



Condo En Bloc Sale: Check the Consent Threshold Properly

Description

An en bloc proposal is governed by the Land Titles (Strata) Act, not a simple show of hands. The age of the development affects the majority threshold, and the consent calculation and procedure must be checked against current statutory records and legal advice.

This guide is written for a strata owner receiving notices about a proposed collective sale. It resolves a specific job: understand what the stated consent percentage represents and build an independent decision file before signing or objecting. Start with the branch that matches the facts, then keep the supporting record until the transaction, visit, filing or safety task is complete.

Choose the branch before acting

Your situation	Next move
The development is less than 10 years old	Ask counsel to confirm the current 90% statutory basis and how age is determined
The development is 10 years or older	Ask counsel to confirm the current 80% statutory basis
Only an informal poll has occurred	Do not treat it as execution of the collective sale agreement
You may sign or object	Obtain the full agreement, apportionment, valuation and procedural advice first

Do not combine branches merely because two labels sound similar. The correct branch depends on the actual person, date, property, product, service or location involved. If one fact is unknown, pause at that row and verify it instead of carrying an assumption into the rest of the task.

Do not reduce the test to headcount

The statutory route uses specified ownership measures and documents, not merely the number of people in a room or messaging group. The current position is set out by [Ministry of Law land policy and](#)

[administration.](#)

Ask for the percentage by every required measure and the source data behind it. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Confirm the development age

The commonly cited 80% and 90% thresholds depend on the statutory age test. The supporting detail is available from [Singapore Statutes Online, Land Titles \(Strata\) Act](#).

Have the appointed lawyer identify the date and provision used rather than relying on marketing material. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Separate committee formation from consent

Electing a collective sale committee starts a process; it does not mean the sale has already obtained the required owner consent.

Keep committee minutes and the collective sale agreement signature record as different evidence. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Read the apportionment method

Two owners with similar unit prices can receive different proposed proceeds if the agreed method uses area, share value or another approved combination.

Reproduce your allocation and compare it with the schedule before signing. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Check valuation and reserve price

A campaign price is not the same as a completed sale price or guaranteed net proceeds.

Record the valuation date, assumptions, reserve price, costs and expected deductions. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Protect tenancy and financing questions

A mortgage, CPF use or live tenancy creates practical consequences beyond the consent percentage.

Ask the lender, CPF Board, conveyancing lawyer and tenant only the questions within their control. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Use the formal objection route carefully

Deadlines, standing and grounds are legal questions with serious consequences.

Get independent advice promptly and do not assume that refusing to sign automatically preserves every remedy. Add the relevant date, document, amount, location or responsible person to the same record. That makes the choice reproducible and prevents a broad rule from being applied to the wrong facts.

Worked example

A 200-unit estate cannot prove the statutory majority merely by saying that 165 households support the sale. The file must use the current legal measures, confirm the development age, validate the signatories and follow the required process. The example is conceptual, not a legal determination.

The example is a calculation or planning model, not a promise about an individual outcome. Replace every example input with the live figure, document, route condition or case fact. Keep intermediate workings, because rounding too early or skipping one stage can produce an answer that looks plausible but cannot be checked.

Build one usable decision file

Create a short record with four columns: fact, evidence, effect on the decision and next owner. Put the controlling rule beside the particular fact it governs. A page about the right subject is not enough if it does not contain the number, deadline, eligibility test or operational detail used in the decision.

Save a dated copy or acknowledgement when the task is time-sensitive. If another person needs to continue the work, they should be able to see what was checked, what remains uncertain and which official channel can resolve it. This is especially important where contracts, money, employment, safety or personal data are involved.

Final check

1. Confirm the development age basis
2. Read the current Act
3. Obtain the full collective sale agreement
4. Check each stated consent measure
5. Reproduce the proposed allocation
6. List mortgage, CPF and tenancy consequences
7. Get independent legal advice before a deadline

Collective sales are high-stakes legal transactions. The current Act, formal documents, appointed advisers and tribunal or court decisions control.

Related LBRD guides

You may also need to [understand the separate AGM proxy rules](#). For the next adjacent task, [order the right property record when title facts matter](#).

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