

**THE ESTABLISHMENT OF SCHEDULE OF PARCELS IN
THE ISSUANCE OF STRATA TITLES IN MALAYSIA**

Lee Jun Jie

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Nama:

**THE ESTABLISHMENT OF SCHEDULE OF PARCELS IN
THE ISSUANCE OF STRATA TITLES IN MALAYSIA**

Lee Jun Jie

**A thesis submitted in fulfilment of the requirements for the award
of the undergraduate degree of Bachelor of Geomatics
Engineering**

**Department of Geoinformation and Real Estate
Faculty of Built Environment and Surveying
Universiti Teknologi Malaysia**

JULY 2020

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DEDICATION

“To my beloved father and mother, family and relatives, appreciate for all your support in terms of spiritual and encouragement”

“To all my friends, appreciate for all your support and encouragement”

“To my dearest supervisor who patiently guided and helped me,
Sr Tan Liat Choon”

Thank you

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ABSTRACT

The property ownerships have always form a substantial wealth portfolio of an individual or organisation. Therefore, ownership of a piece of land must be absolute and indisputable and be able to be transacted with confidence and certainty. Nowadays, there are some problems encounters (weaknesses) in strata title plan preparations and applications in Malaysia. The first problem will be the issuance of Certificate of Share Units Formula (SiFUS). The Land and Mines Office (PTG) will encounter some problems in preparing the SiFUS certificate that does not tally with the approved building plan. As a result, the false information of the unit details will not be processed and endorsed by PTG for filing of Schedule of Parcels to be done by COB (Commissioner of Building). So, the objectives are to understand the process and issues of strata titles application and also to particularly zero in the crucial stage of schedule parcelling (i.e. known to cause significant delay) as well as to recommend appropriate remedy and action to speed up the process. Hence, a thorough understanding of the complete process of strata titles application and the details of schedule of parcel (SOP) highlights the issues and challenges due to the nagging delays of strata title application especially at SOP stage and hopefully can draw the attentions of all relevant parties to recognise these problems to constructively resolve or reduce them. Apparently, the delay in the issuance of strata titles has been a nagging problem. As in any technical issues or in a line of communications, the challenges and problems can be resolved by having the right understanding of the process. In conclusion, a focus on SOP would be helpful to highlight the possible solution to minimize delay in obtaining the strata title.

ABSTRAK

Harta pemilikan selalu membentuk portfolio kekayaan besar bagi suatu individu ataupun organisasi. Oleh itu, pemilikan tanah mestilah mutlak dan tidak dapat dipertikaikan dan boleh ditransaksi dengan keyakinan dan kepastian. Sekarang ini, terdapat pelbagai jenis masalah (kelemahan) dalam penyediaan dan aplikasi pelan hakmilik strata di Malaysia. Masalah yang pertama adalah pengeluaran SiFUS. Pejabat Tanah dan Galian (PTG) akan mengalami masalah dalam penyediaan Sijil Formula Unit Syer (SiFUS) yang tidak seiring dengan kelulusan Pelan Bangunan. Hasilnya, maklumat palsu untuk butiran unit tersebut tidak boleh diproses dan disahkan oleh PTG untuk pemfailan Jadual Petak (JP) yang akan dilengkapkan oleh Pesuruhjaya Bangunan (COB). Oleh sebab itu, objektif tersebut adalah untuk memahami proses dan isu-isu aplikasi hakmilik strata dan juga terutamanya kosong dalam peringkat yang penting iaitu jadualkan bungkusan (diketahui menyebabkan kelewatan ketara) beserta dengan mencadangkan pemulihan yang tepat dan tindakan untuk mempercepat proses tersebut. Lantaran itu, pemahaman yang menyeluruh untuk melengkapkan proses aplikasi hakmilik strata dan butiran untuk Jadual Petak (JP) menekankan isu-isu dan cabaran-cabaran disebabkan oleh ketidakputusan kelewatan aplikasi hakmilik strata terutamanya di peringkat JP dan semoga boleh menarik perhatian pihak-pihak berkepentingan untuk mengenalpasti masalah tersebut bagi menangani secara konstruktif atau mengurangkannya. Seperti dalam sebarang masalah teknikal ataupun dalam talian komunikasi, cabaran-cabaran dan masalah-masalah boleh diselesaikan dengan mempunyai pemahaman proses yang betul. Sebagai kesimpulannya, fokus terhadap Jadual Petak (JP) dapat membantu menekankan penyelesaian munasabah bagi mengurangkan kelewatan demi memperoleh hakmilik strata.

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LIST OF ABBREVIATIONS

STA	-	Strata Titles Act
SMA	-	Strata Management Act
CCC	-	Certificate of Completion and Compliance
CFO	-	Certificate of Fitness for Occupation
CPSP	-	Certificate of Proposed Strata Plan (Sijil Cadangan Pelan Strata)
CPS	-	Proposed Strata Plan (Cadangan Pelan Strata)
SOP	-	Schedule of Parcels (Jadual Petak)
SiFUS	-	Certificate of Share Unit Formulas (Sijil Formula Unit Syer)
PA(B)	-	Certified Strata Plan (Pelan Akui Bangunan)
SPA	-	Sales and Purchase Agreement (Perjanjian Jual Beli)
LLS	-	Licensed Land Surveyor (Jurukur Tanah Berlesen)
LJT	-	Land Surveyors Board (Lembaga Jurukur Tanah)
COB	-	Commissioner of Buildings (Pesuruhjaya Bangunan)
JUPEM	-	Department of Survey and Mapping Malaysia (Jabatan Ukur dan Pemetaan Malaysia)
PTG	-	Land and Mines Office (Pejabat Tanah dan Galian)

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CHAPTER 1

INTRODUCTION

1.1 Background of Study

Schedule of Parcels (SOP) refer to the quantity of allocated share units to a parcel in a stratified development. It shows the proposed share units of each parcel or proposed parcel and the combined total share units of all the parcels. In the case of a phased development, the schedule of parcels show the proposed quantum of provisional share units for each provisional block which is normally referred to as the ‘aggregrate’ (Khairul Faizah Mustafa, 2018, p. 121). Before the developer can sell any parcel or proposed parcel under section 6(1) of SMA 2013, he must complete and obtain the approved Schedule of Parcel and filed it with the Commissioner of Building (COB) (Khairul Faizah Mustafa, 2018, p. 121). Therefore, the SOP must be prepared by the developer’s licensed land surveyor where the SOP essentially comprise of a location plan, storey plan and delineation plan which are drawn based on the approved building plans. It shall show all the parcels with dimensions, areas, share units, all accessory parcels and common properties using the same format as for the approved strata title plans (Khairul Faizah Mustafa, 2018, p. 121).

In addition, Certificate of Share Units Formula (SiFUS) is considered as one of the key element that is required for preparation of Schedule of Parcel (SOP) in

showing the share unit value of each parcel. In general, SiFUS is a certificate that is issued by the Director of Land and Mines (PTG) for preparation of computation and allocation of share units to be verified by the Licensed Land Surveyor (LLS) for all the parcels in the proposed strata scheme (Kok Soo, 2018, p. 4). The application for SiFUS needs to be submitted to PTG for approval based on the approved building plan endorsed by Local Authority (LA) (Khairul Faizah Mustafa, 2018, p. 121). The process of preparing Schedule of Parcel starts after Department of Survey and Mapping issues the scheme number of the strata development area. Through the established formula of SiFUS, the calculations of share units vary depending on various factors such as the size of the parcel, the location of the parcel, the selling price of the parcel and the market price of the parcel. Subsequently, the maintenance contribution is based on the unit share (equity) which means the greater the share unit, the higher the contribution is to be paid (Lee Li Ting, 2014, p. 2). Therefore, problems that hinder or delay the preparation of Schedule of Parcels and the related SiFUS will definitely hold up the issuance of the final strata titles and implicates the property transaction and ownership. The importance of this would be highlighted as to draw the attention of all relevant parties and authorities to amicably resolve it. As SOP was implemented only in 1st June 2015, and in its infancy stage, it is necessary to track its progress and help it to evolve to be more efficient and effective (Kashmirjit Kaur, 2015, p. 2).

1.2 Problem Statement

Currently, there are some pertaining issues of parcels' scheduling that impact the professionals, developers and purchasers in strata titles application in Malaysia. In recent years, the government has taken actions to enact laws and legislations to curb developers who intended to ignore or fail to apply strata titles which will affect the eventual transference of the legal titles (News Team, 2016, p. 2). In order to achieve the delivery of strata titles at the time of vacant possession, developers must first initiate the process by applying their Certificate of Proposed Strata Plan (CPSP) within three months after the building reaching the super structure stage (i.e. completion of

building works up to the completion of roofs and walls which are necessary for measurement of parcels, accessory parcels and common properties) (Lee Li Ting, 2014, p. 24). Because of this, the land surveyor needs to prepare the drawing of the Proposed Strata Plan (CPS) (Kashmirjit Kaur, 2015, p. 4).

However, numerous problems are commonly encountered in this crucial stage of preparing Proposed Strata Plan (CPS). Firstly, the building structure does not tally with the approved building plan from the Local Authority. The SOP drawings and the subsequent SiFUS calculations are based strictly on the approved building plan (Department of Survey and Mapping Malaysia, 2018, pp. 28-32). The variants can be deliberated due to changes by the developer, construction misalignments, and changes due to new Local Council requirements or mistakes in the construction drawings. These mismatches must be rectified before the issuance of CPSP by JUPEM.

Secondly, the fencing of land parcel was built onto other people's land. While this may sound far fetch, but this has been one of the common occurrences. This misalignment of boundary wall has serious implication of infringement and illegal encroachment (Department of Survey and Mapping Malaysia, 2018, pp. 28-32).

Thirdly, developers will face problems in applying the strata titles whereby the divisions of unit parcels, common property areas and accessory parcels do not tally with the Proposed Strata Plan (CPS) which could result in the difficulties of applying for strata titles and application for Certificate of Proposed Strata Plan (CPSP) by Department of Survey and Mapping (JUPEM) (Adzman Shah Bin Mohd Ariffin, 2015, pp. 8-13). Thus, the strata titles cannot be applied and failed to be issued as developers do not have a better understanding of land matters which primarily concerns with the categories of either landed or stratified property development (News Team, 2016, p. 3).

1.3 Research Questions

There are many aspects to consider on approval of CPSP, hence the research questions on which this study is based include the following:-

- 1) What are the ideas, guidelines, parameters and basis to formulate the allocation and demarcations of parcels, land parcels and accessory parcels?
- 2) What is the current application procedure for obtaining CPSP after super structure stage and also for development of provisional blocks?

1.4 Objectives of Study

The main purpose of this study is to understand the process of strata title and applications in Peninsular Malaysia with the following objectives:-

- 1) To investigate the fundamental concepts of Schedule of Parcel (SOP), Certificate of Share Units Formula (SiFUS) and Proposed Strata Plan (CPS) which essentially lead to the issuance of the Certificate of Proposed Strata Plan (CPSP).
- 2) To examine the application procedure and issues pertaining to the application of strata titles approval. Through the challenges, process, problems, issues and pertaining to this are to be identified and analysed.

1.5 Scope and Limitation of Study

a) Scope of Study

This study can be divided into three parts:

- (i) The first part is to obtain and compile all data relevant to the complete process of applications from submitting of Schedule of Parcel to finally obtaining the strata title approval. The authorities in-charge of this are Pejabat Tanah dan Galian (PTG) and Jabatan Ukur dan Pemetaan Malaysia (JUPEM).
- (ii) The strata title application process will be fully reviewed and examined with detailed study on SOP, SiFUS and CPS.
- (iii) The questionnaire surveys and interviews will be devised and conducted with consultant licensed land surveyors to obtain feedback with regards to issues, problems, challenges and positive actions.

b) Limitation of Study

During the course of the study, there are numerous problems encounters. Some of these are beyond the control of the researcher. The key problems encountered are:

- (i) Difficulties in obtaining documents and making appointment to see the officer in PTG Selangor and JUPEM Selangor.
- (ii) The information obtained from published literature articles, articles, seminars and academia papers are not substantial because the strata title implementation and experience are still very recent in Peninsular Malaysia.
- (iii) The survey questionnaires were emailed to 6 consultant licensed land surveyors. However, not all have replied despite numerous email reminder

and phone calls. Nevertheless, 4 consultant licensed land surveyors have granted interviews based on the questionnaire while 2 consultant licensed land surveyors have replied the questionnaire through email and the information and feedback for these 6 surveyors are most relevant and useful.

1.6 Methodology

The methodology of study is a fundamental component of the research which is used in the implementation research to study and analyse the scientific methods with its quality for knowing the theory of applications on how work is done and how the principles are related to each other. In this research, the process can be used to collect information and data for useful purposes which involve interviews and other research techniques. Thus, the methodology is divided into several stages which are research for respondent selection, research instruments, data collection procedures and data analysis procedures. This study utilizes a concept of qualitative research which can explain and interpret the data collection as well as data analysis procedures for the gathering of information which are necessary and relevant for the respondents to learn and grasp the conceptual idea of a qualitative research on how the methodology workflow is being carried out.

1.6.1 Flow of Study Methodology

The following is the flow of the study methodology:

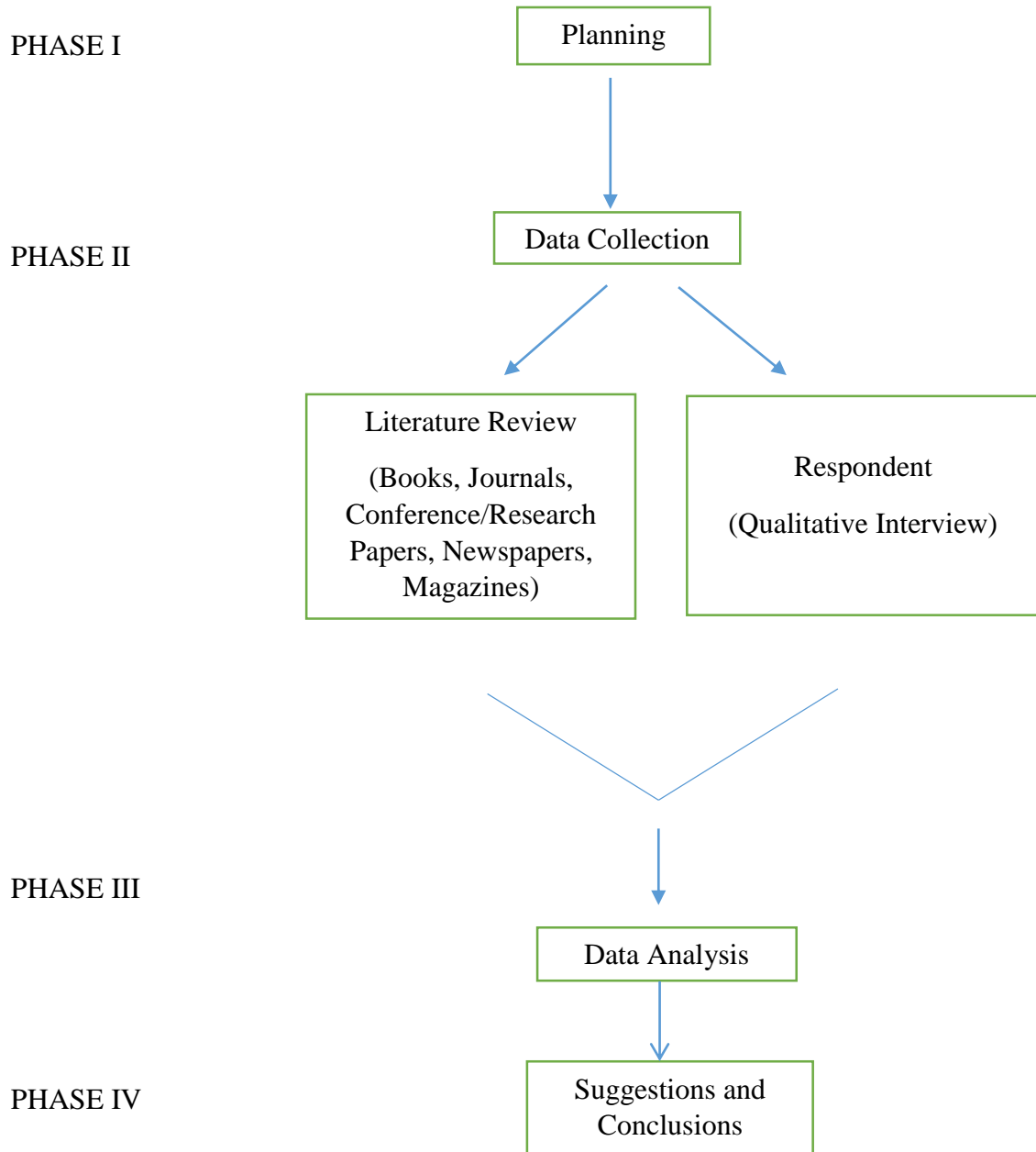


Figure 1.6.1: Methodology Flowchart

1.7 Significance of Study

The overview of amendment of Strata Titles Act have evolved from Strata Titles Act 1985 until Strata Titles (Amendment) Act 2013 (Act A1450). According to Strata Titles (Amendment) Act 2013 which is implemented effectively on 1st June 2015, the compulsory period for application of subdivision of building or land is required to be made within 3 months upon the completion of super structures (Form G12). Therefore, it is advisable to follow the time period application for subdivision of a building or land which is important for building plan approval to become a final title of the lot that can be used for subdivision of building or land later on. In addition, it also further discuss about the relevant documents for SiFUS according to the time period schedules for issuance of SiFUS. Hence, all professionals (e.g. developers, architects and land surveyors) must fully understand the process of strata title registration before Vacant Possession (VP) and also to participate gainfully in the process of SiFUS application for issuance of SiFUS. In this paper, the focus is primarily on the change in evolution of strata titles which is necessary to govern the strata title act in Malaysia and also involves Scheduling of Parcels.

1.8 Summary

Nowadays, the strata title applications have been greatly considered tremendous problems which impact people who own a strata property and all parties involved in preparing and issuing the strata titles. Thus, in order to resolve this technical issues or matters pertaining to the issuance of strata titles application, the challenges and problems can be resolved by having the right to understand the process of applying strata titles for strata developments in Malaysia. Apparently, it has been identified that the delay occurs mainly at the crucial stage of CPS. Therefore, a focus on CPS would be helpful to highlight the possible solution to minimize delay in obtaining the strata title.

CHAPTER 2

LITERATURE REVIEW

2.0 Introduction

This chapter describes the information and the research materials to be referred throughout the whole thesis. The topics include the concepts of strata development, concepts of strata title, concepts of Schedule of Parcel (SOP), Certificate of Share Units Formula (SiFUS), Proposed Strata Plan (CPS), Certificate of Proposed Strata Plan (CPSP), the flowchart procedures of strata title applications for strata developments through strata titles delivery via Vacant Possession (VP), concepts of Certified Strata Plan (PA(B)), procedures for preparation of PA(B) and the requirements for PA(B).

2.1 Concepts of Strata Development

A strata development is a kind of process whereby the building or land is subdivided into separate parts held under individual ownership together with common property. In other words, it consists of a strata lots, parcel, accessory parcel (if any)

and common property whereby the share units are important to strata property owners for determining the number of votes on a voting by poll, the amount of charges payable and the number of individuals that may be nominated by him for election as a committee member subject to a threshold (Andrew Wong, 2019, p. 1). However, the sales and purchase agreement (SPA) for strata properties between a housing developer and a purchaser was regulated by a prescribed contract of sale under Schedule H (Schedule H SPA) provided if the strata titles can be issued via Vacant Possession (VP) and can be easily delivered simultaneously to purchasers through strata titles application for strata development (Andrew Wong, 2019, p. 1).

2.2 Concepts of Strata Title

The strata title is a form of ownership for building or block with multi-storey or land parcel that was built on alienated land. In other words, strata title is a document issued by the State Authority in relation to ownership of a ‘unit’ or ‘parcel’ in a building which gives legal ownership to subdivision of building into parcels in separate title. Moreover, the strata scheme is a development that divides a building or land into parcels, accessory parcels and common properties in which the strata titles are issued for each parcel in relation to a strata title scheme (Jamaludin Yaakob, 2015, pp. 6-7). The examples of strata title properties are residential (e.g. condominiums, apartments, town houses, bungalows, semi-detached houses, terrace houses, gated & guarded community), commercial (e.g. SOHO office buildings), retail (e.g. shopping complexes) and mixed used (e.g. retail/residential, commercial/residential) (Jamaludin Yaakob, 2015, p. 8).

2.3 Schedule of Parcel

The sub-paragraph below explains 2.3.1 to 2.3.6 which are as follows:

2.3.1 Concept of Schedule of Parcel (SOP)

The SOP must be prepared by the developer's licensed land surveyor where the SOP essentially comprise of a location plan, storey plan and delineation plan which are drawn based on the Approved Building Plans. It shall show all the parcels with dimensions, areas, share units, all accessory parcels and common properties (Khairul Faizah Mustafa, 2018, p. 121).

Within the Schedule of Parcels plan, the quantity of allocated share units to each parcel in a stratified development is clearly endorsed in accordance to SiFUS, together with accessory parcels, common areas and approved facilities. It shows the share units of each parcel or proposed parcel and the total share units of all the parcels. In the case of a phased development, the schedule of parcel shows the proposed quantum of provisional share units for each provisional block which are normally referred to as the 'aggregrate' (Khairul Faizah Mustafa, 2018, p. 121). Before the developer can sell any parcel or proposed parcel under section 6(1) of Strata Management Act 2013 (Act 757), he must complete and obtain the approved Schedule of Parcel and filed it with the Commissioner of Building (COB) (Khairul Faizah Mustafa, 2018, p. 121).

2.3.2 Concept of Certificate of Share Units Formula (SiFUS)

Schedule of Parcel (SOP) is considered as one of the key element that is required for preparation of Certificate of Share Units Formula (SiFUS) in showing the share unit value of each parcel. In general, SiFUS is a certificate that is issued by the Director of Land and Mines (PTG) for preparation of computation and allocation of share units to be certified by the Licensed Land Surveyor (LLS) for all the parcels in

the proposed strata scheme (Kok Soo, 2018, p. 4). The application for Certificate of Share Units Formula (SiFUS) needs to be submitted to PTG for approval referred to the approved building plan endorsed by Local Authority (LA) (Khairul Faizah Mustafa, 2018, p. 121). The process of preparing Schedule of Parcel starts after JUPEM issues the scheme number and SOP number. Through the established formula in SiFUS, the calculation of share units vary depending on various factors such as the size of the parcel, the location of the parcel, and weightages. Subsequently the maintenance contribution is based on the unit share (equity) which means the greater the share unit, the higher the contribution is to be paid (Lee Li Ting, 2014, p. 2). Therefore, problems that hinder or delay the preparation of Schedule of Parcel and the related SiFUS will definitely hold up the issuance of the final Strata Titles and implicates the property transaction and ownership. The importance of this would be highlighted as to draw the attention of all relevant parties and authorities to amicably resolve it. As SOP was implemented only in June 2015, and in its infancy stage, it is necessary to track its progress and help it to evolve to be more efficient and effective (Kashmirjit Kaur, 2015, p. 2).

To derive on the equitable and fair allocation of share units, an established formula in the industry has been used in the technical apportionment. The individual parcel area is multiplied by the weightage factor for the relevant type of parcel and the weightage factor of the entire floor parcel. Any accessory parcels areas will be multiplied by a weightage factor and to be distributed and added proportionally to the individual parcel's owner. Both of these are added to determine the total share units.

The calculation of share unit comprised of two formulae, namely the formula for share unit of the building parcel and share unit of the land parcel. These two formula are for different types of stratified developments. Share unit of building parcel formula is used to calculate the share unit for standard high-rise stratified building. Share unit of land parcel formula is for calculating the share unit of stratified landed development (which is gated and guarded landed residential properties). The formula for calculating the allocated share units can be generally explained through the list of formulas as shown below:

- 1) Share Unit of a Parcel = $(\mathbf{A} \times \mathbf{F}_1 \times \mathbf{F}_2) + \sum_1^N (\mathbf{B} \times \mathbf{F}_3)$
- 2) Share Unit of a Land Parcel = $(\mathbf{A} \times \mathbf{0.8}) + \sum_1^N (\mathbf{B} \times \mathbf{F}_3)$

WHERE:

- 1) \mathbf{A} = Area of Parcel
- 2) \mathbf{B} = Area of Accessory Parcel
- 3) \mathbf{F}_1 = Factor For the Type of Parcel As Specified in Table 1
- 4) \mathbf{F}_2 = Factor For the Type of Parcel As Specified in Table 2
- 5) \mathbf{F}_3 = Factor For the Type of Parcel As Specified in Table 3

No	Type of parcel	Without air-conditioning to common areas of corridors, lobbies and foyers		Without air-conditioning to common areas of corridors, lobbies and foyers	
		F ₁ having benefit of common lift/escalator facility	F ₁ having no benefit of common lift/escalator facility	F ₁ having benefit of common lift/escalator facility	F ₁ having no benefit of common lift/escalator facility
1.	Apartment/Small Office/Home Office (SOHO)	1.00	0.85	1.30	1.15
2.	Office/Institution (College) complex	1.00	0.85	1.30	1.15
3.	Retail complex	2.00	1.70	3.20	2.90
4.	Hotel/Medical centre complex	2.20	1.90	2.80	2.45
5.	Industrial complex	1.00	0.85	1.45	1.30
6.	Car park (whole floor parcel)	0.75	0.65	0.85	0.75
7.	Shop houses, shop apartments & shop offices –				
	(a)Upper floor parcel	1.00	0.85	1.30	1.15
	(b)Ground floor parcel	0.85	0.85	1.15	1.15
8.	Land Parcel	0.8	0.8	0.8	0.8

Table 2.3.2.1: Factors (F₁) for Type of Parcels, Reflecting the Frequency of Usage and General Maintenance (New)

No.	Parcel	F ₂	Basis
1	Whole floor parcel excluding area of vertical transportation core (lifts or escalators) Also include parcel with an area of 1000 sq.m. to 3000 sq.m.	0.85	(a) To reflect an equivalent net lettable area after taking into account its large circulation area only. (b) In a retail complex, its circulation area is much larger but is offset by the letting of such parts to retail kiosks.
2	Whole floor parcel including area of vertical transportation core (lifts or escalators) Also include parcel with an area greater than 3000 sq.m.	0.80	(a) To reflect an equivalent net lettable area after taking into account its large circulation area and vertical transportation core (lifts or escalators). (b) In a retail complex, its circulation area is much larger but is offset by the letting of such parts to retail kiosks.
3	Not whole floor parcel	1	Not Applicable

Table 2.3.2.2: Factors (F₂) for the Whole Floor & Area ≥ 1000m² (New)

No.	Accessory Parcel	F ₃	Basis
1	Outside building	0.25	To reflect a non-habitable open or enclosed area outside the building.
2	Within building	0.50	To reflect a non-habitable open or enclosed area within the building.

