

LAND LAW AND SURVEY REGULATION (SBEU 3323)

WEEK 8 & 9 - STRATA (SUBSIDIARY
TITLES) ORDINANCE 2019
SARAWAK

Sr DR. TAN LIAT CHOON

07-5543157

016-4975551

Outline

- Strata Development
- Strata Legislation
- Components under Strata
- Strata Numbering
- Text, Line & Symbols
- Share Units
- Strata Plans
- Schedule of Parcels (Spreadsheet)
- Strata Titles Application
- Limited Common Property & Subsidiary Management Corporation
- Other Issues

Strata Development

Development of Strata Title Legislation in Sarawak

Title	Enforced From
Strata Titles Ordinance 1974 (No.3 of 1974)	1 st March 1977 (SWK. L.N. 22/77)
SWK Ord. No.2/ 1983 (Amendment)	9 th May 1983
Strata Titles Ordinance 1995	1 st March 1996 (SWK. L.N. 6/96)
Strata Titles (Amendment) Ordinance, 2000	15 th April 2005 (SWK. L.N. 20/05)
Strata (Subsidiary Titles) Ordinance, 2019 Passed by Dewan Undangan Negeri - 4th November, 2019	1 st March 2022 (SWK. L.N. 50/22)
Strata Management Ordinance, 2019 Passed by Dewan Undangan Negeri - 4th November, 2019	1 st March 2022 (SWK. L.N. 48/22)

Land and Strata Development

Type of Development	Form of Ownership	Types of Building		
		Residential Building	Office/ Commercial Building	Mixed-Use Building/ Integrated Development
Landed Development	Land Title – Sarawak Land Code	Bungalow, Detached house, Semi-Detached (Semi-D) house, Terrace house, Link/ Super link house	Mall, Hotel	Shophouse Shopping & Office Complex Township
Strata/ High- rise development	Strata (Subsidiary) Title – Strata Titles Ordinance	Flat, Apartment, Condominium, Serviced Apartment, Penthouse/ Loft/ Duplex, Dual-Key, Townhouse	Retail lot, Shop lot, office lot	Podium Complex Shop-houses, shop-apartments shop-offices, SoHo, SoFo, SoVo

Land and Strata Development

Landed Development	Strata Development
<ol style="list-style-type: none">1 Horizontal / Traditional subdivision of land with subdivided lots and land titles for lots.2 Road, drainage, garden and other common facilities to be surrendered to and maintained by local council.3. Guarded community, approved by SPA and local council	<ol style="list-style-type: none">1 Vertical and horizontal subdivision of building into building parcels, with subsidiary titles.2. Use of common properties and facilities<ul style="list-style-type: none">Co-owned by all the subsidiary proprietors through share units allocation• Maintained by the Management Corporation3. Gated and Guarded Community

Elements in Strata Development

1. Every Strata Scheme must have a **building** on the lot.

- “building” includes any completed building, partially completed building or building to be erected within a lot as shown or specified in a strata subdivision plan and when used with reference to a management corporation, the subdivided building or land for which the management corporation is established *SSTO 2019 [Cap. 75/2019] S.3 Interpretation;*

2. Strata parcels are defined as a **cubic space** and must be limited in height and depth.

- define by reference to permanent construction of floors or ceilings and showing the height of each storey *SSTO 2019 [Cap. 75/2019] S6(2)(c);*

Elements in Strata Development

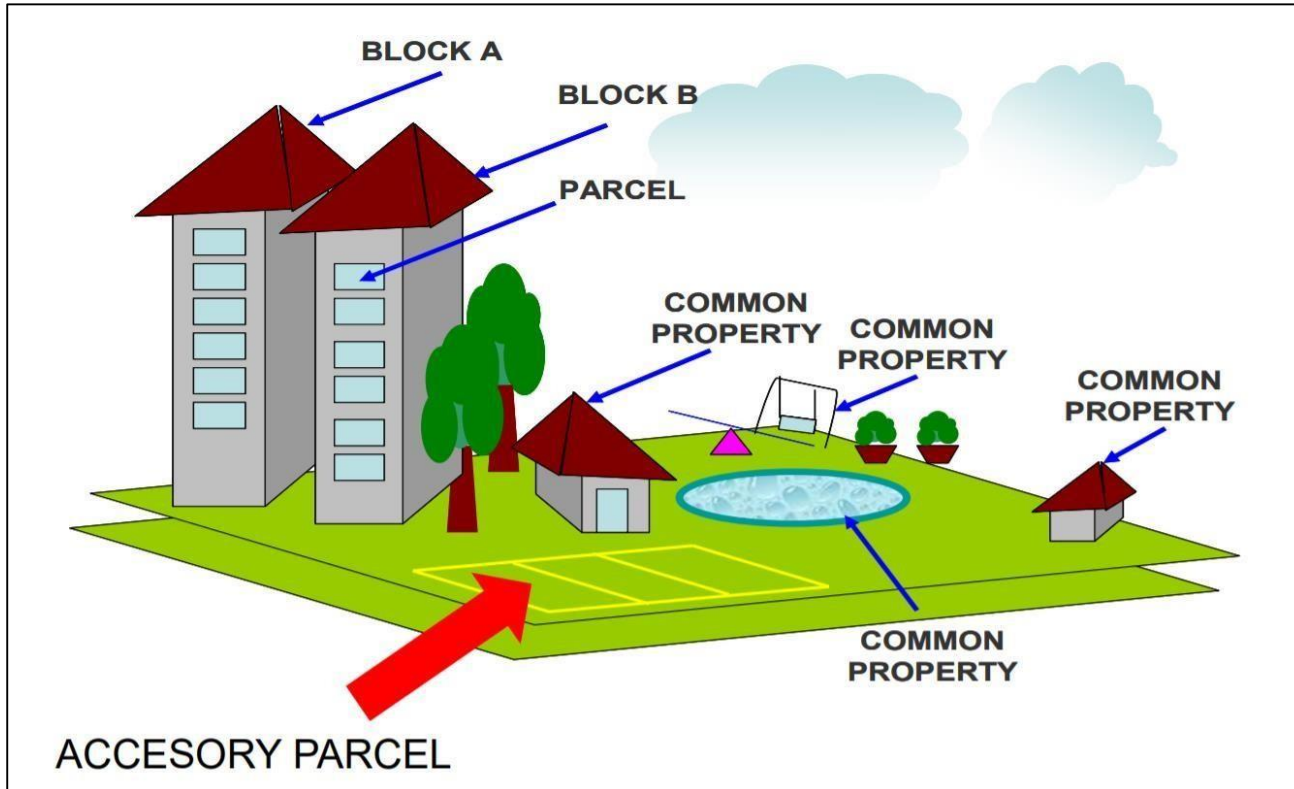
3. Boundaries of parcels are defined on the storey plan by reference to the building or other permanent structures within the lot.

- The boundaries of the proposed parcels shown thereon defined by reference to features of permanent construction appearing in the building *SSTO 2019 [Cap. 75/2019] S.6(1)(b)(ii)*;
- Define by reference to walls of permanent construction (but without it being necessary to show any bearings) the boundaries of each of the proposed parcels within the storey *SSTO 2019 [Cap. 75/2019] S.6(3)(b)*;
- Common boundary of any parcel or accessory parcel with any other parcels or accessory parcels, or with any part of the building or land which is not included in any of the parcels or accessory parcels, shall, except in so far as it may have been otherwise provided in the relevant approved strata subdivision plan, be taken to be the centre of the floor, wall or ceiling, as the case may be, or in the case of land parcels, the boundary at ground level may be defined by their demarcation on the land. *SSTO 2019 [Cap. 75/2019] S.10(4)*;

4. Everything within the lot which does not form part of a parcel is common property.

- “common property” means so much of the lot not comprised in or appurtenant to any parcel (including any accessory parcel) or any provisional block as shown in the certified strata plan *SSTO 2019 [Cap. 75/2019] S.3 Interpretation*);

Elements in Strata Scheme

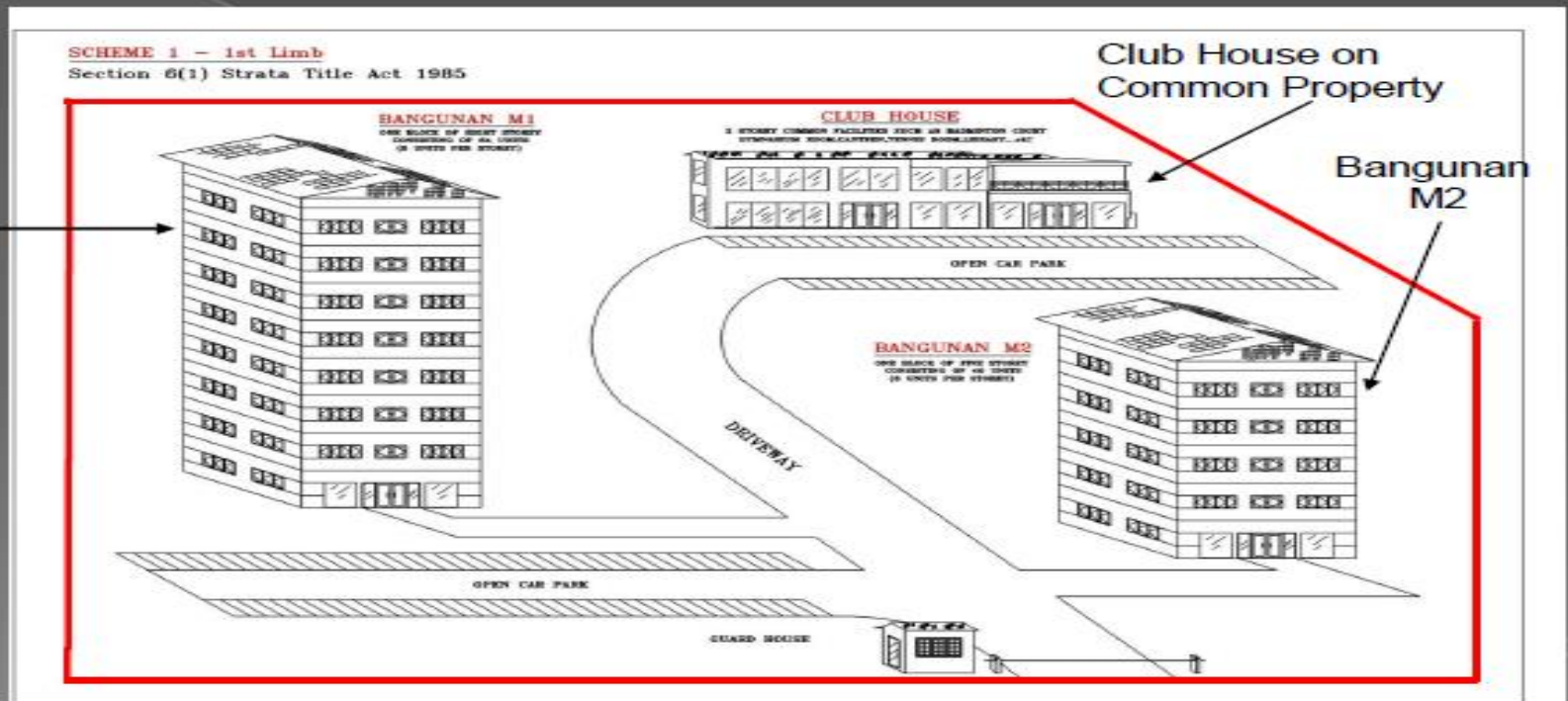


Elements in Strata Scheme

High Rise Strata Titles

Strata Titles (Amendment) Act 2007

Scheme A [Section 6(1) – First limb]



Elements in Strata Scheme

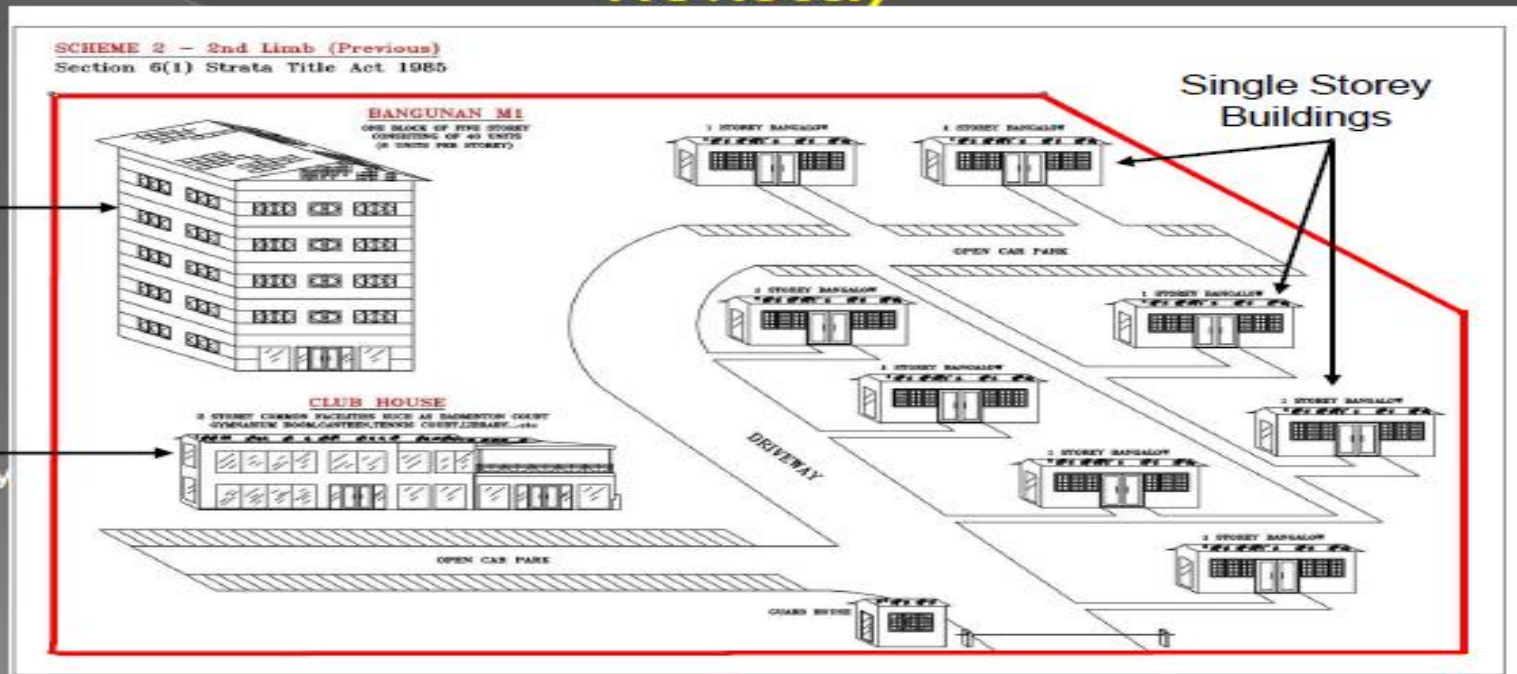
High Rise and Landed Strata Titles

Strata Titles (Amendment) Act 2007

Scheme B [Section 6(1) – Second limb] Previously

Bangunan M1

Club House on
Common Property



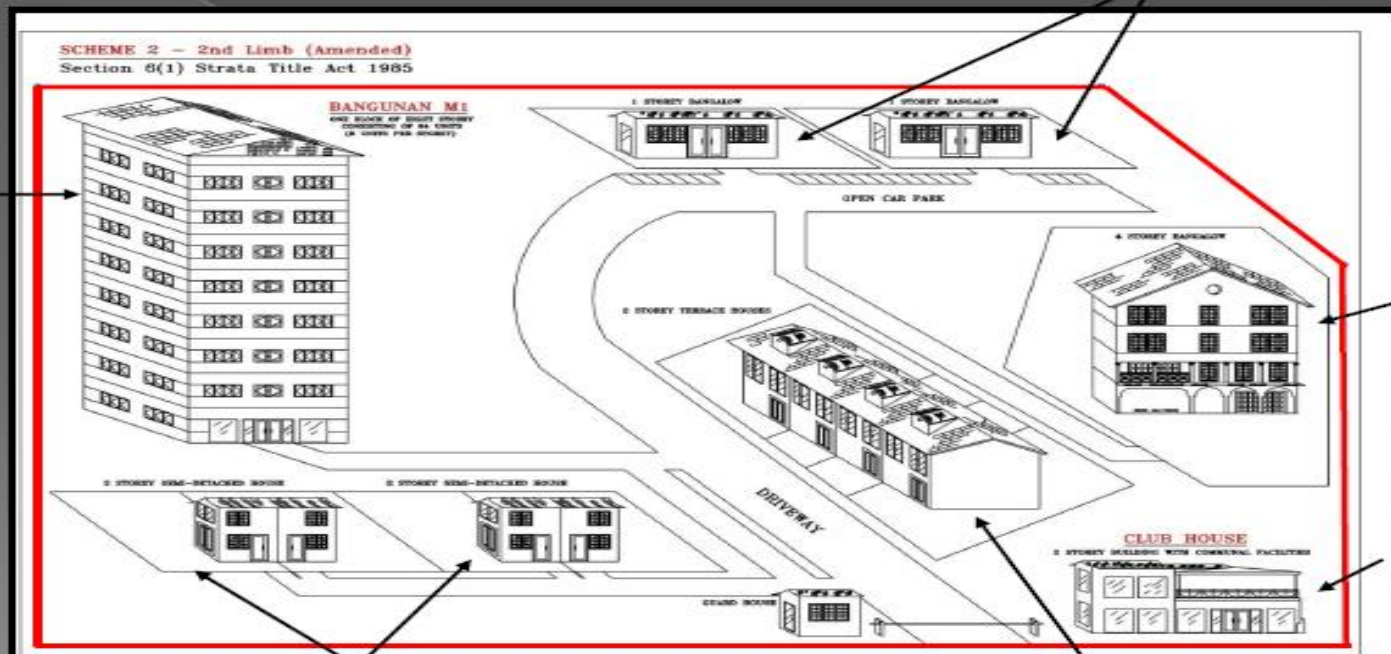
Elements in Strata Scheme

High Rise and Landed Strata Titles

Strata Titles (Amendment) Act 2007

Under the amended section 6(1)

