them being a trust corporation) either original or substituted and whether appointed by the court or otherwise, then and in any such case —

- (a) the person or persons nominated for the purpose of appointing new trustees by the instrument, if any, creating the trust; or
- (b) if there is no such person, or no such person able and willing to act, then the trustee or trustees for the time being,

may, by writing, appoint another person or other persons to be an additional trustee or additional trustees.

(7) It shall not be obligatory to appoint any additional trustee under subsection (6) unless the instrument, if any, creating the trust, or any written law provides to the contrary, nor shall the number of trustees be increased beyond 4 by virtue of any such appointment.

(8) Every new trustee appointed under this section, as well before as after all the trust property becomes by law, or by assurance, or otherwise, vested in him, shall have the same powers, authorities and discretions, and may in all respects act as if he had been originally appointed a trustee by the instrument, if any, creating the trust.

(9) The provisions of this section relating to a trustee who is dead include the case of a person nominated a trustee in a will but dying before the testator, and those relative to a continuing trustee include a refusing or retiring trustee, if willing to act in the execution of the provisions of this section.

(10) Where a trustee lacks capacity (within the meaning of the Mental Capacity Act 2008) to exercise his functions as trustee and is also entitled in possession to some beneficial interest in the trust property, no appointment of a new trustee in his place shall be made by the continuing trustees or trustee, under this section, unless leave has been given by the court to make the appointment.

[Trustees Ordinance 1955 Ed., s. 37]

[21/2008 wef 01/03/2010]

委任信托人的附加条款

Supplemental provisions as to appointment of trustees

38.—(1) On the appointment of a trustee for the whole or any part of trust property —

- (a) the number of trustees may, subject to the restrictions imposed by this Act on the number of trustees, be increased;
- (b) a separate set of trustees, not exceeding 4, may be appointed for any part of the trust property held on trusts distinct from those relating to any other part or parts of the trust property, notwithstanding that no new trustees or trustee are or is to be appointed for other parts of the trust property, and any existing trustee may be appointed or remain one of such separate set of trustees, or, if only one trustee was originally appointed, then, except as hereinafter provided, one separate trustee may be appointed;
- (c) it shall not be obligatory, except as hereinafter provided, to appoint more than one new trustee where only one trustee was originally appointed, or to fill up the original number of trustees where more than 2 trustees were originally appointed, but, except where only one trustee was originally appointed, and a sole trustee when appointed will be able to give valid receipts for all capital money, a trustee shall not be discharged from his trust unless there will be either a trust corporation or at least 2 individuals to act as trustees to perform the trust; and
- (d) any assurance or thing requisite for vesting the trust property, or any part thereof, in a sole trustee, or jointly in the persons who are the trustees, shall be executed or done.

(2) Nothing in this Act shall authorise the appointment of a sole trustee, not being a trust corporation, where the trustee, when appointed, would not be able to give valid receipts for all capital money arising under the trust.

[Trustees Ordinance 1955 Ed., s. 38]

〈慈善法令〉第 27 条及 28 条

没资格担任慈善团体董事的人士等等

27 (1) 受本条文所制，一个人若有下列情况就没资格担任慈善团体的董事或主要职员或信托人：

(a) 曾因涉及不诚实或欺诈罪行而在新加坡或其他地方被定罪者；

(b) 曾被判破产而尚未脱离穷籍者；

(c) 曾和债权人达致债务和解协议或安排，或获得其债权人的信托契据而未解除有关债务者；

(d) 曾被慈善总监据本法令第 25 (1) (i) 条，或高等法院因他所负责或有关系，或因他的行为造成或促成任何不当行为或管理不当而被革除其慈善团体董事、主要职员或信托人职务者；或

(e) 据〈公司法令第 50 章〉第 148 条、第 149 条或第 154 条丧失公司董事资格者。

(2) 当一个以公司形式注册为慈善团体其董事或主要职员或信托人据第 (1) (b) 副条文（惟不包括本副条文）而丧失其资格时，若后来据〈公司法令〉第 148 条获得许可将不再视为丧失资格；同样地，若获得许可担任慈善团体董事，则不能据上述第 (1) (e) 副条文撤销他的慈善团体董事或主要职务或信托人的资格。

在丧失资格继续担任慈善团体董事等等

28 (1) 任何人若据本法令第 27 条而丧失慈善团体董事或主要职员或信托人时仍担任慈善团体董事或主要职员或信托人将视为犯罪，一旦定罪将被罚款不超过 5000 元或被监禁不超过一年或两者兼施，而若定罪后继续犯此罪行将每日加罚不超过 50 元。

(2) 据本法令第 27 条丧失资格者以慈善团体董事或主要职员或信托人的任何行为均因丧失资格而属无效。

(3) 若慈善总监有充足理由相信：

(a) 在本法令第 27 条下丧失资格的任何人仍担任慈善团体董事或主要职员或信托人；以及

(b) 担任该慈善团体的董事或主要职员或信托人期间从该慈善团体获收任何形式酬劳或费用或任何实物利益时，慈善总监可下令他将有关款额的全数或部分偿还给该慈善团体，或（视有关个案而定）将有关利益的金钱价值（由慈善总监判定）的全数或部分偿还给该慈善团体。

(4) 上述第 (3) 副条文不适用于他在没丧失资格时担任慈善团体董事或主要职员或信托人期间所获收的任何形式酬劳或费用。

Sections 27 and 28 of the Charities Act

Persons disqualified from being governing board members, etc., of a charity

27. —(1) Subject to the provisions of this section, a person shall be disqualified from being a governing board member or key officer of a charity or a trustee for a charity if —

(a) he has been convicted, whether in Singapore or elsewhere, of any offence involving dishonesty or deception;

(b) he has been adjudged bankrupt, and has not been discharged;

(c) he has made a composition or arrangement with, or granted a trust deed for, his creditors and has not been discharged in respect of it;

(d) he has been removed from the office of governing board member or key officer of a charity or trustee for a charity by an order made by the Commissioner under section 25(1)(i) or by the High Court on the ground of any misconduct or mismanagement in the administration of the charity for which he was responsible or to which he was privy, or which he by his conduct contributed to or facilitated; or

(e) he is subject to a disqualification order under section 148, 149 or 154 of the Companies Act (Cap. 50).

(2) Where (apart from this subsection) a person is disqualified under subsection (1) (b) for being a governing board member or key officer of a charity or a trustee for a charity which is a company, he shall not be so disqualified if leave has been granted under section 148 of the Companies Act for him to act as director of the charity; and similarly a person shall not be disqualified under subsection (1)(e) from being a governing board member or key officer of a charity or trustee for a charity if leave under the order has been granted for him to act as director of the charity.

Persons acting as governing board member, etc., while disqualified

28. —(1) Any person who acts as a governing board member or key officer of a charity or trustee for a charity while he is disqualified from being such a governing board member or key officer or trustee by virtue of section 27 shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding one year or to both and, in the case of a continuing offence, to a further fine not exceeding \$50 for every day or part thereof during which the offence continues after conviction.

[10/2007]

(2) Any act done as governing board member or key officer of a charity or trustee for a charity by a person disqualified from being such a trustee by virtue of section 27 shall not be invalid by reason only of that disqualification.

(3) Where the Commissioner is satisfied —

(a) that any person has acted as governing board member or key officer of a charity or trustee for a charity while disqualified from being such a governing board member or key officer or trustee by virtue of section 27; and

(b) that, while so acting, he has received from the charity any sum by way of remuneration or expenses, or any benefit in kind, in connection with his acting as governing board member or key officer of the charity or trustee for the charity,

the Commissioner may by order direct him to repay to the charity the whole or part of any such sum, or (as the case may be) to pay to the charity the whole or part of the monetary value (as determined by the Commissioner) of any such benefit.

(4) Subsection (3) shall not apply to any sum received by way of remuneration or expenses in respect of any time when the person concerned was not disqualified from being a governing board member or key officer of a charity or trustee for the charity.