Table 2.3.2.3: Factors (F₃) for an Accessory Parcel (New)

Example of New Allocated Share Units Calculation (Current)

Parcel: M3/3/12

Accessory Parcel: A23 and A45

Parcel Type: Apartment

Usage & General Maintenance: with lift, without air-conditioning

$$(F_1 = 1.0, F_2 = 1.0)$$

Area of Parcel: 105m²

Area of Accessory Parcel: 13m² (within building) (F₃ = 0.5)

13m² (outside building) (F₃ = 0.25)

Share Units Calculation: (105 x 1.0 x 1.0) + (13 x 0.50) + (13 x 0.25)

$$= 105 + 6.5 + 3.25$$

$$= 114.75$$

Share Unit: 115 (rounded to nearest whole number)

Example of New Allocated Share Units Calculation (Current)

Parcel: M1/6/6

Accessory Parcel: A6 and A7

Parcel Type: Office

Usage & General Maintenance: with lift and air-conditioning

$$(F_1 = 1.3, F_2 = 0.85)$$

Area of Parcel: 1000m² (whole floor)

Area of Accessory Parcel: 2 x 12m² (outside building) (F₃ = 0.25)

Share Units Calculation: (1000 x 1.3 x 0.85) + (2 x 12 x 0.25)

$$= 1105 + 6$$

Share Unit: 1111

Example of New Allocated Share Units Calculation (Current)

Parcel: M1/1/6

Accessory Parcel: A6 and A7

Parcel Type: Office

Usage & General Maintenance: with lift and air-conditioning

$$(F_1 = 1.3, F_2 = 0.85)$$

Area of Parcel: 2000m² (Whole floor)

Area of Accessory Parcel: 20m² (inside building) (F₃ = 0.5)

Area of Accessory Parcel: 13m² (outside building) (F₃ = 0.25)

$$\begin{aligned} \text{Share Units Calculation: } & (2000 \times 1.3 \times 0.85) + (20 \times 0.5) + (13 \times 0.25) \\ & = 2210 + 10 + 3.25 \\ & = 2223.25 \end{aligned}$$

Share Unit: 2223 (rounded to nearest whole number)

Example of New Allocated Share Units Calculation (Current)

Parcel: M2/7/82

Accessory Parcel: A100 (Store)

Parcel Type: Retail complex

Usage & General Maintenance: with lift and air-conditioning

$$(F_1 = 3.2, F_2 = 1.0)$$

Area of Parcel: 800m²

Area of Accessory Parcel: 150m² (inside building) (F₃ = 0.5)

$$\begin{aligned} \text{Share Units Calculation: } & (800 \times 3.2 \times 1.0) + (150 \times 0.50) \\ & = 2560 + 75 \end{aligned}$$

Share Unit: 2635

2.3.3 Procedures for Preparation of Schedule of Parcel

Firstly, the application for Development Order (DO) or Planning Approval (PA) must be made by the Local Authority for approval so that the developers can obtain Certificate of Share Units Formula (SiFUS) from PTG (Land and Mines Office) before any sale of parcels or Certificate of Proposed Strata Plan (CPSP) application. After the DO application has been approved by the Local Authority, the building plans need to be approved for certification by Professional Architect or Engineer. Next, PTG has to issue the SiFUS for document applications such as land matters complied, appointment letter of LLS, receipt of strata survey fees deposited at LJT (Land Surveyors Board), Schedule of Parcel certified by LLS and Professional Architect/Engineer and approved building plans together with the application form for classification as low-cost building (if applicable) (Adzman Shah Bin Mohd Ariffin, 2015, p. 9). After the issuance of SiFUS from PTG, the Schedule of Parcel will be filed to the Commissioner of Buildings (COB) for the purpose of issuance of strata titles before any sale of parcels or CPSP application.

After the Schedule of Parcel has been filed to COB, it will be made for Sales and Purchase Agreement (SPA) whereby the approved Schedule of Parcel shall be exhibited at developer office (sale office). Next, the construction of superstructure stage (Form G12) shall be made for the Schedule of Parcel in completion of building works for establishing the relevant-by-laws made under the Street, Drainage and Building Act 1974 (Act 133) (Adzman Shah Bin Mohd Ariffin, 2015, p. 11). After the superstructure stage has been completed, the application for Certificate of Proposed Strata Plan (CPSP) will be carried out at Department of Survey and Mapping Malaysia for strata title application to be made to PTG later for subdivision of land or building (Adzman Shah Bin Mohd Ariffin, 2015, p.11). On the other hand, the owner or developer needs to submit a new SiFUS to PTG if there is an amendment of the building plan made by the Local Authority although there are no changes in the share units as stated in the building strata plan. After PTG has already decided of whether to approve or reject the SiFUS application although there are no changes to the share units, the approval for preparation of CPSP will be done at JUPEM for registration of

strata titles later on for Vacant Possession (VP) in which the proposed share units shall deemed to be the allocated share units until it is approved by the Director of Survey for application of subdivision of any building or land.

2.3.4 Application Procedures for Preparation and Issuance of SiFUS

The land owner/developer will propose the application form for SiFUS to Land and Mines Office (PTG). The officer in-charge/Assistant Land Officer will perform the checking of application forms together with those attached documents based on the checklist for preparation of SiFUS application. Then, the Chief Assistant Land Officer will check and investigate the SiFUS application and at the same time give comments. After the checking and investigation of SiFUS application, the SiFUS application will be submitted to the Chief Assistant Director for verification. The Chief Assistant Director will prepare the verification regarding the SiFUS application. After that, the State Land and Mines Officer will examine and approve the SiFUS application by making a signature on the SiFUS itself. Then, the State Land and Mines Officer at Strata Titles Unit will complete the certificate with stamp seals and contact the applicant to obtain the SiFUS. Finally, the land owner/developer will take SiFUS and make a signature on the record book as evidence of acceptance.

2.3.5 Requirements for Schedule of Parcel

- 1) Every Schedule of Parcel plan shall:-
 - (a) show a legend comprising of:
 - (i) all parcels;
 - (ii) all common property;
 - (iii) all accessory parcels.

- (b) contain the signatures of both LLS and Professional Architect/Engineer as may be determined by the Land and Mines Office (PTG).
- 2) The schedule of parcels or an amended schedule of parcels filed under subsection (1) or (2) shall:-
- a) comprise a location plan, storey plan and delineation plan as specified in section 8A of STA 1985;
 - b) show a legend of all parcels, all common properties and all accessory parcels as required in the SOP plan drawings;
 - c) contain a certificate by the developer's licensed land surveyor that the buildings or land parcels shown in the schedule of parcels are capable of being subdivided under the provisions of STA 1985;
 - d) contain a certificate by the developer's architect or engineer that the buildings or land parcels need to be constructed in accordance with the approved plans and specifications made under the Street, Drainage and Building Act 1974 for subdivision to be carried out under the provisions of STA 1985;
 - e) contain such other details as may be specified by the Commissioner.
- 3) The proposed share units of each parcel or proposed parcel as shown in the schedule of parcels filed with the Commissioner under subsection (1), and the proposed allocation of the provisional share units among the parcels in a provisional block as shown in the amended schedule of parcels filed with the Commissioner under subsection (2) shall be deemed to be the allocated share units assigned to each parcel for the purpose of Part IV of this Act, until such time as the share units of each parcel have been approved by the Director pursuant to section 18 of STA 1985.

- 4) A copy of the schedule of parcels or an amended schedule of parcels which are filed with the Commissioner under this Part shall be:-
 - a) exhibited at all times in a conspicuous position in any office and branch office of the developer and at such place where sale of a parcel is conducted and;
 - b) submitted to the Director in any application for subdivision of building or land under the provisions of STA 1985 (Strata Management Act 2013, pp. 22-23).

2.3.6 Flowchart Procedures of Strata Titles Application for Strata Development

Below are the flowchart which shows the procedures of strata titles application:

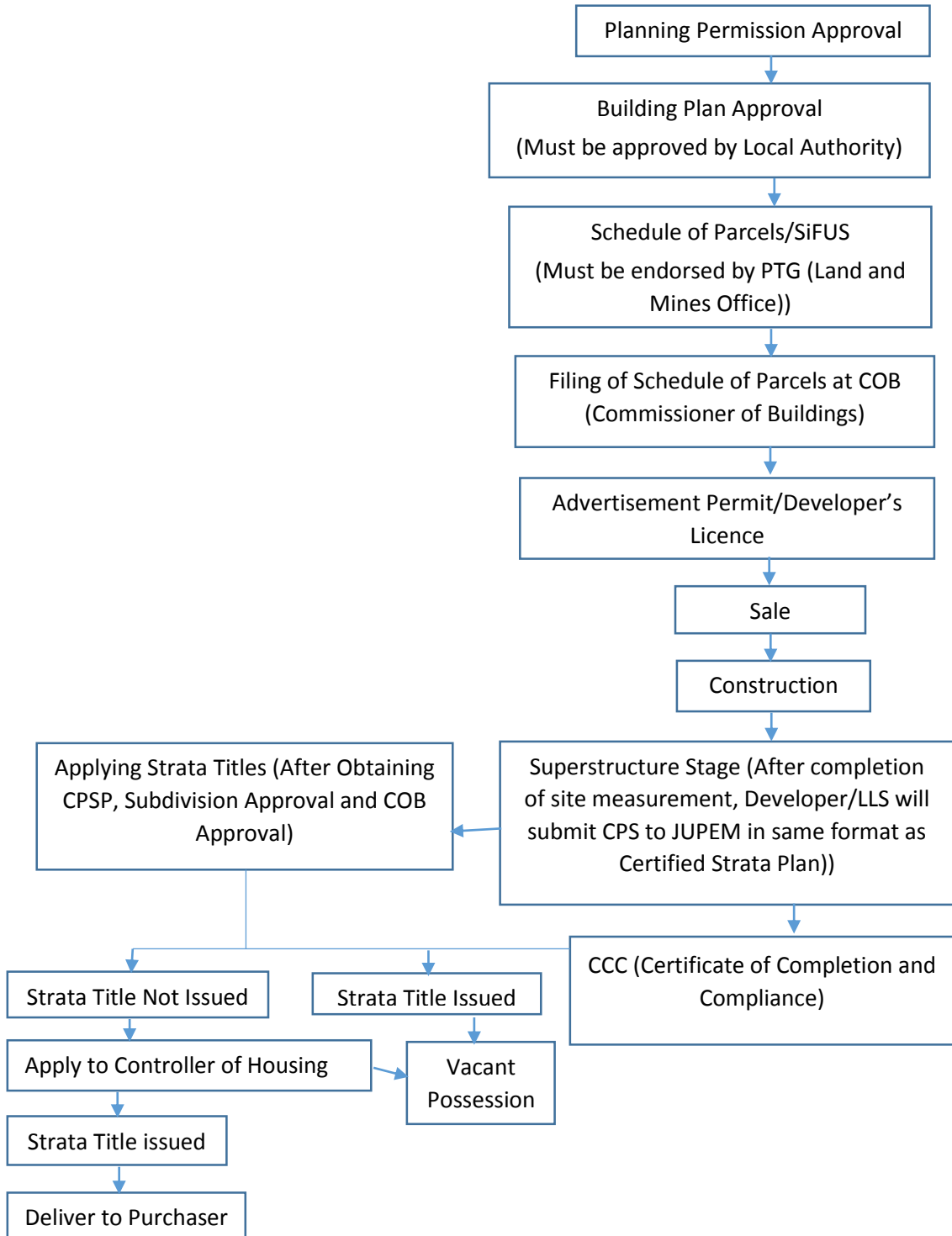


Figure 2.3.6.1: Flowchart of Strata Titles Application for Strata Development

2.4 Proposed Strata Plan

2.4.1 Concept of Proposed Strata Plan (CPS-Cadangan Pelan Strata)

In order to obtain CPSP, the developer/LLS has to first submit the Proposed Strata Plan together with SOP, SiFUS and all necessary compliant documents. Before the developer can sell any parcel or proposed parcel under section 6(1) of SMA 2013, he must obtain approved SiFUS and SOP. Subsequently where construction reaches Superstructure Stage, the developer has to commission the LLS to do site measurement and verification in order to prepare drawings necessary for the submission of Proposed Strata Plan. Upon approval of the submission, the CPS will be endorsed and Certificate of Proposed Strata Plan will be issued accordingly.

2.4.2 Concept of Certificate of Proposed Strata Plan (CPSP)

Certificate of Proposed Strata Plan (CPSP) is the certificate which must be prepared and issued by the Department of Survey and Mapping Malaysia (JUPEM). Before the issuance of CPSP, the developer has to submit the Proposed Strata Plan (CPS) to JUPEM for strata checking before the CPSP can be approved and issued by JUPEM. Hence, it is important to know that the construction of super structure stage (Form G12) shall be made for the Proposed Strata Plan (CPS) in completion of building works for establishing the relevant-by-laws made under the Street, Drainage and Building Act 1974 (Act 133) (Adzman Shah Bin Mohd Ariffin, 2018, p. 11). After the completion of super structure stage, the CPSP application must be carried out at JUPEM for strata title application in order for application of subdivision of building or land to be carried out by PTG later on.

2.4.3 Application Procedures for Preparation and Issuance of CPSP

Firstly, the construction of super structure stage (Form G12) shall be made for the Proposed Strata Plan in completion of building works for establishing the relevant-

by-laws made under the Street, Drainage and Building Act 1974 (Act 133). After the superstructure stage has been completed, the developer will have to submit the Certificate of Proposed Strata Plan (CPSP) for application of CPSP to be carried out at JUPEM (Department of Survey and Mapping Malaysia) for strata title application to be made by PTG for subdivision of land or building later on (Adzman Shah Bin Mohd Ariffin, 2015, pp. 11-12). Then, the approval for preparation of CPSP will be done at JUPEM for registration of strata titles later on for Vacant Possession (VP) in which the proposed share units shall deemed to be the allocated share units until it is approved by the Director of Survey for application of subdivision of any building or land. Finally, the delivery of strata titles can be issued via Vacant Possession (VP) directly to the purchasers for strata title developments in subdivision of building or land (Adzman Shah Bin Mohd Ariffin, 2015, p. 13).

2.4.4 Requirements for Proposed Strata Plan

- (1) Every proposed strata plan shall:-
 - (a) show a legend comprising of:
 - (i) all parcels;
 - (ii) all common property;
 - (iii) all accessory parcels.
 - (b) contain such other particulars as may be determined by the Director of Survey.
- 2) For the purpose of subdivision under subsection 6(1A), the proposed strata plan shall comprise a location plan and a delineation plan, and in the case of subdivision of land with shared basement, includes a storey plan showing the proposed accessory parcels and common property.
- 3) Every location plan shall:-

- a) specify the lot number, the title number of the land comprised therein and the area thereof;
- b) delineate the boundaries and boundary marks of the lot by showing the position of all buildings thereon, for application of subdivision of land into land parcels;
- c) show the floor and ceiling of each storey of the building including the height of each storey of the building;
- d) include a vertical section of each such building or shared basement for subdivision of land into land parcels with shared basement;
- e) contain such other details as may be determined by the Director of Survey.

4) Every storey plan shall:-

- a) specify the lot number and the title number of the land comprised therein, and the building and numbered storey thereof to which the plan relates;
- b) delineate the boundaries and boundary marks of the lot thereof by reference to floors and walls showing the horizontal dimensions, without it being necessary to show the bearing;
- c) indicate in respect of each such parcel the number by which it is described in the proposed strata plan;
- d) specify the floor area of each parcel;
- f) distinguish such parts as are not to be included in any of the parcels but are to become part of a common property;
- g) contain such other details as may be determined by the Director of Survey.

- 5) Every delineation plan shall:-
- a) specify the lot number and the title number of the land comprised therein, and the land parcel to which the plan relates;
 - c) delineate each proposed land parcel by reference to the lot boundary showing the bearing and distance of each boundary;
 - d) indicate in respect of each such land parcel the number by which it is described in the proposed strata plan;
 - e) specify the area of each land parcel;
 - f) distinguish such parts as are not to be included in any of the land parcels but are to become part of the common property and;
 - g) contain such other details as may be determined by the Director of Survey (Strata Titles (Amendment) Act 2013, pp. 14-15).

2.5 Certified Strata Plan

2.5.1 Concept of Certified Strata Plan (PA(B))

Certified Strata Plan refers to the plan which must be prepared by licensed land surveyor for the final subdivision of building or land. JUPEM will be the department to check and approve PA(B) (Adzman Shah Bin Mohd Ariffin, 2015, p. 12). In another words, all the strata title developments are to be subdivided and needs to obtain Certificate of Proposed Strata Plan (CPSP) before the issuance of Certified

Strata Plan (PA(B)) from JUPEM. Therefore, the PA(B) is prepared by the Licensed Land Surveyor (LLS) and submit to PTG for approval and endorsement. The PA(B) essentially comprise of a location plan, storey plan and delineation plan for land parcel which is drawn based on the approved building plans. It shall also show all the parcels with dimensional measurements, areas, share units, all accessory parcels and common properties (Khairul Faizah Mustafa, 2018, p. 121).

2.5.2 Procedures for Preparation of Certified Strata Plan (PA(B))

After the approval of CPSP has been done at JUPEM by the Director of Survey for registration of strata titles, it will then be sent to PTG for approval later on for application of subdivision of any building or land. After PTG receiving and checking the application for PA(B), it will send the file to JUPEM and direct JUPEM to check and process for approval. Then, the Director of Survey will prepare the final Strata Title Plan (eB4) which is provided by State JUPEM for final registration of strata titles at PTG. Once the PA(B) has been approved, the Director of Survey shall update the PA strata number on the existing/old PA strata with red colour and provide a copy of the PA strata for each parcel involved with the subdivision or amalgamation to be attached by the Registrar on the issue document of title. Finally, the delivery document of final strata titles can be issued together with Vacant Possession (VP) directly to the purchasers.

2.5.3 Requirements for Certified Strata Plan (PA(B))

- 1) The requirements for Certified Strata Plan are as follows:-
 - a) The certified strata plan (PA(B)) must be prepared for each subdivision of building, building or land, land, subdivision of parcel and amalgamation of parcels.
 - b) The PA(B) shall be made available after the application of subdivision of

building approved and the fee set by PTG has been paid by the applicant.

- c) The PA(B) provided by LLS shall contain the same information and scale as the CPS except the LLS declaration certification, the information of the PA(B) and black and white (diagram).
- d) The PA(B) format must follow the rules set by the Department.
- e) An empty space of 10 centimetres long and 5 centimetres wide should be provided in the upper right corner of the plan for the signature of the photocopy certificate for each strata title plan.
- h) To expedite and facilitate the checking process, LLS shall ensure that the number of PA(B) provided is equal to the number of CPS without regard to the Index Plan or Floor Plan or Marking Plan.
- h) All PA(B) shall be kept by the Director of Survey.

2) The certified strata plan referred to in paragraph (1)(a) shall be a plan delineating, on as many folios as may be considered most suitable for the purpose, the storeys of the building or buildings to be subdivided, and the parcels within each storey and every folio shall contain also:-

- a) a plan of the land, showing the position of every building thereon and;
- b) except for land parcels, a vertical section of the building or buildings to be subdivided, showing the position therein of the storey or storeys to which it relates.

3) The number of additional copies of the certified strata plan to be prepared pursuant to paragraph (1)(d) shall be as follows:-

- a) where any such plan consists of one folio only, the number of copies shall be equal to the number of parcels shown thereon and;

b) where any such plan consists of two or more folios, the number of copies of each folio to be so prepared shall be equal to the number of parcels shown on that folio.

4) For the purposes of this section, the certified strata plan in respect of a provisional block shall contain a plan showing the position of the provisional block and the vertical section and dimension of the building or shared basement for land parcel, if any (Strata Titles Act 1985, pp. 35-36).

2.6 Summary

In conclusion, the Certificate of Share Units Formula (SiFUS) must be associated with the Schedule of Parcel (SOP) which shows the allocated share unit values of each land or accessory parcel and must be issued by the Director of Land and Mines (PTG) for approval of Licensed Land Surveyor (LLS) for all the proposed parcels in the proposed strata scheme. Whereas, for the Certificate of Proposed Strata Plan (CPSP), it must be associated with the Proposed Strata Plan (CPS) which needs to be submitted by the developer to Department of Survey and Mapping Malaysia (JUPEM) for strata checking before the CPSP can be issued and then approved by JUPEM for application of subdivision of any land or building to be carried out by PTG later on. Upon completion of all the above matters, PA(B) will be endorsed and issued for the eventual printing and awarding of the documents of final strata titles to all eligible owners.

CHAPTER 3

RESEARCH METHODOLOGY

3.1 Methodology (Introduction)

The methodology of study is a fundamental component of the research which is used in the implementation research to study and analyse the scientific methods with its quality for knowing the theory of applications on how work is done and how the principles are related to each other. In this research, the process can be used to collect information and data for useful purposes which involve interviews and other research techniques. Thus, the methodology is divided into several stages which are research for respondent selection, research instruments, data collection procedures and data analysis procedures. This study utilizes a concept of qualitative research which can explain and interpret the data collection as well as data analysis procedures for the gathering of information which are necessary and relevant for the respondents to learn and grasp the conceptual idea of a qualitative research on how the methodology workflow is being carried out.

3.2 Flow of Study Methodology

The following is the flow of the study methodology:

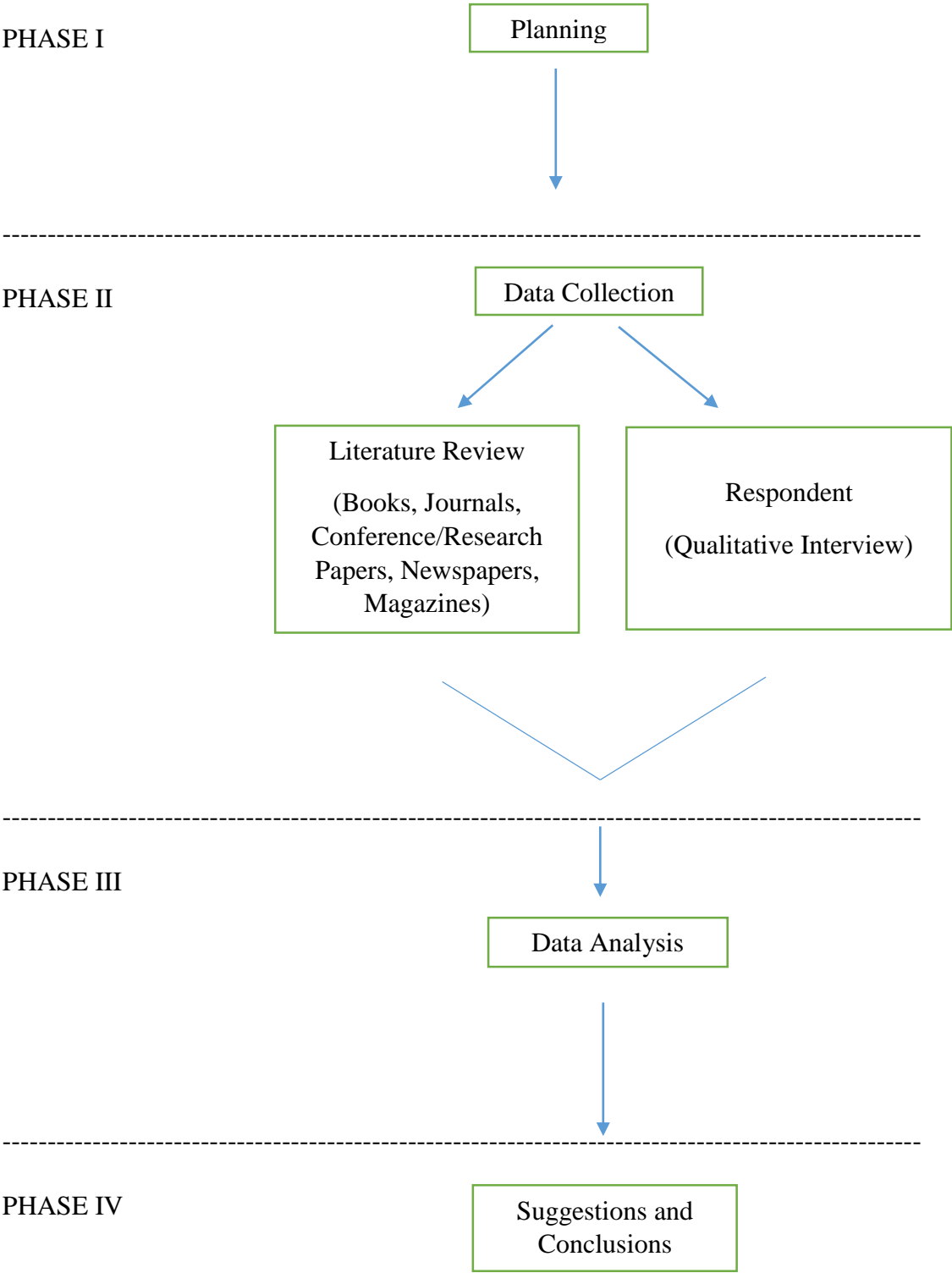


Figure 3.2.1: Flow of Study Methodology

Planning (Phase I)

Firstly, the student needs to think of the topic research study that suits him well for a particular subject that he would like to study or focus on before planning and at the same time brainstorming some relevant ideas which are related to his topic research study. The purpose of doing so is to decide on what topic that he is most familiar and interested in for his final year project of research study. With this, he could proceed to generate some brilliant ideas through brainstorming and also finding some relevant information through internet online regarding his topic research study for a particular subject.

