



# INTRODUCTION OF STRATA TITLES ACT 1985 (ACT 318) **RULES & ORDERS**



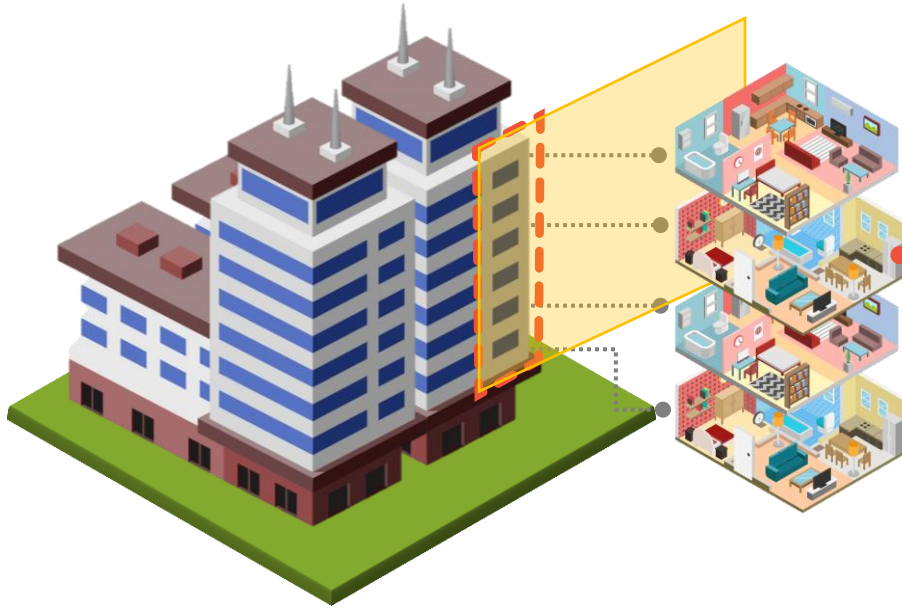
# What Does Strata Means?