Land Parcel (1-storey Bungalow)



Bangunan M1

Land Parcel (4-storey bungalow)

Club House on Common Property

Land Parcel (Semi D)

Land Parcel (Terrace)

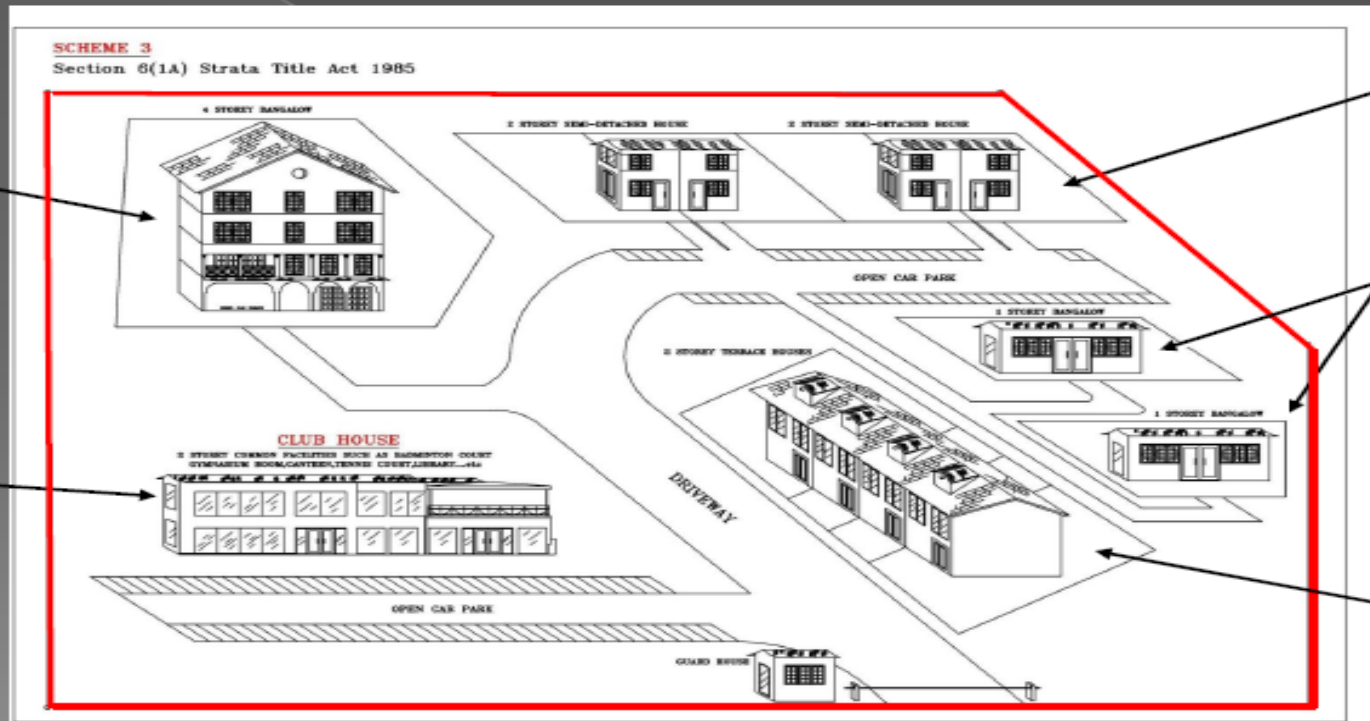
Elements in Strata Scheme

Landed Strata Titles

Strata Titles (Amendment) Act 2007

Scheme C

New section 6(1A)



Land Parcel (Semi D)

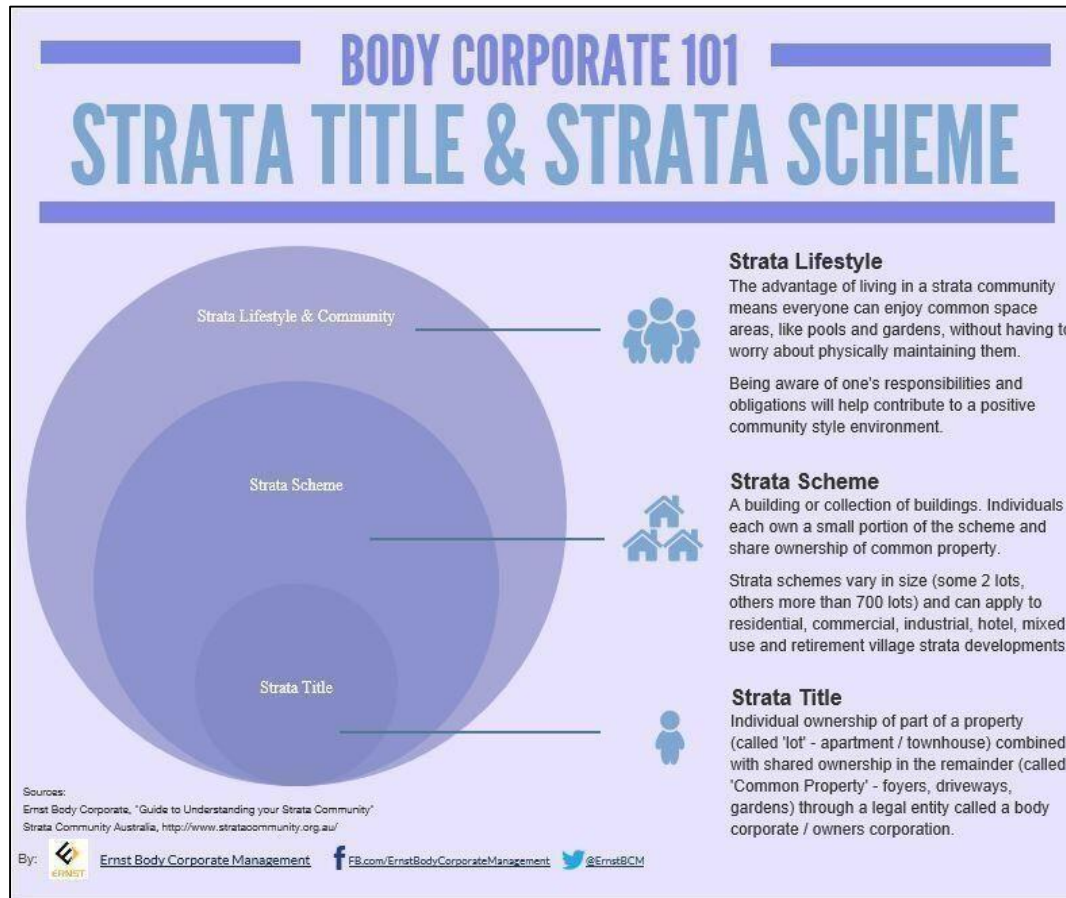
Land Parcel (1-storey Bungalow)

Land Parcel (Terrace)

Land Parcel (4-storey Bungalow)

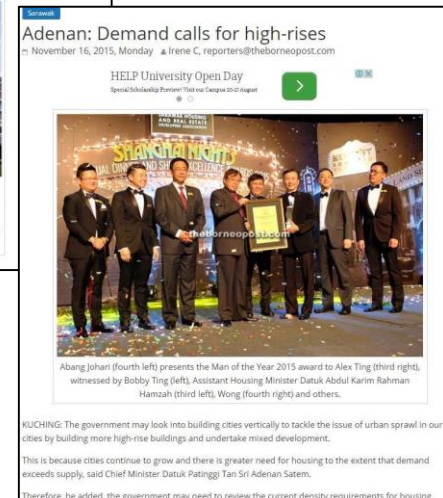
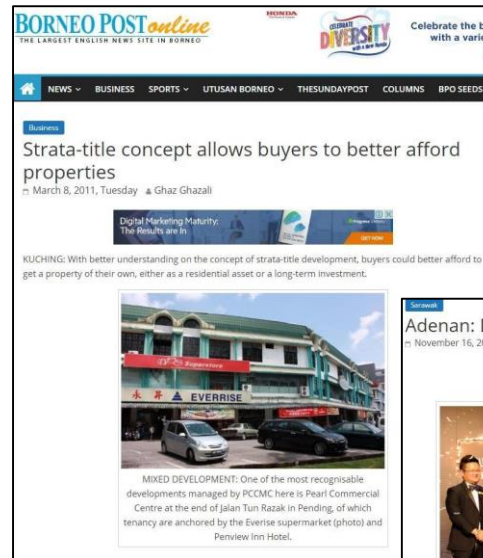
Club House on Common Property

Elements in Strata Scheme



Strata Development Trend

- **Flat/ Apartment**
 - Affordability and buying power
- **Condominium / Serviced apartment/ Shophouses / Mixed Development**
 - Due to scarcity of land
 - Recreational or sports facilities
 - Modern and comfortable lifestyle
 - Commercial complex / retail with office space (Wisma Saberkas, Wisma Satok)



Strata Development Trend

- **SoHo, SoVo, SoFo**
 - Flexibility / Marketing
 - Multipurpose / usage unit, Residential and Office
- **Integrated / Mixed Development**
 - Residential property integrated with wider commercial, retail, entertainment, or even transport facilities.
 - Convenience: everything on the doorstep
 - Cost and time saving

SoHo, SoVo AND SoFo – JARGONS OR NEW TREND?

AN OPINION

CAROL STEWART
LABOV

Many of us who have travelled to London are familiar with the terms SoHo, which is an acronym for the City of Westminster at the end of London.

Long established as an entertainment district, for much of the 20th century, SoHo had rather weak aspirations for stability, with the focus being on the film industry but then, however, since the early 1980s, the entire district has had to preserve image and undergo considerable transformation.

For forward to today, visitors can look forward to a vibrant and lively housing, a fashionable district comprising apartment complexes and modern offices.

In New York, there exists a SoHo district as well, named in an abbreviation of the area located South of Houston Street, which is also known as the East Side District.

Back in the 1970s, this area had warehouses and factories that were converted into flats and art galleries by artists who wanted to live in these areas, and had wanted to use them. Therefore, some were converted into houses that were offered as SoHo homes.

Curious as to how what I would know as SoHo, SoVo and SoFo, 'SoHo' products come about in Melbourne, upon considering their time and market products to represent. I learnt that a SoHo unit is a small office/kitchen office, a SoVo is a small office/kitchen office which is like a small office/kitchen office.

Each of these types of development is relatively quite similar to the fact that they all are small in size but they differ in terms of functionality.

The build-up for these products range between four approximately 17m x 100m to 10 to about 7m x 100m to and are priced between \$3400 per sq ft and \$2700 per sq ft.

Prior to the on-going of this segment of smaller sized units, developers were common to use build conventional units. If they wanted to build residences on commercial land they turned their services apartments.

Building serviced apartments enabled them to circumvent the restrictions in density requirements and compliance with the IDA and Housing and Development (Control and Licensing) Act 1966.

SoHo units started appearing roughly five years ago. This was about the time that I was based in 2007 to accommodate mixed land development. In the same time, the IDA was amended to include serviced apartments to permit the homes of such properties. This was the perfect fit to create a much higher density offering with smaller, affordable units and apartments.

SoHo units are small in size but they differ in terms of functionality. They were a kind of a growing preference for the

at least that is what the developers said in SoHo units because it allows offering to the market. However, the pricing strategies were clearly the main reason of demand.

SoHo, SoVo units, other new properties with commercial titles that house under built up space with multiple uses have emerged. Some of these are called duplex units and have no specific designated use while others are called SoHo and SoVo, which allow their occupants to live and work there.

There are new products offered on the housing boom that use new techniques being sold as a range of flats or houses. Secondary sales are prices that are even higher than the primary sales.

At the CEO of Real Estate Investment Trust (REIT), my primary aim is to create a property that can be easily rented out, are well-located and which offer a long-term value proposition to our unit holders. As a result, I am always active in the critical investment use before they put their money down on these particular properties.

At the end of the day, it all boils down to what is really wanted for SoHo and

a diverse tenant mix comprising single, young married couples, students, solo men and even the possibility of foreign investors. Getting all of them in the same package when it comes down to the costs and ease of financing a high-rise development can be a challenge.

Such a diverse tenant mix could be the challenge of each development. Even in 10 years down the road, the long-term sustainability of these products will need to be re-examined as maintenance costs will arise and tenants may come and go.

Strategic locations within Kuala Lumpur and popular residential neighbourhoods such as Bangsar, Damansara Heights, Mount Austin and areas surrounding the Bandar Utama – Malayan Damansara hub as well as the Damansara – Subang precinct are expected according to critical investor interest in terms of these product offerings that have proved to be successful.

There will judge the success of such concepts in the development. This offer all represent a way of providing affordable housing that is distinct from the flat. All new things, it remains to be seen if these developments will share the same success of the previous ones.



Strata Development Trend

- The vertical strata have now evolved to include the **horizontal strata** with land area defining the parcel within the master title
- **New concept of gated and guarded community**
 - issues of security
 - Exclusive use / enjoyment of common facilities within the gated area

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NEWS BUSINESS SPORTS UTUSAN BORNEO THESUNDAYPOST COLUMNS BPO SEEDS

Sarawak

Abg Jo: Gated communities must be regulated

August 29, 2013, Thursday • Yunus Yussop, reporters@theborneopost.com

HELP University Open Day
Special Scholarship Presentation 13th and 14th August



NEW REGISTRATION: Abdul Karim (second right) presents a certificate to a Tokuyama representative, who registered as a new SCCI member, witnessed by...

BINTULU: The Gated and Guarded Community (Gacos) concept in the state needs to be properly regulated. Housing Minister Datuk Amar Abang Johari Tun Openg said as such the concept, which is still new in Sarawak, requires closer study.

"We have received applications from housing developers whose projects also include such gated and guarded community schemes.

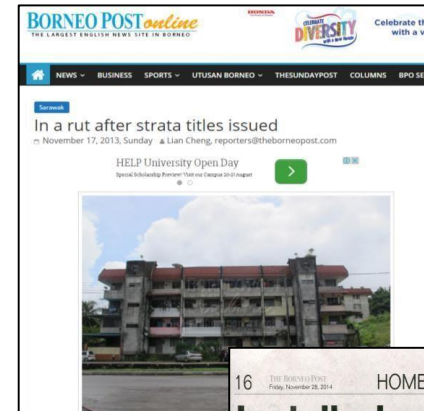
"However unfortunately there is no specific law on such kind of development in Sarawak yet. We see this shortcoming as more and more gated and guarded communities have sprouted up especially in urban areas," he said in his presentation on urban property development and redevelopment in Sarawak hosted by the Sarawak Chamber of Commerce and Industry (SCCI) on Tuesday.

He said a series of study trips were initiated to Johor Bahru, Singapore and Australia to learn the various possible models that could be emulated for such developments in Sarawak.