Data Collection (Phase II)

Secondly, the student will begin to carry out his data collection by doing some research studies on the chosen topic research study for his particular subject. At the same time, the student will also proceed to do literature review by finding some relevant information through internet online regarding his chosen topic research study for a particular subject. The purpose of doing so is to help him relate the information that are relevant to his topic research study before he can begin to extract some of the important information that is related to his topic research study. After that, he can proceed to do a qualitative questionnaire interview survey by forming some questions that are related to his literature review of his topic research study. By doing this, he can be able to analyse and also at the same time interpret some critical and creative thinking questions base on his literature review before he can proceed to distribute out the questionnaire interview survey forms to let the employer's companies answer by filling in them.

Data Analysis (Phase III)

Thirdly, the student has to perform the data analysis by making interpretation and analysis based on his issues of a particular chosen topic research study and also his questionnaire interview survey forms. The purpose of doing so is to guide him through the process of understanding and at the same time give some feedbacks or opinions based on the number of respondents he has interviewed at each employer's company so far and also to provide some illustrations (e.g. bar graphs, bar charts, etc.) to make some interpretation of statistical data analysis based on his questionnaire interview survey forms.

Suggestions and Conclusions (Phase IV)

Finally, the student will make suggestions and conclusions by discussing about his particular issues of a chosen topic research study as well as his data collection and data analysis based on the number of interviewed respondents at each employer's company. This is to enable the student to understand the whole process of work scope requirements which are to be necessarily included for every section (chapter) of his topic research study in his final year project research. Moreover, he can make a summary for the particular issues of his chosen topic research study which will relate to his introduction or background of study regarding the actual (overall) topic of research study for a particular subject.

3.3 Definition of Questionnaire Survey

A questionnaire survey is a research instrument that consists of a set of questions or other types of prompts that aims to collect information from a respondent. In another words, a research questionnaire is typically a mix of close-ended questions and open-ended questions which offer the respondent the ability to elaborate on their thoughts. In addition, the data collected from a data collection questionnaire can be both qualitative as well as quantitative in nature. Hence, the questionnaire can be divided into two categories which is either structured or unstructured. For structured questionnaires, they collect quantitative data which can be used for gathering precise and accurate information that initiates a formal inquiry, supplements data, checks previously accumulated data and helps validate any prior hypothesis. Whereas, for unstructured questionnaires, they collect qualitative data which can be used as a basic structure for forming some questions that are more open-ended to collect specific data from respondents (i.e. giving feedbacks/opinions based on open-ended questions but nothing that limits the responses of a respondent).

3.3.1 Definition of Qualitative Survey Interview

The qualitative survey interviews are sometimes called intensive or in-depth interviews which are semi-structured in the way that the researcher has a particular topic about he or she would like to hear from the respondent but the questions are open-ended and may not be asked in exactly the same way or in exactly the same order to each and every respondent. For in-depth interview, the primary aim is to hear from respondents about what they think is important about the topic at hand and to hear it in their own words. Not only that, the qualitative interviews are conducted to analyse interview data and also identify some of the strengths and weaknesses of this method. Furthermore, the qualitative interview might feel more like a conversation than an interview to respondents, but in fact the student is usually guiding the conversation with the goal in mind of gathering information from a respondent. Normally, the

qualitative interview use more open-ended questions which is more demanding of respondents than close-ended questions for they require respondents to come up with their own words, phrases or sentences to respond.

The 12 proposed questions for my topic research study are as follows:-

1. Please comment on the current statutory timeline to apply for strata titles? Is it appropriate?
2. Do you have any comments on the fundamental concepts and sequence of SOP, SiFUS and CPS towards submission and subsequently obtaining CPSP?
3. Are the guidelines and parameters to follow and refer to in the process of applying for Certificate of Proposed Strata Plan (CPSP) clearly understood and complete? Are there any sections that need to be improvised for better execution?
4. Is the current application procedure for obtaining CPSP after superstructure stage appropriate?
5. In property development, before sales can commence, developer must commission licensed land surveyor (LLS) to prepare Schedule of Parcels (SOP) and file it with the Commissioner of Buildings (COB). This will follow by application for SiFUS. Between these stages, did you encounter any problems or rejection?
6. Do you think SiFUS is important and necessary in strata titles management? Is the weightage in table 1, 2 and 3 appropriate or not? Any suggestions to change?
7. What are the common problems encounters by relevant parties in the process of applying for strata title?
8. Are there any suggestions and comments to improve the processing time of obtaining strata titles?
9. What do you think are the benefits and effects of SiFUS on strata title management?
10. Do you think SiFUS is important and necessary in strata titles management?

11. Do you think the current process of obtaining strata titles is too long? What do you see are the problems?
12. What do you think are the main issues when strata title applications are delayed or rejected? How often do you encounter such problems?

The list of questions above are referred to in Appendix A at the back of my PSM topic research study.

3.4 Summary

In conclusion, the methodology of study is one of the important components which can be used for implementation in research study to analyse the scientific methods with its quality for knowing the theory of applications on how work is done and how the principles are related to each other. With the use of study methodology flowchart, the researchers can be able to collect and extract some useful information and data which are required for interview questionnaires and other research techniques.

CHAPTER 4

RESULT AND ANALYSIS

4.1 Introduction

The data analysis is defined as the process of putting in some facts and figures for analysing the data and information that has been collected. Besides, another significant part of the research is the interpretation of the data which is taken from the analysis of the data by making inferences and drawing conclusions. In this chapter, the student will explain and analyse the results obtained within the context of the objective.

The analyses and interpretations are carried out based on the results of data gathered from the questionnaire survey interview with six licensed land surveying companies. The interview carried out is to identify problems, issues and challenges of the current establishment of Schedule of Parcels, SiFUS and CPSP in the course of issuance of strata titles in Malaysia. The experiences and views of the licensed land surveyor provide some factual encounters that are currently faced by all concerned and responsible parties.

4.2 Method of Data Collection

The appropriate method of data collection must be chosen in order to acquire relevant data from responsible parties to meet the study's objectives. In carrying out this research, data is collected from primary as well as secondary sources. Thus, the student has chosen to do qualitative method whereby the method of interview is used for collecting information as well as required data for achieving the results. The student has dutifully prepared the survey questionnaire and sent to respondents before interviewing them. For those who could not grant interview were requested to reply in e-mail. The student has allocated a 6-weeks period to do the interview with respective licensed land surveying companies. Through this method, the student is able to obtain the necessary information in order to proceed with his research.

Source of Data	Explanation
Primary data	Interviews with 4 parties LLS and e-mail reply from 2 parties of LLS
Secondary data	<ol style="list-style-type: none"> 1) Garis Panduan Pecah Bahagi Bangunan atau Tanah Bagi Pengeluaran Hakmilik Strata 2015 (Jilid 1) 2) Effect of the New Strata Management Act 2013 on Upcoming Strata Developments. 3) Rules and Condition JUPEM – Big Workshop (Strata Titles) 4) Lee Li Ting (Peranan SiFUS dalam Proses Pembangunan Strata – Hakmilik Cipta UTM) 5) Strata Titles Act 1985 (Act 318) 6) Strata Management Act 2013 (Act 757) 7) Strata Titles (Amendment) Act 2013 8) Other information from electronic media such as internet

Table 4.2.1: Sources of primary and secondary data

4.3 Preparation of Questionnaire Survey and Interview

The survey questionnaire was prepared in line with the objective stated in chapter 1. This survey questionnaire is divided into two sections which are the background of respondent and the comments on SOP, SiFUS and CPSP application. The sample of survey questionnaire is attached in appendix A. The list of proposed questions are designed to induce the selected licensed land surveyors who have substantial experiences in strata applications, to open up to share their encounters and thoughts. Although the SiFUS implemented at PTG of different states are slightly different in terms of the weightage formulas applied, but the sequence and processing of the application are primarily similar.

4.4 Choice of Respondents and Background

In this study, six licensed land surveying companies were chosen as respondents. They greatly contributed to this study by giving the necessary (relevant) information based on their professional working experience in SOP, SiFUS and CPSP application and through the process of obtaining the final strata. Respondents who are interviewed were given identical questionnaires to enable assessments based on a unify objective of identifying problems, issues and challenges at the current environment.

No.	Name	Designation/Name of LLS Company	Respondent Number/Response Mode
1.	Mr. Heng Wei Kaiy	Principal/Jurukur Zenith	R1/Interview
2.	Mr. Goh Chop Siong	Principal/Jurukur Nik Hisham & Tung Sdn. Bhd.	R2/Interview
3.	Mr. Chang Leng Hua	Principal/Perunding Ukur DC	R3/Interview
4.	Mr. Leong Heng Chee	Principal/Jurukur Kemuncak	R4/Interview

5.	Mr. Leong Hon Cheng	Principal/Jurukur Pacific	R5/e-mail reply
6.	Mr. Lee Boon Chong	Principal/Jurukur Selatan	R6/e-mail reply

Table 4.4.1: List of respondents from licensed land surveying firms interviewed or replied.

4.5 Analysis of Qualitative Data

The primary qualitative data was collected by the student through an interview session with respondents. The qualitative data analysis refers to the phrasing, elaboration and recording through interview carried out with respondents. The data that is gathered through such direct interviews will provide detailed comments and feedbacks that are useful and relevant. The data obtained through this method and format is easily understood and appropriate for the objectives of the study. The qualitative data was analysed by the student through data explanation and comments presented in text after each interview questions assisted with tables, figures and diagrams where appropriate.

4.6 Results and Analysis for Questionnaire Survey and Interview

The researcher analyses the data which has been collected through the method of interview for the six parties of licensed land surveying firms who are involved in SOP, SiFUS and CPSP application, namely Jurukur Zenith, Jurukur Nik Hisham & Tung Sdn Bhd, Perunding Ukur DC, Jurukur Kemuncak, Jurukur Pacific and Jurukur Selatan. The data was analysed by using the method of descriptive data and also statistical data analysis for obtaining the answer to every question being set in order to ensure that the objectives of study can be meaningfully achieved. The results of research analysis are directly related to the varying experiences, problems and issues

encountered by the participating LLS in the course of submitting and obtaining approvals of SOP, SiFUS, CPS (cadangan), CPSP (certified final) and documents of final strata titles. Out of the six LLS, four granted interviews based on identical questionnaires submitted to them earlier on. Two LLS replied the questionnaires by e-mail.

Questionnaire Survey, Answers, Analysis and Comments:

Question 1

Please comment on the current statutory timeline to apply for strata titles? Is it appropriate?

a) Jurukur Zenith

Answer: The timeline is tight and achievable only if no changes in building plans and authority can approve in time.

b) Jurukur Nik Hisham & Tung Sdn. Bhd.

Answer:

- i) Basically, the timeframe provided is too short because according to the law, it states that you need to apply for CPSP within 3 months upon infrastructure (Form G12).
- ii) JUPEM cannot assure us that the CPSP will be approved within their timeframe stipulated.
- iii) So far, in our experience, CPSP has never been approved under the stipulated time. To us, there should be some amendments on the process of CPSP application because at the moment, a lot of pressure is put onto the Licensed Land Surveyor (LLS). The clients chase us incessantly during submission and follow-up.
- iv) Government process is beyond our control and they have other jobs to attend to (i.e. too many cases/submissions to cope up and for the authority to handle).

- v) So, the authority needs to review the timeframe problem in the strata titles application.

c) **Perunding Ukur DC**

Answer: Yes, the current statutory timeline given for applying strata titles is good. However, in our experience, we have not achieved the target of delivering the certificate of strata titles and VP at the same time due to various reasons. As compared to the old act enacted before June 2016, it cannot be assumed that in seven years' time, the strata titles can be obtained immediately (without the current system of processing strata titles).

d) **Jurukur Kemuncak**

Answer:

- i) At the time of Vacant Possession (VP), the purchasers can obtain the strata titles.
- ii) In the present law, you will need to apply for CPSP within 3 months upon infrastructure (Form G12).
- iii) CPSP needs to be applied first for 1 month at JUPEM before submitting to PTG for subdivision of building or land and subsequently the final document of strata titles.
- iv) PTG is supposed to approve the CPSP within 1 month and then PTG will approve subdivision of building or land (to be submitted by LLS). Upon subdivision approval, PTG is to prepare the Certified Strata Plan (PA(B)), to be checked and approved by JUPEM) so that the documents of strata titles can be issued same time as delivery of VP within the period of seven months (by right; it should be 6 months for the issuance of strata titles).

e) **Jurukur Pacific**

Answer: It is appropriate only if superstructure stage is ready with the parcel boundary walls and car parks are delineated properly on floor for determination of

parcel or accessory parcel limits. Obtaining authority approvals within the stipulated time is also a challenge.

f) **Jurukur Selatan**

Answer: Having a scheduled timetable for approval and delivery is good and appropriate. However, in reality, amendment to building plans and hold up in authorities approval made the task challenging if not impossible.

Preliminary analysis and comments

The current statutory timeline is to apply for CPSP within 3 months upon completion of superstructure stage (Form G12). Then upon obtaining CPSP, developer is to submit subdivision and to be approved within 1-2 months. Finally, the approval of strata titles from PTG is expected to be issued within 6-7 months after subdivision approval (under SMA 2013, developer is to deliver VP with strata titles). All LLS were in the opinion that this timeline is not achievable due to various issues, namely i./ difficulty in site measurement when building is under construction (though superstructure is supposedly completed); ii./ changes in construction needs consultants to submit amended building plans (which takes time); iii./ PTG and JUPEM have problems to cope with the excessive workload and cannot process and approve the said approval and title documents within their stipulated timeframe. Therefore, a review of the timeline is necessary to reflect the sequence of work involved.

Question 2

Do you have any comments on the fundamental concepts and sequence of SOP, SiFUS and CPS towards submission and subsequently obtaining CPSP?

a) **Jurukur Zenith**

Answer:

- i) Basically, the timeframe provided is too short even though if everything is going smoothly.

- ii) There is no error in construction and is constructed accordingly to the timeframe.
- iii) But in reality, the constructed building might have some error or even the professional consultants like architects and engineers sometimes make mistakes which made the constructed building deviated.
- iv) In the system, there is no allowance for additional time of amended Approved Building Plan submission. So, it is not workable for obtaining CPSP unless everything is going perfectly.
- v) Ideally, to achieve the stipulated timeline, the building constructed by the contractor must be 100% according to the specifications and that everything is going on perfectly and smoothly.
- vi) Then, it is achievable only when there is zero mistake for all parties and everything can run according to the schedule for the process of obtaining CPSP application.

b) Jurukur Nik Hisham & Tung Sdn. Bhd.

Answer:

- i) So far, the concept is good (i.e. to produce the SiFUS to allocate share units etc.)
- ii) But then, there is no proper guideline as to what we should submit in CPSP.
- iii) Sometimes, different officer will want different things for the process of CPSP submission in strata titles application.
- iv) So, we need to have a clear guideline to be shown what are the necessary documents and procedures for CPSP application. This includes the actual timeline and deadline.
- v) Hence, there is no standard operation procedure for SOP and SiFUS.

c) **Perunding Ukur DC**

Answer: SOP, SiFUS and CPSP are good and necessary document for equitable ownership, maintenance charges and sales transaction. However, at this infancy stage, some of the officers could still be new in processing the documents.

d) **Jurukur Kemuncak**

Answer: In my opinion, the flowcharts for SOP, SiFUS and CPSP are good and clear. The concept of these documents has put order and equitable ownership to a most valuable assets to common people. The sequence of documents and approvals are also laid out in various tables. But then, the departments seem to be overloaded and hence, often time the processing and approvals missed the stipulated time and causes simultaneous delays.

e) **Jurukur Pacific**

Answer: The superstructure stage can always be the uncertainty for submission of CPSP while SiFUS is strictly produced from the Approved Building Plan. However, the CPSP requires validation on constructed building but some important features like parcel walls and lines (accessory) parcels are not quite done (complete) when super structure stage is reached.

f) **Jurukur Selatan**

Answer: The implementation of stratified properties laws are in line with modern township and buildings developments (high density and integrated). The further enactment of SMA 2013 and the subsequent implementations of SOP, SiFUS and CPSP is in the right direction to realize the concept of equitable ownership and responsibilities in a shared building. At this very beginning of the implementation, there are rooms for improvement through feedback, workshop and digital technology.

Preliminary analysis and comments

The fundamental concept of certified strata titles is excellent. It provides a legalised, structured and documented ownership of a real estate. Through SOP, SiFUS and CPS, the real estate in a communal structure (multiple ownership in a shared building) can now be divided equitably and fairly for the purpose of valuation, maintenance and subsequent sales transaction.

Apart from the timeline challenges faced by the various parties in submissions and obtaining approval. Some issues concerning the process of submission and approval were raised, namely i./ in most cases, building plans need to be amended due to changes required by Local Councils, site conditions or errors by consultants; ii./ deviation of constructions from drawings; iii./ in many occasions, different officers impose differing submission conditions and documentations (the interpretation and execution of standard submission guidelines and timeline need to be adhered to). Overall, majority of the LLS opined that the flowcharts for SOP, SiFUS and CPSP are otherwise orderly and good. However, it is hoped that the officers involved are more informed, cooperative and adhere to the stipulated timeline.

Question 3

Are the guidelines and parameters to follow and refer to in the process of applying for Certificate of Proposed Strata Plan (CPSP) clearly understood and complete?

Are there any sections that need to be improvised for better execution?

a) Jurukur Zenith

Answer:

- i) The timeframe allowable for LLS to do the site measurement should be after the building plan layout is completed perfectly.
- ii) Thus, the LLS should be given more time to do the site measurement and preparation of JP plans as well as XML plan preparation.
- iii) Basically now, the XML plan preparation contains some issues. Based on JUPEM at every state, each has its own practice and procedure and differing software.
- iv) For instance, if we submit the same XML file to JUPEM KL, it can be workable. However, the same software drawings are not readable by JUPEM Selangor or other states.

- v) So, these software system are apparently not standardised. Adjustments need to be made to LLS software system back and forth to cater for different states and progressive amendments. This is absolutely tedious and unproductive.
- vi) If the problem is resolved effectively, JUPEM can allow us to do the submission of plans with a more flexible way without having to do XML plan preparation with an XML software necessarily.
- vii) Sometimes, JUPEM is also not ready to establish the XML software themselves because they do not provide a new and proper platform functions to be implemented for the software company and also for other staffs at JUPEM to operate the new XML software technology.

b) Jurukur Nik Hisham & Tung Sdn. Bhd.

Answer:

- i) Basically, the questions 2 and 3 are similar in the way.
- ii) One of the recurring problem is the CPSP application that actually take at least 12-13 months to get it approved. It is stipulated to be approved within 1 to 2 months.
- iii) After the CPSP has been approved, then we will need to get the PA(B) approved. Even though when it comes to approving PA(B), they can revert to comment on CPSP again and instruct to amend the CPSP.
- iv) For instance, you cannot have one officer decide on one way and another officer coming along and wanted a different way (i.e. the requirements and deadlines must be consistent). Thus, there is no common standard operating procedure for SOP, SiFUS and CPSP. I think that this part needs to be reviewed (find tuned).

c) Perunding Ukur DC

Answer: We can comply generally. They key problems are software system compatibility and obtaining approvals within stipulated timelines. Most of the

time, the software systems are incompatible between LLS and PTG/JUPEM. Then, the timelines were seldom achieved.

d) Jurukur Kemuncak

Answer: Before 1st June 2015, there is no CPSP then. After 1st June 2015, the developer shall submit application for CPSP to PTG and then copy to JUPEM for checking and approval. But now developer shall first apply the CPSP and obtain approval from JUPEM prior sending to PTG for final approval). This is a typical example of how the submission and processing sequencing are changing without notice. Hard to follow at times.

e) Jurukur Pacific

Answer: The guidelines and parameters are not so clearly stated and causing the delay of CPSP approval. Hence, a thorough understanding of the guidelines and parameters should be circulated. The un-notified changes is an implementation and processing problem.

f) Jurukur Selatan

Answer: Both the software compatibility and changing guidelines presented problems and challenges. Hope authorities see it as an industrial problems faced mutually.

Preliminary analysis and comments

Four issues are brought up here, namely i./ Insufficient time to do site measurement (due to site incompleteness for measurement) and insufficient time to prepare XML plan; ii./ Software Systems incompatibility between LLS and PTG/JUPEM and between states. iii./ Authority has problem in processing and approving CPSP within stipulated timelines; and iv./ Guidelines and parameters are not clear and changes are not effectively and timely communicated to the applicants; different officers at time issue differing directives post a problem too.

Question 4

Is the current application procedure for obtaining CPSP after superstructure stage appropriate?

a) Jurukur Zenith

Answer: The comment will be the same as question 2. Procedure is okay except the time frame is too short. More time needed for approved building plan amendments, site measurements and XML plans preparation.

b) Jurukur Nik Hisham & Tung Sdn. Bhd.

Answer: No comment on the law of submitting and applying for CPSP. We prefer the old format of start preparing Strata Titles only after building is completed and as-built building plans are drawn and certified by relevant consultant.

c) Perunding Ukur DC

Answer:

- i) The building layout plan that has been made on the approval of CPSP still cannot be obtained in the process of super structure stage.
- ii) Even though, still applying for CPSP also still cannot obtain the building layout plan and also still not finished approved by Local Authority.
- iii) Due to the absence of CPSP, 'superstructure stage' (Form G12) cannot be used anymore.
- iv) Simultaneously, the CPC (Certificate of Practical and Compassion) also cannot be used anymore.

d) Jurukur Kemuncak

Answer:

- i) The architect must issue the Form G12 upon the completion of super structure stage and thereafter 12 months later, to issue the Certificate of Completion and Compliance (CCC).

- ii) Upon the issuance of Form G12, the LLS is supposed to submit application for CPSP and subdivision of building/land. The completion of the above will cause the issuance of documents of certified strata titles. This is stipulated to be completed within 12 months so as to deliver the strata titles at the same time of delivery of Vacant Possession.
- iii) However, the actual practice is that the architect did not issue Form G12 and compile the necessary supporting documents until the whole building is completed and ready for the issuance of CCC.
- iv) Therefore, in most projects, LLS do not have the lead time (ahead) of 12 months for their measurement works, preparation of XML plans and related works for strata titles application (CPSP).
- v) More likely, the developer is only interested in constructing the building in accordance to the Sales and Purchase Agreement collection stages.
- vi) Therefore, the building might not necessarily be completed to the stage that the land surveyor can do complete measurements 12 months ahead of CCC.

e) **Jurukur Pacific**

Answer: No, the current procedure is not appropriate. The guidelines and parameters are vague and unclear. There is lack of understanding of sequence of work and Sales and Purchase Agreement collection stages. Question is what developer has to gain from issuing strata titles at the same time of delivering Vacant Possession.

f) **Jurukur Selatan**

Answer:

- i./ Developer and his consultant always choose to sequence the construction works in line with his stage completion collection (as stipulated in the S&P Agreement).

- ii./ Architect will always take his time to certified completion of Superstructure or submit for amended building plans.
 - iii./ Authorities have not been able to cope with the current timeline (12 months) of processing for the issuance of documents of final certified strata titles.
- So, it is obvious that the current procedure needs more time to execute.