市区重建局与社会发展、青年及体育部
联合发布新闻稿
2010年7月20日

商业场所作限制性与非专用宗教活动用途

市区重建局与社会发展、青年及体育部（社青体部）今天发布一套关于商业场所作限制性与非专用宗教用途的指导原则。

指导原则对商业场所允许作为宗教活动的程度给予业主和宗教组织更明确的指引。

拟定指导原则旨于提供伸缩度让宗教组织有限制地使用商业场所，同时确保商业发展项目的主要用途与风格不会受到侵蚀，以及让这些场所继续成为社会各领域人士可享有的世俗空间。

商业场所作非专用宗教活动用途的指导原则

在市区重建局总蓝图内规划为“商业用途 Commercial Use”的地段是作为商业活动用途，以及让社会各领域人士可交流与来往的世俗空间（Secular Spaces），而特别指定作为宗教组织的膜拜/宗教用途之地点则规划为“膜拜场所（place of worship）”。因此，宗教活动应该在规划为“膜拜场所”的范围内进行。

通常商业建筑物内不准举行宗教活动，但市区重建局准备行使伸缩度，让需要更大场所的宗教组织何在**限制性与非专用**的情况下使用商业场所作宗教活动用途，而且不会导致干扰，如：吵杂、交通或停车问题。商业或酒店的场所，如：礼堂、宴会厅、会议中心及戏院。

为了确保商业场所的风格与世俗本质不受宗教活动的侵蚀或被它取而代之，宗教组织与业主必须遵守下列指导原则：

- (i) 只有商场与酒店内现有受核准的礼堂、宴会厅、会议厅与戏院可考虑作为限制性与非专用的宗教用途，并且在使用时不会造成不愉快或交通问题；
- (ii) 商业场所内可考虑作为限制性与非专用宗教用途的总楼面（Gross Floor Area GFA）不可以超过 2 万平方米或该商业场所总楼面的 20%并以较低者而定。每个宗教组织在任何时刻在任何商业场所使用其场地的上限是一万平方米。这可确保没有任何单一宗教组织可通过占用非常大的空间而在某个商业场所占优势。制定这些限额时有考虑到现有的使用模式，但也考虑到有必要确保这些场所的主要用途是“商业用途”，并且让不同宗教组织有机会使用这些大型场所作其用途；
- (iii) 这些场所不能由宗教组织所拥有或只租赁给它们。这些场所须可供出租作其他商业活动，如：研讨会、会议与演出等等；
- (iv) 使用商业场所作宗教活动用途的次数每星期不可超过 2 天，包括星期六与星期日；
- (v) 在从事宗教活动的商业场所或建筑物外部不可张挂与宗教有关的告示牌、广告或海报。场所内不可装饰得像个膜拜礼堂，并且在没有宗教组织使用期间不可在场所内展示任何宗教符号、标志或任何宗教饰品；
- (vi) 建筑物业主与宗教组织必须采取适当步骤以确保有关活动不会对公众造成干扰。

此外，会议中心业主必须确保有关宗教活动用途不会影响在周末举行的其他活动。

必须向市区重建局提呈资料

宗教组织若要使用商业场所举行宗教活动，须向市区重建局提呈有关资料供它考虑，包括：活动性质，所使用场所的次数与面积等等。若获准使用，业主与宗教组织必须提呈“联合承诺书”以承诺遵守有关条件。

宗教组织与建筑物业主若要询问关于使用商业场所作宗教用途，可拨电话：6223 4811 向市区重建局询问。

NEWS RELEASE

- JOINTLY ISSUED BY URBAN REDEVELOPMENT AUTHORITY AND MINISTRY
OF COMMUNITY DEVELOPMENT, YOUTH AND SPORTS

20 Jul 2010

LIMITED AND NON-EXCLUSIVE USE OF COMMERCIAL SPACES FOR RELIGIOUS ACTIVITIES

The Urban Redevelopment Authority (URA) and the Ministry of Community Development, Youth and Sports (MCYS) today issued a set of guidelines on the limited and non-exclusive use of commercial spaces for religious activities.

The guidelines will provide greater clarity to both property owners and religious organisations on the extent of allowable use of commercial spaces for religious activities.

The guidelines have been drawn up to afford some flexibility for the limited use of commercial premises by religious organisations while ensuring that the predominant use and character of commercial developments are not eroded, and that such places remain as secular spaces that can be enjoyed by people from all segments of society.

Guidelines on the Non-Exclusive Use of Commercial Premises for Religious Activities

Sites zoned for "Commercial" use in URA's Master Plan are intended for commercial activities and serve as secular spaces for people from all segments of our society to interact and mingle. Locations that are specially designated for worship/religious use by religious groups are zoned "Place of Worship". Religious activities should therefore be conducted at sites zoned "Place of Worship".

Though religious activities are generally not allowed in commercial buildings, URA is prepared to exercise some flexibility and allow commercial premises to be used in a **limited, non-exclusive way** by religious groups that need venues for large gatherings, as long as it does not cause disturbances such as noise, traffic or parking problems. Examples of spaces in commercial and hotel developments include auditoriums, function halls, convention centres and cinemas.

To ensure that the character and secular nature of commercial premises are not eroded or displaced by religious activities, the following guidelines should be observed by religious organisations and property owners:

- (i) Only existing approved auditoriums, function halls, convention halls and cinemas located within commercial and hotel developments can be considered for non-exclusive and limited religious use, so long as such uses are not likely to cause disamenities and traffic problems;

- (ii) The maximum space within a commercial development that can be considered for non-exclusive and limited religious use shall not exceed a total Gross Floor Area (GFA) of 20,000 sqm or 20 per cent of total GFA of the development, whichever is lower. Each religious organisation is limited to use up to 10,000 sqm in any commercial space at any one time. This is to ensure that a single religious organisation does not dominate a particular commercial development by taking up a very large amount of space. The exact quantum of these caps have been determined with reference to existing usage patterns, but taking into consideration the need to ensure that the predominant use of these premises remain "Commercial", and that different religious organisation have the opportunity to access these large venues for their activities;
- (iii) The premises cannot be owned by or exclusively leased to religious organisations. The premises should be available to be rented out for other commercial events such as seminars, conferences and performances, etc;
- (iv) The use of the commercial space for religious activities shall not exceed two days a week including Saturday and Sunday;
- (v) There shall be no display of signages, advertisements or posters of the religious use at the premises or on the exterior of the building. The premises should not be furnished to resemble a worship hall and there shall be no display of religious symbols, icons or any religious paraphernalia at or within the venue when it is not in use by the religious organisation; and
- (vi) The building owner and the religious organisation shall take appropriate measures to ensure that the activities do not cause disturbances to the public.

In addition, owners of convention centres must ensure that the religious use does not compromise the staging of events during weekends.

Information to be submitted to URA

Religious organisations that wish to use commercial premises for religious activities will have to provide information regarding the nature and frequency of use, size of the premises, etc to URA for consideration. If the use is allowed, the property owner and the religious organisation will need to submit a joint Letter of Undertaking to abide by the conditions.

For enquiries regarding religious use in commercial developments, religious organisations and building owners can call URA's Development Control Enquiry Line at Tel: 6223 4811.

在工业建筑物作非专用与限制性宗教活动的指导原则

谁该知道

宗教团体、建筑物业主以及房地产代理

生效日期

从2012年6月12日起

详情

1. 应宗教团体要求让它们可灵活使用工业建筑物作宗教用途，市区重建局在检讨工业建筑物指导原则后，允许据非专用与限制性原则使用工业建筑物作宗教用途。
2. 在现有的指导原则下，工业建筑物不可作宗教用途。被规划为工业用途的建筑物主要保留给工业活动，如：制造、生产及货仓以支援我国的经济。规划土地用途可确保工业界可获得具有价格竞争力的土地。当局不允许将工业建筑物转换为非工业用途，因为这有损工业建筑物。宗教活动应在总规划图内列为膜拜场所（place of worship）内进行。

指导原则

3. 为了协助宗教团体满足它们对活动空间的需求，市区重建局准备允许在规划为第一类商业（B1）的工业建筑物作非专用与限制性宗教用途，惟其主要用途仍为工业用途，而且有关宗教活动不得改变该工业建筑物的主要特征与功能。“非专用与限制性宗教活动”是指不能在牺牲工业活动的情况下将有关工业建筑物完全作为宗教用途。而且只能在每星期的特定日子里进行宗教活动并只占用其建筑物内辅助设备的一部分。**当局仍然禁止将工业建筑物改为膜拜场所或宗教团体的办事处。**
4. 在第一类商业（B1）的工业建筑物内可考虑作为非专用与限制性宗教用途的场地如下（惟须符合第5段所列条件）：
 - a) 现有的共用设施，这些可作为宗教用途的辅助设施不得超过总面积的40%（注一），如：讲堂、多种用途礼堂、剧场及培训室。这些共用设施是应付该工业发

展项目内所有工厂经营者的需求。这些共用设施每星期只允许最多 2 天（包括星期六与星期日）作宗教活动用途。

- b) 每个工业单位内的辅助支援空间（注二），如：目前所使用的会议室及培训室以支援工业活动。当工厂没作业时（如：星期六、星期日、公定假日或夜间）可使用这些空间作宗教用途以避免和工业活动有所冲突或取而代之。然而，若有关工厂是空置着，就不可作为宗教用途。辅助支援空间不得超过该工厂面积的 40%。

附带条件

5. 使用工业建筑物作非专用与限制性宗教活动时须符合下列附带条件：

a) **宗教团体不能专属租赁或拥有工业建筑物**

宗教团体不能拥有或专属租赁工业建筑物。在每星期的其余日子里，这些共用设施，如：附属批准的讲堂、多种用途礼堂、剧场及培训室须作工业有关活动，如：工业培训/讲座、产品示范等；

b) **不可在外部展示招牌或宗教标志**

不可在建筑物或其外部展示宗教用途的招牌、广告或海报。有关建筑物不可布置得象宗教膜拜礼堂，并且在宗教团体没有使用期间不可在该地点或内部展示宗教标志、肖像或任何宗教周边产品；以及

c) **不可造成噪音、烟雾、交通及停车问题的干扰**

建筑物业主和宗教团体必须采取防范措施以确保进行活动时不会对公众造成干扰。

宽限期

6. 目前仍专属使用工厂单位作宗教用途的宗教团体，将获得从本文告生效后计起的三年宽限期以遵守上述第 4 段和第 5 段所列的条件。在这三年宽限期内，它们可继续其宗教用途，惟须符合下列条件：