Strata Legislation

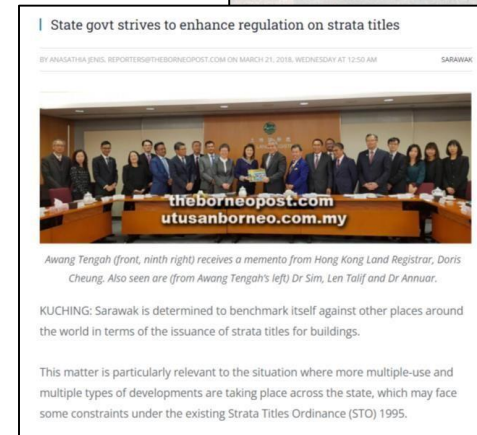
Limitation in SSTO 1995

1. No provision for the inclusion of **car park lots, stores and private garden terrace** as accessory parcels in strata titles.
2. No provision to regulate and issues strata titles for **Gated and Guarded Community** scheme or / Horizontal subdivision of land into strata parcel.
3. The requirement that the building (s) must be wholly **above ground level** only with foot print / Superficial area of at least **464sqm (5000sqf)**.
4. The requirement that the building(s) must be constructed **within the lot boundaries**. Compulsory to apply for strata titles is only confined for building with **5 storeys and above**.
5. Provisions dealing with **staged developments / provisional blocks** too restrictive.
6. No provisions on **share unit entitlements and calculations**.
7. Management issues with **mixed development scheme** where the usage of each parcel owner may differ widely.
8. No duty imposed to the developers or proprietor to require them to **handover the management of building** to subsidiary proprietors.
9. Lack of provision regarding to **functioning of Management Corporation** ie. Sinking fund, meeting resolution & etc.



16 THE BORNEO POST Friday, November 29, 2014 HOME

Lo tells developers to expedite issuance of strata titles for houses



the strata title issued." While lauding the state government's initiative to monitor the issuance of land titles, Lo said it would encourage developers to be more serious in applying the land or strata title for their housing projects.

"At the moment, some of them just relax with their 'take and' carefree attitude. But I think it is time for the state necessary to take positive steps to encourage the developers to be responsible and work diligently in getting land or strata title."

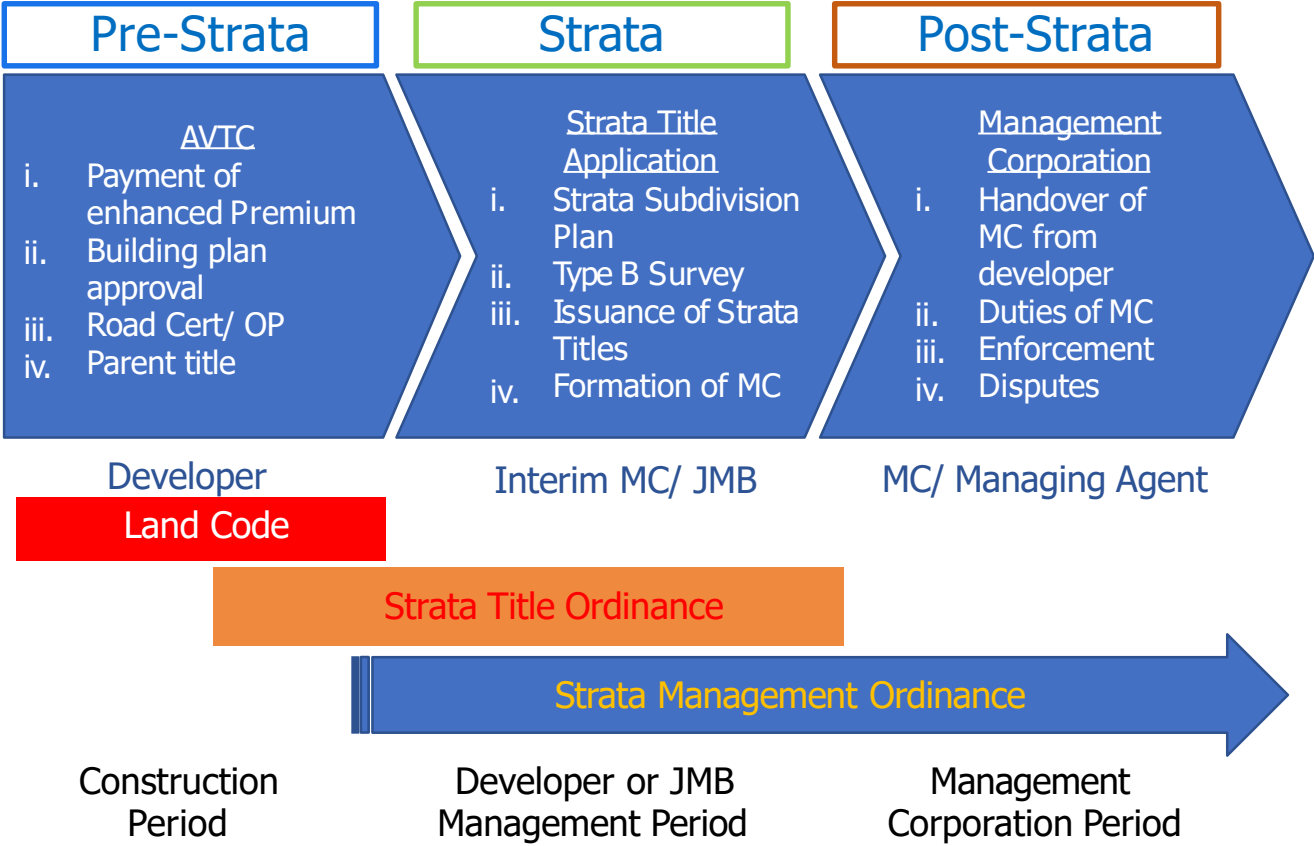
Malaylia MPP secretary Andrew Jorin said in any housing development, there were certain requirements set by the local context that the developers must comply with.

"It is vital and useful they comply with our requirements that we will ensure their projects with GP."

Current Strata (Subsidiary Titles) Ordinance

Strata (Subsidiary Titles) Ordinance 2019 [SSTO 2019]	Strata Management Ordinance 2019 [SMO 2019]
<p>Provides for subdivision of building or land through title registration which allows:</p> <ul style="list-style-type: none"> • Persons/companies to own strata parcels, • Incorporation of management corporation (MC) to manage the common property 	<p>Provides a self-regulatory framework for the management and maintenance of strata developments/ buildings.</p>
<p>Administered by the Land and Survey Department (L&S) (registration/termination of strata scheme)</p>	<p>Administered by the</p> <ul style="list-style-type: none"> • Ministry of Public Health, Housing and Local Government (MPHLG) - Commissioner of Buildings (COB), • Local Council - Deputy of COB (Valuer)

Strata Development Timeline & Legislation



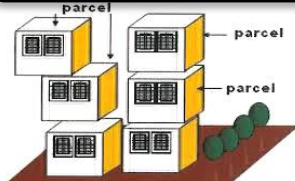
Strata (Subsidiary Titles) Ordinance 2019 (SARAWAK)

9 Parts, 54 Sections, 4 Schedules

1. PART I: Preliminary-Interpretation (S. 1-3)
2. PART II: Procedure prior to issuance of subsidiary title (S. 4-13)
3. PART III: Registration and Issuance of subsidiary title (S. 14-16)
4. PART IV: Procedure prior to issuance of subsidiary titles for parcels within provisional block (S. 17-20)
5. PART V: The Management Corporation (S. 21-28)
6. PART VI: Rights and obligations attaching to individual parcels (S. 29-30)
7. PART VII: Effects of Acquisition of subdivided building or land (S. 31)
8. PART VIII: Enforcement (S.32-48)
9. PART IX: Miscellaneous (S.49-54)
 - 1st Schedule - Forms
 - 2nd Schedule – Division and amalgamation of parcels
 - 3rd Schedule – Effect of Acquisition of subdivided building or land
 - 4th Schedule:-Share Units Entitlement



Part I
Interpretation



Part II
Strata Subdivision



Part III:
Title Registration



Part IV:
Phase Development



Part V
Management Corporation



Part VI
Rights and Obligations



Part VII
Acquisition of building



Part VIII
Miscellaneous

Roles and Responsibilities of Stakeholders



Landowners or Developers

- ✓ To initiate for SSP, Strata Subdivision Survey and Filing of CSP
- ✓ To ensure that the boundaries of all the proposed parcels shown on SSP are correct and
- ✓ in accordance with what was sold or agreed to be sold.
- ✓ To ensure that each parcel within the strata scheme is assigned with share unit



Appointed Licensed Land Surveyor

- ✓ To ensure that the Strata development is capable to be subdivided under SSTO 2019 and SMO 2019.
- ✓ To ensure that all other submission criteria as mentioned in SSTO 2019 and SMO 2019 is complied.
- ✓ To certify that the plans and documents submitted are in accordance with the requirements of The Land Surveyors (Conduct of Cadastral Land Surveys) Rules, 2003 and contain such other details as specified in the SSTO 2019 and SMO 2019.



Land and Survey Department

- ✓ To process, verify and approve SSP and Strata Titles Survey before issuance of Strata Titles and formation of MC.
- ✓ As the land administrator and data custodian for land and cadastral records in the state.

S.3 SSTO 2019-New Terminology / Definition



Strata Subdivision Plan
Approval > Strata Titles
Application (STO 1995)



Certified Strata Plan
(CSP) > Certified Plan
(STO 1995)



Accessory Parcel



Building Parcel



Land Parcel



Limited Common Property
(LCP)

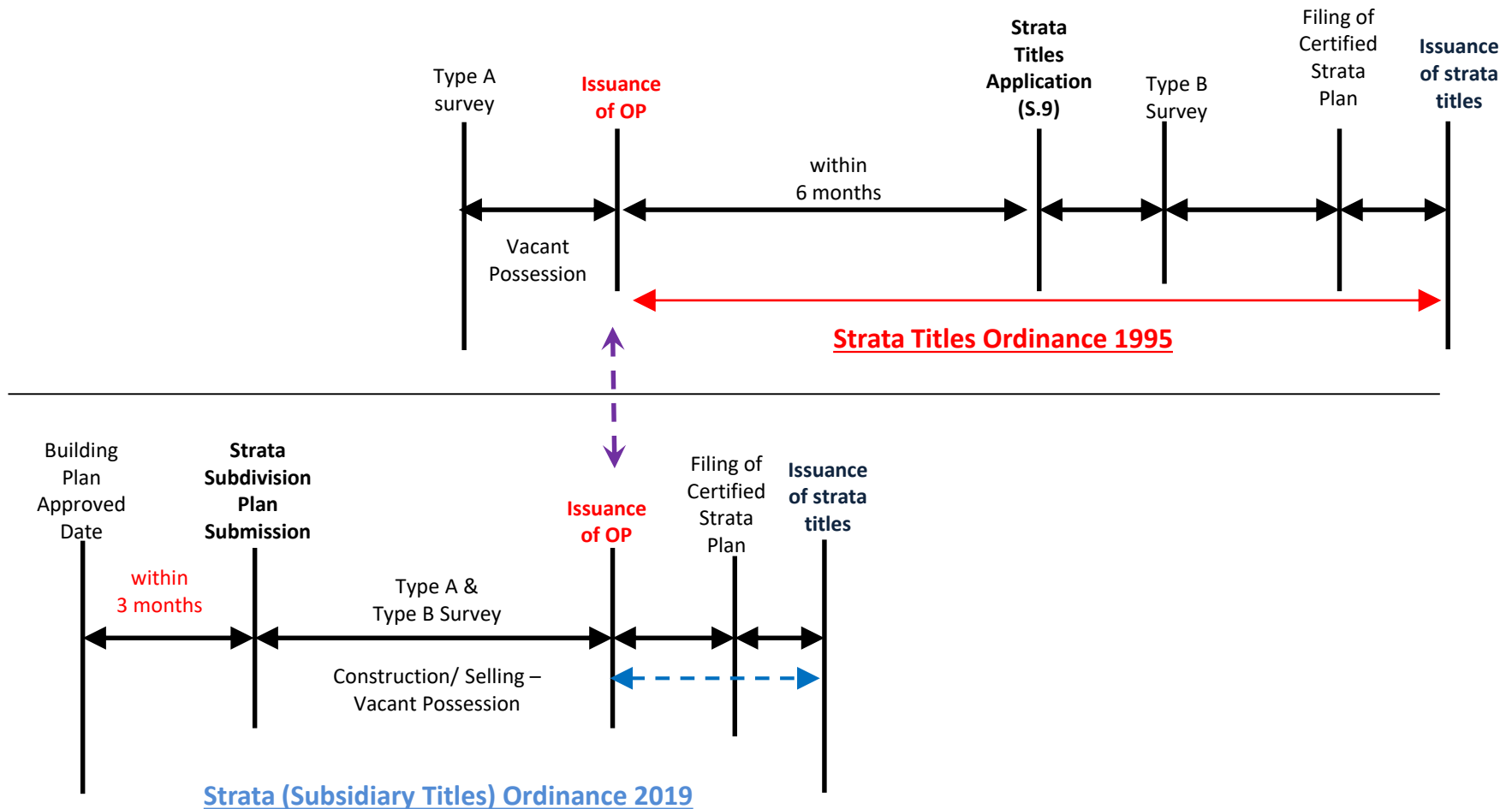


Limited Common Property
Plan



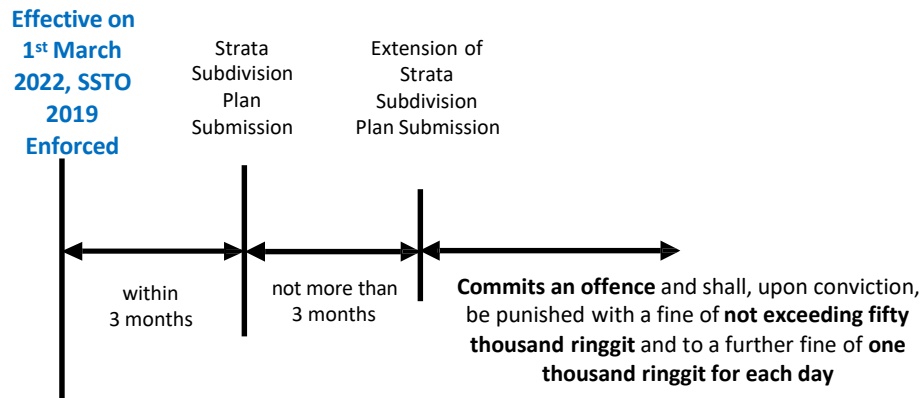
Subsidiary Management
Corporation (Sub-MC)

Enforcement on Submission of Strata Subdivision Plan Approval

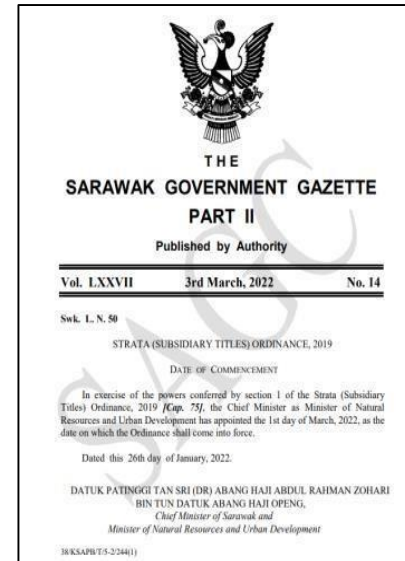
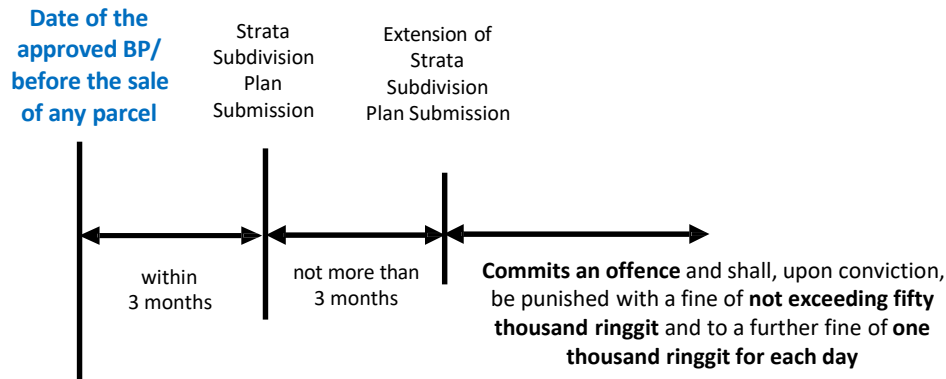


Enforcement on Submission of Strata Subdivision Plan Approval

1. the building is completed or in the course of being erected before the commencement
(Existing Project)



2. the building is to be erected after the commencement
(New Project)



Improved Features under SSTO 2019



Better Strata
Development:
Building can be
issued with Strata
Titles



More streamlined
process of Strata
Titles Application:
Faster Issuance of
Strata Titles



Improved Strata
Management:
Clearer rules and
Dispute avenue/
remedy authority

Components under Strata

Better Strata Development

To formulate a more comprehensive and relevant legislation in tandem with the real estate and building industry trends

- ✓ Strata Project will not be limited by the building footprint of **5000 sqft** anymore.
- ✓ To allow **Strata subdivision of building and/or land** and within the same strata projects. Highrise and low-rise strata scheme. -**Building parcel and Land Parcel**
- ✓ To allow appurtenant parcel as attachment to the main parcel.