**“The word “strata” is the plural form of “stratum” which defined as any series of layers especially of a rock”**

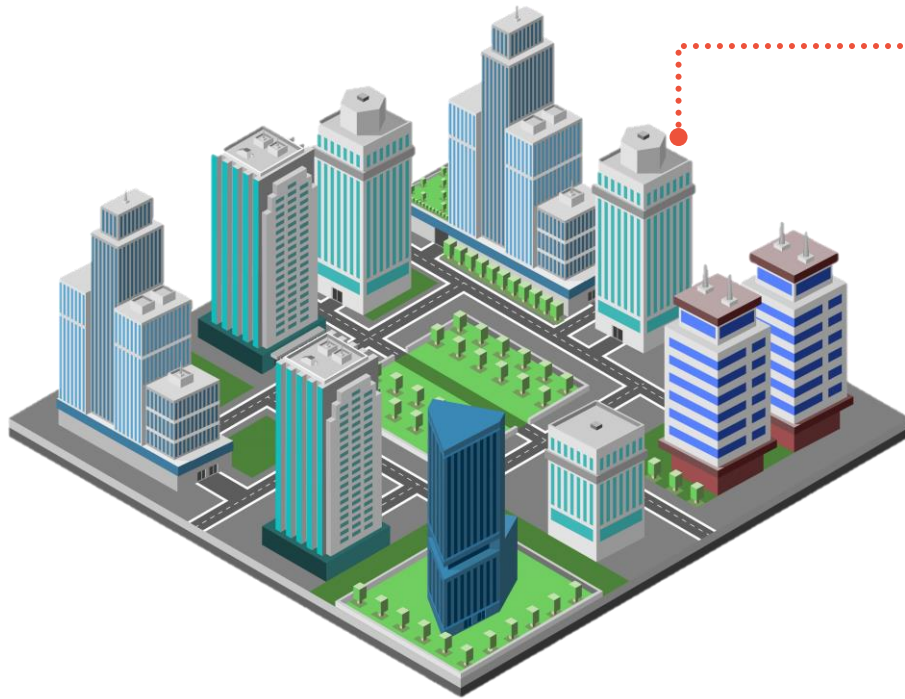
*Oxford Advanced Learner Dictionary*

# What Does Strata Means?



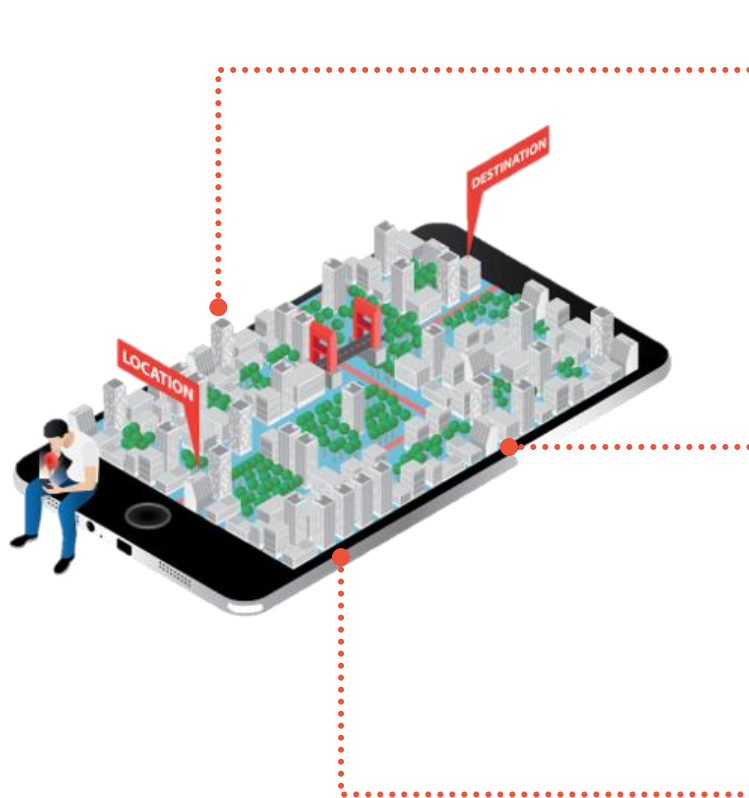
In today's world a strata building is referring to a building subdivided into lots, parcels or units and each can be owned by two or more of different owners.

# What Does Strata Means?



A strata building not only built for residential purpose but also to cater commercial (retails, offices etc.) purposes. It can be either solely for residential or commercial, or mixed use.

# The Origin of Strata Title



Strata title is a form of ownership of the units in a sub-divided building with shared areas (Wikipedia, 2018).

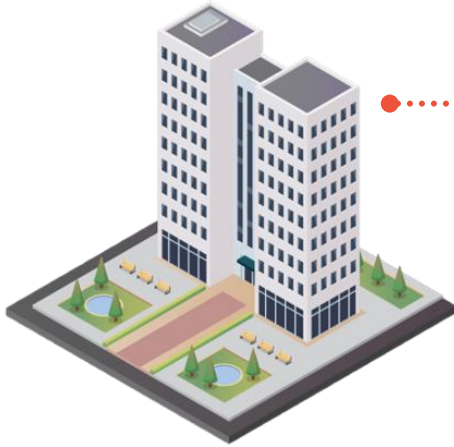
Was first introduced in 1961 in New South Wales, Australia under the Conveyancing (Strata Titles) Act 1961 (Khadijah Hadi, 2017).

This Australian system was also adopted by other countries such as Canada (Alberta, British Columbia), Singapore, South Africa, Indonesia, Malaysia, Fiji, Philippines, India, United Arab Emirates, and New Zealand.

Another similar system of property ownership is the commonhold which implemented in England and Wales.

Commonhold bears certain resemblances to Strata Title and to a number of other property-owning systems throughout the world, such as Condominiums in the US (Paul Neville, 2005).

# Types of Strata



## Parcel

Individual unit held under separate strata title in relation to a **subdivided building**.

## Land Parcel

Individual unit held under separate strata title in relation to a **subdivided land**.