- a) 使用时不可造成噪音、烟雾、交通及停车问题的干扰；
- b) 使用时不可溢出工厂单位外部的共用或公共场所；
- c) 不可加强宗教用途；以及
- d) 不可有未批准的结构或帐篷

7. 在宽限制内若有投诉其宗教活动，有关宗教团体须即刻采取措施解决有关问题。在三年宽限期之后，有关宗教团体必须迁到经核准的膜拜场所或减少其用途以符合非专用与限制性宗教用途的指导原则。
8. 在本文告生效后，再没有任何新宗教团体可专属使用工业建筑物。这三年宽限制并不适用于它们，违例者将被取缔。

向市区重建局提呈申请

9. 宗教团体要使用工业建筑物作非专业与限制性宗教活动之前须征得市区重建局的许可。它们必须以附件 1 所示的样本提呈相关的信息包括：该工厂单位的面积、工业活动类别、宗教用途的本质与频度。若其用途获得批准，有关产业业主和宗教团体必须联名提呈承诺书（如附件 2 所示）以承诺遵守附带条件。
10. 感谢您向贵机构的会员传达本文告内容。您或贵机构会员若有任何疑问，请拨询问热线电话 62234811 或电邮 ura_dcd@ura.gov.sg 联络发展管制处（DCG），或上网 <http://www.ura.gov.sg> 获取指导原则。

市区重建局

发展管制处处长 Han Yong Hoe 启

社青体部

社区联络及参与处处长 Charlene Chang 启

（注一）市区重建局规定工业发展项目若楼面的至少 60% 用作工业活动（如：制造、生产及货仓）。共用设施及其它辅助用途，如：辅助办公室、会议/培训室、电梯厅、公共走廊、机房等，可占总楼面最高达 40%

（注二）工厂单位须作为工业活动用途，并计入 60% 主要工业用途内。但是，在每个工厂单位内，作为辅助办公室、会议室等用途的面积最高可占该工厂单位总楼面的 40%



To make Singapore a great city to live, work and play in



Circular No : URA/PB/2012/07-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_12
Date : 12 Jun 2012

Fax: 6227 4792

SEE DISTRIBUTION LIST

GUIDELINES FOR NON-EXCLUSIVE AND LIMITED RELIGIOUS USE IN INDUSTRIAL PREMISES

Who should know

Religious organisations, building owners and real estate agents

Effective date

From 12 Jun 2012

Details

1. In response to requests from religious organisations to allow some flexibility for religious use within industrial premises, URA has reviewed the guidelines for industrial premises to allow religious use on a non-exclusive and limited use basis.
2. Under current guidelines, religious use is not permitted in industrial premises. Premises zoned for industrial use are primarily safeguarded for industrial activities such as manufacturing, production and warehousing activities to support our economic development. The land use zoning ensures that our industries have access to competitively-priced land. Conversion of industrial premises for non-industrial uses is not allowed as it will lead to an erosion of industrial space. Religious use should be conducted in premises zoned as Place of Worship in the Master Plan.

Guidelines

3. To help religious organisations better meet their space needs, URA is prepared to allow non-exclusive and limited religious use within industrial premises that are zoned Business 1 (B1) provided the predominant use is kept as industrial use and the religious use does not alter the primary character and function of the industrial premises. "Non-exclusive and limited religious use" means that the industrial premises shall not be used exclusively for religious use at the expense of industrial activities; and religious activities in industrial premises are limited to only certain days in a week and occupy only part of the industrial premises within the ancillary use quantum. Conversion of industrial premises into places of worship or offices for religious organisations will continue to be disallowed.

4. Areas within B1 industrial premises that can be considered for non-exclusive and limited religious use are as follows (subject to conditions in Paragraph 5):

- a) Existing common facilities that are allowable within the 40% ancillary use quantum¹, such as auditoriums, multi-purpose halls, theatres and training rooms. These common facilities are intended to serve the needs of all the factory operators in the industrial development. Religious activities can be allowed in these common facilities for a maximum of 2 days per week (including Saturdays and Sundays).
- b) Ancillary supporting spaces within each factory unit² such as meeting rooms and training rooms that are currently used to support industrial activities. These spaces can be allowed for religious use when the factory is not in operation (for instance on Saturdays, Sundays, public holidays or at night) so that it does not conflict with or displace industrial activities. However, if the factory unit is vacant, religious use will not be allowed. Ancillary supporting spaces should not exceed 40% of the factory unit size.

Conditions

5. The non-exclusive and limited use of industrial premises for religious purposes is subject to the following conditions:

- a) **No exclusive lease, no ownership** of premises by the religious organisations

The premises shall not be owned by or leased exclusively to religious organisations. The common facilities such as ancillary-approved auditoriums, multi-purpose halls, theatres and training rooms shall be available for industrial-related activities such as industrial training/talks, product demonstrations, etc., during the remaining days in the week;

- b) **No display of external signage or religious symbols**

There shall be no display of signage, advertisements or posters of the religious use at the premises or on the exterior of the building. The premises should not be furnished to resemble a worship hall and there shall be no display of religious symbols, icons or any religious paraphernalia at or within the venue when it is not in use by the religious organisation; and

¹ URA requires a minimum 60% of the total floor area (GFA) of the industrial development to be used for industrial activities (e.g. manufacturing, production and warehousing). Common facilities and other ancillary uses such as ancillary offices, meeting/training rooms, lift lobbies, common corridors, M&E rooms, etc. can occupy up to 40% of the total GFA.

² Factory units are to be used for industrial activities and counted as part of the predominant 60% industrial quantum. However, within each factory unit, up to 40% of the factory unit GFA can be used for ancillary offices, meeting rooms, etc.

- c) **No disturbances** such as noise, fumes, traffic, and parking problems

The building owners and the religious organisations shall take appropriate measures to ensure that the activities do not cause disturbances to the public.

Grace Period

- 6. Existing religious organisations that are using factory units for religious uses on an exclusive basis will be granted a 3-year grace period with effect from the date of this circular to comply with the conditions as stated in Paragraphs 4 and 5. During the 3-year grace period, they can continue their religious use, subject to the following conditions:
 - a) the use shall not cause any disturbances such as noise, fumes, traffic and parking problems;
 - b) the use shall not spill outside the factory unit onto common or public areas;
 - c) there shall be no intensification of religious use; and
 - d) there shall be no unauthorised structures or tentages.
- 7. If complaints on such existing religious use are received during the grace period, the religious organisation will have to take immediate mitigating measures to address the concerns. After the 3-year grace period, the religious organisations should either relocate to approved places for Place of Worship or scale back their usage to comply with the non-exclusive and limited religious use guidelines.
- 8. No new religious organisations will be allowed to use industrial premises on an exclusive basis after the effective date of this circular. The 3-year grace period will not be applicable to them and they will be subject to enforcement action.

Submission to URA

- 9. Religious organisations who wish to use industrial premises for non-exclusive and limited basis are required to obtain prior clearance from URA. They must provide information including the size of the factory unit, type of industrial activity, nature and frequency of religious use, etc, using the attached template (Appendix 1). If the use is allowed, the property owner and the religious organisation will then need to submit a joint Letter of Undertaking (Appendix 2) to abide by the conditions.
- 10. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries, please call our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 or e-mail us at ura_dcd@ura.gov.sg. For your information, the guidelines are available from our website at <http://www.ura.gov.sg>.

Thank you.