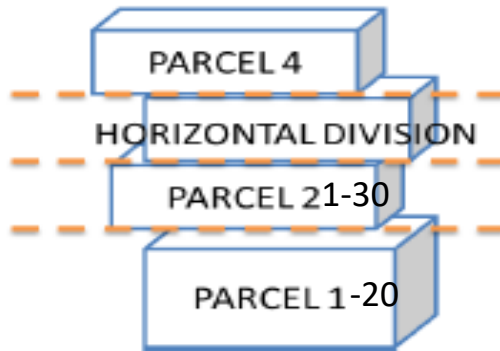
Better Strata Development- New Definition

1. **“accessory parcel”** means **any parcel** shown in a certified strata plan as an accessory parcel which is **appurtenant to and used or intended to be used in conjunction with a parcel** provided always that **its usage shall be as approved by the Authority.**
2. **“building parcel”** means an **individual parcel in a building** subdivided under Part II, held under a subsidiary title.
3. **“common property”** means, in relation to a subdivided building or land,— so much of the lot not comprised in or appurtenant to any parcel (including any accessory parcel) or any provisional block as shown in the certified strata plan.
4. **“land parcel”** means an **individual parcel delineated within a land** subdivided under Part II, in which is **comprised of a building** which is held under a subsidiary title, which **may have a shared basement, comprises accessory parcels and common property.**

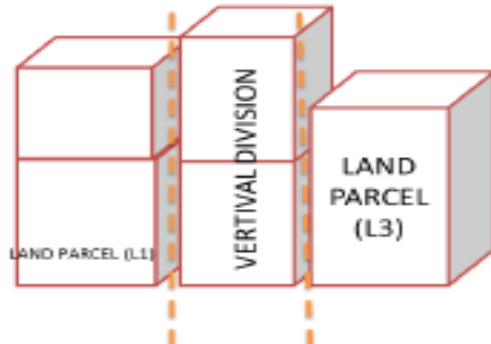
How to Identify ?

Concept of Subdivision

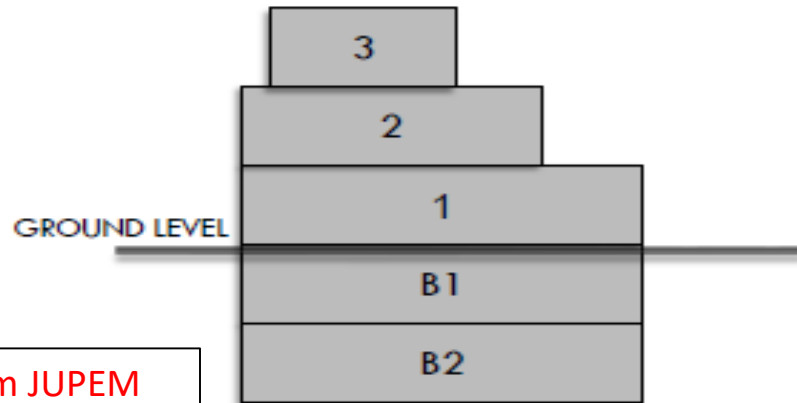
STRATA - PARCEL



LANDED - LAND PARCEL



Sec. 4: Storey means any horizontal division of a building whether or not on the same level throughout and whether above or below the surface of the ground

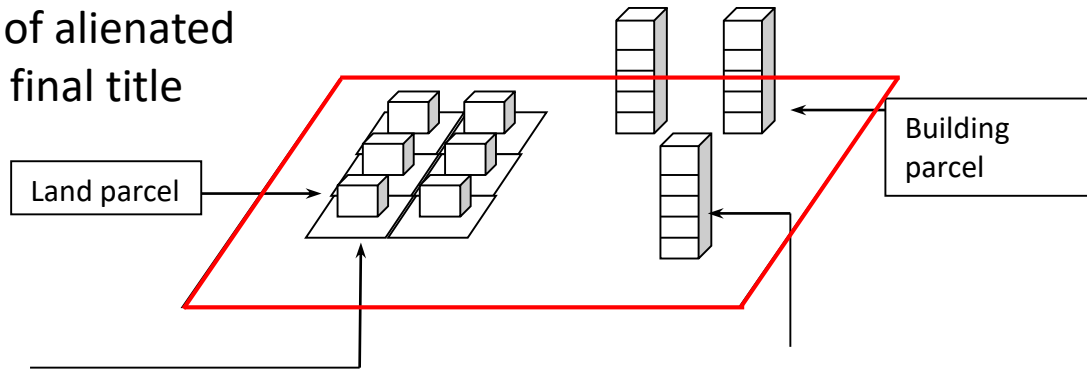


Source from JUPEM

What to Survey ?

- Two(2) or more buildings
- On one lot of alienated land under final title

Lot 123, Geran 4567 Bandar Johor Bahru



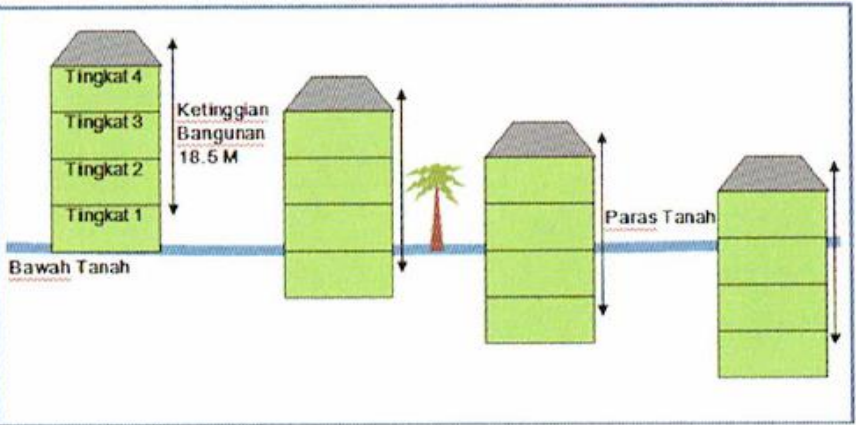
- Two(2) or more storey
- On one lot of alienated land under final title

Strata Title for LAND PARCEL

TITLE NO.	BUILD NO	STOREY NO.	PARCEL NO.
GRN 4567	-	-	L6

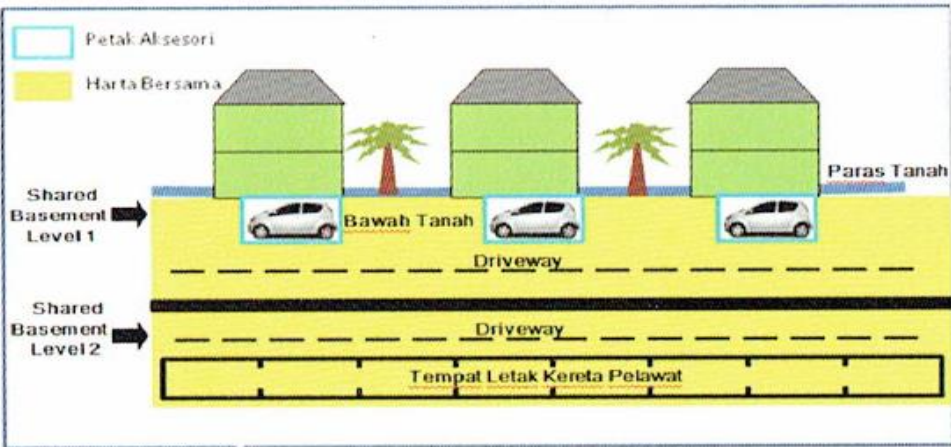
Strata Title for BUILDING PARCEL

TITLE NO.	BUILD NO.	STOREY NO.	PARCEL NO.
GRN 4567	M3	3	18

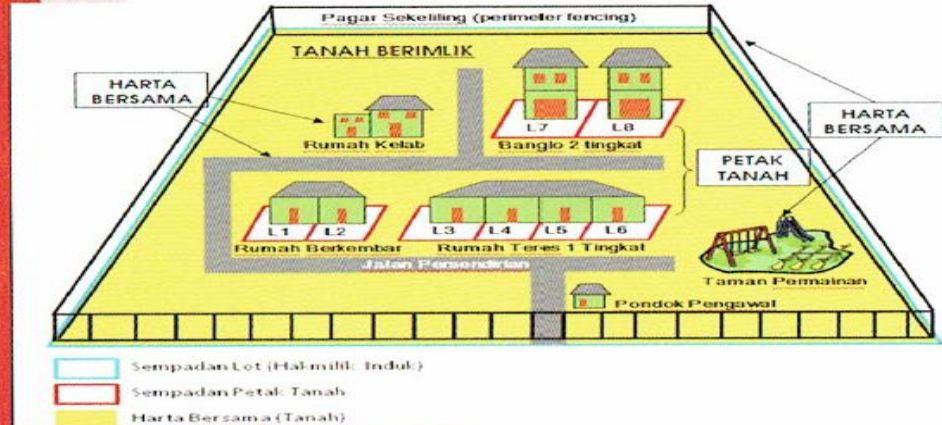


Rajah 1: Bilangan Tingkat Dan Ketinggian Maksimum Bangunan Yang Dibenarkan Bagi Sesuatu Petak Tanah

Rajah 2: Petak Tanah Dengan Tingkat Bawah Tanah Yang Dikongsi (Shared Basement) (Contoh Petak Tanah)

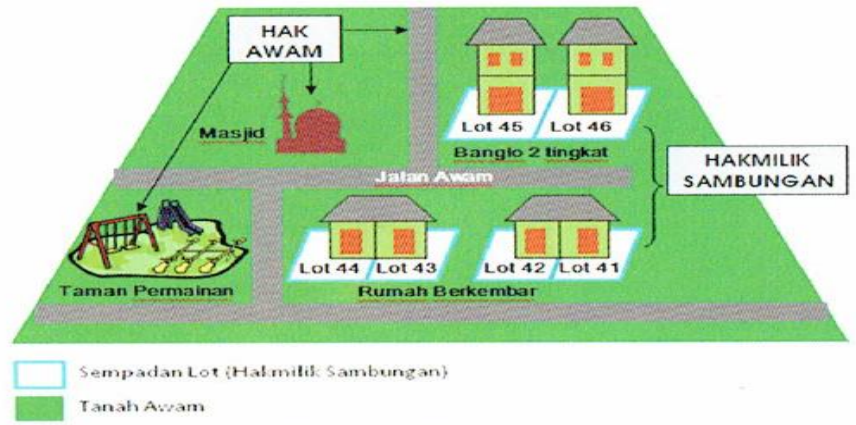


PERBEZAAN ANTARA PECAH BAHAGI TANAH UNTUK PENGELUARAN HAKMILIK STRATA (Landed Property With Strata Title) DENGAN PECAH SEMPADAN TANAH UNTUK PENGELUARAN HAKMILIK BERSASINGAN (Landed Property With Individual Title)



Rajah 3: Pecah Bahagi Tanah

- Hakmilik induk (asal) kekal dan hakmilik strata dikeluarkan;
- Bahagian tanah yang tidak termasuk dalam hakmilik menjadi harta bersama; dan
- Mempunyai Perbadanan Pengurusan (MC).



Rajah 4: Pecah Sempadan Tanah

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

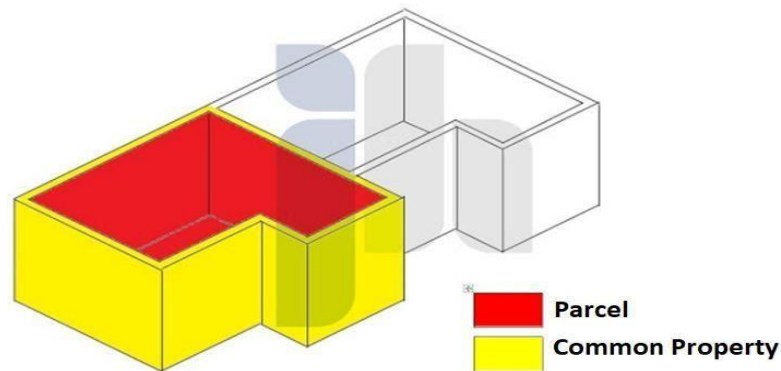
Parcel and Common Property

PARCEL

- Individual unit/ house comprised in a strata scheme.
- Held under a separate subsidiary title.

COMMON PROPERTY

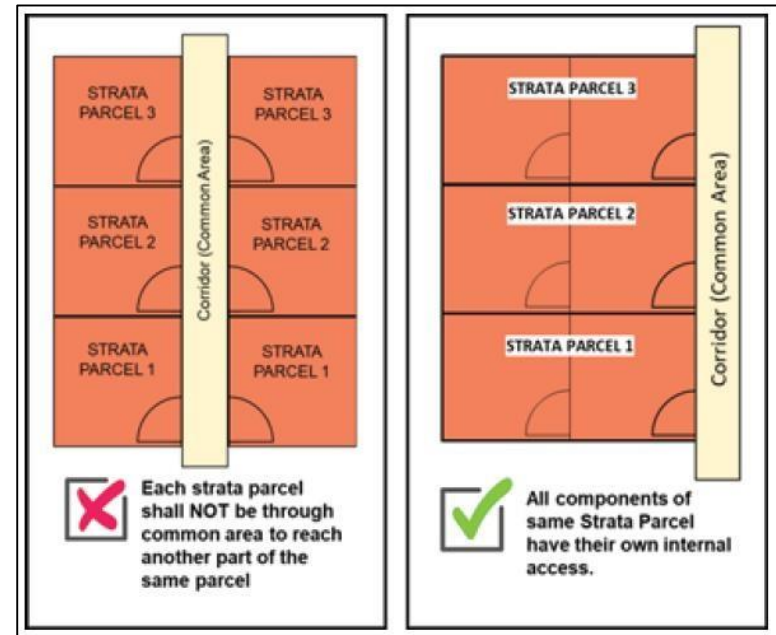
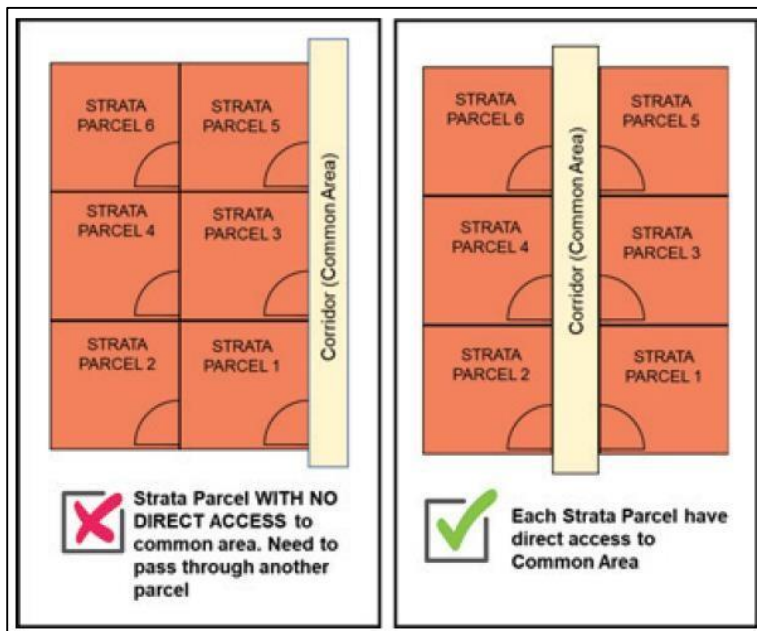
- So much of the lot not comprised in or appurtenant to any parcel (including any accessory parcel) or any provisional block
- Owned by all the subsidiary owners through the share units