# Other Components of Strata

## Accessory Parcel

- Must be attached to a unit parcel and cannot be transacted/sold separately
- E.g. Balcony, Car Park, Planter Box

## Common Property

- The lot that is not comprised in any parcels including accessory parcel Managed by the Management Corporation (MC)
- E.g. Swimming Pool, Lobby, Corridor, Flower Garden, Lifts

## Provisional Block

A block in respect of a building proposed to be, or in the course of being, erected on building or land which separate provisional strata title is applied for

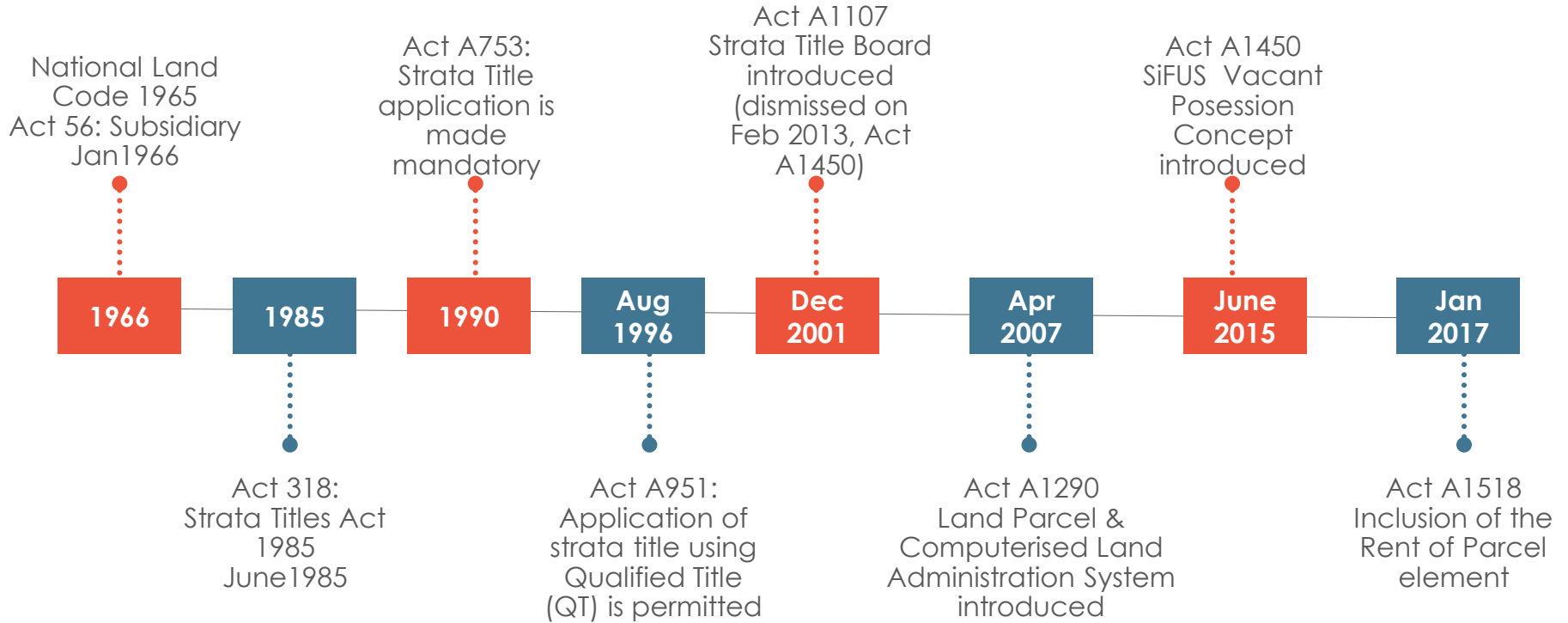


# The Importance of Strata

- 1 Decreasing number of land availability for new development especially in the urban areas and small sized countries
- 2 Well planned and controlled development in the limited land area according to the demand and needs
- 3 Land optimisation
- 4 Increasing the land value and economic growth in the area
- 5 Encouraging/promoting modern and contemporary design or lifestyle