HAN YONG HOE
GROUP DIRECTOR (DEVELOPMENT CONTROL)
URBAN REDEVELOPMENT AUTHORITY

CHARLENE CHANG
DIRECTOR (COMMUNITY RELATIONS & ENGAGEMENT DIVISION)
MINISTRY OF COMMUNITY DEVELOPMENT, YOUTH AND SPORTS

Appendix 1

NON-EXCLUSIVE AND LIMITED RELIGIOUS USE IN INDUSTRIAL PREMISES

Address /Unit No. of Premises	
Type of Premises	<u>Common Facilities</u> *Auditorium / Function hall / Multi Purpose Hall / Conference Room/ _____ <i>(to specify)</i> <u>Ancillary spaces within factory unit</u> *Meeting Room/Training room/ _____ <i>(to specify)</i> <i>(* to delete accordingly)</i>
Description of industrial activities in the factory unit	E.g. Production/Warehouse/Storage/Manufacturing/ _____ <i>(to specify)</i>
Floor Area of Premises (m ²)	
Name of Owner of Premises	
Name of Religious Organisation	
Information on ownership / lease / rental agreement of premises	
Detailed description of the proposed religious usage	
Frequency of use (e.g. which day(s) of the week, proposed timing and duration of the proposed use)	
Any other relevant information	

To: Chief Executive Officer
Urban Redevelopment Authority
as Competent Authority
under the Planning Act (Cap. 232)

**LETTER OF CONFIRMATION AND UNDERTAKING
NON-EXCLUSIVE AND LIMITED RELIGIOUS USE AT (ADDRESS &
DESCRIPTION OF PREMISES) ("the Premises")**

Whereas:

- 1 (name of religious organisation) of (address of religious organisation) ("the Religious Organisation") wishes to use the Premises for a non-exclusive and limited religious use.
- 2 (name of owner) (* a company incorporated in Singapore and having its registered office at _____ /of _____) ("the Owner") is the owner of the Premises;
- 3 The Competent Authority under the Planning Act (Cap. 232) has given clearance for the proposed non-exclusive and limited religious use of the Premises by the Religious Organisation for the period from _____ to _____ subject to the Guidelines for Non-exclusive and Limited Religious Use in Industrial Premises and the Owner and the Religious Organisation providing the confirmation and undertaking on the terms hereinafter set out.

The Owner and Religious Organisation hereby confirm and undertake as follows:

[Applicable where the Premises is an approved common facility (e.g. auditorium, multi-purpose hall, theatre, training room) not within an industrial unit]

- (i) the use of the Premises for religious events and activities shall be non-exclusive and limited and religious events and activities shall not be held or carried out on the Premises on more than 2 days per week; including Saturdays and Sundays;

- (ii) the Premises is and will be made available by the Owner for use for other non-religious events for industrial-related activities e.g. industrial training/talks, product demonstrations, etc during the remaining days in the week as approved under the planning permission of the Competent Authority under the Planning Act;
- (iii) the Premises will be managed and operated by the Owner on a neutral basis and there will not be any leasing or pricing policies that will discriminate against any religious groups or other institutions or organisations or discourage them from hiring or using the Premises;

[Applicable where the Premises is an approved ancillary supporting space (e.g. ancillary meeting room, ancillary office) within an industrial factory unit]

- (i) the use of the Premises for religious events and activities shall be non-exclusive and limited and religious events and activities shall be held or carried out on the Premises when the industrial activity at Premises is not in operation (e.g. Saturday, Sunday, public holiday or night time) on ____ (to specify day/time);
- (ii) the Premises shall continued to be used for such **(to insert approved use of the Premises)** use as approved under the planning permission of the Competent Authority under the Planning Act;
- (iii) the **(to insert approved use of the Premises)** use at the Premises shall not be compromised or adversely affected in any manner by the non-exclusive and limited religious use at the Premises;

[Applicable to all cases]

- (iv) the Premises is and will not be owned by or leased exclusively to the Religious Organisation;
- (v) no part of the Premises will be used or operated or allowed to be used or operated as a religious facility, which includes among others, the setting up of an administration office that supports the operation and activities of the Religious Organisation or any religious group(s), institution(s) and/or organisation(s) at the Premises;
- (vi) there will be no display of signage, advertisements or posters of the religious events and activities or of the Religious Organisation outside the Premises or on the exterior of the Development;

- (vii) the Premises will not be furnished as or to resemble a worship hall and there will not be any display of religious symbols, icons or any religious paraphernalia at or within the Premises when it is not in use by the Religious Organisation; and
- (viii) appropriate and adequate measures will be taken to ensure that there will be no disamenities or carparking and traffic problems.

The Owner and the Religious Organisation hereby also agree and confirm that the non-exclusive and limited religious use of the Premises shall immediately cease without the need for any notice from the Competent Authority if any of the terms of this confirmation and undertaking is not complied with.

Dated this _____ day of _____ 20__

Signed by _____
for and on behalf Of Owner

Signed by _____
for and on behalf of
Religious Organisation

(Position / Office held in Religious Organisation)

* Delete whichever is not applicable

DISTRIBUTION LIST

<u>S/No</u>	<u>Organisations</u>
1.	Archibishop, Archdiocese of Singapore Archbishop's House 31 Victoria Street, Singapore 187997
2.	Chairman Hindu Advisory Board C/O 397 Serangoon Road, Singapore 218123
3.	President Inter-Religious Organisation No 43 Lorong 17 Geylang, Singapore 388566
4.	Mufti Majlis Ugama Islam Singapore No 273, Braddell Road, Singapore 579702
5.	President National Council of Churches of Singapore B1-27 The Adelphi, 1 Coleman Street, Singapore 179803
6.	Chairman Sikh Advisory Board Blk 114, LengKong Tiga #03-175, Singapore 410114
7.	President Singapore Buddhist Federation 59 Lorong 24A Geylang, Singapore 398583
8.	Chairman Taoist Federation, Singapore C/O San Qing Gong Taoist Temple 21 Bedok North Ave 4 Singapore 489948
9.	President Real Estate Developers' Association of Singapore 190 Clemenceau Ave #07-01 Singapore Shopping Centre Singapore 239924

FORM C

[This form may take you 10 minutes to complete]

**APPLICATION FOR CLEARANCE AS
SINGAPORE SOCIETY
UNDER SECTION 16 OF THE RESIDENTIAL PROPERTY ACT**

General Information/Instructions:

1. Please complete this form if you are a Singapore society as defined in the Residential Property Act (see paragraph 2 below) and you wish to apply for clearance to acquire and retain restricted residential property.
2. Under the Residential Property Act, a "***Singapore society***" is a society formed or constituted in Singapore and registered or exempted from registration under any written law, all of whose members are Singapore citizens and all of whose trustees are either Singapore citizens or a trust company licensed under the Trust Companies Act 2005 (Act 11 of 2005).
3. When completing this form, please print or write in ink, and do not leave any item or page blank. Please enter "NA" where any item is not applicable.
4. An application fee of **\$185.00** is payable. Payment can be made by NETS, credit card or cheque. Where payment is made by cheque, the cheque should be issued in favour of "***Controller of Residential Property***".
5. Please submit the completed form and the application fee of \$185.00 to:

**Land Dealings (Approval) Unit
8 Shenton Way
#27-02 Temasek Tower
Singapore 068811
[Tel: 63239853]**

[Note: Societies which have been issued with clearance certificates are required to ensure that all their members remain Singapore citizens, and all their trustees remain either Singapore citizens or a trust company licensed under the Trust Companies Act 2005 (Act 11 of 2005). If a cleared Singapore society wishes at any time to admit a foreign member or trustee, it must apply for approval before it does so. Failure to obtain such approval is an offence under the Residential Property Act.]

FORM C

APPLICATION FOR CLEARANCE AS A SINGAPORE SOCIETY UNDER SECTION 16 OF THE RESIDENTIAL PROPERTY ACT

For Official Use

File Ref: LDAU

I. PARTICULARS OF APPLICANT-SOCIETY

(a) Name

Application Date:

(b) Address of Society

Information entered
on _____

by _____

Postal Code

(c) Registration reference no: _____

(d) Date of Registration:
Day Mth Year

(e) Contact Person: _____
and
Telephone No: _____

(f) Telefax No: _____

(g) Address of Branch of society within Singapore (if any):

Postal Code

(h) Object, purpose or activity of society:

FC-2

II. PARTICULARS OF ALL THE MEMBERS OF THE APPLICANT-SOCIETY

Name	NRIC No.	Citizenship

If space provided is insufficient, please continue on a separate sheet.

III. PARTICULARS OF ALL THE TRUSTEES OF THE APPLICANT-SOCIETY

Name	NRIC No. (if trustee is an individual)/ Licence No. (if trustee is a trust company)	Citizenship (if trustee is an individual)/ Country of incorporation (if trustee is a trust company)

If space provided is insufficient, please continue on a separate sheet.

IV. DECLARATION

I ****president/chairman/trustee/secretary of**
**declare the information contained in this form and all the**
particulars given above are true, correct and complete.

.....
Date

.....
Signature

**** delete whichever is inapplicable**



SINGAPORE
LAND AUTHORITY

FORM FS

[This form may take you 10 minutes to fill in]

**APPLICATION BY A FOREIGN SOCIETY FOR APPROVAL TO PURCHASE OR
ACQUIRE RESTRICTED RESIDENTIAL PROPERTY UNDER SECTION 25/30 OF THE
RESIDENTIAL PROPERTY ACT**

General Information/Instructions:

1. Please complete this form if you are a **"foreign society"** under section 25 or a **"religious organisation"** under section 30 of the Residential Property Act and wish to apply for approval to purchase or acquire restricted residential property.
2. When completing the form, please print or write in ink, and do not leave any item or page blank. Please enter "NA" where any item is not applicable.
3. The following application fee is payable:

APPLICATION UNDER SECTION 25	APPLICATION UNDER SECTION 30
\$520 per property	\$400 per property

Payment can be made by NETS, credit card or cheque. Where payment is made by cheque, the cheque should be issued in favour of **"Controller of Residential Property"**.