Parcel : Means of Access

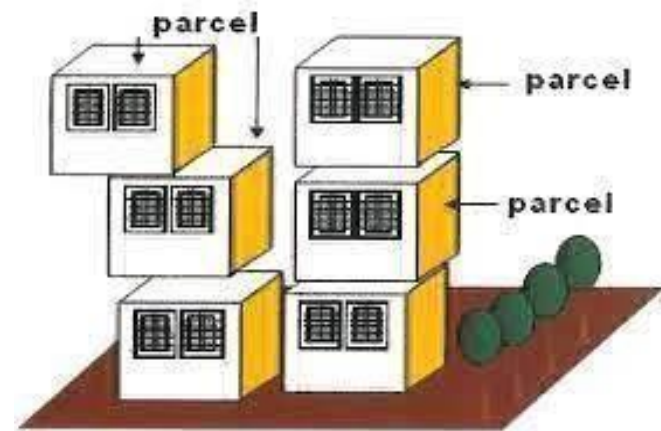
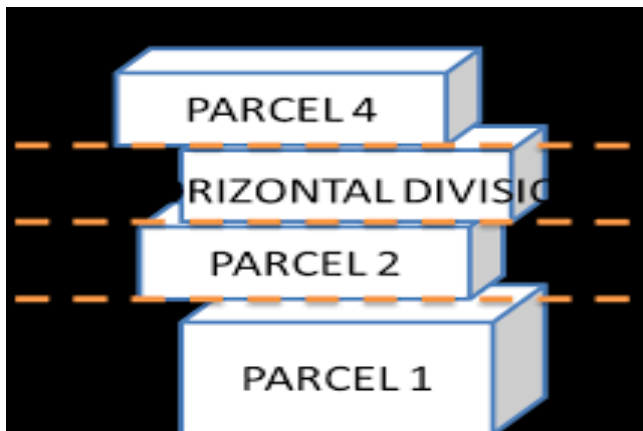
The principles that each parcel has:-

- an adequate means of access not passing through another parcel (left figure) [Sec. 6(1)(iv)(A)],
- an adequate means of internal communication not passing through the common property (Right Figure) [(Sec. 6(1)(iv)(B)]



Building Parcel

1. Vertical and Horizontal subdivision of building within the lot.
2. Within building (bounded by external walls, floors and ceilings)-define on the storey plan by reference to walls of permanent construction - showing the dimension and height of each parcels.
3. Usually, the boundaries of building parcels are defined to the centre of the floor, wall or ceiling.
4. Adequate access of not passing through another parcel; and an adequate means of internal communication not passing through the common property.



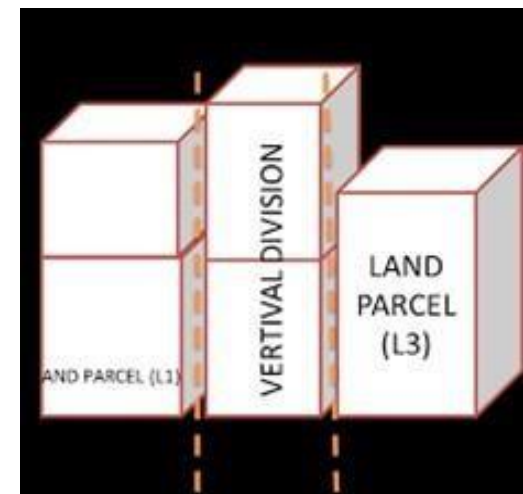
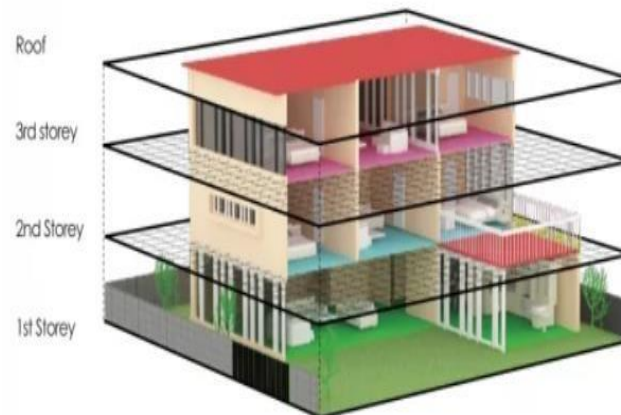
Land Parcel

1. Horizontal subdivision of any land (by house) within the lot.
2. The boundaries at ground level to be defined on the delineation plan by their demarcation on the land or follow the structure (external wall) of building.
3. Boundaries for first floor and floor above to be defined on the storey plan.
 - To follow projection line of strata boundaries on the ground level by creating the external void area.



LEGENDS

- | | |
|--------------------------------------|----------------------|
| — Strata Boundary | ▨ External Void Area |
| ⋯ Projection Line of Strata Boundary | ▩ Internal Void Area |



Building Parcel vs Land Parcel

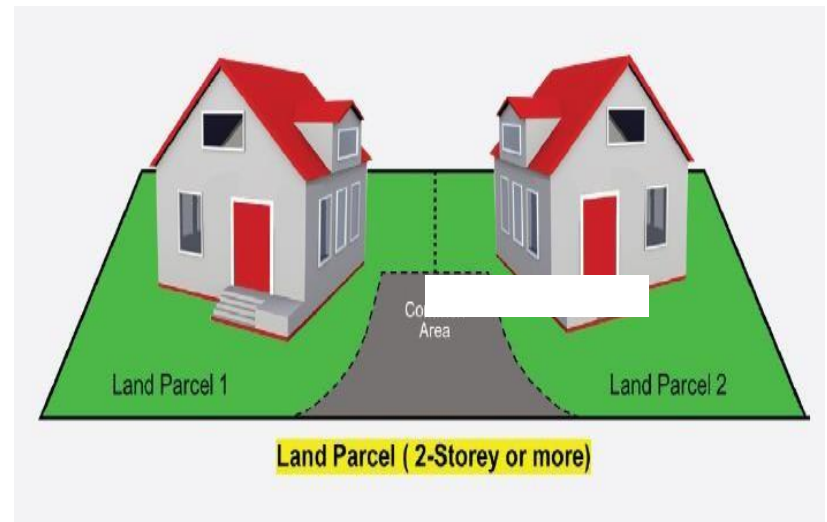
BUILDING PARCEL

- Subdivision of any building within the lot (vertically and horizontally by **floor**)
- Defined or subdivided by reference to **permanent construction** appear in the building
- **More shared common property** i.e. roof, party wall, floor, ceiling, support beam



LAND PARCEL

- Subdivision of any land within the lot (horizontally by **house**)
- Defined or subdivided with **marking on the ground** by reference to lot boundary.
- **Less shared common property** i.e. wall, roof, floor, support beam are part of parcel
- No Building Parcel within Land Parcel.



Building Parcel vs Land Parcel

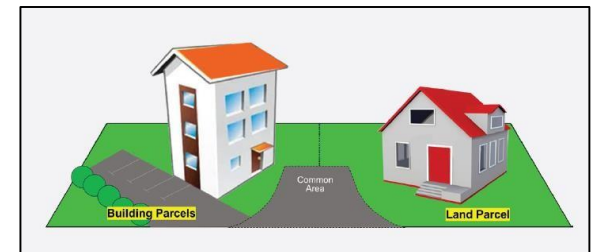
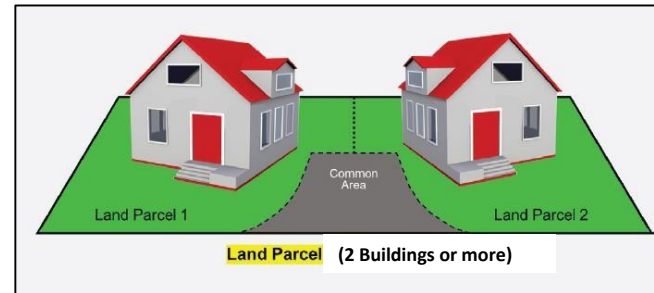
Building or land capable of being subdivided into parcels (S.4, SSTO)

a) **any building thereon having two or more storeys** shall be capable of being subdivided into **building parcels**, and **any land** on the same lot shall also be capable of being subdivided into **land parcels**;

- **Highrise Development only or**
- **Mixture of Highrise and Landed Strata**

b) **any land thereon having two or more buildings** shall be capable of being subdivided into land parcels.

- **Fully Landed Strata Development**



Building Parcel vs Land Parcel

No.	Type of Development	Form of Ownership/ Subdivision	Residential Building	Commercial Building	Mixed-Use Building
1	High-rise development <ul style="list-style-type: none"> Min. 1 building with at least 2 Storeys or more on the lot 	Horizontal & Vertical <u>Subdivision of building</u> within the lot Building Parcel-Strata (Subsidiary) Title One building, many titles	Flat, Apartment, Condominium, Serviced Apartment, Penthouse/ Loft/ Duplex, Dual-Key, Townhouse	Retail lot, Shop lot, office lot	Podium Complex, Shop-houses, shop-apartments, shop-offices, SoHo, SoFo, SoVo
2	Landed Development <ul style="list-style-type: none"> Min. 2 plot of land with building of at least 1 Storey or more 	Horizontal <u>subdivision of land</u> within the lot Land Parcel - Strata (Subsidiary) Title One building, one title	Bungalow, Detached house, Semi-Detached (Semi-D) house, Terrace house, Link/ Super link house	Mall, Hotel, Office (block/ tower)	Shophouse Shopping & Office Complex Township
3	Mixture of High-rise & Landed Development	1 & 2 above	1 & 2 above	1 & 2 above	1 & 2 above

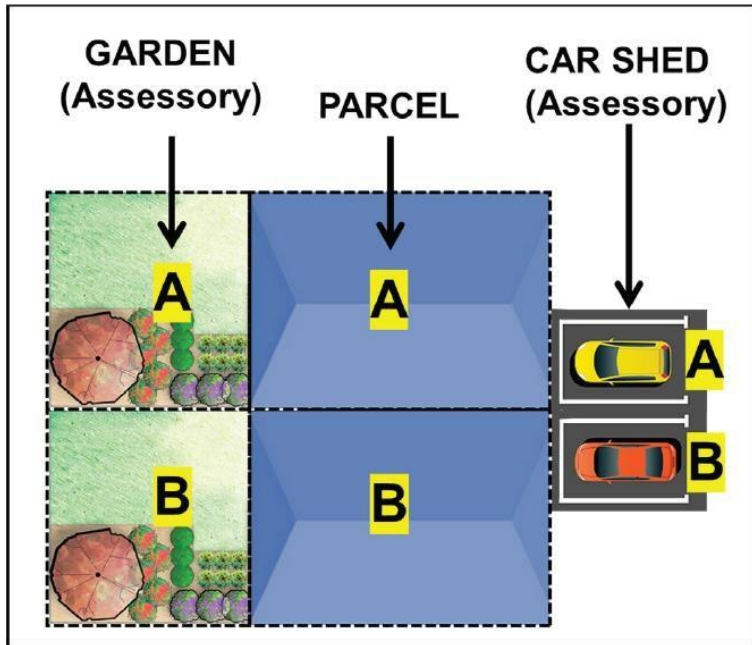
Accessory Parcel

1. Within building (bounded by external walls, floors and ceilings) -define on the storey plan by reference to walls of permanent construction.
2. Outside of building- define on the delineation plan by reference to building, shall be up to a reasonable height or to extent of any projection above or encroachment below ground level by another part of the parcel.
3. Specify the proposed parcels they are made appurtenant to, irrespective of whether the accessory parcels are contiguous to those specified proposed parcels.

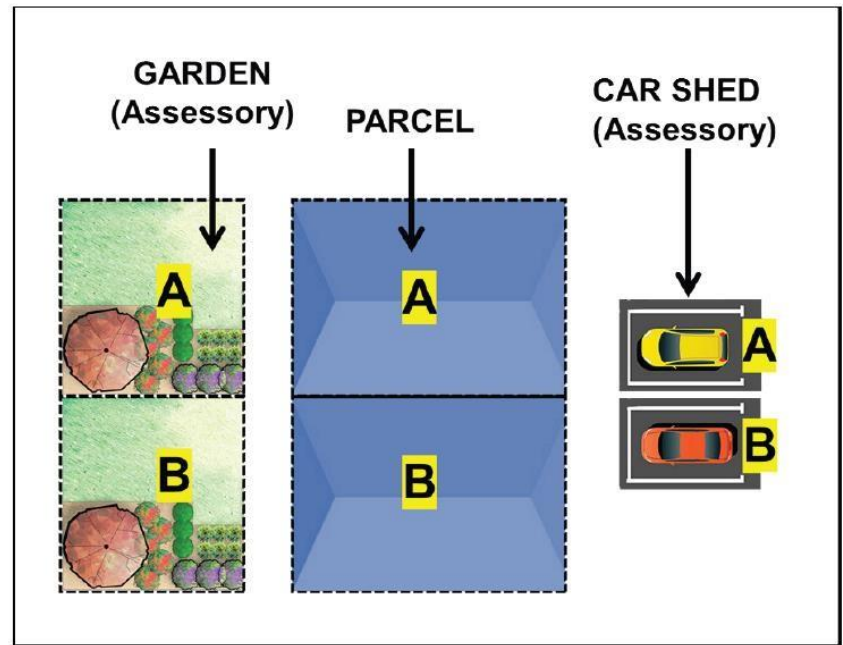


Accessory Parcel

Accessory parcels may be contiguous or non-contiguous to the parcel (*Sec. 6(5)(b) of SSTO 2019*);