Preliminary analysis and comments

Some improvisations needed if application for CPSP is to begin after completion of Superstructure, namely i./ Synchronised with S & P Agreement stage collection schedule, ii./ Devise construction completion stage that enables LLS to do complete site measurements. iii./ Allow fair time for architect to submit amendment plans. iv./ Sort out the XML software system compatibility problem, and v./ work out a realistic timelines for all parties following the above improvisations including the internal processing time required by PTG and JUPEM. Question is also about whether delivering the strata titles at the exact same time of delivering VP is so necessary and has significant benefits to all interested parties.

Question 5

In property development, before sales can commence, developer must commission licensed land surveyor (LLS) to prepare Schedule of Parcels (SOP) and file it with the Commissioner of Buildings (COB). This will follow by application for SiFUS. Between these stages, did you encounter any problems or rejection?

a) Jurukur Zenith

Answer:

- i) Basically, if we follow the guidelines that are specified (guided) by JUPEM, normally there will be no problems.

- ii) According to the current act, the developer needs to submit and apply for SOP approval to PTG and simultaneously submit SiFUS. Upon these approvals they need to be filed with COB. The LLS will have to get the SOP and SiFUS done within a short time.
- iii) Otherwise, the developer cannot apply for their licence nor get the advertisement permit.
- iv) So, all amendments or changes must be sorted out and confirmed in order for the LLS to prepare the SOP and SiFUS submission as soon as possible.
- v) In reality, mistakes and changes to plans often happened and this will hold up developers applying for sales and advertising permit.

b) Jurukur Nik Hisham & Tung Sdn. Bhd.

Answer:

- i) So far, for SOP is okay (good) in terms of the guidelines and parameters specified.
- ii) But sometimes, the LLS will take their own sweet time just to complete the SOP preparations and applications for submission to PTG.
- iii) Often times, PTG will also take their own sweet time to process and approve the application.
- iv) The same delay happened at COB. There seems to be no clear guideline or timeline for PTG to approve the said applications.

c) Perunding Ukur DC

Answer: No comments.

d) Jurukur Kemuncak

Answer:

- i) PTG will need some time to approve the SiFUS and sometimes, they do not agree with the SiFUS proposed by the developers.
- ii) Because in SMA 2013, we are supposed to follow the standard formula but the law also provides for standard variation.

- iii) So, the COB just have to accept whether the PTG approve the SiFUS or not. But, the COB has to check all the plans which have been approved by PTG and also raise the questions back to PTG as well as back and forth within the two departments.
- iv) Upon the approval of CPSP (within 1 month of submission), the developer is supposed to submit plans for subdivision, then both PTG and JUPEM are supposed to process and approve the subdivision within 1-2 months (subsequently they are expected to issue the approval for strata titles within 7 months).
- v) While the authority cannot cope with the great amount of work and submission, the processing inevitably takes much longer time and thus, none of the cases have been successfully accomplished (approval of strata titles and issuance of strata title documents) at the time of issuance of CCC and vacant possession.
- vi) Furthermore, there is another problem in an integrated (mixed) development whereby the LLS cannot prepare SOP, SiFUS and CPSP until the building plan for all phases are completed (meaning that, for projects that spend over a long period of time might not be workable (practical) because of the market condition changes. Hence, this warrants a serious and thorough investigations to justify a workable solution for all parties).

e) **Jurukur Pacific**

Answer: Yes, the most common problem is when an up-to-date amendment of building plans had not been prepared/submitted by the architect but the developer urged LLS to submit SOP and SiFUS due to the urgency to launch sales.

f) **Jurukur Selatan**

Answer: No comments.

Preliminary analysis and comments

Issues encountered are i./ delay in completing the amended building plans, ii./ time constraints (need more time) to prepare SOP and SiFUS submissions

concurrently, iii./ both consultants and authorities could be slacking in their works, iv./ Integrated development posts a real problem to prepare SOP and SiFUS because they needed building plans for all phases to be completed and that the plans most likely have to be modified/amended to suit the changes in market conditions later on.

Question 6

Do you think SiFUS is important and necessary in strata titles management?

Is the weightage in table 1, 2 and 3 appropriate or not? Any suggestions to change?

a) Jurukur Zenith

Answer: In my opinion, I feel that SiFUS preparation is good. However, more time is needed for preparation and submission. Currently under the law, the developer can only apply for Developer Licence, Sales and Advertising Permit, after getting the SiFUS and filing of the SOP to COB. It won't make things too rush if the application of DL and SAP are not subjected to SiFUS and SOP approvals. The weightage factor formula is similar in Table 1, 2 and 3.

b) Jurukur Nik Hisham & Tung Sdn. Bhd.

Answer:

- i) In my opinion, the weightage factor formula is a problem.
- ii) The weightage system is very subjective.
- iii) Previously, where development is for the same type of use such as residential only or commercial only, there is no confusion.
- iv) Nowadays, an integrated (mixed) development will have mixture of uses such as commercial and residential and that makes the weightage calculations more complicated and draws different opinions, subjectively or otherwise.

- v) However, everybody still have to abide to the weightage formula established in the law even though there are strong disagreements.
- vi) In order to resolve this weightage formula problem, the developer should be allowed to suggest an alternative weightage factor formula with justifications.
- vii) By right, the calculation of share unit is not the job of a land surveyor but instead is the job of the developer.

c) **Perunding Ukur DC**

Answer: SiFUS is important because developer needs to obtain the Certificate of Share Units Formula (SiFUS) before he can perform the sale of parcels to purchasers via Sales and Purchase Agreement (SPA). There are no problems of the weightage factors which are formulated in table 1, 2 and 3, and they are considered fixed (i.e. no change in the formula of weightage factors).

d) **Jurukur Kemuncak**

Answer:

- i) I think that SiFUS is good and important because the weightage formula is based on the circular issues by the PTG (land office) or JKPTG.
- ii) However, there are complains that the weightage formulas does not suit the allocation of share unit calculation formulas and unjustifiable.
- iii) With the establishment of SMA 2013, the law says as long as you have share units, you can enjoy all the facilities within the development.
- iv) At current practice, an integrated (mixed) development will consist of both residential and commercial units with facilities. However, the higher weightage (and thus higher service charge) accorded to commercial units is apparently not fair and questionable (an everlasting problem for integrated development).

v) However, every owner has a right to use facilities within the premise under strata titles.

e) **Jurukur Pacific**

Answer: SiFUS is important as a formula to calculate, determine and allocate equitable share (value) to individual parcel owners within a communal building of multiple ownership. Also, SiFUS is necessary to help to determine the necessary service charge levied on individual parcel owners on a fair and equitable distributions that has been established under SMA 2013.

f) **Jurukur Selatan**

Answer: Yes, SiFUS is important and there are no problems of the weightage factor formulas for non-integrated development.

Preliminary analysis and comments

SiFUS is good and necessary for allocation of share unit ownership within a communal building of multiple ownership. It is also necessary to determine the allocation of service charge and sinking fund on a fair and equitable basis established under SMA 2013. However, two issues were raised and warrant some investigations and studies, namely, i./ disagreements on SiFUS calculation (based on a fixed formula) when the communal property has mixed uses that operate differently. ii./ In an integrated development, SiFUS can only be prepared when buildings of all phases are completed or ready. This actually hinders developer to launch sales. This also has implications when developer wants to make changes to the building plan later on due to market prevailing conditions.

Question 7

What are the common problems encountered by relevant parties in the process of applying for strata title?

a) Jurukur Zenith

Answer:

- i) In our opinion, the sole agency of PTG and JUPEM (Each state has only one PTG and JUPEM) of each state is unable to cope with the tedious amount of work of checking and processing. Moreover, the strata titles cases/projects are ever increasing due to more intensive land use and complex process of integrated phased developments.
- ii) So, this has resulted in a long queue for checking process and granting of approvals for projects in most states and this is not workable (practical) if the stipulated timelines are to achieve. The problems of delay can only get worse as more developments come on stream.
- iii) The current timeline is that after LLS submission, JUPEM and PTG have only a few months to complete their work and issue strata titles.
- iv) As we knew of, there were very few projects issued strata titles in time of delivery of Vacant Possession (VP) with CCC.

b) Jurukur Nik Hisham & Tung Sdn. Bhd

Answer:

- i) In our opinion, the by-law requires the developer to deliver strata titles at the same time of delivery of Vacant Possession (VP).
- ii) Often times, the site is not quite ready for measurement. LLS can only commence site measurements when the superstructure is completed and architect has rectified the amendment plans/drawings.
- iii) LLS is supposed to have an early time of at least 12-13 months before VP.

- iv) But, in all instances we encountered, JUPEM did not have enough manpower to process the submission plan in time (e.g. one typical submission might have 1000 lots (1000 parcels) to check and confirm). The delay becomes apparent and pressurised when it is at the tail end of rushing to meet the target delivery date of strata titles together with delivery of VP.

c) Perunding Ukur DC

Answer:

- i) The first problem is when PTG web system is down for either scheduled or non-scheduled maintenance. This usually add to the further delay of processing and obtaining the strata titles.
- ii) Sometimes, the delay in strata titles applications can be more than one to two months due to down time of PTG web system maintenance.
- iii) Besides, we observed that one of the reasons for the delays was due to insufficient staffs handling too many projects.

d) Jurukur Kemuncak

Answer:

- i) PTG and COB must increase the number of staffs in order to resolve the problem of manpower.
- ii) On a typical month, there were about 100 cases on queue to apply for SOP, SiFUS and CPSP but still not enough people to handle.
- iii) Perhaps, the strata titles process is still new and at its infancy stage; apparently not many consultants including LLS and PTG/JUPEM officers are familiar and proficient with the process, documentation and software system.

e) Jurukur Pacific

Answer: One of the frequent problems we encountered is the approved building plan and the constructed building features do not tally up. Thus, the site measurement cannot commence until the architect has rectified the amendments in

drawings. The amended building plan must be resubmitted to Local Council for approval for later submission to COB before CPSP can be finally approved for subsequent issuance of documents of strata titles.

f) Jurukur Selatan

Answer: The most common problem is the building structure is not constructed accordingly to the approved building plans, and this need time for the architect to prepare the amendment plans.

Preliminary analysis and comments

The common problems observed and encountered are, i./ authorities do not have sufficient manpower to process the ever increasing cases, ii./ majority of consultants and authority staff are new to the process and thus lack skill and knowledge; they lack proficiencies and unfamiliar with the software system applications, iii./ downtimes due to scheduled and non-scheduled maintenance, iv./ the very common problem of building constructed not in accordance to approved building plans, and v./ the timeline of 12 months to process and approve strata titles could be too hard pressed in view of the various issues mentioned above.

Question 8

Are there any suggestions and comments to improve the processing time of obtaining strata titles?

a) Jurukur Zenith

Answer:

- i) In my opinion, I feel that LLS should be given more time to process and implement the strata titles application effectively and efficiently.
- ii) For example, after Vacant Possession (VP), let's say we can give LLS at least 1-2 years' time to complete the measurement strata title plans and all

the other related documents for filing for the legislation of strata title to avoid errors or problems in future.

b) **Jurukur Nik Hisham & Tung Sdn. Bhd.**

Answer:

- i) If JUPEM can speed up the process of CPSP and PA(B) approval applications, the timeframe will be shortened. This reflects onto JUPEM whether it can manage to process the CPSP and PA(B) applications for approval on time.
- ii) So far, as for PTG (land office), as long as JUPEM can approve the eB4, then they can immediately start to process the PA(B). But it depends on how fast is JUPEM in processing and registering the case.
- iii) So, it is basically reflects onto the government's workforce efficiency and effectiveness. This cannot be further explained.

c) **Perunding Ukur DC**

Answer: No comments.

d) **Jurukur Kemuncak**

Answer:

- i) PTG and COB must increase manpower and train more staff. Meantime experienced professionals can be recruited to speed up work and conduct more in-house training.
- ii) Moreover, the departments must possess a positive attitude and cooperate to help the public, the LLS and developers to hasten the process of obtaining CPSP approvals (i.e. not to find fault and not to insist their ways).
- iii) Often times, the officers from different departments will have different directives and could insist their own ways to do things which might not be appropriate given the circumstances of different cases.
- iv) There were very few cases where CPSP and documents of strata titles can be completed within stipulated time. In reality, more time is needed to effectively produce error and problem free documents. This is particularly

true at the tail stage of site measurement (to accurately capture building amendments) and more time for PTG/JUPEM and LLS to thoroughly check the submissions and final documents to be issued.

e) **Jurukur Pacific**

Answer: The key is the as-built building plans (including all amendments) should have been ready and certified by the architect prior to the starting of application of strata titles (i.e. site measurement, submissions for CPSP and PA(B)).

f) **Jurukur Selatan**

Answer: No comments.

Preliminary analysis and comments

In order to aim to improve or optimise the strata titles application time, a few issues must be looked into, namely, i./ shortage of manpower and lacking of skilled personnel at PTG/JUPEM, ii./ present Standard Guidelines and provisions must be reviewed periodically to ensure the processing and practise can be executed effectively and to be able to handle complex cases of integrated and phased development (relevant to the growing complexity of the development structure). iii./ Procedures and requirements must be clearly spelt out and any ambiguities must be rectified and officers must be consistent in handling cases. iv./ One suggestion is to have tier system to cater for different categories of buildings/developments and allowing differing processing and delivery times (in accordance to complexity, density and scale of the developments), v./ repeated complaints and remarks are on the tail stage of construction and pressing time to obtain CPSP. Further studies are needed on the merit of delivering VP and strata titles at the same time versus the actual time and work sequence needed to ensure proper processing, checking, approving and issuance of final documents of strata titles (targeting to be zero error and minimise/eliminate future document problems and disputes).

Question 9

What do you think are the benefits and effects of SiFUS on strata title management?

a) Jurukur Zenith

Answer: In my opinion, SiFUS is good because the purchasers would know the sizes of their share units, the dimensional measurements of their units and also their corresponding service charges and sinking fund. At least, they can plan and understand what they will be getting before they purchase the units.

b) Jurukur Nik Hisham & Tung Sdn. Bhd.

Answer:

- i) Basically, SiFUS is to let purchasers know the share units attached to the chosen units before they commit to purchase the respective property in a stratified development.
- ii) Therefore, the developer cannot short change the purchaser by not building the facilities as shown in the SPA (in line with approved SiFUS).
- iii) Once the SiFUS application is approved, it means that the developer cannot change the building plan. Thus, it helps in protecting the rights and interests of the purchasers.

c) Perunding Ukur DC

Answer:

- i) In my opinion, SiFUS is important in determining the voting rights for parcel owner and determining the respective service charge and sinking fund contributions which need to be paid to Management Corporation.
- ii) The functions of share unit determination has been amended whereby it will no longer determine the rights of profits from the land sales if the termination for subdivision of building occurs as stated in section 8 of Strata Titles Act 1985 but is based on the prevailing open market capital valuation.

- iii) Besides ensuring the quality of share units, SiFUS is also introduced in order to solve the main issues of previous failures in strata titles application such as land matters and absence of an equitable way of measuring share units by an established formula. It is most useful and transparent when the equitable share ownerships are established and made known at the onset of the development.

d) Jurukur Kemuncak

Answer:

- i) SiFUS is good and is in the same orderly sequence and concept as of SOP. The concept of SiFUS and CPSP are good and logical, and can be understood.
- ii) It is hope that the process of applying and obtaining strata titles can be hastened and achieved zero error.

e) Jurukur Pacific

Answer: SiFUS enables purchasers who are not familiar with stratified properties (including stratified property management and maintenance payments) to understand and be informed of their participating share units within a communal development. SiFUS identified and quantified parcel ownerships, common facilities, allotted parking spaces and common areas in an equitable way with an established formula.

f) Jurukur Selatan

Answer: SiFUS ensures equitable ownerships by way of an established formulated calculation. Therefore, purchasers must know their share units entitlements and the corresponding facilities before committing the transactions. SiFUS is also useful and needed to fairly allocate maintenance charges and sinking fund of the property.

Preliminary analysis and comments

Unanimously agreed that SiFUS is good, useful and needed for stratified property ownership and management. The key contributions are, namely, i./ purchasers are informed of their participating share units ownership and attached facilities before committing to buy, ii./ Purchasers would not be short

changed on facilities spelt out in SiFUS and other approved documents, iii./ purchasers also made known of the maintenance charges and sinking fund of the chosen unit before committing to buy, iv./ the calculation of share units is based on established formula in the industry and is fair and equitable, v./ All unit/parcel owners have equitable voting rights in management of the stratified property.

Question 10

Do you think SiFUS is important and necessary in strata titles management?

a) Jurukur Zenith

Answer: The comment will be the same as question 9.

b) Jurukur Nik Hisham & Tung Sdn. Bhd.

Answer: The comment will be the same as question 9.

c) Perunding Ukur DC

Answer: Yes, SiFUS is important because it is one of the legal ways that will ensure that the developer of the stratified building commit to complete the property as specified/promised. It is a requirement to submit SOP, SiFUS and CPS and obtain approvals (and then lodge with COB) before any sales of parcel is allowed. The developer also need these approvals to apply for sales and advertising permit before sales can commence.

d) Jurukur Kemuncak

Answer: SiFUS is an important document in allotting share units ownerships by way of an established formula in the property industry. It is also necessary to assign voting rights to all communal owners in a stratified development with fair and equitable divisions. The same formula distribution is used for contribution of service charge and sinking fund.

e) Jurukur Pacific

Answer: The comment is the same as question 9.

f) Jurukur Selatan

Answer: Yes, SiFUS is important and necessary in strata titles management.

Preliminary analysis and comments

i./ SiFUS is necessary to quantify participating ownership in a stratified development. ii./ It helps also in quantifying and determining management voting rights. iii./ It is also important in that it allots share units ownership fairly and equitably by an established formula in the industry. iv./ Although the practice is still very new to our country, but we are making strong progress. Of course, there are plenty of rooms for improvement. We need continuous drive for excellence and positive attitude for effectiveness and efficiency as a whole. The future developments are going to be much more complex and it needs innovations and constant educational upgrading to be able to successfully attain the desired results.

Question 11

Do you think the current process of obtaining strata titles is too long? What do you see are the problems?

a) Jurukur Zenith

Answer: No comments at all and just follow the procedures.

b) Jurukur Nik Hisham & Tung Sdn. Bhd.

Answer: The comments will be the same as question 7. PTG and JUPEM are slow due to shortage of manpower, lacking of skilled staff and new to the software system. On applying for CPSP, more time is needed for building plans amendments before site measurement can be successfully carried out. The timeline of 12 months after completion of superstructure might have to be realistically rescheduled/extended to avoid error and incomplete work due to rushing.

c) **Perunding Ukur DC**

Answer: The current process of obtaining strata titles is not too long if authority can check, process and approve within the stipulated timeframe.

d) **Jurukur Kemuncak**

Answer:

- i) We asked the government why do we need the developers to obtain CPSP approval and issue strata titles at the same time of delivering Vacant Possession (VP) to the purchasers.
- ii) For instance, Singapore is a very well-developed country and it does not require delivery of strata titles at the same time of delivering Vacant Possession.
- iii) In reality, most developers are unable to obtain strata titles in time to deliver them at the same time of handing over VP. So, they find that it is not necessary and practical to do it. They opined that there is no apparent benefits in rushing to issue the strata titles.
- iv) We recommend that strata titles should be issued within 2 years of VP. This will avoid rushing and most likely to enable the developers to deliver strata titles with zero error and mistakes free documents of stratified property.

e) **Jurukur Pacific**

Answer: Depends. It is too long if the buildings are constructed in accordance with the approved building plans without much deviations. Otherwise, more time should be allowed to resolve the problems arose from obsolete or not up-to-date building plans that have not been re-submitted in time to Local Council for approval. The guidelines and standard procedures from PTG/JUPEM should be formulated to cater for such common issues/situations.

f) **Jurukur Selatan**

Answer: No comments at all and just follow the procedures.

Preliminary analysis and comments

i./ The processing and approval time should be shorter if the development has no substantial amendments or straight forward and of low density. ii./ However it is observed that one of the key reasons for long processing time could be shortage of manpower and lack of skilled personnel on job, iii./ the issue of whether it is necessary or are there tangible/substantial benefits in delivering strata titles and VP at the same time need to be reviewed (or justified), iv./ apparently the recurring issues/complaint is in the tail stage of obtaining CPSP and issuance the documents of final strata titles (for insufficient time to amend building plans to enable proper site measurements and subsequent checking and processing of the final titles documents). All in all, all relevant parties have the same objective to deliver error free titles and mistakes free related titles documents.

Question 12

What do you think are the main issues when strata title applications are delayed or rejected? How often do you encounter such problems?

a) Jurukur Zenith

Answer:

- i) Basically, if we follow the guidelines that are specified by JUPEM, normally there will be no problems.
- ii) The current act says that before the developer can obtain Sales and Advertising Permit to sell, he needs to submit SOP and SiFUS to PTG and upon approvals filed them to COB. In our experience, the duration stipulated to prepare SOP and SiFUS submissions is too short.
- iii) Developer always want it fast to launch sale.

- iv) At the tail end, LLS is required to conduct site measurements, submit CPSP and get it approved and pursue the issuance of documents of final strata titles all in about 11-12 months to match the date of VP handing over.
- v) Some advanced states may have more than 100 cases to handle within a single government agency. This overburden is compounded by complex (integrated and phased) projects and the lack of manpower and skilled personnel in the agency.
- vi) But the problem is that the government at the moment is not employing any more staff to overcome this.
- vii) Processing and checking strata title applications to ensure zero error is consuming.
- viii) However, it is also the duty and professional practice of LLS firms to ensure quality control and correctness before submissions. These are going to be legal documents of ownership that should not be easily contested.

b) **Jurukur Nik Hisham & Tung Sdn. Bhd.**

Answer:

- i) Often time, the building plan has to be re-submitted for amendments before the process of site measurements and preparation of CPSP submission can commence. This is a common situation that takes longer time than anticipated in the guidelines and stipulated timeline.
- ii) In a mixed development with different phases, SiFUS, SOP and CPS (cadangan) are submitted and approved in line with the Approved Building Plan of the entire scheme.
- iii) Legally, the developer is not allowed to change the building plan without the consent (approval) of the existing buyers (of the early phase).
- iv) However, sometimes, the changing market conditions force the developer to change/improvise the building plan to suit it in subsequent phases that are yet to launch.

- v) The current strata titles process (SOP, SiFUS, CPS (cadangan) and CPSP (certified final)) and system is strictly rigid and does not allow any changes in the building plan after approvals.
- vi) So, it is recommended to relevant parties to consider allowing some flexibilities to make some necessary changes for subsequent phases (as market trend will most likely change over a long period of development).

c) **Perunding Ukur DC**

Answer:

- i) So far, we have not encounter any rejections in our strata titles applications.
- ii) We have cases where the strata titles application were delayed due to unresolved land matters.
- iii) Such land matters include non-conformity to the requirements of Strata Titles Act such as land ownership still in the status of temporary ownership, and development that is contradictory with the stipulated terms of the land.
- iv) Some developments may have extended beyond their lot boundaries and encroached into the adjacent lands that belongs to others.
- v) In addition, the completed superstructure which does not follow the approved building plan by Local Authority is also a common occurrence contributing to the failure/rejection in strata titles application.

d) **Jurukur Kemuncak**

Answer:

- i) In most delays or rejections, the LLS are to be blamed because we are the one who take up the job and advise developer.
- ii) We must be very familiar with the laws and process of applying for strata titles. We are professionally trained and duty bound to advise the developers what needs to be done and what are not needed.

- iii) Therefore, LLS must have in-house education and continuous training for staffs. All process of strata titles application must be up-to-date and closely monitored.
- iv) Sometimes, we cannot just blame JUPEM and PTG for the delay. The LLS must know how to act fast by solving immediate problems that arise.

e) **Jurukur Pacific**

Answer: One common problems is the original approved building plan is already obsolete when the building is under construction or to be soon completed. When the building plan is not amended and re-submitted to the Local Council for record and approval, work cannot progress to site measurements, preparation for CPSP and subsequent submissions to PTG/JUPEM and COB for finalisation and issuance of documents of final strata titles. Obsolete or not up-to-date approved building plan which is not supposed to happen under the new strata act happens almost all the time.

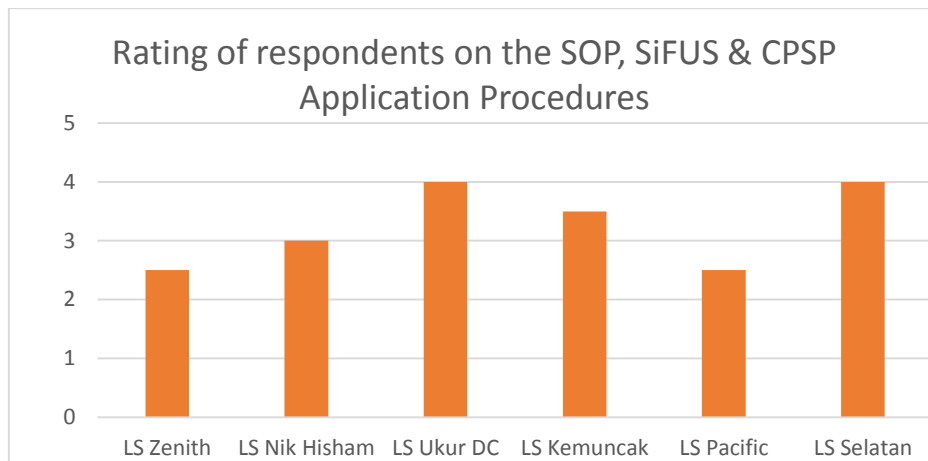
f) **Jurukur Selatan**

Answer: This normally happens when the building is not constructed as accordingly to the approved building plan.