4. Please submit the completed form, application fee together with the following:
 - (a) photocopy of the reply from Chief Executive Officer, URA to the legal requisition made in respect of the subject-property indicating its zoning and approved use and/or a letter from Chief Executive Officer, URA approving the change of use (if any)
 - (b) a certified true copy of the Rules and Constitution certified by a Managing Trustee
 - (c) a list of the trustees and members of the society: names, addresses, occupations and citizenship with identity card numbers of each of the persons listed. If the total number of members exceeds twenty, their particulars need not be forwarded. However, please state the number of members of the society
 - (d) a statutory declaration made by the Managing Trustee of the society stating that the society is a religious body professing such religious beliefs that are not contrary to any general law relating to public order, public health or morality, if you are applying under section 30 of the Residential Property Act

to:

**Land Dealings (Approval) Unit
8 Shenton Way
#27-02 Temasek Tower
Singapore 068811
[Tel: 63239853]**

[Note: You are advised to check with the Development Control Division, URA to ascertain whether the use as required by your society is/will be allowed under the Planning Act. If you cannot use the property for your purpose, you may not wish to purchase the property]

FORM FS

**APPLICATION BY A FOREIGN SOCIETY FOR APPROVAL TO
PURCHASE/ACQUIRE RESTRICTED RESIDENTIAL PROPERTY
UNDER SECTION 25 OR 30 OF THE RESIDENTIAL PROPERTY
ACT**

For Official Use

File Ref: LDAU

I. PARTICULARS OF APPLICANT-SOCIETY

(a) Name:

Application Date:

(b) Registered Address:

Information entered
on _____

by _____

Postal Code

(c) Registration Ref: _____

(d) Date of Registration:
Day Mth Year

(e) Country of Registration: _____

(f) Tel No. & Contact Person: _____

(g) Telefax No. _____

(h) Address of Branch Office within Singapore (if any)

Postal Code

(i) Nature of Society:

II. DESCRIPTION OF PROPERTY/PROPERTIES TO BE PURCHASED/ACQUIRED													
<p>[A] Type of Application: Please tick the appropriate box</p> <p>Specific property <input type="checkbox"/> - If you tick this box, please complete Parts B and C</p> <p>Specific property <input type="checkbox"/> - If you tick this box, please complete Parts B and D under construction</p>													
NEEDS/REASONS TO PURCHASE/ACQUIRE PROPERTY													
<p>To state needs/reasons for wanting to purchase</p> <p>_____</p> <p>_____</p> <p>_____</p>													
<p>[B] 1. Type of property (please tick the appropriate box)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 35%;">Bungalow</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/></td> <td style="width: 35%;">Shophouse</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Terrace house</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Others (Please specify)</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Semi-Detached house</td> <td style="text-align: center;"><input type="checkbox"/></td> <td></td> <td></td> </tr> </table> <p>2. Is this property under tenancy? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>[If yes, please submit a copy of the Tenancy Agreement]</p>		Bungalow	<input type="checkbox"/>	Shophouse	<input type="checkbox"/>	Terrace house	<input type="checkbox"/>	Others (Please specify)	<input type="checkbox"/>	Semi-Detached house	<input type="checkbox"/>		
Bungalow	<input type="checkbox"/>	Shophouse	<input type="checkbox"/>										
Terrace house	<input type="checkbox"/>	Others (Please specify)	<input type="checkbox"/>										
Semi-Detached house	<input type="checkbox"/>												
<p>[C] Details of Specific Property</p> <p>1. Mukim Number <input type="text"/><input type="text"/> or Townsubdivision Number <input type="text"/><input type="text"/></p> <p>2. Land Lot Number : _____</p> <p>3. Strata Lot Number : _____ (applicable for flat unit and landed property in strata developments which are not approved condominium developments under the Planning Act)</p> <p>4. Land area : _____sq metres (not applicable for flat units and landed property in strata developments which are not approved condominium developments under the Planning Act)</p> <p>5. Address of Property (please give estate name, if applicable)</p> <p>_____</p> <p>_____ <input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/><input type="text"/></p> <p style="text-align: right;">Postal Code</p>													

FS-3

[D] Details of Specific Property under Construction	
1	Mukim Number <input type="text"/> <input type="text"/> or Townsubdivision Number <input type="text"/> <input type="text"/>
2	Land Lot Number : _____ whole/part
3	Strata Lot : _____ (applicable for flat unit and landed property in strata developments which are not approved condominium developments under the Planning Act)
4	Approximate land area : _____ sq metres (not applicable for flat unit and landed property in strata developments which are not approved condominium developments under the Planning Act)
5	Address of Property (Please state name of estate if applicable. If flat unit number is not available, please provide unit description as given by developer) _____ _____ <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Postal Code
6	Grant of Written Permission Reference and Date: _____
7	Has Temporary Occupation Permit or Certificate of Statutory Completion been issued? Yes <input type="checkbox"/> No <input type="checkbox"/> If answer is yes, please provide a copy of the document.
Note: Please ask vendor or developer for items required under Nos 6 and 7	

III. DECLARATION ON ANY RESIDENTIAL PROPERTY, VACANT LAND AND OTHER PROPERTIES (OTHER THAN THOSE ALREADY ZONED/APPROVED FOR COMMERCIAL-INDUSTRIAL USE) <u>NOW</u> OWNED BY SOCIETY																	
[A]	If <u>no</u> property owned, please tick the box against the word 'NIL' NIL <input type="checkbox"/>																
[B]	Details relating to property now owned: Please tick the appropriate box: Existing property <input type="checkbox"/> - If you tick this box, please complete Parts C and D Property under construction <input type="checkbox"/> - If you tick this box, please complete Parts C and E																
[C]	Type of property: (tick appropriate box) <table> <tr> <td>Vacant land</td> <td><input type="checkbox"/></td> <td>Condominium Unit</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Bungalow</td> <td><input type="checkbox"/></td> <td>Flat unit</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Terrace house</td> <td><input type="checkbox"/></td> <td>Shophouse</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Semi-detached house</td> <td><input type="checkbox"/></td> <td>Others</td> <td><input type="checkbox"/> Please specify _____</td> </tr> </table>	Vacant land	<input type="checkbox"/>	Condominium Unit	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat unit	<input type="checkbox"/>	Terrace house	<input type="checkbox"/>	Shophouse	<input type="checkbox"/>	Semi-detached house	<input type="checkbox"/>	Others	<input type="checkbox"/> Please specify _____
Vacant land	<input type="checkbox"/>	Condominium Unit	<input type="checkbox"/>														
Bungalow	<input type="checkbox"/>	Flat unit	<input type="checkbox"/>														
Terrace house	<input type="checkbox"/>	Shophouse	<input type="checkbox"/>														
Semi-detached house	<input type="checkbox"/>	Others	<input type="checkbox"/> Please specify _____														
[D]	Details of Existing Property: 1. Mukim Number <input type="checkbox"/> <input type="checkbox"/> or Townsubdivision Number <input type="checkbox"/> 2. Land Lot Number: _____ 3. Strata Lot Number : _____ (applicable for flat unit, condominium unit and landed house with strata title) 4. Land Area: _____ sq metres (not applicable for flat unit, condominium unit and landed house with strata title) 5. Address of Property (Please give estate name if applicable) _____ _____ _____ <div style="text-align: right;"> <input type="checkbox"/><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/><input type="checkbox"/> Postal Code </div>																

[E]	Details of Existing Property under Construction
1	Mukim Number <input type="checkbox"/> <input type="checkbox"/> or Townsubdivision number <input type="checkbox"/> <input type="checkbox"/>
2	Land Lot Number : _____ whole/part
3	Strata Lot Number : _____ (applicable for flat unit, condominium unit and landed house with strata title)
4	Approximate land area : _____ sq metres (not applicable for flat unit, condominium unit and landed house with strata title)
5	Address of Property (Please state number of estate if applicable. Also if flat unit number is not available, please provide unit description as given by the developer) _____ _____ <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Postal Code
6	Grant of Written Permission Reference and Date: _____
7	Has Temporary Occupation Permit or Certificate of Statutory Completion been issued? Yes <input type="checkbox"/> No <input type="checkbox"/>
Note: Please ask vendor or developer for items required under Nos. 6 and 7	
[F]	<p>1 Please state whether your society is prepared to sell or otherwise dispose of the property now owned or already contracted to purchase -</p> <p>(a) <u>on or before</u> the completion of purchase of the property for which approval is now sought. Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>(b) where the property is under construction, within 60 days of the Temporary Occupation Permit or Certificate of Statutory Completion, whichever is issued earlier.</p> <p>2 If your society wishes to retain the property, please give reasons:- _____ _____ _____</p>

IV. DECLARATION

I.....(NRIC No. S.....)

Managing Trustee of

declare that the information contained in this form and in any list attached to this form,

and all the particulars given above are true, correct and complete.