Contiguous Accessory Parcel



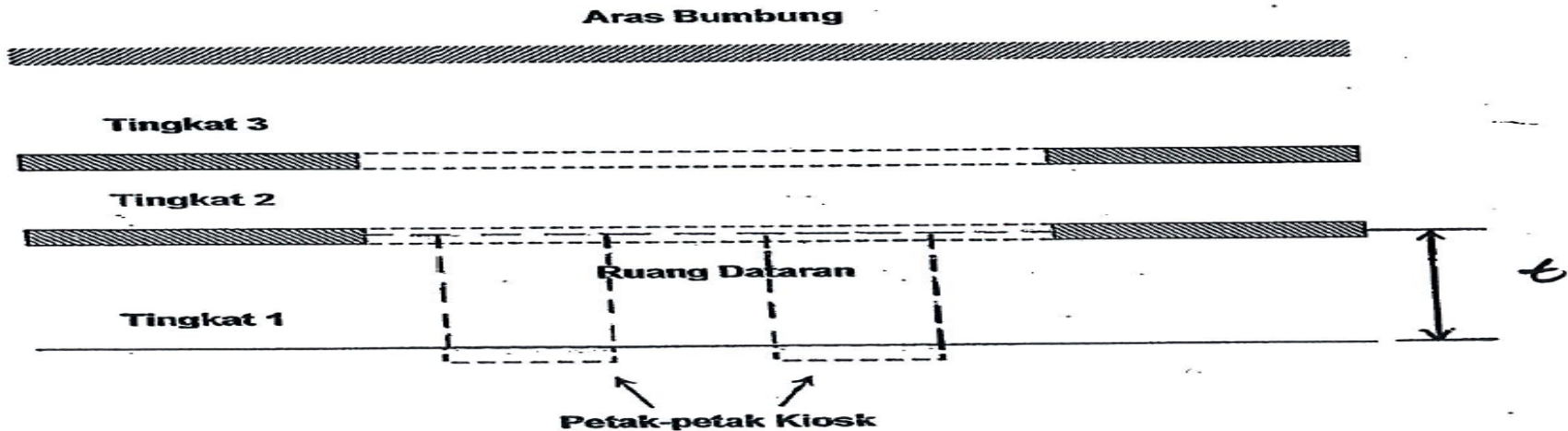
Non-Contiguous Accessory Parcel



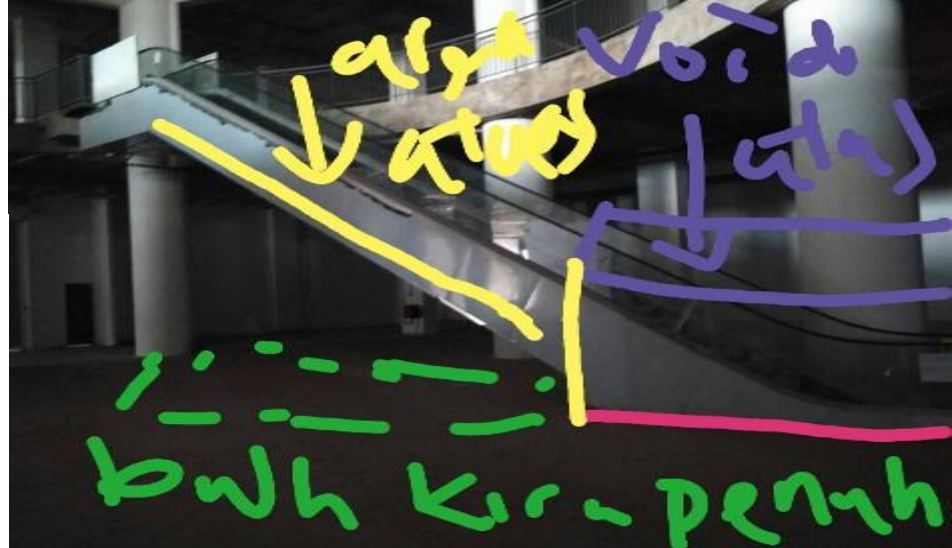
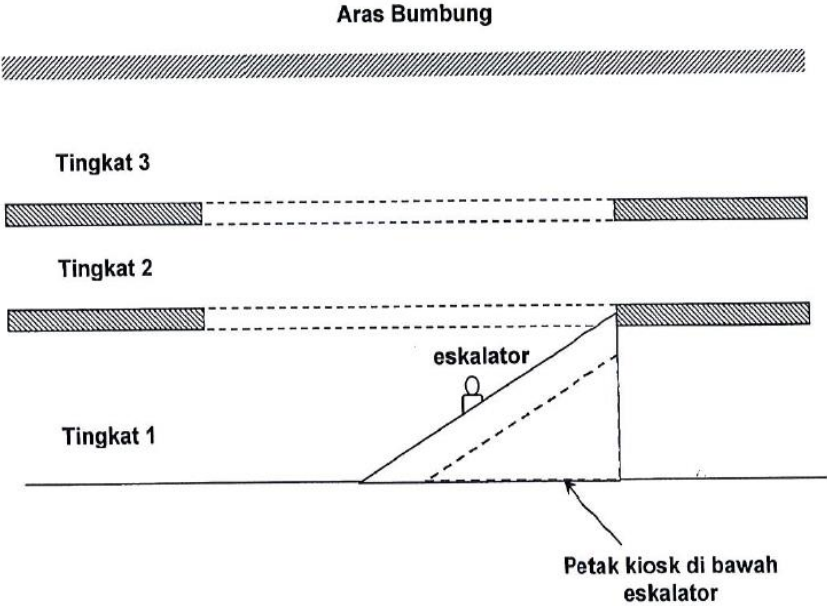
2. Setelah mengkaji situasi permohonan hakmilik strata bagi petak yang tiada tanda sempadan penuh atau *kiosk* di kompleks beli belah yang tuan utarakan, jawapan yang dapat diberikan adalah seperti berikut:

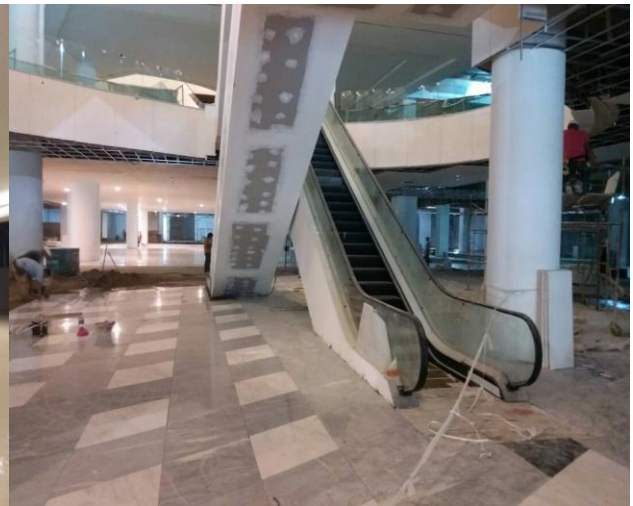
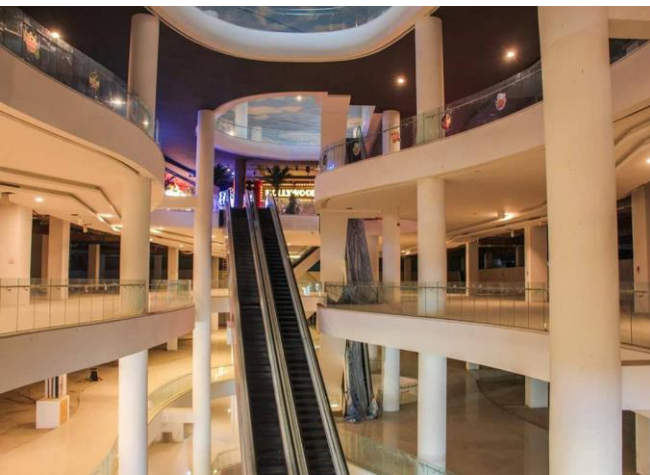
- (a) Petak-petak *kiosk* yang terletak di lobi atau koridor dan ditandakan dengan *metal strip* ini boleh dikeluarkan hakmilik strata sebagai petak utama (*main parcel*) dengan syarat ianya dilulus dan ditunjukkan di dalam pelan bangunan.
- (b) Ketinggian atau dimensi tegak dapat ditentu dan ditunjukkan dalam pelan strata dengan membuat unjuran secara menegak had sempadan lantai *kiosk* bertemu dengan unjuran mendatar garisan tengah lantai tingkat 2. Contoh di Lampiran 'A'.
- (c) Petak-petak *kiosk* yang terletak di bawah eskalator atau tangga tidak boleh dikeluarkan hakmilik strata kerana ianya akan bertindih dengan eskalator atau tangga yang merupakan harta bersama di dalam pelan lantai.

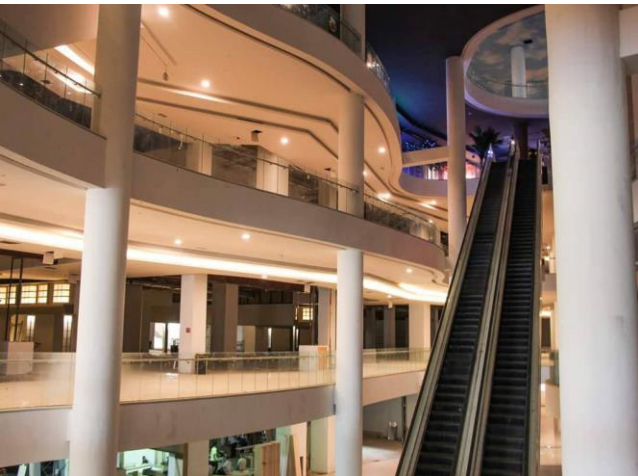
Situasi 'B' - Kedudukan kiosk ini adalah berada di lokasi dataran dalam sesebuah kompleks dimana had keratan tegaknya adalah sehingga ke bumbung kompleks dan boleh di pandang dari lobi setiap tingkat di atasnya.



Situasi 'C' - Sekiranya petak kiosk ini terletak di bawah eskalator, dan sempadannya ditandakan di atas lantai dengan binaan kekal (metal strip), adakah boleh dikeluarkan hakmilik strata dan bagaimana penentuan ketinggian atau dimensi tegak ini dapat ditentukan dan ditunjukkan dalam pelan strata.







Main Parcel vs Accessory Parcel

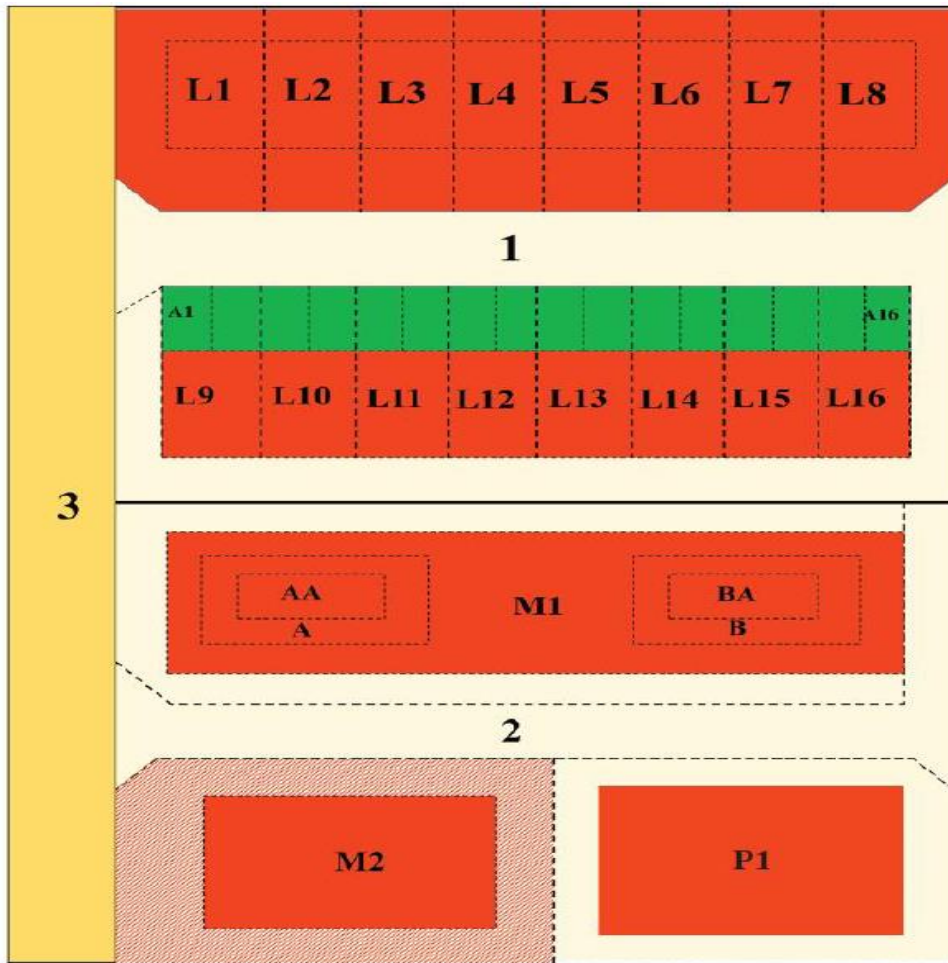
BUILDING/ LAND PARCEL

- Assigned with **share unit**
- Issued with **Strata title**
- **Can be transferred**
- To be used based on the **approved usage**
- **Can be subdivided/ amalgamated**

ACCESSORY PARCEL

- No share unit assigned but may affect the share unit of main parcel
- No strata title will be issued
- Can not be transferred
- To support the usage of main parcel i.e. carpark, aircon ledge, store room, lift, garden etc.
- Usage must be approved by SPA
- Cannot be subdivided/ amalgamated

Strata Layout Plan



LEGEND

- Plot 1** – gated and guarded residential
- Plot 2** – Mixed Development
- Plot 3** – Area to be surrendered free of all cost for road reserve

L1 – L8 Land Parcel with land plots and proposed building (8 units)

L9 – L16 Land Parcel with building lines (8 units)

A1 – A16 Accessory Parcel (16 nos.)

Area to be surrendered for road reserve

Common Area

Limited Common Property

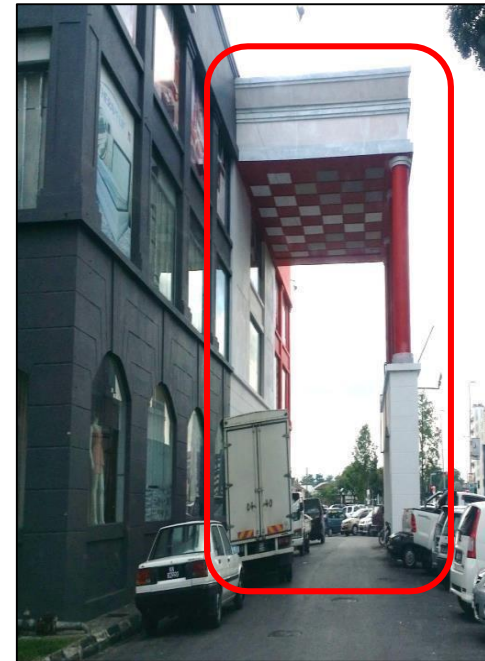
PROVISIONAL BLOCK 1	
P1	1- storey basement car park 6-storey Office Block + 2-Storey basement carpark
BLOCK 1	
Podium	1- storey basement car park 3-storey podium G/Flr - 2 nd Floor 20 units of commercial per floor
Tower A	3 rd - 11 th Flr - 8 units service apartment per floor
Sub-Tower AA	12 th - 20 th Floor - 2 units of Pent House per floor
Tower B	3 rd - 11 th Flr - 8 units service apartment per floor
Sub-Tower BA	9-storey Service Apartment 12 th - 20 th Floor - 2 units of Pent House per floor
BLOCK 2	
M2	6-storey Office Block