Preliminary analysis and comments

There are numerous issues that caused delays and rejections in application for strata titles under the law of SMA2013. Some were mentioned in previous questions and will be re-emphasised here, namely i./ More time needed for applications of SOP, SiFUS and CPS (cadangan), ii./ More time and flexibility are needed for amendment of building plan, site measurement, checking, CPSP and the issuance of documents of final strata titles, iii./ amendments to building plans seems to be the norm due to changes as necessary or changes as a result of market conditions (in particular to integrated and phased development that span over a long period of time), iv./ problems also arise from resolved land matters and development orders, v./ the responsibility of PTG/JUPEM to resolve shortage of manpower and staff training issues, vi./ the responsibility of LLS and other consultants to act

professionally and responsibly to update themselves and to liaise with authorities effectively. All in all, all parties should aim to produce zero error strata titles that would not be easily disputed and legally contested. The concept of strata titles under SMA2013 set out to do this and has a good frame work and system to achieve it. However, this was implemented in 2016 and still at its infancy stage. The current implementation/execution process has many deficiencies that need time and concerted effort to improve on the delivery. A key technical issue is to consider tier system for different categories of developments based on complexity, density and duration.



Legend: 5 = Excellent 0 = Poor

Figure 4.6.1: Graph of rating of the SOP, SiFUS and CPSP application procedures by respondents (LLS)

Respondents (LLS)	Respondents Who Agree/Disagree with SOP, SiFUS & CPSP Application Current Stipulated Timeline
LS Zenith	1.5
LS Nik Hisham	2.5
LS Ukur DC	3.5
LS Kemuncak	3.0
LS Pacific	1.5
LS Selatan	3.5

Legend: 5 = Strongly Agreed 1= Strongly Disagree

Table 4.6.2: Respondents (LLS) on the rating of SOP, SiFUS and CPSP Application Current Stipulated Timeline

4.7 Summary

The questionnaire survey and interviews were successfully completed with a lot of enthusiasm from the participating LLS. It was with regret that PTG and JUPEM did not respond to either replying the questionnaire or granting an interview despite many attempts visiting their offices and persistent enquiries and reminders. The responses from the LLS were most insightful and first hand. Many issues and challenges were highlighted and explained in-depth with strong regards and intentions to improvise the submission and approval of strata titles. It proved to be useful to provide the necessary background and basic knowledge of the process in this study.

The problems, issues and challenges came from all parties including 1./ Shortage of manpower and skilled personnel at government agencies, 2./ hike in workload due to increasing strata titles submission, 3./ LLS too needed to upgrade and hasten their knowledge and skills in strata titles, 4./ Some LLS needed more time to prepare SOP, SiFUS and CPS, 5./ All LLS unanimously pointed out that the tail end submission for CPSP within 12 months(and to coincide with the delivery of VP) has proven to be very difficult since implementation on 1st June 2015 (mainly as a result of amendments made to finished superstructure and workload at government agencies), 6./ both the developers and their architect have to ensure land matters are effectively settle or submission will be hindered, 7./ the technical issues of software system compatibility between states agencies, LLS etc. must be resolved, 8./ apparently the stipulated timeline and guideline in strata titles application is rigid as not practical/flexible to consider varying timeline for developments of differing complexity, density and size, 9./ finally integrated phased development that span over a long period will alter due to market conditions and the current guidelines seems to be insufficient/inappropriate to cater for this imminent changes in the industry.

Otherwise, the strata titles acts and its concept were well understood and appreciated by all parties including consultants and owners. The concept of quantifying ownership by parcelling and calculating with an established formula, SiFUS, is perceived to be transparent, fair and equitable. Under SMA2013,

maintenance charges and necessary sinking fund are fairly levied to ensure best management possible to the stratified property to uphold its value. Having analysed and evaluated the current situation, where we are new and at infancy stage of implementing strata titles, we should set our target to strive for improvisation and zero error.

CHAPTER 5

CONCLUSION AND RECOMMENDATIONS

5.1 Study Findings

There are two objectives that need to be achieved through this research based on the problem statement that was stated in the previous chapter. Overall, this study had successfully achieved the two objectives set out. These two objectives of the study are explained as follow:-

5.1.1 First Objective Discovery

The first objective of study is to investigate the fundamental concepts of Schedule of Parcel (SOP), Certificate of Share Units Formula (SiFUS) and Proposed Strata Plan (CPS) which essentially lead to the issuance of the Certificate of Proposed Strata Plan (CPSP). This objective is achieved in chapter 4 by through the comparisons between SOP, SiFUS and CPSP submissions and approvals. Essentially the three key stages of the strata application process progress in tandem with the development stages. All parties concerned are receptive of the concept and functionality of the strata title acts and its implementation. SOP is the equitable division or delineation of unit parcel on ground and presented on plan. SiFUS is an established formula from the property industry whereby the co-ownership of a stratified property can be fairly and equitably allotted with quantifiable share units. These share units ownerships are necessary for the fair levy of maintenance charges and sinking fund that is critical for the Joint Management Body operation. SiFUS enables shared owners the equitable

rights to vote for the good of the property and inhabitants. Finally, the strata titles has created a legal documents of ultimate ownership enabling proper transactions and recordings. At the stage of SOP and SiFUS, CPS (cadangan plan strata) is also submitted in line with them. CPS will be used as the basis to prepare the final Certificate of Proposed Strata Plan (CPSP) after the necessary site measurement and verification are completed by the submitting LLS. CPSP is considered the master strata titles where upon this the individual documents of final strata titles (share unit ownership) are issued.

5.1.2 Second Objective Discovery

The second objective of study is to examine the application procedure and issues pertaining to the application of strata titles approval. This objective is achieved by comparing SOP, SiFUS and CPSP application procedures in chapter 4. The information were reinforced through literatures reviews and first-hand knowledge form interviewing six licensed Consultant Land Surveyors who are experience in strata titles applications. Through analysis and explanation by the six respondents, various problems, issues and challenges were discussed and identified.

5.2 Problems and Issues Encountered and Recommendations

The problems, issues and challenges came from all parties including:-

- i./ Shortage of manpower and skilled personnel at government agencies. More experienced officers are needed and scheduled trainings are needed for existing staff and new recruits.
- ii./ Hike in workloads due to increasing strata titles submission. The trend is expected to grow due to scarcity of land and increase density of population. Some robust states such as Selangor, KL and Johor may have to consider setting up more regional/district agencies to distribute the fast increasing workloads.

iii./ LLS too needed to upgrade and hasten their knowledge and skills in strata titles. This can be studied and enforced in ISM and Board of Surveyors to uphold the professional performance of practising land surveyors.

iv./ Some LLS needed more time to prepare SOP and CPS. This is in respect to the types of project in terms of complexity, density, size, phasing and duration of development. Therefore, the current single Standard Timeline must be flexible to allow appropriate duration for the different types of developments.

v./ All LLS unanimously pointed out that the tail end submission for CPSP within 12 months(and to coincide with the delivery of VP) has proven to be very difficult since implementation on 1st June 2015 (mainly as a result of amendments made to finished superstructure and workload at government agencies). This problem is currently most acute. Realistically, more time is needed for the architect for amendment and documentation before accurate site measurements can be done. Again, more time is needed for detail verifications by the LLS and PTG/JUPEM for complex and large developments. This should be realistically accepted.

vi./ Both the developers and their architect have to ensure land matters are effectively settle or submission will be hindered. The onus is for both to solve the problems before contemplating to start development and submit for SOP and SiFUS. Perhaps this could be made an explicit condition precedent before allowing any preliminary submission.

vii./ The technical issues of software system compatibility between states agencies, LLS etc must be resolved. This is purely a technical issues whereby PTG/JUPEM must have a competent software cum technical director to oversee the teething problem so as on line submission and rectification can speed up work. All states should conform to a compatible software system. Agencies and LLS should have regular scheduled joint workshops to iron out the process and technical hitches.

viii./ Apparently, the stipulated timeline and guideline in strata titles application is rigid as not practical/flexible to consider varying timeline for developments of differing complexity, density and size. A tiered system is recommended to accommodate the differing timelines needed for the natures of the development. This is most relevant and needed as more integrated developments are coming on stream and all parties will be under stressed in meeting the unrealistic delivery date.

ix./ Finally, an integrated phased development that span over a long period will alter due to market conditions and the current strata titles guidelines seems to be insufficient/inappropriate to cater for this imminent changes in the industry. Apart from proposing tiered system for project of differing natures, more comprehensive researches are needed as to understand and prepare all concerned parties of the increasingly complicated mixed stratified developments.

5.3 Further Research Proposal

Based on the limited scope and time of this study, the researcher proposed further possible researches on the following topics:-

- a) To study and propose tiered system for integrated stratified developments;
- b) To study and establish the new timeline needed for SOP/SIFUS and CPSP;
- c) To compile statistics for current workloads and manpower input for every states;
- d) To compile statistic for processing time for all states;
- e) To study and recommend the selections and adoptions of best unify software for all states.

5.4 Conclusion

The strata titles acts and its concept were well understood and appreciated by all parties including consultants and owners. The concept of quantifying ownership by parcelling and calculating with an established formula, SiFUS, is perceived to be transparent, fair and equitable. Under SMA2013, maintenance charges and necessary sinking fund are fairly levied to ensure best management possible to the stratified property to uphold its value. Having analysed and evaluated the current situation,

where we are new and at infancy stage of implementing strata titles, we should set our target to strive for improvisation and zero error. With this study, it is hoped that both professionals and non-professionals who are involved in the strata development process can acquire some basic knowledge on strata applications and its current issues and challenges. With impending hike in stratified developments and increasing complexity of mixed use designs, it is necessary for parties concerned to be educated to manage the change. The first step is then to understand the current functional problems and issues, resolve them effectively and amicably.

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TOPIC: THE ESTABLISHMENT OF SCHEDULE OF PARCELS IN THE ISSUANCE OF STRATA TITLES IN MALAYSIA

CASE STUDY: LAND AND MINES OFFICES OF PTG AND JUPEM SELANGOR

RESEARCH OBJECTIVE:

- 1) To investigate the fundamental concepts of Schedule of Parcel (SOP), Certificate of Share Units Formula (SiFUS) and Proposed Strata Plan (CPS) which essentially lead to the issuance of the Certificate of Proposed Strata Plan (CPSP).
- 2) To examine the application procedure and issues pertaining to the application of strata title approval. Through the process, problems, issues and challenges pertaining to this are to be identified and analysed.

Prepared by:

LEE JUN JIE

Bachelor of Geomatics Engineering (UTM Skudai Johor Bahru)

Supervisor:

DR TAN LIAT CHOON

Faculty of Built Environment and Surveying (UTM Skudai Johor Bahru)

Your cooperation is kindly appreciated and preceded with gratefulness.

Rujukan Kami : UTM.J.52.01.03/14.14/1/3 Jld.5 (79)
Tarikh : 21 Ogos 2019

Jabatan Ukur dan Pemetaan Selangor
Tingkat 16-02 dan 17-01 Plaza Masalam,
No, 2 Jalan Tengku Ampuan Zabedah,
E9/E Seksyen 9,
40578 Shah Alam, Selangor Darul Ehsan
u/p: **Sr. Azaman bin Misran**



Tuan/Puan,

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UKUR, UNIVERSITI TEKNOLOGI MALAYSIA (UTM) JOHOR BAHRU**

Dengan segala hormatnya saya merujuk perkara di atas.

2. Disahkan bahawa saudara **Lee Jun Ji** nombor Kad Matrik Pelajar B17GH0094 (no. hp: **012 2930699**) adalah pelajar Tahun Akhir Program **Sarjana Muda Kejuruteraan (Geomatik)** Fakulti Alam Bina dan Ukur, UTM Johor Bahru.

3. Pelajar dikehendaki menyediakan Projek Sarjana Muda (PSM) sebagai salah satu syarat Penganugerahan Sarjana Muda beliau. Tajuk PSM pelajar adalah ***The Preparations and Application of Strata Title Plans for Condominiums in Malaysia***

Maklumat Diperlukan : Seperti dilampiran
Penyelia : Sr Dr. Tan Liat Choon
No. Telefon : 016 4975551

4. Sehubungan itu, pihak Universiti memohon kerjasama tuan/puan agar dapat membantu pelajar ini di dalam urusan pengumpulan data dan maklumat, pengendalian soal selidik dan lain-lain dokumen berkaitan yang diperlukan bagi PSM tersebut.

5. Segala data dan maklumat yang diperolehi adalah SULIT dan hanya digunakan untuk tujuan akademik sahaja.

Kerjasama saudara di dalam perkara ini amat dihargai dan diucapkan ribuan terima kasih.

‘ BERKHIDMAT UNTUK NEGARA ‘

Saya yang menjalankan amanah,



NURUL AMRIE BIN ABDULLAH
Penolong Pendaftar Kanan
Fakulti Alam Bina dan Ukur
b.p Naib Canselor
No. Tel. 07-5557401

LLS akan hantar JP plan kpd COB ^(*)
 * LLS akan sediakan jadual petak strata

LAMPIRAN

- a) Preparation of CPS plan title submission (Digital Computerized Procedures) ✓
- b) Preparation of JP plan title submission (Digital Computerized Procedures)
- c) Preparation of PA (B) plan title submission (Digital Computerized Procedures) ✓
- d) Problems and issues of strata title application in Malaysia
- e) Recommendations and ^(Cadangan) ^(ulasan) comments on the current practice of strata title preparation and application in Malaysia

} Rekr
 to
 Kak Fisha

Satu buku modul (JP) *

① CPS & site ada perubahan
 PTG (SiFUS untuk store unit)

② Susunan jadual strata (& number skim strata)

cth: Numbering for each floor/storey is wrong.



UTM
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Time and Date: _____

Venue: _____

All answers given are strictly private and confidential and to be used only for the purpose of this academic research paper only.

PSM 2 Topic Research Study: The Establishment of Schedule of Parcels in the Issuance of Strata Titles in Malaysia

Section A: Background of Respondent

Name: _____

Designation: _____

Job Description: _____

Company/Employer: _____

Contact/Email: _____

Section B: Explanation on SOP, SiFUS and CPSP Application

1. Please comment on the current statutory timeline to apply for strata titles? Is it appropriate?

1/5

2. Do you have any comments on the fundamental concepts and sequence of SOP, SiFUS and CPS towards submission and subsequently obtaining CPSP?

3. Are the guidelines and parameters to follow and refer to in the process of applying for Certificate of Proposed Strata Plan (CPSP) clearly understood and complete? Are there any sections that need to be improvised for better execution?

4. Is the current application procedure for obtaining CPSP after super structure stage appropriate?

2/5

5. In property development, before sales can commence, developer must commission licensed land surveyor (LLS) to prepare Schedule of Parcels (SOP) and file it with the Commissioner of Buildings (COB). This will follow by application for SiFUS. Between these stages, did you encounter any problems or rejection?

6. Do you think SiFUS is important and necessary in strata titles management? Is the weightage in table 1, 2 and 3 appropriate or not? Any suggestions to change?

7. What are the common problems encounters by relevant parties in the process of applying for strata title?

8. Are there any suggestions and comments to improve the processing time of obtaining strata titles?

9. What do you think are the benefits and effects of SiFUS on strata title management?

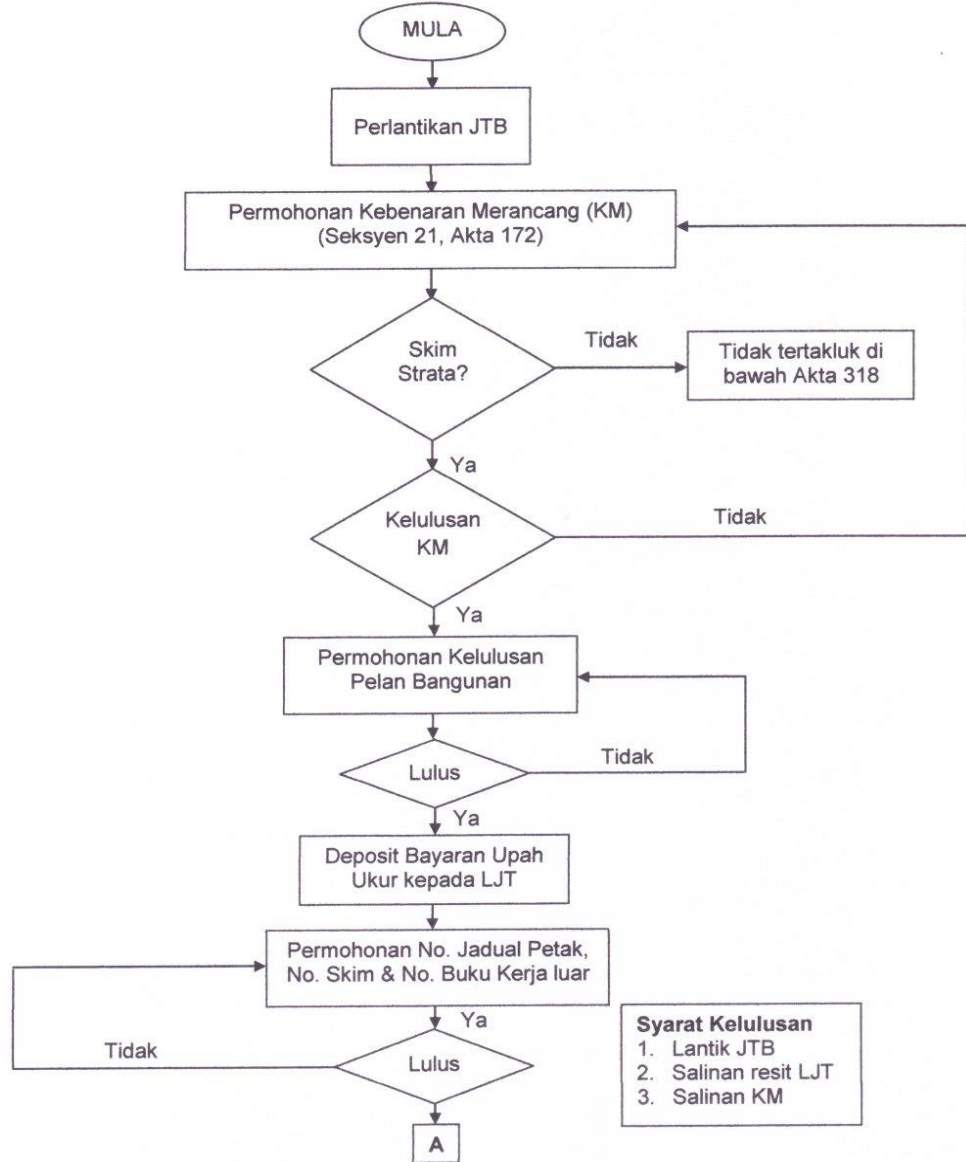
10. Do you think SiFUS is important and necessary in strata titles management?

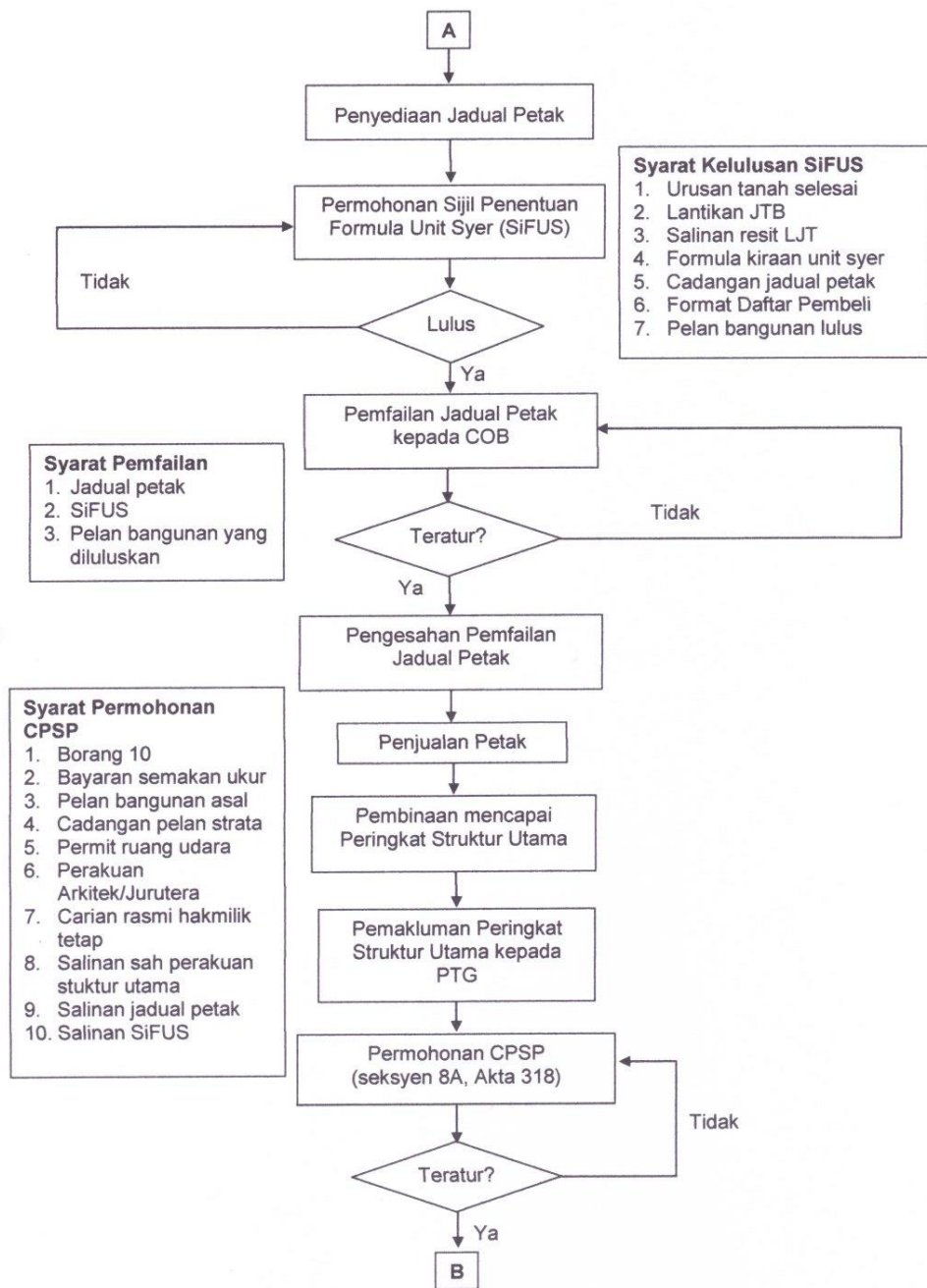
11. Do you think the current process of obtaining strata titles is too long? What do you see are the problems?

12. What do you think are the main issues when strata title applications are delayed or rejected? How often do you encounter such problems?