Date: _____

Signature: _____

Trustees' statutory duty of care

3A.—(1) In exercising any power, carrying out any duty or doing any act referred to in the First Schedule, a trustee shall exercise such care and skill as is reasonable in the circumstances, having regard in particular —

- (a) to any special knowledge or experience that he has or holds himself out as having; and
- (b) if he acts as trustee in the course of a business or profession, to any special knowledge or experience that may reasonably be expected of a person acting in the course of that kind of business or profession.

[45/2004]

(2) This section shall apply in relation to trusts whether created before, on or after 15th December 2004* except if, or in so far as, it appears from the trust instrument that the requirements of subsection (1) are not meant to apply.

* Date of commencement of the Trustees (Amendment) Act 2004 (Act 45 of 2004).

[UK Trustee 2000, s. 1]

[45/2004]

传统观念与法律要求之间的落差

不动产信托人

多数社团的章程里会这么规定：

“委任**德高望重**的乡贤/宗长若干人为本会不动产信托人”……。

即：品德高尚、声望厚重

问题是：德高望重者具有履行信托人法令所规定责任的充分条件吗？

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传统观念与法律要求之间的落差

不动产信托人

信托人法令第**3A**条规定如下：

3A (1)：信托人据本法令第一附录所列事项行使其任何职权，履行任何责任或执行任何行动时，须据情况而采取合理的谨慎和技能，尤其是：

(a)具有或承诺具有任何特殊知识或经验；

以及

(b)在业务或专业执行信托人职务时，具有一般人对他期待的任何特殊知识或经验。

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向社团注册局呈报不动产与信托人
Submission of Declaration of Immovable
Properties & Trustees to ROS

附件
Annex 7



Registry Of Societies

Singapore Government
Integrity • Service • Excellence

Submission of Declaration of Immovable Properties & Trustees

Summary of Submission

Date of submission for verification :

Case ID :

UEN :

Name of Society :

Place of Business :

Trustees

Name	NRIC/Passport No	Nationality	Date of Birth
1.			
2.			
3.			
4.			

Properties

Address

1.

Contact Details

Name :

Address :

Mobile No :

Office No:

Email :

President

Secretary

44

Treasurer

呈报不动产与信托人的需知事项



Instructions For Submitting a Declaration of Immovable Properties & Trustees.

1. Requirements

- a. This eService will take approximately 3 minutes to complete.
- b. One of the President, Secretary or Treasurer of the society is required to verify the submission using his/her SingPass or SingPass or iROSES account before the system can file the information.

2. Important

- a. The society should ensure that all outstanding annual returns have been submitted before making this submission.

3. User Guide

A. General

1. Before starting on your submission, you are encouraged to read the instructions on submitting a Declaration of Immovable Properties & Trustees.
2. The form consists of three parts:
 - Society's Details
 - Trustees
 - Immovable Properties
 - Contact Details

B. Completing the Form

1. Society's Details

- a. Fill in either the UEN or name of the society.

The screenshot shows a form titled "Society Details". It contains three input fields: "UEN" with a placeholder "Enter UEN number", "Name of Society" with a placeholder "Enter Society Name", and "Place of Disposal".

Figure 1. Society's Details

2. Trustees

- a. Click on **Add Trustees** button to create new trustees.



Figure 2. Trustees

- b. A new window will be displayed. Fill in all compulsory fields and click **Save** to save and exit or click **Add More Trustees** to add another trustee.

Figure 3. Details of Trustee

- c. To edit the details of the trustee you had just added (Figure 4), click on the trustee's name, update details and click **Save** button to save and exit.

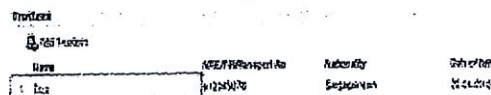


Figure 4. Edit Trustee

3. Immovable Properties

- a. Click on **Add Properties** button to create new properties.

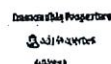


Figure 5. Immovable Properties

- b. A new window will be displayed. Fill in all compulsory fields and click **Save** to save and exit or click **Add More Properties** to add another trustee.

Add Immovable Properties

Properties Address : ☒ Local address

☐ Postal Code : _____

☐ Building/Block/House No : _____

☐ Unit No : # _____

☐ Street Name : _____

☐ Building Name : _____

☐ OR Foreign address (For persons not residing in Singapore):

☐ _____

☐ _____

☐ _____

Save | Add More Properties | Cancel

Figure 6. Details of Immovable Properties

- c. To edit the details of the immovable property you had just added (Figure 7), click on the immovable property, update details and click **Save** button to save and exit.

[illegible]

Figure 7. Edit Immovable Properties

4. Contact Details

- a. Fill in all compulsory fields in Figure 8.

Geological Details

1. A Series of Contour Profiles

2. Point Cloud

3. Elevation / Height Map

4. MSL

5. Depth Form

6. Elevation Map

7. Mass Contour Map

8. Color Contour Map

9. Data / Volume Map

10. Area / Volume Map

Figure 8. Contact Details

C. Saving the Submission as a Draft

1. You may want to save the information entered as a draft. At the bottom of the form, you will see:



Figure 9. Action Buttons

2. Click on **Save** button to save the application as a draft.

D. Retrieving a draft submission of Declaration of Immovable Properties & Trustees

1. You may retrieve the draft from the **Outstanding Tasks** tab (Figure 10).

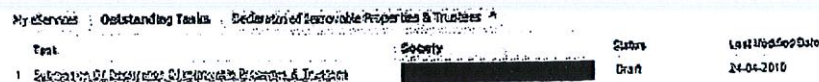


Figure 10. Outstanding Tasks

2. Click on **Change of Management Committee Details** to open the submission.

E. Submit a Declaration of Immovable Properties & Trustees

1. Click on **Declaration of Immovable Properties & Trustees** at **Outstanding Task** and the form opens in a new tab. At the bottom of the form, click on **Submit** button.

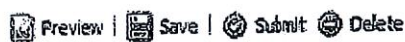


Figure 11. Action Buttons

2. After successful submission, an acknowledgment page will be displayed (Figure 12).

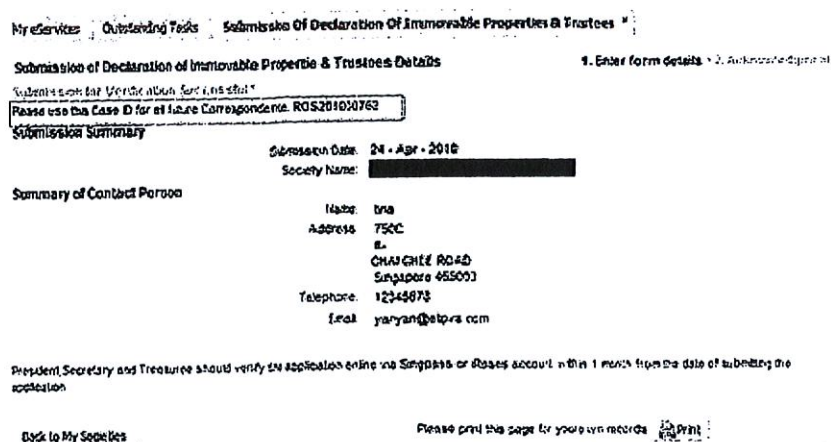


Figure 12. Acknowledgement

F. Verify/Modify/Delete Application

1. Submission of Declaration of Immovable Properties & Trustees should be verified by one of the society's key office-bearers (President, Secretary or Treasurer). To verify/edit/delete, open a **Declaration of Immovable Properties & Trustees at Outstanding Tasks** tab.

At the bottom of the form, click on **Verify** button to verify, click on **Modify** button to edit or click on **Delete** button to delete the draft.



Figure 13. Action Buttons

2. After successful verification, an acknowledgment page will be displayed (Figure 14). Once the submission is verified and submitted to ROS, you will not be allowed to delete the submission.

Figure 14. Acknowledgement

G. Status of Submission

1. To check status of the submission, log in with SingPass or iROSES account and click on **Application/Submission Status** on the left hand navigation panel.

[Back to top](#)

Updating Your Charity Or IPC Profile



What And When To notify

Charities and IPCs are required to inform the Commissioner of Charities (COC) or Sector Administrators (SAs) **within 7 days** if there is any change in their particulars (e.g. change in Board members, key officers or Authorised Personnel). When there are changes in persons accessing the Portal, charities and IPCs may contact their respective Sector Administrators for assistance to delete obsolete user access accounts. This will help avoid unauthorised access to charities / IPCs' records.

Certain updates such as addition and removal of governing board members and change of name or registered address of the charity or IPC will have to be updated through lodgement with Accounting and Corporate Regulatory Authority of Company (ACRA) or Registry of Society (ROS)

Charities and IPCs need to notify COC or SAs for changes in:

- Composition of the governing board;
- Personal details of governing board members;
- Address of each immovable property;
- Appointment of trustees; and
- Any other organisational details such as key officers and contact information.