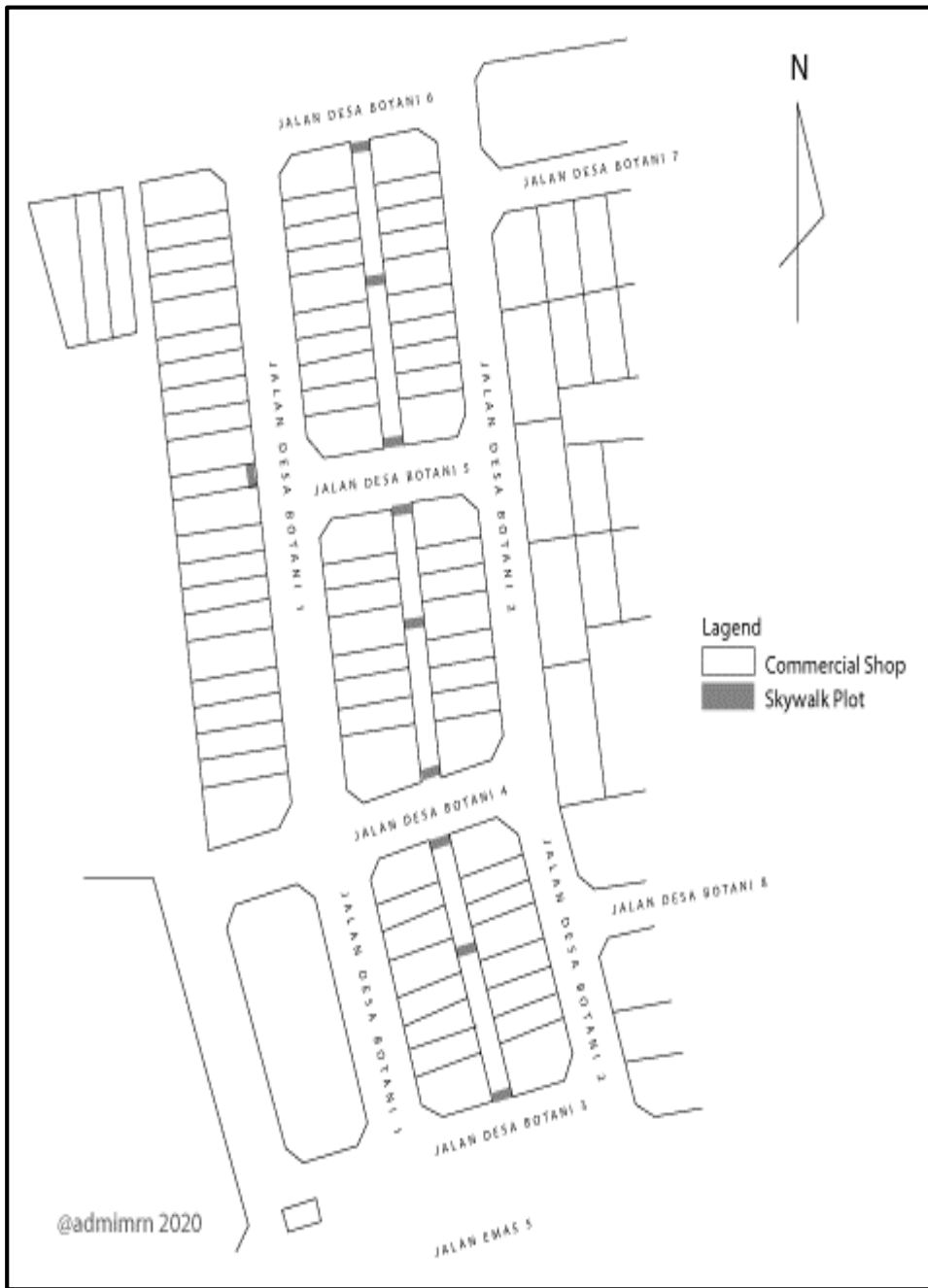
Flexibility in Building Design

More flexibility in building design

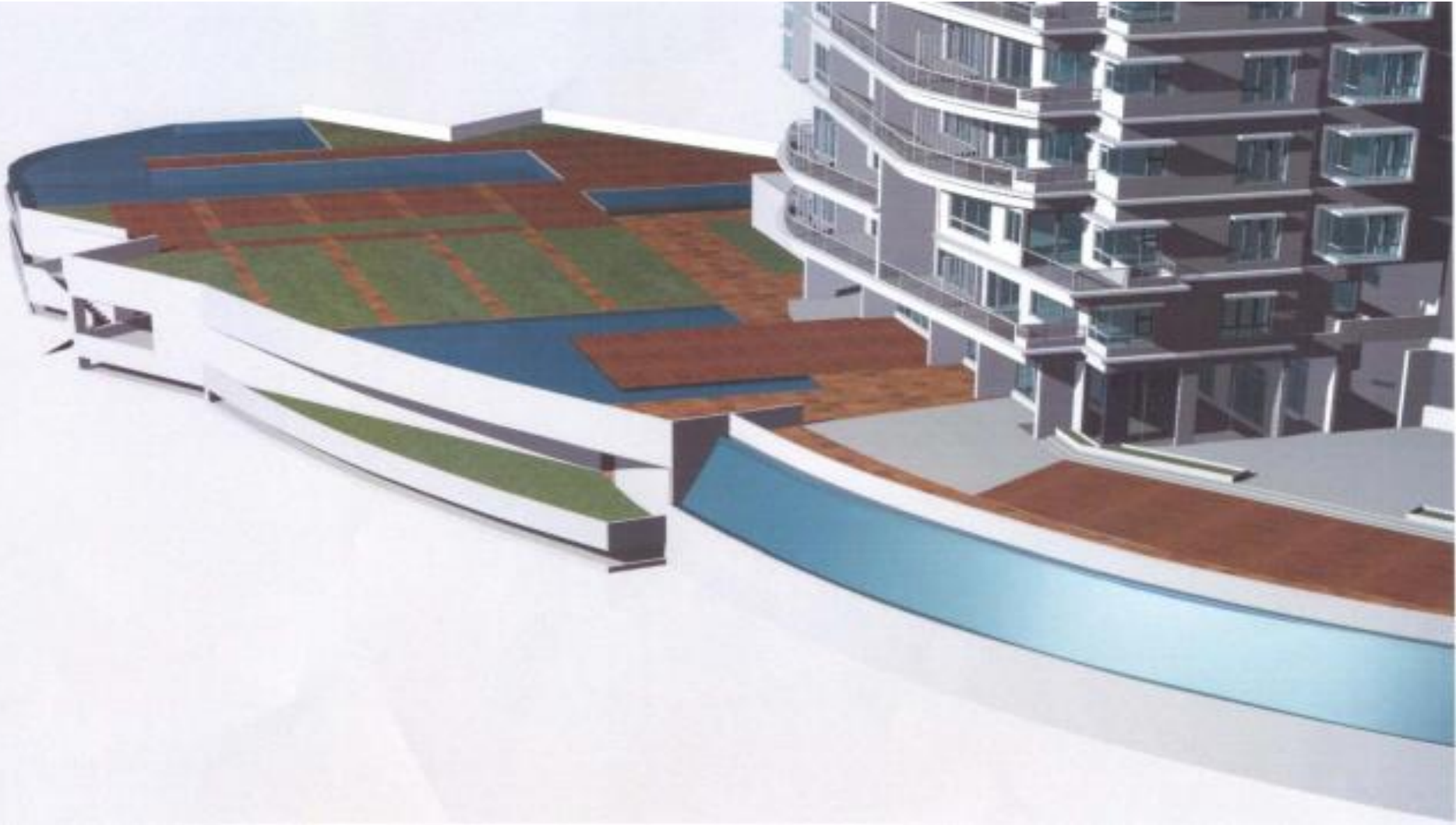
- ✓ To allow for strata subdivision of building with structures that encroached or fall outside the lot boundary.
- ✓ The encroached structures ie. **any eave, awning and any balcony** that projects over road or statutory reserve shall be issued with **permit or easement** under Land Code.

“that the building or buildings are situated wholly within the boundaries of the lot in question, but discounting any eave, awning, and any balcony not forming part of the proposed parcel, which projects over road or statutory reserve to which there subsists a permit or easement issued under Land Code [Cap. 81 (1958 Ed.)], in respect of every such eave, awning and balcony.”



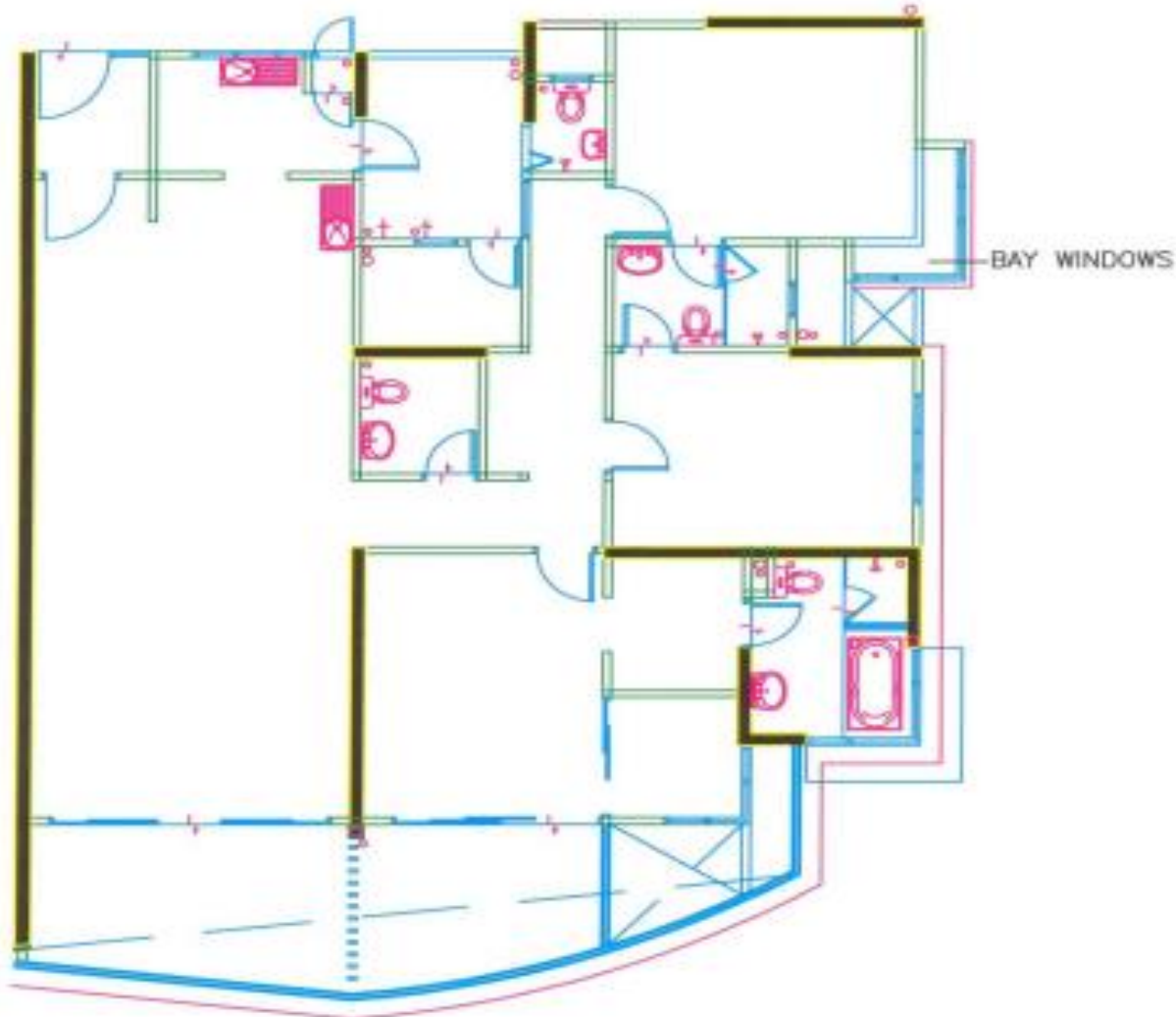


Bay Window Location And Diagram

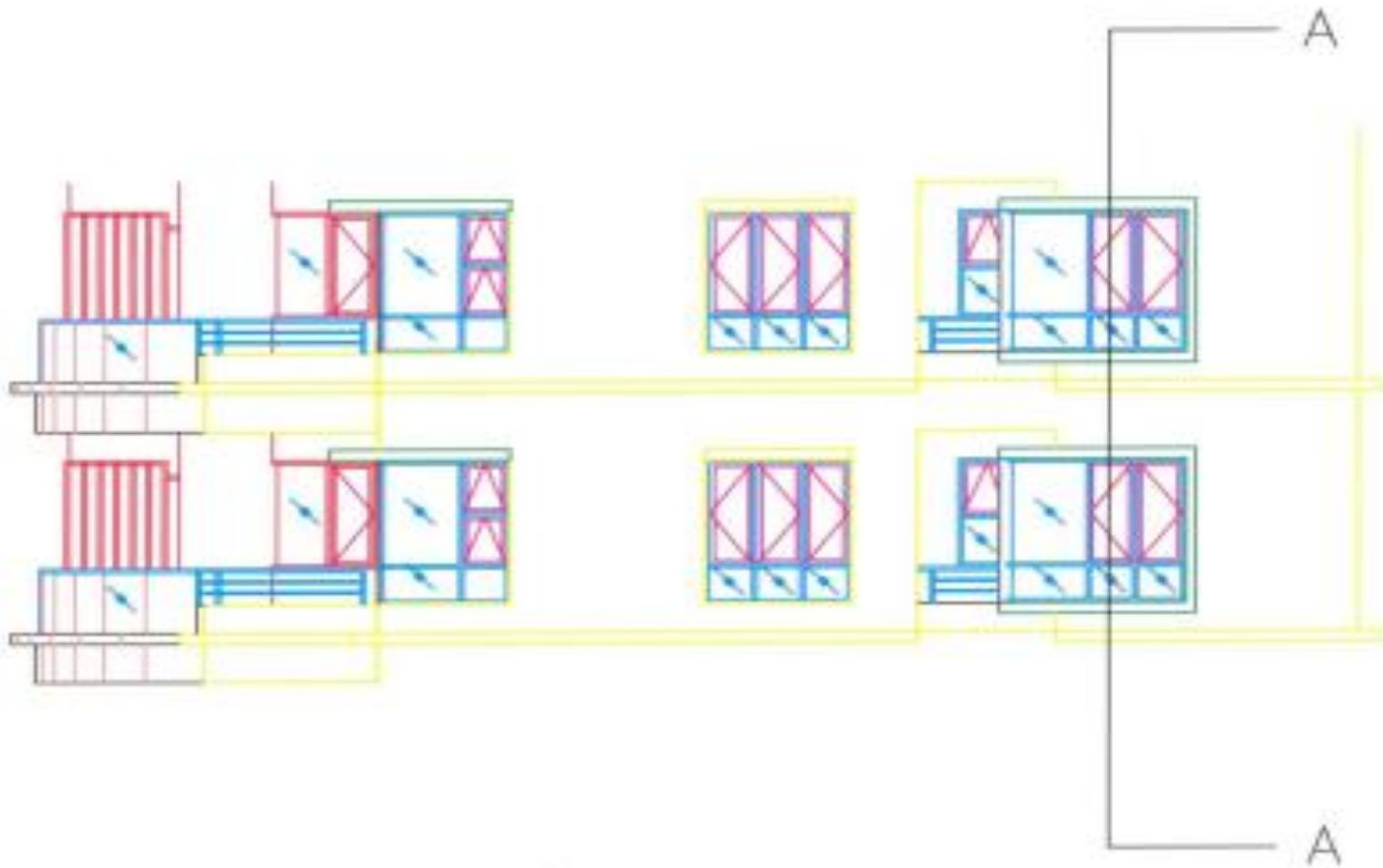




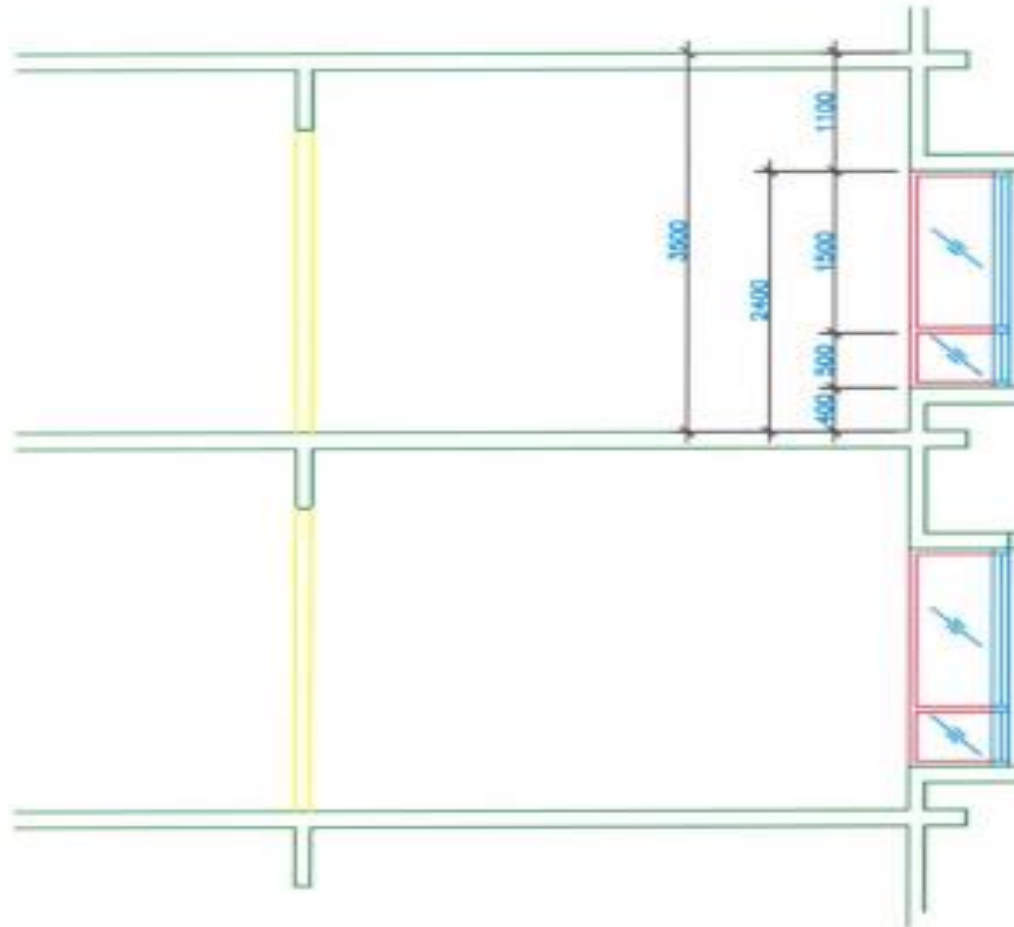
Floor Plan



Cross Section



Elevation A-A



Flexibility in Building Design

✓ To allow Construction Phasing: **vertical phasing** (part of building) and **horizontal phasing** for **building and / or land**.