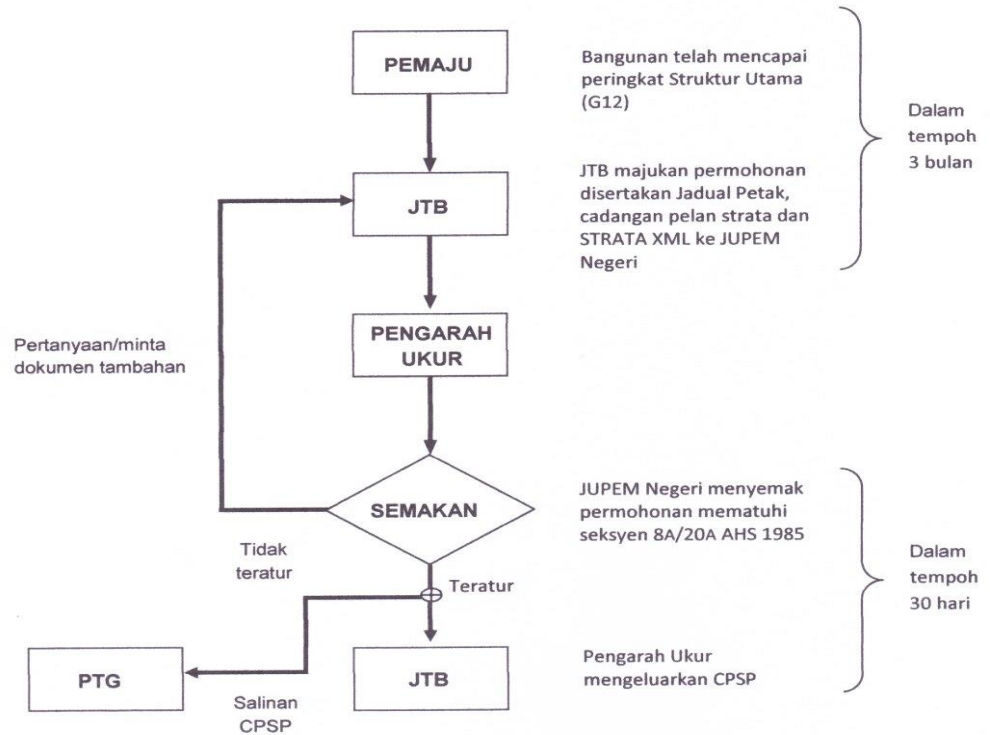
5/5

CARTA ALIR PENGELUARAN HAKMILIK STRATA SERENTAK DENGAN PEMILIKAN KOSONG

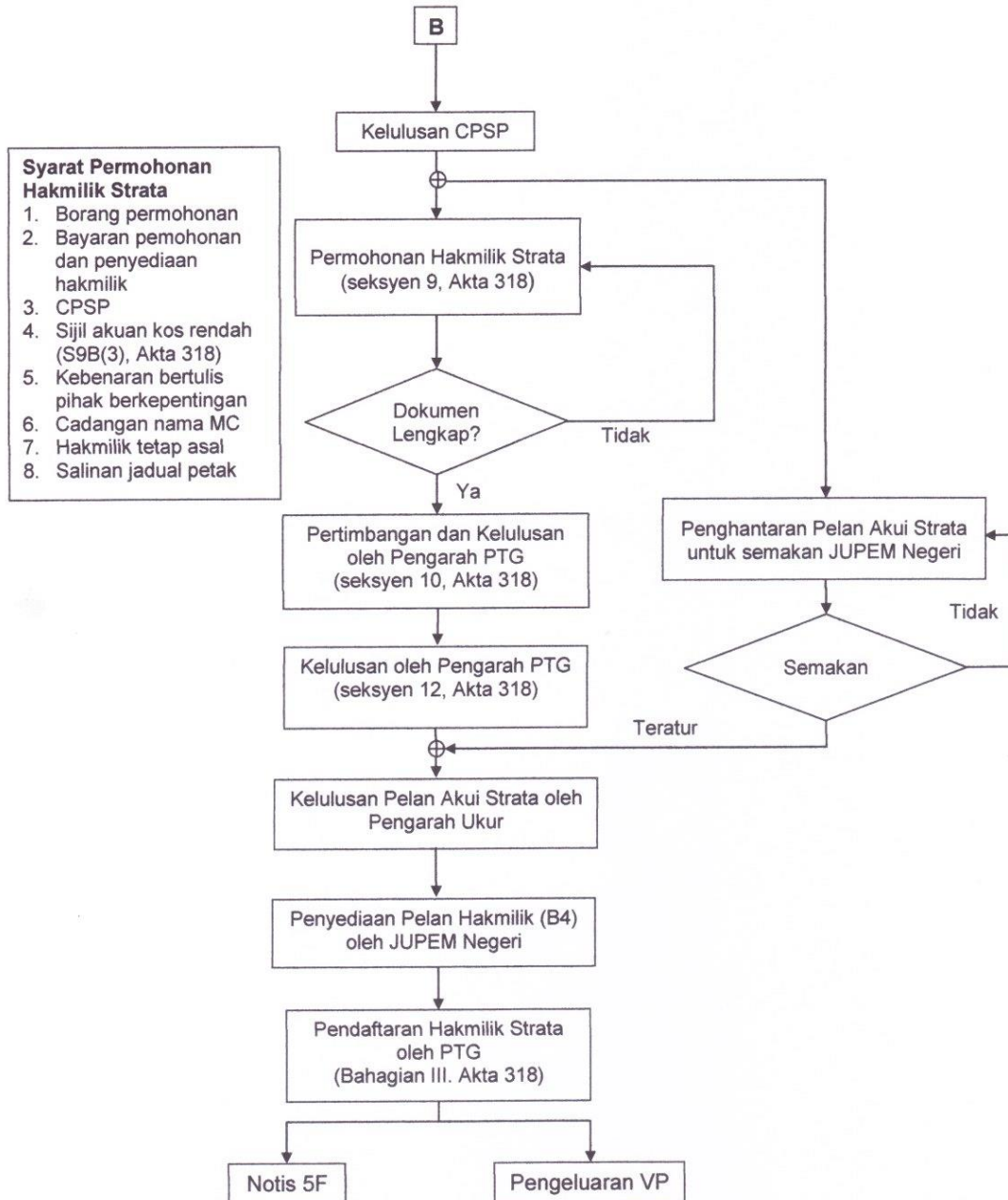




CARTA ALIR PROSESAN PERMOHONAN CPSP

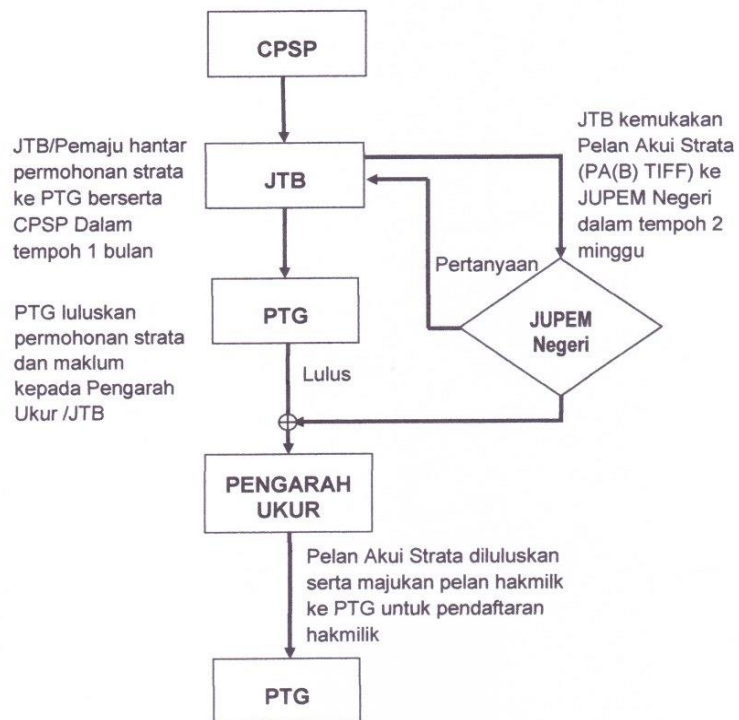


Attachment E: Flowchart for application of CPSP (upon completion of superstructure)



LAMPIRAN 'O'

CARTA ALIR SEMAKAN PERMOHONAN PECAH BAHAGI BANGUNAN ATAU TANAH (PERINGKAT PELAN AKUI STRATA)



“UNIFORM BUILDING BY-LAWS 1984
FORM F1
CERTIFICATE OF COMPLETION AND COMPLIANCE
[By -Law 27]

Date:.....

To:
*

I hereby issue the Partial Certificate of Completion and Compliance for the building/s on Lot/s..... Section..... Jalan..... upon being satisfied that it has been completed in accordance with approved plan No. dated

I have supervised the erection and completion of the building/s and it is to the best of my knowledge and belief that such work/s is/are in accordance with the Act, Uniform Building By-laws 1984 and approved plans. I hereby certify that the building/s is/are safe and fit for occupation.

.....
(Principal submitting person)

Attachment H: Sample of Certificate of Completion and Compliance (CCC) issued by architect

PENGENALAN KEPADA PEMBANGUNAN BERSTRATA

Terdapat tiga (3) jenis pembangunan berstrata iaitu:



- Bangunan berbilang tingkat dalam sempadan satu (1) lot tanah (*non-landed only*);



- Bangunan tidak melebihi empat (4) tingkat dalam satu (1) petak tanah (*landed only*); dan

- Pembangunan bercampur yang melibatkan bangunan berbilang tingkat dan petak tanah dalam sempadan satu (1) lot tanah (*landed and non-landed*)



Pengenalan Kepada Pecah Bahagi Tanah

Akta Hakmilik Strata 1985 telah dibuat pindaan pada tahun 2007 bagi membolehkan pembangunan hartanah kediaman bertanah (*landed property*) berkonsepkan *gated and guarded community* yang dibina di atas satu (1) hakmilik induk/lot utama (*master title*) dibuat pecahan kepada petak-petak tanah (*land parcel*) dengan pegangan melalui HAKMILIK STRATA.



Maksud Pecah Bahagi Tanah

Mengikut Seksyen 6(1A) Akta Hakmilik Strata 1985:

- Mana-mana tanah beri hakmilik (sama ada hakmilik Pejabat Pendaftaran atau Pejabat Tanah) yang mempunyai dua bangunan atau lebih yang dipegang sebagai satu lot di bawah hakmilik tetap

yang dipohon untuk dipecahbahagikan kepada petak-petak tanah atau sebagai petak aksesori.

- Tiap-tiap petak tanah ini akan dipegang di bawah suatu hakmilik strata yang berasingan.

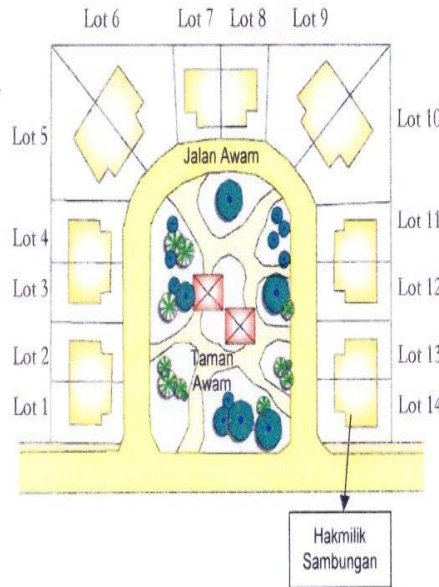
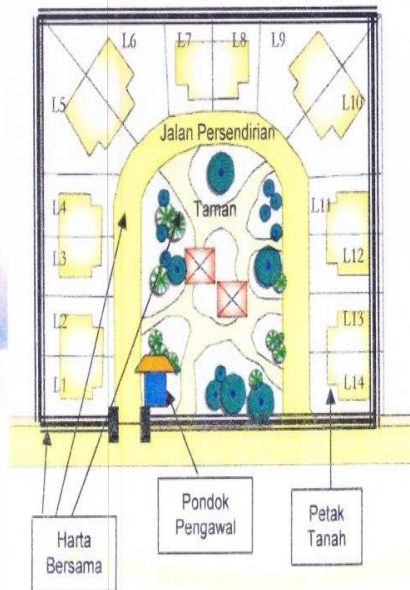
Apa itu Petak Tanah?

- Suatu unit yang ditandakan dalam sesuatu lot yang terkandung dalamnya bangunan yang tidak lebih dari empat (4) tingkat yang dipegang di bawah suatu hakmilik strata; yang mungkin mempunyai tingkat bawah tanah yang dikongsi; yang terkandung dalam petak-petak aksesori dan harta bersama;
- Petak tanah boleh dalam bentuk rumah sesebuah (banglo), rumah teres, kluster atau rumah berkembar.
- Pengiraan bilangan tingkat adalah termasuk tingkat/tingkat-tingkat bawah tanah (*basement*)

Perbezaan Antara Pecah Bahagi Tanah untuk Pengeluaran Hakmilik Strata (Landed Property With Strata Title) dengan Pecah Sempadan Tanah untuk Pengeluaran Hakmilik Berasingan (Landed Property With Individual Title)

Pecah Bahagi Tanah:

- Hakmilik Induk (master title) kekal dan hakmilik strata dikeluarkan;
- Mana-mana bahagian tanah yang tidak termasuk dalam hakmilik akan menjadi harta bersama; dan
- Mempunyai Perbadanan Pengurusan (Management Corporation)



Pecah Sempadan:

- Hakmilik tanah sambungan yang berasingan dikeluarkan dan hakmilik induk (asal) dibatalkan; dan
- Mana-mana bahagian tanah yang tidak termasuk dalam hakmilik menjadi hak awam (diserahkan kepada Pihak Berkuasa Negeri)



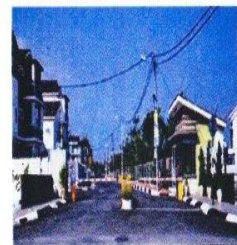
Diterbitkan oleh:

Bahagian Hakmilik Strata
Pejabat Pengarah Tanah dan Galian
Jalan Panglima Bukit Gantang Wahab
30000 Ipoh
Perak Darul Ridzuan

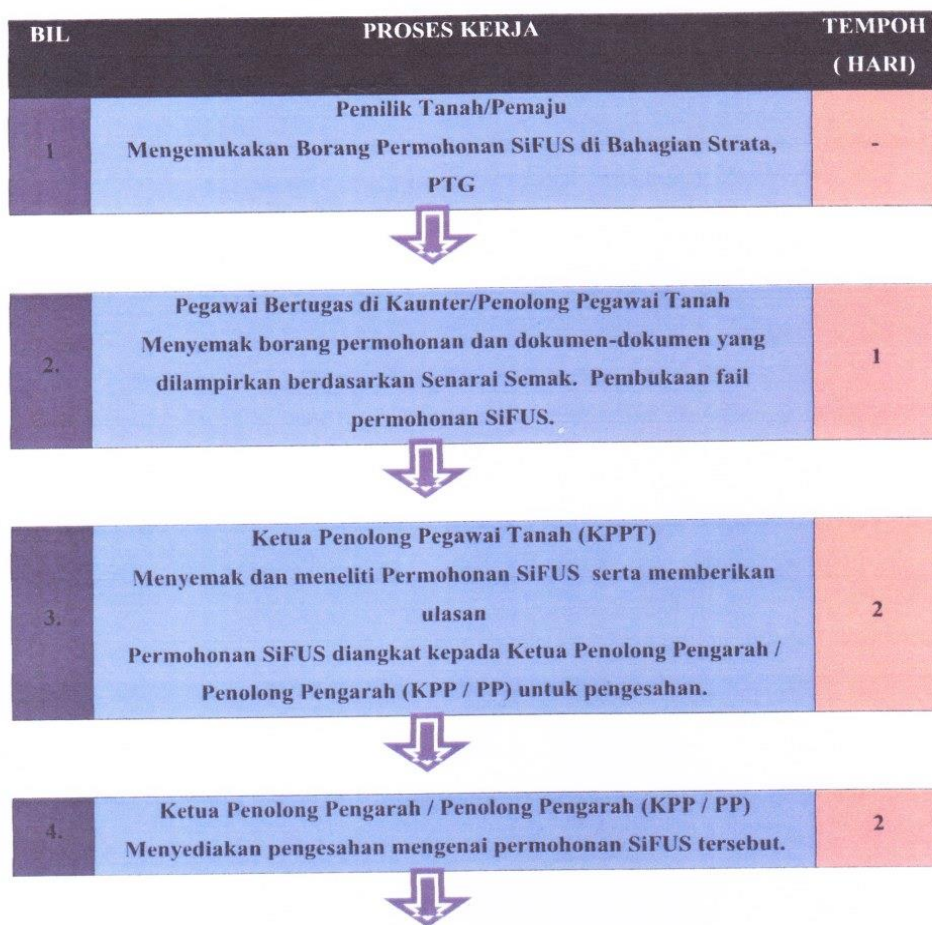
Tel: 05-2531957 Ext: 5185 Faxes: 05-2555442

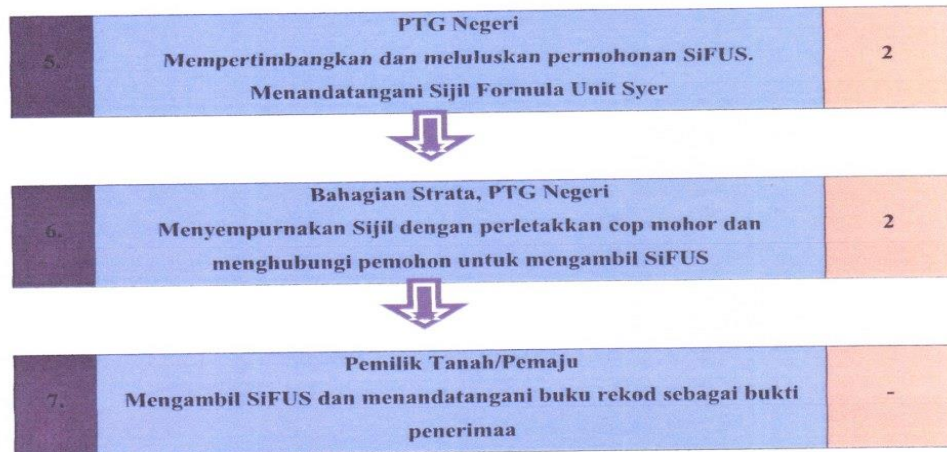


PEMBANGUNAN BERSTRATA (PETAK TANAH)



PEJABAT PENGARAH TANAH DAN GALIAN NEGERI PERAK

CARTA ALIR KERJAPERMOHONAN SIJIL FORMULA UNIT SYER (SiFUS)



** Sekiranya permohonan melibatkan formula unit syer yang kompleks tempoh masa pemrosesan permohonan SiFUS 9 hari adalah tidak terpakai.*

PANDUAN

PERMOHONAN SIJIL FORMULA UNIT SYER (SiFUS)

TUJUAN

1. Panduan ini disediakan sebagai rujukan kepada semua Pengarah Tanah dan Galian Negeri (PTG) dan Pentadbir Tanah mengenai prosidur permohonan dan syarat-syarat yang perlu dipatuhi sebelum Sijil Formula Unit Syer (SiFUS) dikeluarkan oleh PTG Negeri.

MASALAH-MASALAH KELEWATAN ATAU KEGAGALAN PERMOHONAN HAKMILIK STRATA

2. Akta Hakmilik Strata merupakan undang-undang utama yang menetapkan praktis dan prosedur bagi membolehkan bangunan berbilang tingkat dipecah bahagi untuk dikeluarkan hakmilik strata ke atas petak-petak bangunan dan tanah melalui proses permohonan dan pengeluaran hakmilik strata di Pejabat Tanah dan Galian Negeri (PTG).
3. Pindaan Akta Hakmilik Strata (2013) merupakan satu langkah proaktif untuk mempercepatkan proses pengeluaran hakmilik strata yang merangkumi kerja-kerja permohonan dan pendaftaran hakmilik strata dan seterusnya bagi memastikan tuan tanah atau pemaju tidak sengaja melengah-lengahkan masa di dalam membuat permohonan hakmilik strata.

4. Terdapat tiga masalah utama yang menyebabkan kegagalan permohonan hakmilik strata iaitu;

- Masalah Tanah

Seksyen 9(2) AHS (Pindaan 2013) menetapkan pemilik tanah/pemaju tidak boleh mengemukakan permohonan strata sekiranya pembangunan tanah bertentangan dengan kategori dan syarat-syarat tanah dan status hakmilik tanah adalah sementara. Masalah-masalah tanah yang tidak menepati peruntukkan Seksyen 9(2) AHS (Pindaan 2013) seperti hakmilik tanah yang masih berstatus sementara dan pembangunan yang bercanggah dengan syarat nyata tanah yang merupakan salah satu punca utama kegagalan permohonan hakmilik strata

- Masalah Bangunan

Pembinaan bangunan yang tidak mengikut sempadan tanah (lot), umpamanya seperti bangunan yang terkeluar dari sempadan lot dan binaan bangunan yang tidak mengikut pelan bangunan yang diluluskan Pihak Berkuasa Tempatan merupakan faktor-faktor yang menyumbang kepada kegagalan permohonan hakmilik strata.

- Masalah Tuan Tanah/ Pemaju

Masalah-masalah yang lazimnya berpunca daripada pemilik tanah/pemaju adalah seperti syarikat yang telah digulung, masalah kewangan dan pengurusan, pemaju hilang atau meninggal dunia. Dalam situasi seumpama ini para pembeli petak terpaksa menanggung kos bayaran ukur dan fi permohonan untuk mendapatkan hakmilik strata.

SIJIL FORMULA UNIT SYER (SiFUS)

5. Berdasarkan kepada masalah-masalah yang telah dinyatakan di atas, adalah dicadangkan satu perakuan dikeluarkan oleh PTG Negeri bagi memastikan proses permohonan dan pengeluaran hakmilik strata dapat dilaksanakan dengan lancar dan berkesan.
6. SiFUS merupakan satu perakuan yang dikeluarkan oleh PTG Negeri bertujuan untuk memastikan agar pemilik tanah/pemaju bangunan berstrata menyempurnakan keperluan-keperluan asas dalam permohonan strata sebelum penjualan mana-mana petak atau sebelum permohonan Sijil Cadangan Pelan Strata (CPSP) ke JUEM, mengikut mana-mana yang terdahulu.
7. Permohonan SiFUS diwajibkan bagi semua pembangunan yang boleh atau layak dipecah bahagi berdasarkan Seksyen 6 AHS iaitu;
 - Mana-mana bangunan yang mempunyai dua tingkat atau lebih di atas tanah beri hakmilik yang dipegang sebagai satu lot di bawah hakmilik tetap bolehlah dipecah bahagikan kepada petak-petak; dan mana-mana tanah atas lot yang sama bolehlah juga dipecah bahagikan kepada petak-petak setiap satunya dipegang di bawah suatu hakmilik strata atau suatu petak aksesori.
 - Mana-mana tanah bermilik yang mempunyai dua bangunan atau lebih yang dipegang sebagai satu lot di bawah hakmilik tetap bolehlah dipecah bawah suatu hakmilik strata atau sebagai suatu petak aksesori.
8. Keperluan SiFUS diwajibkan dalam Perintah Pembangunan / Kebenaran Merancang yang diberikan oleh Pihak Berkuasa Tempatan. Perintah Pembangunan / Kebenaran Merancang mensyaratkan agar pemilik tanah/pemaju wajib memohon dan mendapatkan SiFUS daripada PTG Negeri sebelum penjualan mana-mana petak atau sebelum permohonan Sijil Cadangan Pelan Strata (CPSP) mengikut mana-mana yang terdahulu.

9. Contoh syarat SiFUS dalam Perintah Pembangunan / Kebenaran Merancang

"...Semua pemajuan yang akan dipecah bahagi untuk pengeluaran hakmilik strata wajib memohon Sijil Formula Unit Syer (SiFUS) kepada PTG Negeri sebelum penjualan mana-mana petak atau sebelum permohonan Sijil Cadangan Pelan Strata (CPSP) kepada JUPEM Negeri, mengikut mana-mana yang terdahulu....". Contoh perintah pembangunan yang mewajibkan perolehan SiFUS adalah seperti di **LAMPIRAN A**.

PERMOHONAN SiFUS

10. Permohonan wajib dikemukakan oleh pemilik tanah/pemaju kepada PTG Negeri dengan menggunakan Borang Permohonan Sijil Formula Unit Syer (SiFUS) sepertimana di **LAMPIRAN B**. Permohonan SiFUS hanya boleh dikemukakan setelah pelan bangunan bagi pembangunan yang berkenaan diluluskan oleh Pihak Berkuasa Tempatan. Senarai Semak permohonan SiFUS dilampirkan sepertimana di **LAMPIRAN C**.
11. Permohonan untuk SiFUS boleh dikemukakan dalam satu tempoh iaitu setelah pelan bangunan diluluskan oleh Pihak Berkuasa Tempatan. Walau bagaimanapun permohonan tersebut perlu dikemukakan sebelum penjualan mana-mana petak atau permohonan CPSP kepada Pengarah Ukur dan Pemetaan Negeri yang mana-mana terdahulu.
12. Pemilik tanah/pemaju dikehendaki mengemukakan permohonan SiFUS yang baru kepada Pejabat Tanah dan Galian dalam keadaan terdapat pindaan pada pelan bangunan yang telah diluluskan oleh PBT atau perubahan pada unit syer atau kedua-duanya sekali.
13. Pengeluaran SiFUS baru adalah tertakluk kepada keperluan-keperluan yang diputuskan oleh Pengarah Tanah dan Galian Negeri. Carta alir Proses Kerja Permohonan SiFUS adalah seperti di **LAMPIRAN D**. Dicadangkan agar tempoh proses kerja permohonan sehingga pengeluaran SiFUS adalah 9 hari berkerja.

SYARAT-SYARAT KELULUSAN SiFUS

14. SiFUS boleh dikeluarkan oleh Pengarah Tanah Galian Negeri setelah syarat-syarat permohonan SiFUS disempurnakan dan bukti-bukti penyempurnaan dikemukakan oleh Tuan Tanah / Pemaju.

15. Berikut adalah syarat-syarat kelulusan SiFUS :
 - Masalah Tanah Diselesaikan
 - Jurukur Berlesen Dilantik
 - Resit Deposit Bayaran Ukur dikemukakan
 - Formula Kiraan Unit Syer disediakan
 - Jadual Petak yang telah diperakui oleh JUBL dan arkitek/jurutera
 - Pelan Bangunan Yang Telah Diluluskan

PENERANGAN MENGENAI SYARAT-SYARAT SiFUS

Penyelesaian Masalah Tanah

16. Mengikut seksyen 6 dan 9 AHS 1985, semua syarat berkaitan tanah dan bangunan mestilah diselesaikan terlebih dahulu sebelum permohonan hakmilik strata dibuat. SiFUS hanya boleh dikeluarkan setelah Tuan Tanah / Pemilik menyelesaikan syarat-syarat tanah.
17. Penyelesaian masalah tanah boleh dibuktikan dengan;
 - Resit bayaran premium tanah
 - Resit Cukai Tanah Semasa (Tiada Tunggakan Cukai Tanah)
 - Hakmilik Tetap dipohon

Jurukur Berlesen Dilantik

18. Tuan tanah/pemaju perlulah melantik Jurukur Tanah Berlesen (JUBL) pada peringkat awal bagi memulakan kerja-kerja ukur strata seperti menyediakan pelan strata yang berkenaan bagi tujuan penyediaan jadual petak. Seperti yang disebut di dalam seksyen 6 (3) Akta Pengurusan Strata 2012, Jadual Petak terdiri daripada pelan lokasi, pelan tingkat dan pelan tandaan, serta perakuan bertulis JUBL bahawa bangunan yang ditunjukkan dalam jadual petak boleh dipecah bahagi menurut AHS 1985. Surat lantikan JUBL hendaklah dikemukakan oleh pemilik tanah/pemaju semasa permohonan untuk mendapatkan SiFUS.