呈报不动产与信托人

Section 27 of the Charities Act disqualifies a person from being a governing board member or key officer of a charity or trustee for a charity if he/she does not fulfill the necessary requirements. It is the responsibility of the Governing Board to ensure that its members and key officers fulfill the requirements. When updating your Charities and IPC profile, you are required to declare whether your board members and key officers have met the requirements under Section 27. If any appointed person is disqualified, the Governing Board should replace the person and inform the COC or SA on the change in governing board members.

Read next on:

Deregistering Your Charity or IPC

--

Organisation Profile

Organisation Name:	
Organisation Profile	Financial Information
Annual Report	Code Compliance

Organisation Information	
Address:	
Website:	
Email Address:	
Telephone No.:	
Fax No.:	
Contact Person:	
Type of Entity:	
UEN No.:	
Charity Status:	
Date of charity registration:	
IPC Status:	
IPC Period:	
Sector Administrator:	
Last Profile update:	
Objectives	
Vision/Mission	
Programs/Activities	
Patron	
Trustees/Board Members	

S/N	Name	Position on Board
1.		President, Trustee for Immovable Property ●
2.		Vice President
3.		Vice President
4.		Secretary-General
5.		Deputy Secretary-General
6.		Honorary Treasurer
7.		Deputy Honorary Treasurer
8.		CHAIRMAN, COMMITTEE
9.		Chairman, Committee, Trustee for Immovable Property ●
10.		Vice Chairman, Committee
11.		Chairman, Committee
12.		Chairman, Committee
13.		Vice Chairman, Committee
14.		Chairman, Committee, Trustee for Immovable Property ●
15.		Vice Chairman, Committee
16.		CHAIRMAN, COMMITTEE
17.		COUNCIL MEMBER
18.		Council Member
19.		Trustee for Immovable Property ●
20.		Trustee for Immovable Property ●
Key Employees/Executive/Volunteers		

更换会务场所的需知事项



Instructions For Change of Place of Business

1. Requirements

- a. This eService will take approximately 2 minutes to complete.
- b. The place of business is defined in the Societies Act as the place where the records and books of accounts of a society are kept. Registered societies should ensure that their place of business is updated with the Registry.
- c. The following addresses are prohibited from use as the society's place of business:
 - (i) HDB flat
 - (ii) PO Box
 - (iii) Undeveloped sites, eg. Mukim Lot 8
 - (iv) Mobile premises, eg. Containers
 - (v) Unofficial addresses, eg. Rooftops, void decks
 - (vi) Public places, eg. hawker stalls/stores
- d. A letter of consent from the relevant authorities is required if the following addresses are used as the society's place of business:
 - (i) Community Centre
 - (ii) Government agencies or statutory boards, schools and hospitals
 - (iii) Embassy / High Commission
- e. The file size of each attachment should not exceed 2Mb.
- f. The President and Secretary of the society are required to verify the application using their individual SingPass or iROSES account before the system can accept the application for processing.
- g. A fee is payable upon approval of application.

2. Important

- a. This application will not be processed if
 - i The society has outstanding annual returns to be submitted; or
 - ii The required information / documents are not submitted.

3. User Guide

A. Application Details

1. Before starting on your application, you are encouraged to read the instructions on submitting an application for Change of Place of Business.
2. The form consists of three parts:
 - Society's Details
 - Application Details
 - Contact Details

B. Completing the Form

1. Society's Details

- a. Fill in either the UEN or name of the society.

Society Details

UDA / District Number

Name of Society

Place of Birth

Figure 1. Society's Details

2. Application Details

- a. Fill in all compulsory fields in Figure 2. The file size of each attachment should not exceed 2Mb.

Application Details

Phone Code

Building / Block / Floor No.

Flat No.

Street Name

Building Name

Submitting Document(s)

Submit Cancel

Figure 2. Application Details

3. Contact Details

- a. Fill in all compulsory fields in Figure 3.

Contact Details

Full Name of Contact Person

Postal Code

Building / Block / Floor No.

Flat No.

Street Name

Building Name

Home Contact No.

Other Contact No.

Email Address

Figure 3. Contact Details

C. Saving the Application as a Draft

1. You may want to save the information entered as a draft. At the bottom of the form, you will see:

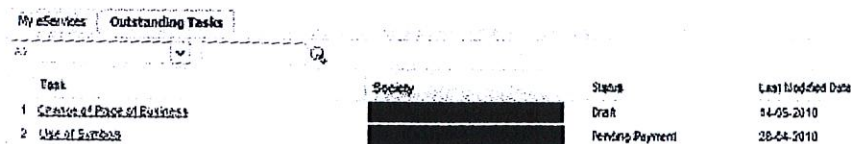
Preview Save Submit

Figure 4. Action Buttons

2. Click on **Save** button to save the application as a draft.

D. Retrieving a draft application for Change of Place of Business

1. You may retrieve the draft from the **Outstanding Tasks** tab (Figure 5).



Task	Society	Status	Last Modified Date
1. Change of Place of Business	[Redacted]	Draft	14-05-2010
2. Use of Symbols	[Redacted]	Pending Payment	28-04-2010

Figure 5. Outstanding Tasks

2. Click on **Change of Place of Business** to open the application.

E. Submit Change of Place of Business

1. Click on **Change of Place of Business** at **Outstanding Task** and the form opens in a new tab. At the bottom of the form, click on **Submit** button.

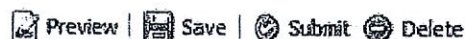
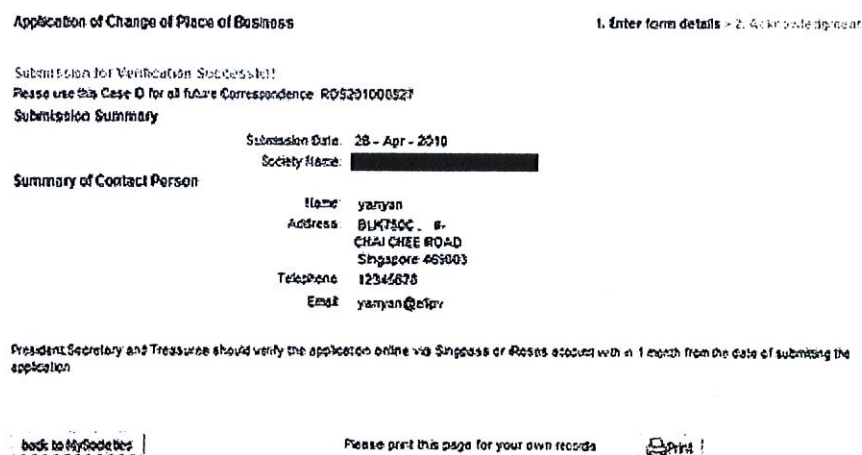


Figure 6. Action Buttons

2. After successful submission of the application, an acknowledgment page will be displayed (Figure 7).



Application of Change of Place of Business

1. Enter form details -> 2. Acknowledgement

Submission for Verification Successful!!
Please use this Case ID for all future Correspondence: R05391000527

Submission Summary

Submission Date: 28-Apr-2010
Society Name: [Redacted]

Summary of Contact Person

Name: yanyan
Address: BLK750C, #1,
CHAU CHIEE ROAD
Singapore 469003
Telephone: 12345678
Email: yanyan@esigv

President, Secretary and Treasurer should verify the application online via Singpass or iPass account within 1 month from the date of submitting the application


[back to MySociety](#) Please print this page for your own records 

Figure 7. Acknowledgement

F. Verify/Modify/Delete Application

1. Application for Change of Place of Business should be verified by society's President and Secretary. To verify/edit/delete, open a **Change of Place of Business** at **Outstanding Tasks** tab.

At the bottom of the form, click on **Verify** button to verify. To edit, click on **Modify** button. All previous verifications will be void and the President and Secretary is required to verify the application again. To delete the draft, click on **Delete** button.





 Print |  Modify |  Verify |  Delete

Figure 8. Action Buttons

2. After successful verification, an acknowledgment will be displayed (Figure 9). Once an application is verified and submitted to ROS, you will not be allowed to delete the application.

Application of Change of Piece of Business 1. Enter form details 2. Acknowledgement

Submission for Verification Successful

Please use this Case ID for all future Correspondence: ROS201000027

Submission Summary

Submission Date: 28-Apr-2010

Society Name: [REDACTED]

Summary of Contact Person

Name: yanyan

Address: BUKIT MCG, B-
CHAI CHEE ROAD
Singapore 459003

Telephone: 12345678

Email: yanyan@sgp

President, Secretary and Treasurer should verify the application online via SingPass or iROSES account within 1 month from the date of submitting the application


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Figure 9. Acknowledgement

G. Status of Submission

1. To check status of the submission, log in with SingPass or iROSES account and click on **Application/Submission Status** on the left hand navigation panel.

