



# Building Maintenance and Strata Management Act in Singapore: A Guide for Property Owners

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**BUILDING MAINTENANCE  
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Singapore is known for its strict regulations and laws when it comes to [property management](#), and the Building Maintenance and Strata Management Act (BMSA) is no exception. The BMSA is a comprehensive set of laws that governs the maintenance and management of strata-titled properties such as condominiums, apartments and landed estates. In this blog, we'll provide a brief overview of the BMSA, its purpose, and the key responsibilities of property owners, strata-titled property managers, and the government.

## What is the Building Maintenance and Strata Management Act?

The BMSA is a set of regulations that govern the maintenance, repair, and management of strata-titled properties in Singapore. It provides a framework for the management of common areas, facilities, and services in strata-titled developments. The BMSA sets out the responsibilities of property owners, property managers, and the government, ensuring that strata-titled properties are well-maintained and safe for residents.

## Purpose of the Building Maintenance and Strata Management Act

The primary purpose of the BMSA is to ensure that strata-titled properties are well-maintained and safe for residents. It also aims to provide a framework for the management of common areas, facilities, and services in strata-titled developments. The BMSA is designed to ensure that property owners are aware of their rights and responsibilities, and that strata-titled property managers are held accountable for the proper maintenance and management of the property.

## Key Responsibilities of Property Owners

Under the BMSA, property owners have several key responsibilities, including:

**Paying maintenance fees:** Property owners are responsible for paying maintenance fees to cover the cost of maintaining the common areas and facilities of the strata-titled property.

**Maintaining the property:** Property owners are also responsible for maintaining their own units and any common areas that they use.

**Participating in strata-titled property meetings:** Property owners are encouraged to participate in strata-titled property meetings to stay informed about important issues and to have a say in the management of the property.

# Key Responsibilities of Strata-Titled Property Managers

Strata-titled property managers have several key responsibilities, including:

**Maintaining common areas and facilities:** Strata-titled property managers are responsible for the maintenance, repair, and upkeep of common areas and facilities in the strata-titled property.

**Collecting and managing maintenance fees:** Strata-titled property managers are responsible for collecting maintenance fees from property owners and managing the funds to ensure that they are used for their intended purpose.

**Ensuring the safety of residents:** Strata-titled property managers are also responsible for ensuring that the strata-titled property is safe for residents and visitors.

## Key Responsibilities of the Government

The government also has several key responsibilities under the BMSA, including:

**Regulating strata-titled property managers:** The government is responsible for regulating strata-titled property managers to ensure that they are qualified and competent to manage strata-titled properties.

**Enforcing the BMSA:** The government is also responsible for enforcing the BMSA and ensuring that property owners, strata-titled property managers, and residents are aware of their rights and responsibilities.

## Conclusion

The Building Maintenance and Strata Management Act is an important set of regulations that govern the maintenance and management of strata