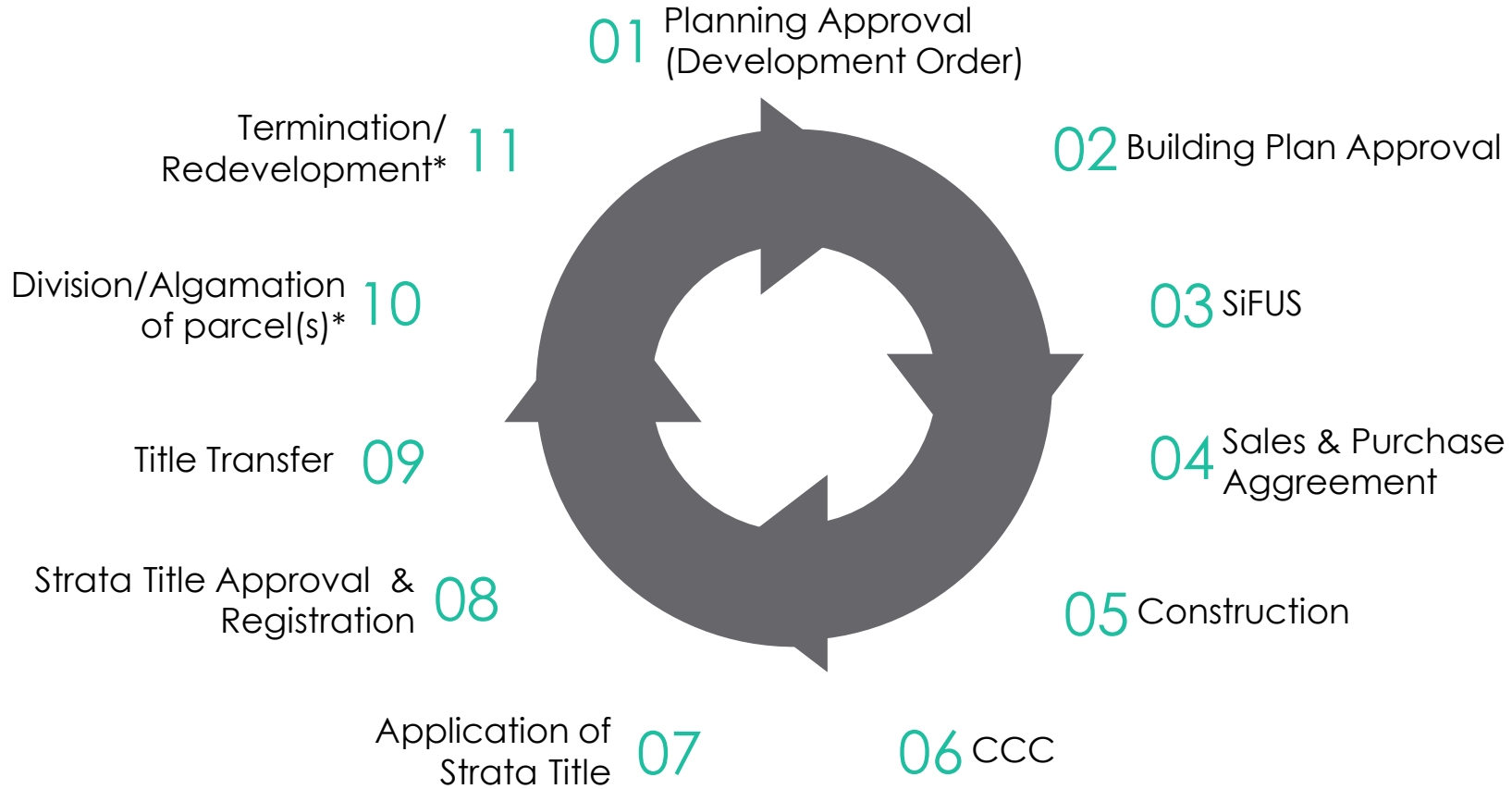


# Evolution Of Strata Titles Act In Malaysia



**SiFUS** – Certificate of Share Units Formula (share units determined for each parcel)

# Evolution Of Strata Titles Act In Malaysia



*\*When necessary*

# Strata Titles Application Procedure (In Brief)



SiFUS application – Land & Mines Office (PTGWP)