H. Withdraw Application

1. You may withdraw an application before payment is made. To withdraw an application, the President, Secretary or Treasurer would have to log in with SingPass or iROSES account and click on **Outstanding Tasks** tab (depending on the stage of the application). Open the application and click on **Withdraw** button (Figure 10)

 Print |  Withdraw |  Payment

Figure 10. Action Buttons

I. Payment

1. Payment for the application is only required when it is approved. To make payment for the application, the President, Secretary or Treasurer would have to log in with SingPass or iROSES account and click on **Outstanding Tasks** tab. Open the application and click on **Make Payment** button (Figure 11).



Figure 11. Action Buttons

2. Enter Credit Card details to make payment (Figure 12).

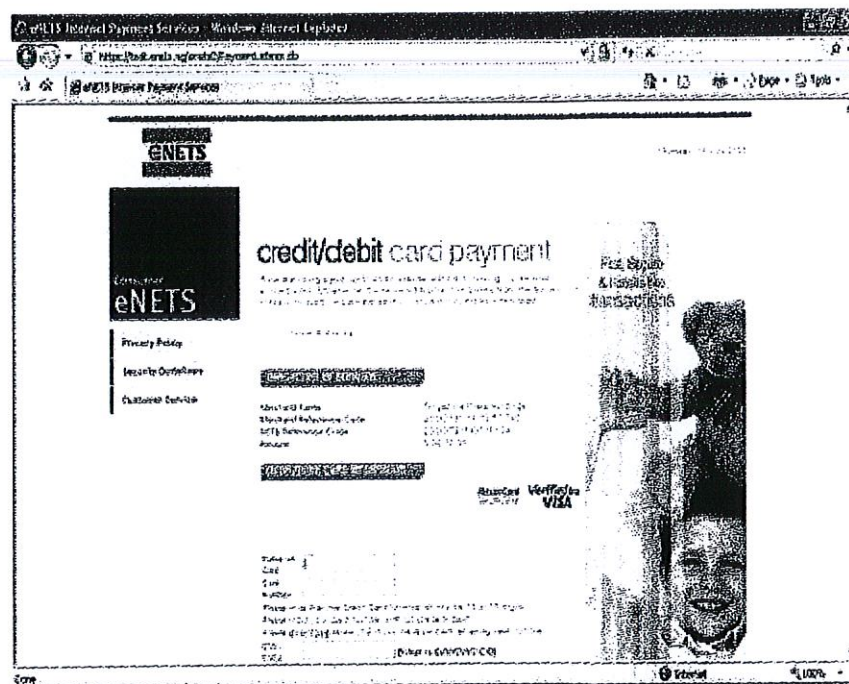


Figure 12

[Back to top](#)

Updating Your Charity Or IPC Profile

What And When To notify

Charities and IPCs are required to inform the Commissioner of Charities (COC) or Sector Administrators (SAs) **within 7 days** if there is any change in their particulars (e.g. change in Board members, key officers or Authorised Personnel). When there are changes in persons accessing the Portal, charities and IPCs may contact their respective Sector Administrators for assistance to delete obsolete user access accounts. This will help avoid unauthorised access to charities / IPCs' records.

Certain updates such as addition and removal of governing board members and change of name or registered address of the charity or IPC will have to be updated through lodgement with Accounting and Corporate Regulatory Authority of Company (ACRA) or Registry of Society (ROS)

Charities and IPCs need to notify COC or SAs for changes in:

- Composition of the governing board;
- Personal details of governing board members;
- Address of each immovable property;
- Appointment of trustees; and
- Any other organisational details such as key officers and contact information.

Section 27 of the Charities Act disqualifies a person from being a governing board member or key officer of a charity or trustee for a charity if he/she does not fulfill the necessary **requirements**. It is the responsibility of the Governing Board to ensure that its members and key officers fulfill the requirements. When updating your Charities and IPC profile, you are required to declare whether your board members and key officers have met the requirements under Section 27. If any appointed person is disqualified, the Governing Board should replace the person and inform the COC or SA on the change in governing board members.

Read next on:

Deregistering Your Charity or IPC

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A CONCISE LAW DICTIONARY

附件
Annex

9

BY

P. G. OSBORN, LL.B. (LOND.)
of Gray's Inn, Barrister-at-Law

joint tenancy. The ownership of land in common by several persons where there is a right of survivorship; *i.e.*, where on the death of one joint owner the land as a whole vests in the survivors, and can only be disposed of by will by the last surviving owner. Every joint tenant is seised or possessed of the joint property *per my et per tout*, that is, by every part and by the whole. The four unities of joint tenancy which must exist, or the tenancy will be in common, are:

(1) Possession. Each joint tenant must be entitled to the possession of the whole of the land.

(2) Interest. Each joint tenant must have the same estate or interest in the land.

(3) Title. Each joint tenant must have the same title; *i.e.*, take in virtue of the same instrument.

(4) Time. Each joint tenant must have an estate for the same time.

By section 36, Law of Property Act, 1925, where a legal estate, not being settled land, is beneficially limited to, or held in trust for, any persons as joint tenants, it shall be held on trust for sale.

Equity leans against a joint tenancy; *i.e.*, it will hold, where possible, joint tenants at law to be tenants in common in equity.

An English - Chinese Dictionary
of Singapore Law
新加坡法律
英汉词典

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joint tenancy (土地法) 共同公有、共同共有、共同所有。两人或两人以上联合享有房地产，不分份额，各共有人的权益和义务绝对相等。共有人有4种共同性：一起占有、同等权益、同一份地契，及同时共有。当其中一共有人死亡时，死者那份将自动地由还活着的那名或几名共有人承受。各共有人不能通过立遗嘱分配他的份额。各共同共有人对外承担连带责任。

宣告破产的宪报

FRIDAY, APRIL 7, 2017

1

First published in the *Government Gazette*, Electronic Edition, on 6 April 2017 at 5 pm.

No. 902 — BANKRUPTCY ACT (CHAPTER 20)

BANKRUPTCY ORDER

1. *Name*—CHARLES STEPHAN (G5650489W). *Bankruptcy No.*—2123 of 2016. *Date of Bankruptcy Order*—23/03/2017.
2. *Name*—CHING SAU FUNG (S7673639A). *Bankruptcy No.*—2236 of 2016. *Date of Bankruptcy Order*—23/03/2017.
3. *Name*—CHONG CHEE XIONG (S8713660D). *Bankruptcy No.*—344 of 2017. *Date of Bankruptcy Order*—23/03/2017.
4. *Name*—CONNIE NG (S7214450C). *Bankruptcy No.*—118 of 2017. *Date of Bankruptcy Order*—23/03/2017.
5. *Name*—ERRAM SANTOSH RAMESH (S7187952F). *Bankruptcy No.*—371 of 2017. *Date of Bankruptcy Order*—23/03/2017.
6. *Name*—GOH KOK SENG (S1159919B). *Bankruptcy No.*—2647 of 2016. *Date of Bankruptcy Order*—23/03/2017.
7. *Name*—JUNAIDI BIN TARAK (S8111358J). *Bankruptcy No.*—21 of 2017. *Date of Bankruptcy Order*—23/03/2017.
8. *Name*—KNAUER FRANK LOTHAR (C5HLLNOF6). *Bankruptcy No.*—984 of 2016. *Date of Bankruptcy Order*—23/03/2017.
9. *Name*—LAI KUM TAI BOBBY (S7607691Z). *Bankruptcy No.*—359 of 2017. *Date of Bankruptcy Order*—23/03/2017.
10. *Name*—LEE WAN SING (S7673398H). *Bankruptcy No.*—2587 of 2016. *Date of Bankruptcy Order*—23/03/2017.
11. *Name*—LEONG CHOON KHEE (S7005588J). *Bankruptcy No.*—2485 of 2016. *Date of Bankruptcy Order*—23/03/2017.
12. *Name*—LIEW NGIAN WOU (S7969207G). *Bankruptcy No.*—234 of 2017. *Date of Bankruptcy Order*—23/03/2017.
13. *Name*—LILY SULINAH BINTE IDHAM (S8518947F). *Bankruptcy No.*—2120 of 2016. *Date of Bankruptcy Order*—23/03/2017.
14. *Name*—LIM PEE SING (S1608232E). *Bankruptcy No.*—340 of 2017. *Date of Bankruptcy Order*—23/03/2017.

脱离穷籍的宪报

FRIDAY, APRIL 7, 2017

1

First published in the *Government Gazette*, Electronic Edition, on 6 April 2017 at 5 pm.

No. 903 — BANKRUPTCY ACT (CHAPTER 20)

ORDER BE DISCHARGED

Name—TAN CHENG CHUAN (S0835949J). *Bankruptcy No.*—3631 of 2005. *Date of Order*—21/03/2017. *Nature of Order*—That the Order made on 23/12/2005 against the bankrupt be discharged.

Name—YUONG CHOYE YEE (S1519751Z). *Bankruptcy No.*—1012 of 2007. *Date of Order*—21/03/2017. *Nature of Order*—That the Order made on 01/06/2007 against the bankrupt be discharged.

VINCENT HOONG
*Registrar,
Supreme Court,
Singapore.*

Registry, Supreme Court, Singapore. 22/03/2017.