Resit Deposit Bayaran Ukur

19. Tuan tanah / pemaju dikehendaki mengemukakan resit deposit wang pengukuran strata kepada Lembaga Jurukur Tanah semasa permohonan untuk mendapatkan SiFUS. Bayaran deposit ini meliputi keseluruhan kos ukur. Kerja-kerja pengukuran melibatkan kos yang tinggi dan utama dalam permohonan hakmilik strata. Dalam situasi tuan tanah / pemaju gagal mengemukakan permohonan hakmilik strata, bayaran deposit tersebut boleh digunakan oleh pihak lain untuk menyelesaikan kerja-kerja pengukuran dan memohon hakmilik strata. Contoh resit bayaran ukur kepada Lembaga Jurukur Tanah adalah seperti di **LAMPIRAN E**.

Formula Kiraan Unit Syer

20. Formula unit syer yang telah ditetapkan perlu dikemukakan semasa permohonan SiFUS. Unit-unit syer berkenaan dengan sesuatu petak bermaksud unit syer yang ditetapkan bagi petak itu sebagaimana yang ditunjukkan dalam jadual unit-unit syer. Mengikut Seksyen 10(1)(h) AHS (Pindaan 2013) permohonan pecah bahagi bangunan atau tanah kepada petak-petak hanya boleh difuluskan sekiranya unit syer yang diuntukkan kepada petak-petak itu dan blok sementara dan petak tanah sementara adalah saksama.

Jadual Petak (*Schedule Of Parcels*)

21. Jadual Petak yang disahkan oleh JUBL dan Arkitek atau Jurutera perlu dikemukakan kepada PTG Negeri semasa permohonan SiFUS. Seksyen 6, Akta Pengurusan Strata 2013 mewajibkan Jadual Petak difailkan kepada Pesuruhjaya Bangunan sebelum penjualan mana-mana petak berlaku.
22. Jadual Petak yang disediakan perlu mengandungi;
 - Pelan Lokasi, Pelan Tingkat, Pelan Tandaan sebagaimana yang ditetapkan dalam Seksyen 9, Akta Hakmilik Strata 1985
 - Menunjukkan petunjuk bagi semua petak, harta bersama dan petak aksesori.
 - Petak aksesori ditunjukkan dengan petak yang berkaitan
 - Pengesahan daripada Jurukur Tanah Berlesen dan Arkitek/ Jurutera bahawa bangunan atau petak yang ditunjukkan dalam Jadual Petak boleh dipecahbagi berdasarkan Akta Hakmilik Strata 1985.

Pelan Bangunan

23. Tuan tanah / pemaju juga perlu mengemukakan pelan bangunan yang telah diluluskan oleh Pihak Berkuasa Tempatan kepada PTG Negeri semasa permohonan SiFUS. Contoh petikan pelan bangunan adalah seperti di **LAMPIRAN F**.

DOKUMEN-DOKUMEN PERMOHONAN SIFUS

24. Dokumen-dokumen yang perlu dikemukakan semasa permohonan SiFUS;
 - Surat lantikan Jurukur Berlesen
 - Resit deposit upah ukur ke Lembaga Jurukur Tanah (LJT)
 - Formula Unit Syer
 - Jadual Petak Yang diperakui oleh JUBL dan Arkitek/Jurutera
 - Pelan Bangunan Yang Telah diluluskan

- Dokumen Perkiraan Unit Syer (*Excel Spread Sheet*)
- Resit Bayaran Premium (jika berkenaan)
- Resit Cukai Tanah Tahun Semasa
- Carian rasmi hakmilik tanah
- Borang permohonan Pengkelasan Kos Rendah (jika berkaitan)

KELULUSAN SiFUS

25. Pengarah Tanah dan Galian Negeri bolehlah mengeluarkan SiFUS sebagaimana contoh di **LAMPIRAN G** setelah berpuas hati dengan semua dokumen yang dikemukakan sebagai lengkap dan sempurna.
26. Maklumat-maklumat yang perlu dipaparkan dalam SiFUS adalah seperti berikut;
 - Nama Pemohon
 - Pemilik Tanah
 - No. Hakmilik dan No. Lot
 - Mukim/Pekan/Bandar
 - Tarikh Permohonan
 - Formula Unit Syer
 - No. Pelan Bangunan
 - No Rujukan Fail Permohonan SiFUS
 - Ciri Keselamatan (Cth No. Siri)

KEGAGALAN MEMPEROLEHI SiFUS

27. Sekiranya SiFUS tidak diperolehi daripada PTG Negeri, maka komposit lesen dan permit tidak akan dikeluarkan kepada tuan tanah / pemaju oleh pihak berkuasa berkaitan. Dengan itu ianya juga bercanggah dengan syarat mengenai SiFUS yang telah ditetapkan di dalam syarat-syarat Perintah Pembangunan / Kebenaran Merancang.

**PANDUAN PENETAPAN PENGIRAAN UNIT SYER BAGI PERMOHONAN PECAH
BAHAGI BANGUNAN ATAU TANAH**

FORMULA UNIT SYER

Unit syer bagi petak ialah keluasan petak didarabkan dengan faktor pemberat bagi jenis petak dan faktor pemberat bagi petak lantai keseluruhan. Bagi petak aksesori, sekiranya ada, keluasan petak aksesori didarabkan dengan faktor pemberat bagi petak aksesori.

Sekiranya terdapat lebih daripada satu petak aksesori, pengiraan formula hendaklah terpakai bagi setiap petak aksesori dan kemudiannya hendaklah ditambahkan. Kedua-dua nilai bagi petak dan petak aksesori hendaklah ditambahkan bagi mendapatkan jumlah unit syer.

Formula pengiraan di atas adalah seperti yang berikut:

$$\text{Unit syer bagi petak} = (A \times F_1 \times F_2) + (B \times F_3)$$

$$\text{Unit syer bagi petak tanah} = (A \times 0.8) + (B \times F_3)$$

iaitu,

- (a) A ialah keluasan petak;
- (b) B ialah keluasan petak aksesori;
- (c) F_1 ialah pemberat bagi jenis petak seperti di Jadual A;
- (d) F_2 ialah pemberat bagi petak lantai keseluruhan seperti di Jadual B; dan
- (e) F_3 ialah pemberat bagi petak aksesori seperti di Jadual C.

Jadual A- Jenis Petak

Bil.	Jenis Petak	Tanpa penyaman udara berpusat kepada harta bersama		Dengan penyaman udara berpusat kepada harta bersama	
		Ada kemudahan lif/eskalator umum	Tiada kemudahan lif/eskalator umum	Ada kemudahan lif/eskalator umum	Tiada kemudahan lif/eskalator umum
1.	Pangsapuri/ Pejabat Kecil Pejabat Rumah (SOHO)	1.00	0.85	1.30	1.15
2.	Kompleks pejabat/ Institusi (Kolej)	1.00	0.85	1.30	1.15
3.	Kompleks Runcit	2.00	1.70	3.20	2.90
4.	Kompleks hotel/Kompleks pusat Perubatan	2.20	1.90	2.80	2.45
5.	Kompleks industri	1.00	0.85	1.45	1.30
6.	Tempat letak kenderaan (keseluruhan lantai)	0.75	0.65	0.85	0.75
7.	Kedai-rumah, kedai- pangsapuri, kedai- pejabat (dua dan lebih tingkat) (a) aras atas (b) aras bawah	1.00 0.85	0.85 0.85	1.30 1.15	1.15 1.15
8.	Petak Tanah	0.80			

Jadual B - Petak Lantai Keseluruhan

Bil.	Petak	F ₂	Asas
1.	Petak lantai keseluruhan tidak termasuk kawasan teras pengangkutan menegak (lif atau eskalator) atau ruang lantai yang mempunyai keluasan 1,000 hingga 3,000 kps	0.85	Bagi keseluruhan lantai tidak termasuk teras pengangkutan menegak
2.	Petak lantai keseluruhan termasuk kawasan teras pengangkutan menegak (lif atau eskalator) atau petak dengan ruang lantai yang mempunyai keluasan 3,000 kps ke atas	0.80	Bagi keseluruhan lantai termasuk teras pengangkutan menegak
3.	Bukan petak lantai keseluruhan yang mempunyai keluasan kurang daripada 1,000 kps	1	Tidak berkaitan

Jadual C- Petak Aksesori

Bil.	Petak Aksesori	F ₃	Asas
1.	Di luar bangunan	0.25	Untuk menggambarkan suatu kawasan terbuka atau tertutup yang tidak didiami di luar bangunan
2.	Di dalam bangunan	0.50	Untuk menggambarkan suatu kawasan terbuka atau tertutup yang tidak didiami di dalam bangunan

Nota:

- i. keluasan adalah dinyatakan dalam meter persegi.
- ii. Jadual A dibezakan dengan kemudahan lif atau eskalator untuk kegunaan bersama dengan kemudahan penyaman udara berpusat **yang merupakan harta bersama.**
- iii. Jadual B tidak terpakai kepada jenis petak kedai-rumah, kedai-pangsapuri, kedai-pejabat dan dupleks (setiap petak terdiri daripada dua tingkat).
- iv. unit syer hendaklah dinyatakan sebagai suatu nombor bulat dan apa-apa pecahan atau perpuluhan hendaklah dibulatkan kepada nombor bulat yang terdekat (contoh: $109.4=109$, $146.8=147$, $82.5=83$).

AKTA HAKMILIK STRATA 1985
KAEDAH-KAEDAH HAKMILIK STRATA 2015
(subkaedah 9(2))

BORANG B
PERMOHONAN SIJIL FORMULA UNIT SYER

Kepada PTG Negeri _____
Saya _____
beralamat di _____

Pemilik asal bagi tanah yang berikut :

- i. No Hakmilik _____
- ii. No. Lot/PT _____
- iii. Bandar/Pekan/Mukim _____
- iv. Luas _____

Butiran Projek/Skim

- i. Nama Pemaju _____
- ii. Nama Skim _____
- iii. Jenis Kegunaan Petak _____
- iv. Bilangan Petak _____
- v. Jurukur Tanah Berlesen _____
- vi. Arkitek/Jurutera _____

Dokumen/Maklumat Yang Wajib Dilampirkan

- i. Salinan Perintah Pembangunan/Kebenaran Merancang yang telah diluluskan;
- ii. Salinan Pelan Bangunan yang telah diluluskan;
- iii. Surat lantikan Jurukur Tanah Berlesen (JTB);
- iv. Resit bayaran upah ukur strata yang telah didepositkan di Lembaga Jurukur Tanah;
- v. Carian rasmi hakmilik tanah;
- vi. Formula Unit Syer;

- vii. Dokumen Perkiraan Unit Syer (*softcopy Excel Spreadsheet*);
- viii. Jadual Petak yang diperakui oleh JTB dan Arkitek/Jurutera (jika berkaitan);
- ix. Resit bayaran premium (jika berkenaan);
- x. Resit Cukai Tanah tahun semasa;
- xi. Borang permohonan bagi pengkelasan sebagai bangunan kos rendah (jika berkaitan);
- xii. Dokumen-dokumen lain yang dikehendaki oleh PTG (jika perlu).

Perakuan Jurukur Tanah Berlesen

Saya mengaku bahawa semua maklumat yang dikemukakan adalah benar.
Tandatangan Nama Merterai Syarikat/No. Kad Pengenalan Tarikh

Perakuan Pemilik Asal

Saya mengaku bahawa semua maklumat yang dikemukakan adalah benar.
Tandatangan Nama Merterai Syarikat/No. Kad Pengenalan Tarikh

Untuk Kegunaan Pejabat Sahaja

A. Kepada Pengarah Tanah dan Galian

Permohonan didapati teratur/tidak teratur

Ketua Penolong Pengarah/
Penolong Pengarah

**SENARAI SEMAK PERMOHONAN SIJIL FORMULA UNIT SYER (SIFUS)
PTG PERAK**

Bil.	Perkara	Bil. Salinan	Pemohon (/)	Pejabat (/)	Catatan
1.	Surat permohonan daripada pemohon.	1	<input type="text"/>	<input type="text"/>	
2.	Borang permohonan [Borang B(Sub Kaedah 9(2))]	2	<input type="text"/>	<input type="text"/>	
3.	<u>Bayaran permohonan</u> Amaun :RM 500.00-bagi setiap permohonan No. Resit : Tarikh : (Sekiranya terdapat pindaan pada pelan bangunan yang telah diluluskan oleh PBT atau perubahan unit syer atau kedua-duanya sekali Pemilik Asal / Pemaju dikehendaki mengemukakan permohonan Sifus yang baru)		<input type="text"/>	<input type="text"/>	
4.	Salinan Perintah Pembangunan / Kebenaran Merancang yang telah diluluskan	2	<input type="text"/>	<input type="text"/>	
5.	Salinan Pelan Bangunan yang telah diluluskan oleh Pihak Berkuasa Tempatan	2	<input type="text"/>	<input type="text"/>	
6.	Surat Lantikan Jurukur Tanah Berlesen	1	<input type="text"/>	<input type="text"/>	
7.	Resit Bayaran upah ukur strata yang telah didepositkan di Lembaga Jurukur Tanah	1	<input type="text"/>	<input type="text"/>	
8.	<u>Salinan Dokumen Hakmilik Keluaran</u> GERAN / GM / PN / PM No.:	1	<input type="text"/>	<input type="text"/>	
9.	Carian Rasmi hakmilik tanah	1	<input type="text"/>	<input type="text"/>	
10.	Formula Unit Syer berserta justifikasi	1	<input type="text"/>	<input type="text"/>	
11.	Dokumen Perkiraan Unit Syer (<i>softcopy Excel Spreadsheet</i>)-CD	1	<input type="text"/>	<input type="text"/>	
12.	Jadual Petak yang diperakui oleh Jurukur dan Arkitek/ Jurutera (jika berkaitan)	2	<input type="text"/>	<input type="text"/>	

13.	Resit bayaran premium (jika berkaitan)	1	<input type="text"/>	<input type="text"/>	
14.	Resit Cukai tanah tahun semasa	1	<input type="text"/>	<input type="text"/>	
15.	Borang permohonan bagi pengkelasan sebagai bangunan kos rendah (jika berkaitan)	1	<input type="text"/>	<input type="text"/>	
16.	Butiran / Perakuan Jurukur Tanah Berlesen (Cth Nama syarikat, No. Lesen, No. Pendaftaran Syarikat)	1	<input type="text"/>	<input type="text"/>	
17.	Butiran / Perakuan Arkitek/Jurutera (Cth Nama syarikat, No. Lesen, No. Pendaftaran Syarikat)	1	<input type="text"/>	<input type="text"/>	
18.	Salinan Memorandum And Articales Of Association (M&A) dan Borang 24 & 49 bagi syarikat – Jika Berkaitan.	1	<input type="text"/>	<input type="text"/>	
19.	Salinan Surat Kuasa Wakil (Power Of Attorney) – Jika Berkaitan.	1	<input type="text"/>	<input type="text"/>	
20.	Dokumen-Dokumen lain yang dikehendaki oleh PTG (jika perlu)	1	<input type="text"/>	<input type="text"/>	
	Tandatangan				

AKTA HAKMILIK STRATA 1985

BORANG 10

[Seksyen 8A dan 20A]

PERMOHONAN BAGI SIJIL CADANGAN PELAN STRATA

Kepada Pengarah Ukur,

Saya,
beralamat
pemilik bagi tanah yang berikut:

Daerah :
*Bandar/Pekan/Mukim :
No. Lot :
Perihal dan No. Hakmilik :
Luas :

dengan ini memohon bagi sijil cadangan pelan strata untuk permohonan bagi pecah bahagian di bawah seksyen 9 atau 20B Akta bagi—

- (a) *bangunan;
- (b) *bangunan dan tanah;
- (c) *tanah;

*berserta dengan pengeluaran hakmilik strata sementara bagi blok/blok-blok sementara.

2. Pecah bahagian tersebut adalah untuk dijadikan—
- (a) petak (jika ada);
 - (b) petak tanah (jika ada);
 - (c) petak aksesori (jika ada);
 - (d) blok/blok-blok sementara (jika ada),
- sebagaimana yang dinyatakan dalam jadual yang dilampirkan.

3. Sebagaimana yang dikehendaki oleh seksyen 8A atau 20A Akta, mengikut mana-mana yang berkenaan, kini saya kemukakan—

- (a) fi yang ditetapkan sebanyak RM.....;
- (b) salinan asal pelan/pelan-pelan bangunan yang diluluskan bagi setiap bangunan yang hendak dipecah bahagi atau pelan yang dikehendaki di bawah perenggan 8A(1)(c) atau 20A(1)(c) Akta *dan bangunan/bangunan-bangunan yang hendak dipecah bahagi yang berkaitan dengan petak tanah, *dan untuk bangunan/bangunan-bangunan yang berkaitan dengan blok/blok-blok sementara;
- (c) pelan strata yang dicadangkan yang diperakui oleh juruukur tanah di bawah perenggan 8A(1)(d) atau 20A(1)(d) Akta;
- (d) perakuan oleh Arkitek Profesional atau Jurutera Profesional di bawah perenggan 8A(1)(e) atau 20A(1)(e) Akta;
- (e) salinan yang diperakui sah bagi *hakmilik tetap bagi lot tersebut/hakmilik strata sementara;
- (f) salinan yang diperakui sah dokumen yang memperakukan peringkat struktur utama, jika berkenaan;
- (g) salinan yang diperakui sah perakuan siap dan pematuhan atau sijil layak menduduki, jika berkenaan; dan
- (h) salinan yang diperakui sah jadual petak atau jadual petak yang dipinda yang difailkan dengan Pesuruhjaya, jika berkenaan.

4. Saya mengaku janji bahawa—

- (a) semua dokumen yang disertakan adalah lengkap dan telah memenuhi kehendak Akta;
- (b) lot tersebut telah diukur semula sebagaimana yang ditunjukkan dalam pelan no. yang diperakui (jika berkenaan); dan
- (c) semua bayaran kepada agensi yang berkaitan akan dibayar.

Bertarikh pada.....

.....
Tandatangan Pemilik Asal

**Potong mana-mana yang tidak berkenaan*

(Hendaklah dilampirkan dalam seberapa banyak helaian yang perlu)

JADUAL PETAK DAN BLOK SEMENTARA (JIKA ADA)

<i>Bangunan/ Blok sementara/Petak tanah</i>	<i>Senarai tingkat</i>	<i>Senarai petak/ Petak tanah</i>	<i>Luas setiap petak/Blok sementara/Petak tanah</i>
(1)	(2)	(3)	(4)
BANGUNAN/ BANGUNAN- BANGUNAN Gunakan M1, M2, <i>dsb.</i> untuk menandakan bangunan siap			
M1	No. Tingkat	Petak Petak Petak .....	...............
	No. Tingkat	Petak Petak Petak .....	...............
M2	No. Tingkat	Petak Petak Petak .....	...............
	No. Tingkat	Petak Petak Petak .....	...............
<i>dsb.</i>			
BLOK/BLOK-BLOK SEMENTARA Gunakan P1, P2, <i>dsb.</i> untuk menandakan blok-blok sementara.			
P1 ... ..	—	—	.....
P2 ... ..	—	—	.....
<i>dsb.</i>			

PETAK-PETAK TANAH Gunakan L1, L2, dsb. untuk menandakan petak-petak tanah. L1-L [Nyatakan petak tanah pertama dan terakhir]	—	L .....	.....
		L .....	.....
		L .....	.....
BLOK/BLOK-BLOK SEMENTARA (PETAK TANAH) Gunakan PL1, PL2, dsb. untuk menandakan blok-blok sementara (petak tanah). PL1 PL2 dsb.	— —	— —	..... .....
		JUMLAH	.....

SENARAI PETAK AKSESORI

<i>+Petak Aksesori</i>	<i>++Lokasi Petak Aksesori</i>	<i>Petak atau Blok Sementara yang Petak Aksesori itu Bersangkutan</i>	<i>Tujuan</i>	<i>Luas Petak Aksesori</i>

- * *Potong mana-mana yang tidak berkenaan.*
- + *Bagi tujuan mengenal pasti petak aksesori, tambah huruf A kepada nombor petak aksesori.*
- ++ *Jika petak aksesori ditempatkan dalam suatu bangunan, tunjukkan lokasi itu dengan membuat rujukan kepada nombor bangunan dan nombor tingkatnya.*




SIJIL CADANGAN PELAN STRATA
(Dikeluarkan di bawah Seksyen 8A(8)(a), Akta Hakmilik Strata 1985)

Adalah diperakui bahawa permohonan yang dinyatakan di bawah berserta dengan butiran permohonan telah memenuhi kehendak Seksyen 8A, Akta Hakmilik Strata 1985 bagi tujuan Pecah Bahagi Bangunan.

Nama Pemilik Asal : **SERI NOVA DEVELOPMENT SDN. BHD.**
Nama Pemaju : **SERI NOVA DEVELOPMENT SDN. BHD.**
Nama Jurukur Tanah Berlesen : **ANG TUNE HOE**
Daerah : **Ulu Langat**
Mukim : **Beranang**
Seksyen : **-**
No. Lot : **44339**
No. Hakmilik : **GM2194**
No. Skim : **13103**
Bil. Petak : **24**
Bil. Petak Tanah : **0**
Bil. Petak Aksesori : **48**
Bil. Petak Kos Rendah : **0**
Bil. Petak Aksesori Kos Rendah : **0**
Bil. Blok Sementara Bangunan : **0**
Bil. Blok Sementara Petak Tanah : **0**

Permohonan ini adalah didapati **TERATUR** dan sijil ini hanya sah bagi Cadangan Pelan Strata, CPS 165605-1 hingga CPS 165605-5.


SR MOHAMAD ZIKRI BIN MAT ISA
Pengarah Ukur dan Pemetaan Selangor
Tarikh : 12/06/2019





PEJABAT TANAH DAN GALIAN SELANGOR
TINGKAT LG.G.2.3.4.
BANGUNAN SULTAN SALAHUDDIN ABDULAZIZ SHAH
40576 SHAH ALAM
SELANGOR DARUL EHSAN

Telefon : 603-5544 7000
No. Faks : 603-5510 2658 / 5520 3628
E-mail : ptgs@selangor.gov.my
URL : http://ptg.selangor.gov.my
Hotline : 1800-8-82624 (Tanah)

Bil (5) dlm.
PTG.SEL.51/1/1-HL/75-19
Tarikh : 08/10/2019

Pengarah Ukur Negeri Selangor,
Jabatan Ukur dan Pemetaan Selangor,
Tingkat 16.02 & 17, Plaza Masalam,
No.2, Jalan Tengku Ampuan Zabedah E 9/E,
40000 SHAH ALAM

Tuan,

Kelulusan Permohonan Pecah Bahagi Bangunan Bagi Hakmilik Berikut :-
No Fail : PTG.SEL.51/1/1-HL/75-19
Nama : SERI NOVA DEVELOPMENT SDN.BHD
No Hakmilik Kekal : GM 2194
No Lot : 44339
Mukim/Pekan/Bandar : MUKIM BERANANG
Daerah : HULU LANGAT



Permohonan untuk memecah bahagi bangunan seperti di atas bagi Hakmilik GM 2194 Lot 44339 Mukim Beranang Daerah Hulu Langat kepada 24 petak telah diluluskan oleh TPTG pada 04/10/2019.

2. Untuk maklumat pihak tuan, merujuk kepada Sijil Pelan Cadangan Strata yang telah dikeluarkan oleh pihak tuan No. Rujukan PUBLSELB223_2018, No. Siri 299 bertarikh 12/08/2019 adalah berkaitan.

3. Bersama-sama ini juga disertakan salinan Dokumen Hakmilik Keluaran dan salinan-salinan tambahannya untuk rujukan dan tindakan tuan selanjutnya. Diperakukan mengikut kehendak Seksyen 13 Akta Hakmilik Strata 1985.

Sekian, terima kasih.