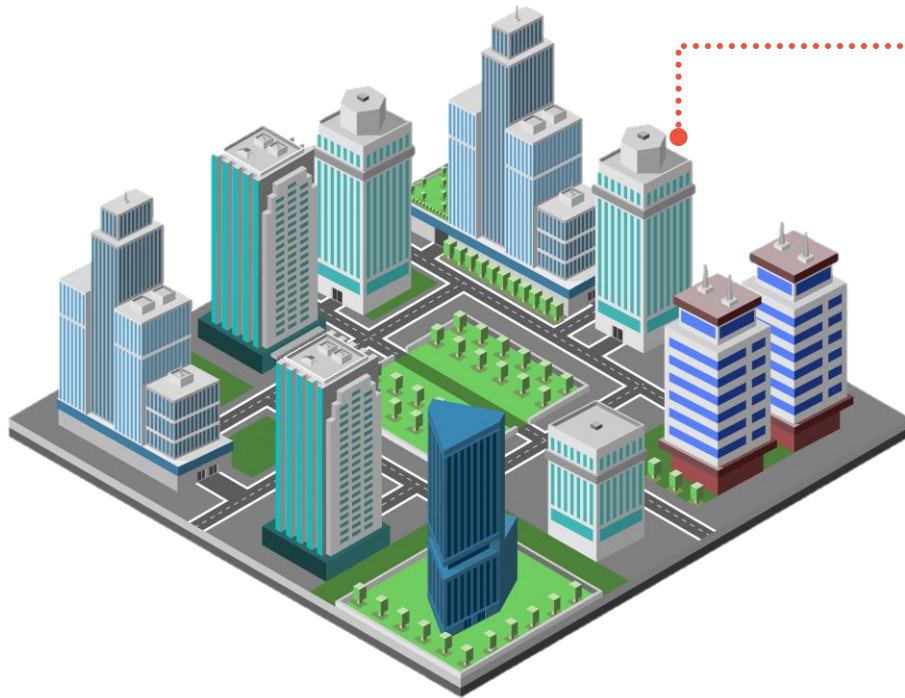
Certified Proposed Strata Plan (CPSP) –  
Dept. of Survey and Mapping M'sia (JUPEM)

Application for subdivision of building - PTGWP

Strata application approval - PTGWP

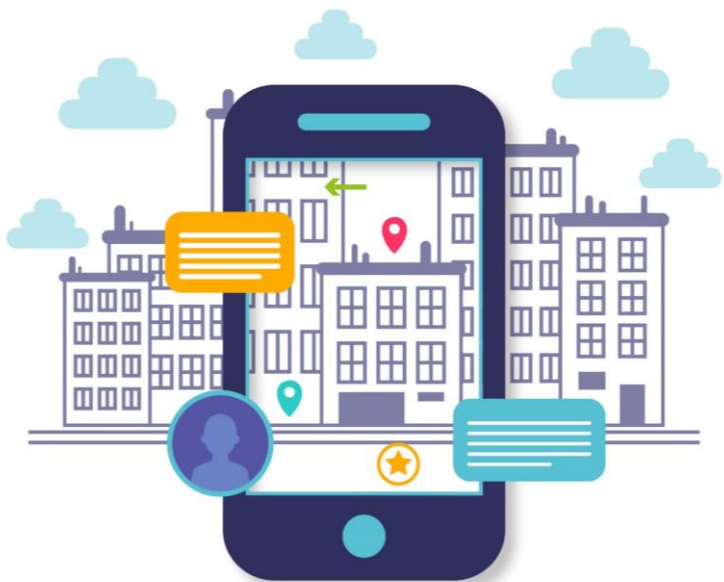
Strata title registration

Title transferred to the buyer



Registered Strata Titles:  
As of 31 Aug 2018 – 339,903

Registered Strata Scheme:  
As of 31 Aug 2018 – 3,168



- 01 Enforcement of the “rent of parcel” (parcel tax) replacing the quit rent imposed on the strata schemes
- 02 Exploring the possibility of promoting strata building renewal/redevelopment
- 03 More efforts in reducing the number of “special building” issues

*\*special building – any buildings occupied before June 1996 or any buildings occupied from June 1996 up to 11 April 2007, as classified by the State Authority as such.*

متشكرم

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Merci

Vinaka

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Wazviita

Kadrin chhe la

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*Terima Kasih*

*Thank You*