**SELANGOR MAJU BERSAMA
BERKHIDMAT UNTUK NEGARA**

Saya yang menurut perintah,

**MOHD ALIHANAFI BIN MOHD YUNUS
KETUA PENOLONG PENGARAH**

Seksyen	Tindakan
TPU (I)	<input type="checkbox"/>
TPU (II)	<input type="checkbox"/>
TPU (III)	<input type="checkbox"/>
PPU (PDUK)	<input type="checkbox"/>
PPU (PPK)	<input type="checkbox"/>
PPU (SSM)	<input checked="" type="checkbox"/>
PPU (KP)	<input type="checkbox"/>
PPU (HM)	<input type="checkbox"/>
PTM	<input type="checkbox"/>
JUDR	<input type="checkbox"/>
JUDT	<input type="checkbox"/>
JUDU	<input type="checkbox"/>
KSKP	<input type="checkbox"/>
PPT	<input type="checkbox"/>

*Pn. Zannah
- Siba upload
12/11/19*

*Untuk tindakan
TK- 2/10/19*

CADANGAN PELAN STRATA
PECAH BAHAGI BANGUNAN
WILAYAH PERSEKUTUAN KUALA LUMPUR
SEKSYEN 37
LOT 68 (PA 116030)
NOMBOR HAK MILIK GRN 73
KELUASAN LOT 5400sq
NOMBOR SKM 1234
SKALA 1:2000

Saya, _____ seorang Juruter Teknik yang disenaraikan di bawah Akta Juruter Teknik Berkuatkuasa 1992 (Akte 452) memperakui memuat dan mempersembahkan kepada Pihak Berkuasa yang berkenaan dengan perkara ini bahawa saya adalah memegang pelan tersebut.

(i) saya telah membuat perbandingan pelan ini dengan pelan bangunan yang ditunjukkan yang disenaraikan oleh Akta Perlesenan atau Undang-Undang Perlesenan yang berkaitan dengan perkara ini, dan saya telah mendapati bahawa pelan ini adalah memegang pelan tersebut.

(ii) saya telah memeriksa pelan ini, dan saya mendapati bahawa pelan ini adalah memegang pelan tersebut.

(iii) bangunan yang disenaraikan adalah betul-betul sesuai dengan pelan ini.

(iv) setiap petak yang disenaraikan ini mempunyai:

- (a) pelan masa yang memuatkan yang tidak melebihi nilai petak yang disenaraikan.
- (b) pelan perincian bilik-bilik yang memuatkan yang tidak melebihi harta bersama dan
- (c) kebolehgunaan bilik-bilik tersebut sebagaimana yang ditunjukkan di atas pelan ini.

Ditandatangani dan disahkan oleh saya pada tarikh _____ di _____.

Juruter Teknik yang disenaraikan di bawah Akta 1992

CPS 123451-01

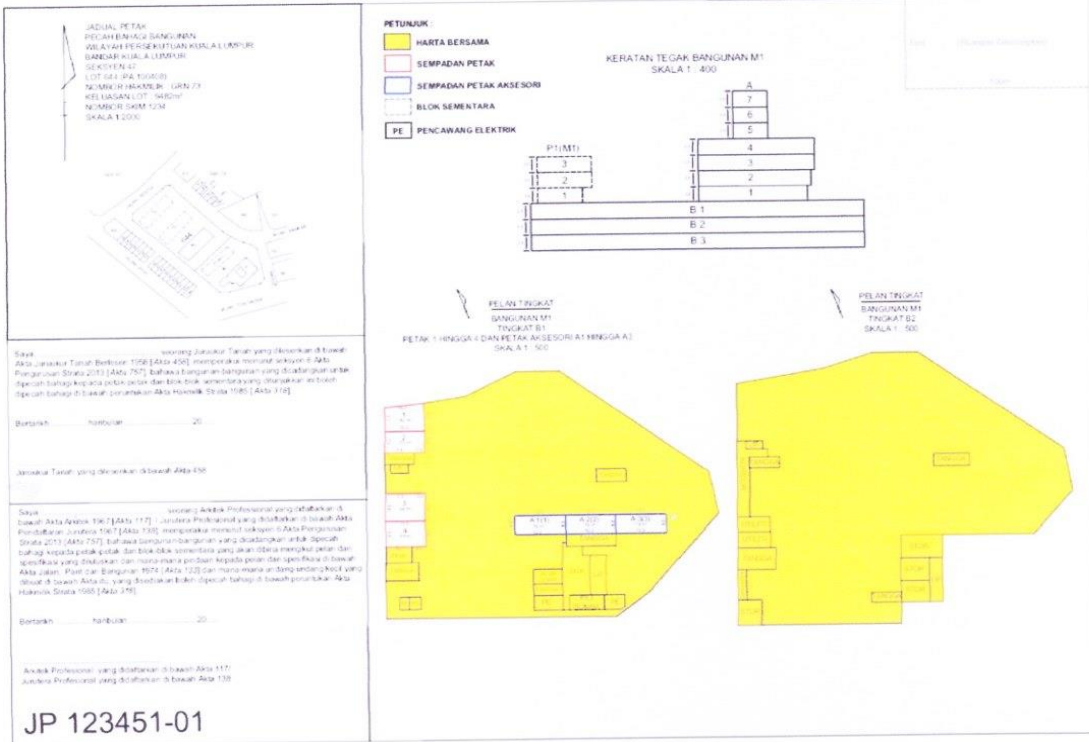
PETUNJUK :

- HARTA BERSAMA**
- SEMPADAN PETAK**
- SEMPADAN PETAK AKSESORI**
- BLOK SEMENTARA**
- PE** - PENCAWANG ELEKTRIK

KERATAN TEGAK BANGUNAN M1
SKALA 1 : 400

PELAN TINGKAT BANGUNAN M1
TINGKAT M1
PETAK 1 HINGGA 4 DAN PETAK AKSESORI HINGGA A1
SKALA 1 : 500

PELAN TINGKAT BANGUNAN M1
TINGKAT B2
SKALA 1 : 500



AKTA HAKMILIK STRATA 1985

Borang 4

[Seksyen 16]

HAKMILIK STRATA

NO. HAKMILIK	NO. BANGUNAN	NO. TINGKAT	NO. PETAK
GERAN 166455	M 1	BI - 13	I

Cukai :

*Pegangan untuk selama-lamanya/~~Pegangan untuk tempoh~~.....
yang berakhir pada.....

Negeri : PERAK DARUL RIDZUAN
Daerah : LARUT DAN MATANG
*Bandar/Pekan/Mukim : BANDAR TAIPING
No. Lot : 20026
Luas Petak : 7247
Petak Aksesori : -
Jumlah Luas Petak Aksesori : -
Unit Syer Petak : 12755
No. Pelan Strata yang Diperakui : PA (B) 140015-01, 140015-02, 140015-04, 140015-06,
140015-08, 140015-10 HINGGA 140015-18
No. Buku Daftar Strata : 466

*Di dalam Kawasan Rizab Melayu/Kawasan Orang Asli/Kawasan Rizab Orang Asli/Kawasan Penempatan Berkelompok/Lain-lain (Sila nyatakan)
No. Pemberitahuan Warta bertarikh

Petak dan petak aksesori (jika ada) yang tersebut di atas yang terletak di atas tanah ini adalah dipegang bagi tempoh hakmilik itu sepenuhnya oleh pemilik yang pada masa itu dinamakan dalam rekod ketuanpunyaan di dalamnya, tertakluk kepada peruntukan Akta, kepada peruntukan kaedah-kaedah yang dibuat di bawahnya dan terutama sekali kepada memorial, pengendorsan dan catatan lain. Apa-apa urusan niaga berhubung dengan hakmilik strata ini adalah tertakluk kepada sekatan dan syarat yang dinyatakan di dalamnya.

Menurut kuasa hakmilik ini, pemilik tersebut juga menikmati hak mengundi dalam perbadanan pengurusan yang berkadar dengan unit syer bagi petak ini sebagaimana yang dinyatakan, berhubung dengan keseluruhan jumlah unit syer.

Bertarikh pada ⁹ MEI 2017




.....
Pendaftar

SYARAT NYATA
SEKATAN KEPENTINGAN
REKOD PERBADANAN PENGURUSAN
REKOD KETUANPUNYAAN
REKOD URUSAN
PERKARA LAIN YANG MELIBATKAN HAKMILIK

SYARAT NYATA
Perniagaan- Tapak Bangunan Perniagaan

SEKATAN KEPENTINGAN
Tiada

REKOD PERBADANAN PENGURUSAN
PERBADANAN PENGURUSAN
CENTRE POINT, 
No. 67, Taiping Centre Point, Suisur Land,
34000 Taiping,
PERAK DARUL RIDZUAN.



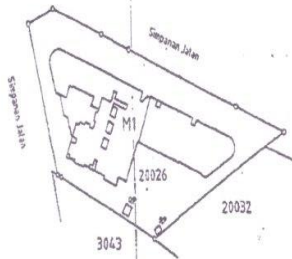

Pendaftaran Hakmilik,
Negeri Perak.

REKOD KETUANPUNYAAN
HANDAL YAKIN SDN. BHD.
No. 3, Persiaran Taiping,
34000 Taiping,
PERAK DARUL RIDZUAN.




Pendaftaran Hakmilik,
Negeri Perak.

NEGERI PERAK
 DAERAH LARUT & MATANG
 BANDAR TAPING
 LOT 20026 (PA136330)
 NOMBOR HAK MILIK: GERAN 166655
 KELUASAN LOT: 9094m²
 NO SKIM: 2515
 SKALA 1:1500
 NOTA:
 RP - RUMAH PAH



Saya, LEE BOON CHENG seorang berakur Tanah yang diletak di bawah Akta Jambak Tanah Berlesen 1968 (AJBT 1968), memperini bahawa pengikatan di atas tanah ini telah dibuatkan, telah dipatikan atau di atas tanah oleh saya atau di bawah arahan saya sendiri secara langsung di lapangan semesta-mata mengikut Peraturan-peraturan Jambak Tanah Berlesen, dan bahawa selan ini secara tepat mewakili pengikatan yang telah disempurnakan pada 19 hari bulan Disember 2015.

Bahawa saya bertanggungjawab sepenuhnya ke atas salah belakunya skema ini.

Sertai pada 21 hari bulan Februari 2017.

[Signature]

Jambak Tanah Yang Diletak di bawah Akta 1968

FAK UKUR PUBLIK 14_2016

FAK PTGPK 15/11/S-KDNCK JLD.1

LEMBAR PIAWA: 484

BK 99515

DILULUSKAN OLEH

SR JOHN ELYS KOH SIS, PPT
 PENGARAH UKUR DAN PEMETAAN
 PERAK

Tarikh: 04/04/2017

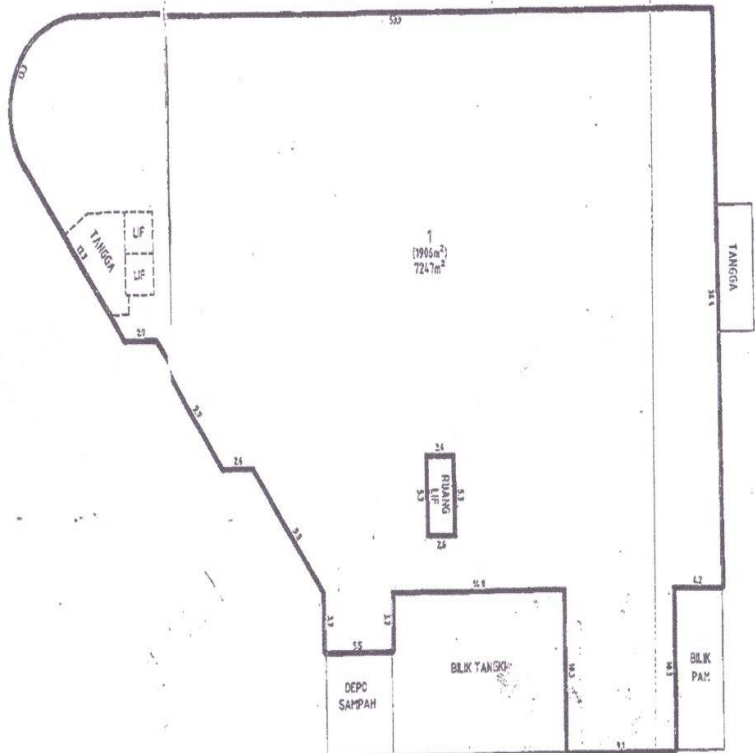
PA(B) 140015-01

KERATAN TEGAK BANGUNAN M1
 SKALA 1:750

1.4	12	3.4	13
1.2	11		
1.2	10		
3.2	9		
3.2	8		
3.2	7		
1.2	6		
4.2	5		
4.5	4	2.0	6
1.0	3		
2.0	2		
4.2	1		
3.2	0		

Acalah di atas bahawa ini adalah skema plan yang telah digambar mengikut skema 3 Akta Plan dan Dekuman Tanah dan Lombong (Sahaja Fotografi) 1950 (Dinekat 1968)

PELAN TINGKAT
 BANGUNAN M1
 TINGKAT B1
 PE'AK 1
 SKALA 1:200



JADUAL STRATA
Bangunan M1: JP 140668-01 hingga JP 140668-23

Tingkat	Petak	Keluasan (m ²)	Kegunaan	JP	F ₁	F ₂	(Ax ₁ F ₁ x ₂ F ₂)	Petak Aksesori	Keluasan (m ²)	Kegunaan	JP	F ₃	Bx ₃ F ₃	UNIT SYER (Ax ₁ F ₁ x ₂ F ₂) + (Bx ₃ F ₃)	UNIT SYER
1				140668-01											
2				140668-02											
3				140668-03											
4				140668-04											
5				140668-05											
6				140668-06											
7	1	68	Service Apartment	140668-07	1	1	68	A335	12	Tempat Letak Kenderaan	140668-06	0.5	6	74.5	75
								A336	1	Tempat Letak Pendingin Hawa	140668-07	0.5	0.5		
	2	97	Service Apartment		1	1	97	A333	12	Tempat Letak Kenderaan	140668-06	0.5	6	110	110
								A334	12	Tempat Letak Kenderaan	140668-06	0.5	6		
								A337	2	Tempat Letak Pendingin Hawa	140668-07	0.5	1		
	3	79	Service Apartment		1	1	79	A302	12	Tempat Letak Kenderaan	140668-06	0.5	6	86	86
								A338	2	Tempat Letak Pendingin Hawa	140668-07	0.5	1		
	4	79	Service Apartment		1	1	79	A303	12	Tempat Letak Kenderaan	140668-06	0.5	6	86	86
								A339	2	Tempat Letak Pendingin Hawa	140668-07	0.5	1		
	5	79	Service Apartment		1	1	79	A304	12	Tempat Letak Kenderaan	140668-06	0.5	6	86	86
								A340	2	Tempat Letak Pendingin Hawa	140668-07	0.5	1		
	6	97	Service Apartment		1	1	97	A233	12	Tempat Letak Kenderaan	140668-05	0.5	6	110	110
								A234	12	Tempat Letak Kenderaan	140668-05	0.5	6		
A341				2				Tempat Letak Pendingin Hawa	140668-07	0.5	1				
7	131	Service Apartment	1	1	131	A229	12	Tempat Letak Kenderaan	140668-05	0.5	6	156	156		
						A230	12	Tempat Letak Kenderaan	140668-05	0.5	6				
						A231	12	Tempat Letak Kenderaan	140668-05	0.5	6				
						A232	12	Tempat Letak Kenderaan	140668-05	0.5	6				
						A342	2	Tempat Letak Pendingin Hawa	140668-07	0.5	1				
8	102	Service Apartment	1	1	102	A263	12	Tempat Letak Kenderaan	140668-06	0.5	6	115	115		
						A265	12	Tempat Letak Kenderaan	140668-06	0.5	6				
						A343	2	Tempat Letak Pendingin Hawa	140668-07	0.5	1				
9	102	Service Apartment	1	1	102	A264	12	Tempat Letak Kenderaan	140668-06	0.5	6	115	115		
						A266	12	Tempat Letak Kenderaan	140668-06	0.5	6				
						A344	2	Tempat Letak Pendingin Hawa	140668-07	0.5	1				
10	102	Service Apartment	1	1	102	A267	12	Tempat Letak Kenderaan	140668-06	0.5	6	115	115		
						A269	12	Tempat Letak Kenderaan	140668-06	0.5	6				
						A345	2	Tempat Letak Pendingin Hawa	140668-07	0.5	1				
11	102	Service Apartment	1	1	102	A268	12	Tempat Letak Kenderaan	140668-06	0.5	6	115	115		
						A270	12	Tempat Letak Kenderaan	140668-06	0.5	6				
						A346	2	Tempat Letak Pendingin Hawa	140668-07	0.5	1				
12	92	Service Apartment	1	1	92	A271	12	Tempat Letak Kenderaan	140668-06	0.5	6	105	105		
						A273	12	Tempat Letak Kenderaan	140668-06	0.5	6				
						A347	2	Tempat Letak Pendingin Hawa	140668-07	0.5	1				
13	65	Service Apartment	1	1	65	A257	12	Tempat Letak Kenderaan	140668-05	0.5	6	71.5	72		
						A348	1	Tempat Letak Pendingin Hawa	140668-07	0.5	0.5				



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LEMBAGA JURUKUR TANAH
MALAYSIA

BORANG PENDAFTARAN KERJA UKUR - LJT700

LJT700 No :

UNTUK TINDAKAN LJT SAHAJA	
Rujukan LJT	
No Resit Rasmi	
No Sijil Akuan	
Dikeluarkan Pada	
GST / SST	0.00/50,413.06
Bayaran Ukur	RM840,217.74
Bil Lot	1

Bil Petak	665
Bil Tanah	0
Pelan Tidak Lulus	
Pelan Tiada Tandatangan JTB	
Tiada Pelan Precomp JTB	
VA	
Online	
EFT	

Maklumat Kerja Ukur	
No Siri :	
No LS :	
Nama Firma :	
Nama JTB :	
Alamat JTB :	
Rujukan JTB :	
No Pendaftaran GST :	
Rujukan Pejabat Tanah :	-
Jenis Kadar :	PU (PINDAAN) 2019
Pengiraan Ukur Bagi :	Anggaran
Status :	RESUBMITTED

Maklumat Lot	
Negeri :	PERAK
Daerah :	KINTA
Bandar / Pekan / Mukim :	IPOH (IPOH UTARA) - BANDAR
Seksyen :	
Lot No :	

Maklumat Tuan Tanah / Wakil Rasmi	
Kategori :	PRIVATE ORGANIZATION
Nama Tuan Tanah / Wakil Rasmi :	
No Pendaftaran GST :	
Alamat Tuan Tanah / Wakil Rasmi :	
Poskod :	30010
Daerah :	KINTA
Negeri :	PERAK

Akuan & Tandatangan	
Saya _____	Jurukur Tanah Berlesen,
dengan ini menjalankan kerja ukur Hakmilik Tanah seperti maklumat di atas dan mengakui bahawa maklumat mengenai kerja ukur, pengiraan upah dan tuntutan bayaran ukur yang saya berikan dalam borang yang ditandatangani ini adalah benar, betul dan lengkap.	
Tandatangan JTB	Cop JTB
Tarikh dan Masa Penghantaran :	



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LEMBAGA JURUKUR TANAH
MALAYSIA

BORANG PENDAFTARAN KERJA UKUR - LJT700

LJT700 No :

Schedule Of Parcel & Share Unit

Usage Type	Unit	Unit Charge	Parcel Qty	Amount
CERTIFICATION OF SIFUS(OTHER)	PARCEL	100.00	253	10,000.00
DETERMINE OF SHARE UNIT AND SHARE UNIT FORMULA (OTHER - PARCEL)	PARCEL	180.00	253	45,540.00
DETERMINE OF SHARE UNIT AND SHARE UNIT FORMULA (OTHER - ACCESSORY PARCEL)	PARCEL ACCESSORY	100.00	412	41,200.00
PREPARATION OF SCHEDULE OF PARCEL (OTHER)	PARCEL	100.00	253	10,000.00
TOTAL			1,171	106,740.00

Certificate Of Building / Land Strata Scheme

Survey Item	Quantity	Unit	Unit Price	Amount
OTHER PURPOSE	1	OTHERS	10,000.00	10,000.00
TOTAL			10,000.00	10,000.00

Include Re-Preparation Of Plan (Amendments To The Building Plan) ? : NO

Survey Of Land For Certification

Survey Item	Quantity	Unit	Unit Price	Amount
CERTIFICATION FEE	1	OTHERS	3,500.00	3,500.00
SURVEY OF LAND FOR CERTIFICATION <200 SQ METERS	1	SQUARE METER	3,500.00	3,500.00
SURVEY OF LAND FOR CERTIFICATION >200 SQ METERS	3648	SQUARE METER	2.60	9,484.80
RE-ESTABLISHMENT OF OLD BOUNDARY MARKS FOUND MISSING OR OUT OF POSITION	6	BOUNDARY MARK	500.00	3,000.00
TOTAL				19,484.80

Parcel / Land Parcel / Provisional Block

Survey Item	Type	Area Size (Max)	Quantity	Unit	Unit Price	Amount
FLOOR AREA OF PARCEL/LAND PARCEL/ PROVISIONAL BLOCK (OTHER)	PARCEL	55.0000	74	PARCEL	825.00	61,050.00
FLOOR AREA OF PARCEL/LAND PARCEL/ PROVISIONAL BLOCK (OTHER)	PARCEL	65.0000	4	PARCEL	825.00	3,300.00
FLOOR AREA OF PARCEL/LAND PARCEL/ PROVISIONAL BLOCK (OTHER)	PARCEL	68.0000	1	PARCEL	825.00	825.00
FLOOR AREA OF PARCEL/LAND PARCEL/ PROVISIONAL BLOCK (OTHER)	PARCEL	79.0000	121	PARCEL	825.00	99,825.00
FLOOR AREA OF PARCEL/LAND PARCEL/ PROVISIONAL BLOCK (OTHER)	PARCEL	102.0000	4	PARCEL	1,765.00	7,060.00
FLOOR AREA OF PARCEL/LAND PARCEL/ PROVISIONAL BLOCK (OTHER)	PARCEL	92.0000	1	PARCEL	825.00	825.00
FLOOR AREA OF PARCEL/LAND PARCEL/ PROVISIONAL BLOCK (OTHER)	PARCEL	97.0000	32	PARCEL	825.00	26,400.00
FLOOR AREA OF PARCEL/LAND PARCEL/ PROVISIONAL BLOCK (OTHER)	PARCEL	100.0000	15	PARCEL	825.00	12,375.00
FLOOR AREA OF PARCEL/LAND PARCEL/ PROVISIONAL BLOCK (OTHER)	PARCEL	131.0000	1	PARCEL	1,765.00	1,765.00
AREA OF ANY COMMON PROPERTY OR PART THERE OF(OTHERS)	PARCEL	27,820.0000	0	SQUARE METER	5.50	153,010.00
TOTAL						366,435.00

Azimuth Connection and Controls

Survey Item	Unit of Measure	Unit Charge (RM)	Quantity	Amount (RM)
Total Azimuth Connections and Control Charges				

Accessory Parcel

Usage Type	Area Size	Unit	Unit Charge	Parcel Qty	Amount
FLOOR AREA OF ACCESSORY PARCEL (OTHERS)	12.0000	SQUARE METER	350.00	412	144,200.00
TOTAL				412	144,200.00

Include Re-Survey of Parcel, Accessory Parcel Re-preparation of Plan (Amendments) : NO



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LEMBAGA JURUKUR TANAH

MALAYSIA

BORANG PENDAFTARAN KERJA UKUR - LJT700

LJT700 No :

Provisional Block Charges

Bilangan Anggaran Blok :	0
Nilai Anggaran Blok (RM) :	0.00

Survey Type	Survey Item	Area Size	Unit	Unit Charge	Quantity	Amount
Total Provisional Block Charges						

Azimuth Connection and Controls

Survey Type	Survey Item	Unit	Unit Charge	Quantity	Amount
Total Azimuth Connections and Control Charges					

Survey Of Land And Existing Building

Survey Item	Quantity	Unit	Unit Price	Amount
TOTAL				

Additional Charges

Usage Type	Amount
PROFESSIONAL CONSULTATION	64,685.98
DIGITAL DATA	128,671.96
TOTAL	193,357.94



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LEMBAGA JURUKUR TANAH
MALAYSIA

BORANG PENDAFTARAN KERJA UKUR - LJT700

LJT700 No :

Maklumat Pertaruhan Bayaran Ukur

Jumlah Bayaran Ukur (RM) :	840,217.74
GST (RM) :	0.00
SST (RM) :	50,413.06
JUMLAH (RM) :	890,630.80

Maklumat Bayaran (bayaran atas 'Lembaga Jurukur Tanah')

(dikepalkan bersama)

Jenis Bayaran	Bank	Cawangan	No Cek/Bank Draf*	Amount (RM)
CASH				180,668.52
ON-LINE				731,045.68
JUMLAH				911,714.20

Maklumat Levy

Levi keatas Upah Ukur (RM) :	16,804.35
Levi keatas Pemulangan Upah Ukur (RM) :	421.67
JUMLAH (RM) :	17,226.02

Maklumat Tuntutan Bayaran

Akta Hakmilik Strata (Pindaan 2013) :	YES
Tuntutan Bayaran 10% Bayaran Upah Ukur (RM) :	84,021.77
Tuntutan Pulangan GST (RM) :	0.00
Tuntutan Pulangan SST (RM) :	50,413.06
JUMLAH (RM) :	134,434.83

Maklumat GST

GST Bagi Bayaran Upah Ukur (RM) :	0.00
GST bagi Refund (RM) :	0.00

Maklumat Pemulangan Upah Ukur

Jumlah yang perlu dipulangkan kepada LS (RM) : 21,083.40 (setelah ditolak levi)

Bayar Kepada	Penerima	Fi Ukur	Levi Fi Ukur	Jumlah (98%)	Catatan
PAY TO CLIENT		21,083.40	421.67	20,661.73	