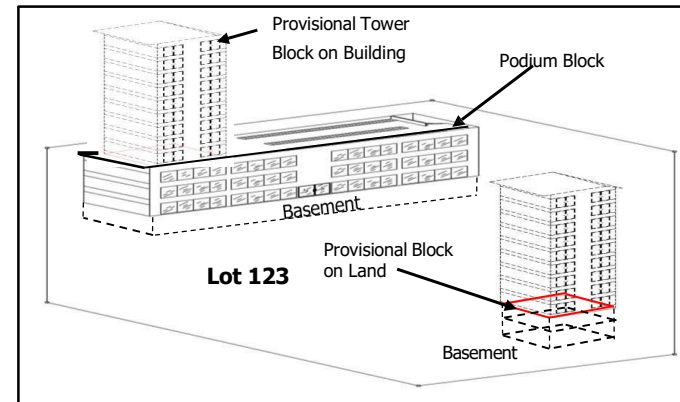
✓ The provisional block / floors will be issued with Provisional Subsidiary Title

“provisional block” means—

- in relation to a subdivided building, a **block** consisting of the proposed building parcels to be erected on a **building or lot**, for which a provisional subsidiary title is applied for;

or

- in relation to a subdivided land, a block consisting of the **proposed land parcels**, for which a separate provisional subsidiary title is applied for;



Flexibility in Phase Development

More Flexible Staged / Phase Development

- ✓ **Approved Building plans** no longer required for application. Sufficient to submit Approved SPA plan (layout).
- ✓ Minor variation like number of units, size of units, share units of units, layout configuration of the lots and common property are allowed provided that
 - **it do not change**
 - **the total area and position of of the building / land**
 - **quantum provisional share unit.**
 - **Consent given by all the subsidiary proprietors.**
 - **The amendments to the plan is approved by the authority.**

SSTO 2019 [Cap. 75/2019] S.18

18. The Superintendent shall approve any strata subdivision plan submitted under section 17 if the following conditions are satisfied—

(a) there has been no change in the total area and position of the building or land as submitted pursuant to section 7 (2) and 9 (2)(a);

(b) there has been no change in the total share units for the parcels from the quantum of provisional share units shown pursuant to section 9 (2)(b); and

(c) all the conditions specified in section 9 (1) are satisfied

Flexibility in Phase Development

Building or Land can be issued with Strata Title once completed

To compel greater developer and professional responsibilities, compliance and certification

- ✓ Certification by **professional** ie. land surveyor, architect and engineer that the building **can be subdivided for issuance of subsidiary titles**
- ✓ The proposed parcels are endorsed by the **proprietor** to be correct and in accordance with **what was sold or agreed to be sold** by the proprietor.

SSTO 2019 [Cap. 75/2019] S.6

(b) a strata subdivision plan comprising an index plan, storey plan, delineation plan and the proposed schedule of parcels, in triplicate for the proposed parcels and duly certified by a land surveyor as follows ..

(iii) that the boundaries of all the proposed parcels shown thereon have been endorsed by the proprietor to be correct and in accordance with what was sold or agreed to be sold by the proprietor;

Strata Numbering

Strata Numbering Method

Method in numbering the Tower, Tower and Provisional Block

- a) Every block of subdivided building should be numbered in integer sequence with prefix of "**M**". Example: **M1, M2, M3 ...**

- b) Every tower block on top of building should be numbered with prefix of "**Tower**" and follow by alphabet order. Example: **Tower A, Tower B, Tower C ...**

- c) For tower block situated on top of tower (sub-tower), should be numbered with prefix of "**Tower**", and follow by the alphabet of tower situated on and another alphabet order for sub-tower. Example: **Tower AA (Sub-Tower A situated on Tower A), Tower BA (Sub-tower A situated on Tower B).**

Strata Numbering Method

Method in numbering the Tower, Tower and Provisional Block

d) For every provisional block of building or tower or sub-tower should be numbered in integer sequence with prefix of "P". Example: **P1, P2, P3 ...**

e) For every provisional block of land should be numbered in integer sequence with prefix of "LP". Example: **LP1, LP2, LP3 ...**

f) Numbering of building or provisional block should follow the sequence as in the approved building plan.

Strata Numbering Method

Floor Numbering Method

- a. Floor level above ground level should be numbered in integer sequence from the ground floor to upper floor. Example: **1, 2, 3 ...**
- b. Basement floor should be numbered in integer sequence with prefix of "**B**" from the ground level towards down. Example: **B1, B2, B3 ...**
- c. Mezzanine floor should be numbered in integer sequence with prefix of "**N**" within the main floor. Example: **N1, N2, N3 ...**
- d. The numbering of mezzanine floor should be unique within its main floor.

Strata Numbering Method

Building Parcel Numbering Method

- a. There should be only one series number of integers to be used in numbering of the parcel. Example: **1, 2, 3 ...**
- b. Every parcel should be numbered in integer sequence from the lower floor level to upper floor level and from building to building by following the sequence of building as in the approved building plan.
- c. The used integer number of parcel cannot be repeated or used again by another parcel.
- d. If the parcel is multi stories ie. Penthouse, townhouse & etc. numbering of parcel should follow the sequence in the lower floor level.

Strata Numbering Method

Building Parcel Numbering Method

- e. The parcel number for the provisional block should be numbered in integer sequence with prefix of "P". Example: **P1, P2, P3 ...**
- f. Numbering of parcel for completed building of provisional block should continue from the last sequence number of the scheme.
- g. Numbering for subdivided or amalgamated parcel should continue from the last sequence number of the scheme.

Strata Numbering Method

Parcel Numbering Method

Land Parcel And Land Parcel With Shared Basement

- a. There should be only one series number of integers with prefix of "L" to be used in numbering of the Land Parcel. Example: **L1, L2, L3 ...**
- b. Every Land parcel should be numbered in integer sequence from house to house and from building to building by following the sequence of building as in the approved building plan.
- c. The used integer number of land parcel cannot be repeated or used again by another land parcel.

Strata Numbering Method

Parcel Numbering Method

Land Parcel And Land Parcel With Shared Basement

- d. The parcel number for the provisional land block should be numbered in integer sequence with prefix of "**LP**". Example: **LP1, LP2, LP3 ...**

- e. Numbering of parcel for completed building of provisional land block should continue from the last sequence number of the scheme.

- f. Numbering for subdivided or amalgamated land parcel should continue from the last sequence number of the scheme.

Strata Numbering Method

Parcel Numbering Method

Accessory Parcel

- a. There should be only one series number of integers with prefix of "A" to be used in numbering of the accessory parcel. Example: **A1, A2, A3 ...**
- b. Every Accessory parcel should be numbered in integer sequence from the lower floor level to upper floor level and from building to building by following the sequence of building as in the approved building plan.
- c. The used integer number of accessory parcels cannot be repeated or used again by another accessory parcel.
- d. Numbering of accessory parcel for completed building of provisional block should continue from the last sequence number of the scheme.

Strata Numbering Method

Void Area Numbering Method

- a. There should be only one series number of integers with prefix of "V" to be used in numbering of the void area. Example: **V1, V2, V3 ...**
- b. Every void area should be numbered in integer sequence from the lower floor level to upper floor level and from building to building by following the sequence of building as in the approved building plan.
- c. The used integer number of void areas cannot be repeated or used again by another void area.
- d. Only the void area within the Building Parcel or Land Parcel are required to be numbered.
- e. Numbering of void area for completed building of provisional block should continue from the last sequence number of the scheme.

Strata Numbering Method

Common Area Numbering Method

- a. There should be only one series number of integers with prefix of "C" to be used in numbering of the common area. Example: **C1, C2, C3 ...**
- b. Every common area should be numbered in integer sequence from the lower floor level to upper floor level and from building to building by following the sequence of building as in the approved building plan.
- c. The used integer number of common areas cannot be repeated or used again by another parcel.
- d. Numbering of common area for completed building of provisional block should continue from the last sequence number of the scheme.

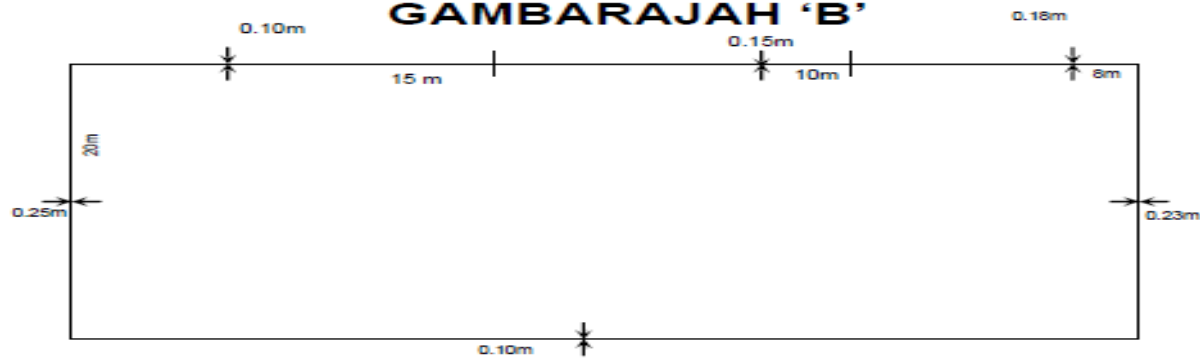
**CONTOH LUKISAN KETEBALAN DINDING PETAK-PETAK DI ATAS
MUKA SURAT GAMBARAJAH BUKU KERJALUAR**

SAMPLE DRAWING OF WALL THICKNESS OF THE PARCELS ON FIELD BOOK DIAGRAM

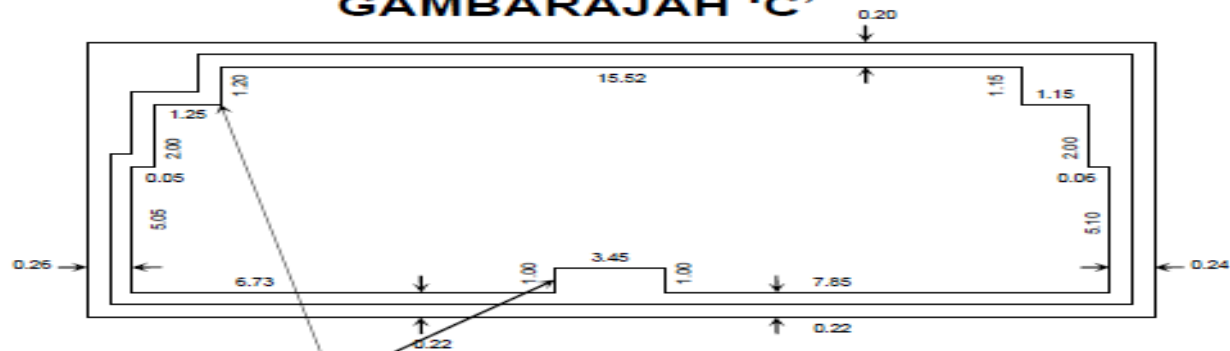
GAMBARAJAH 'A'



GAMBARAJAH 'B'



GAMBARAJAH 'C'

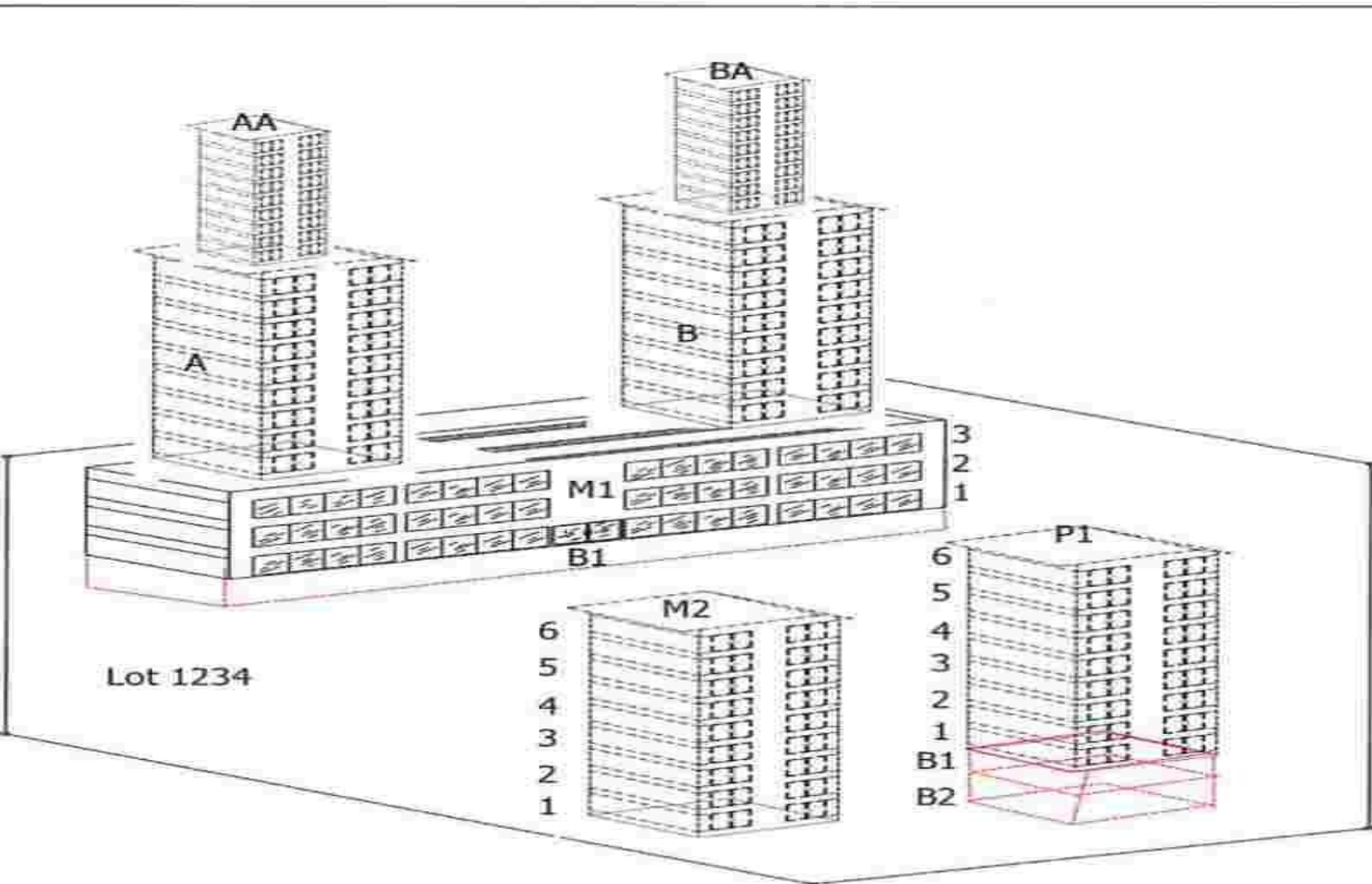


Tonggak konkrit

Nota :

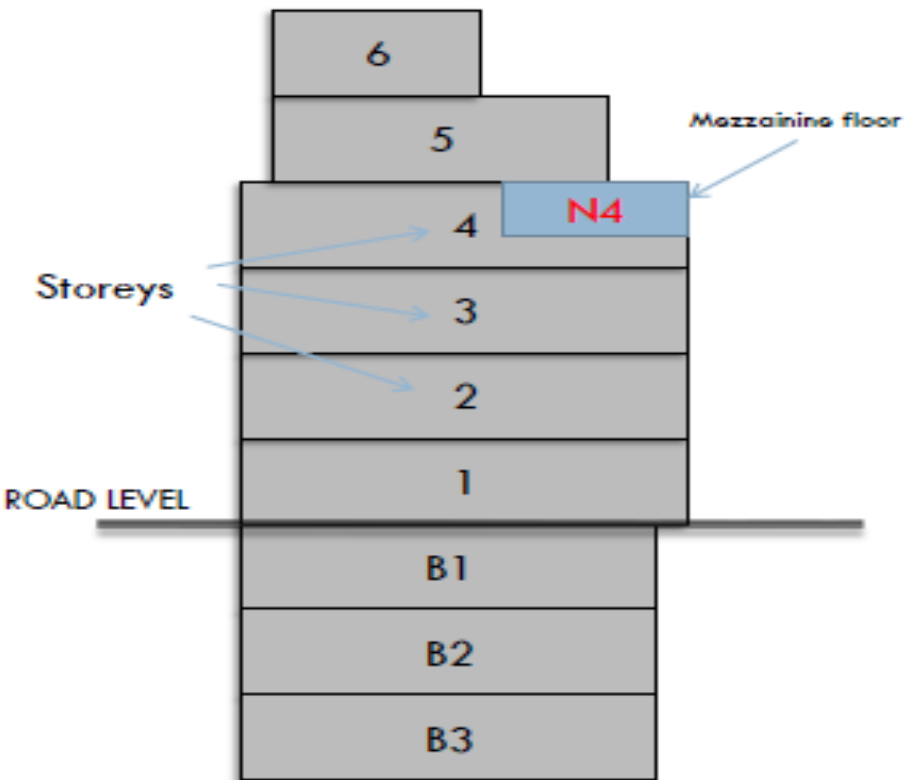
Ukuran dalam unit meter (m)

Strata Numbering Method

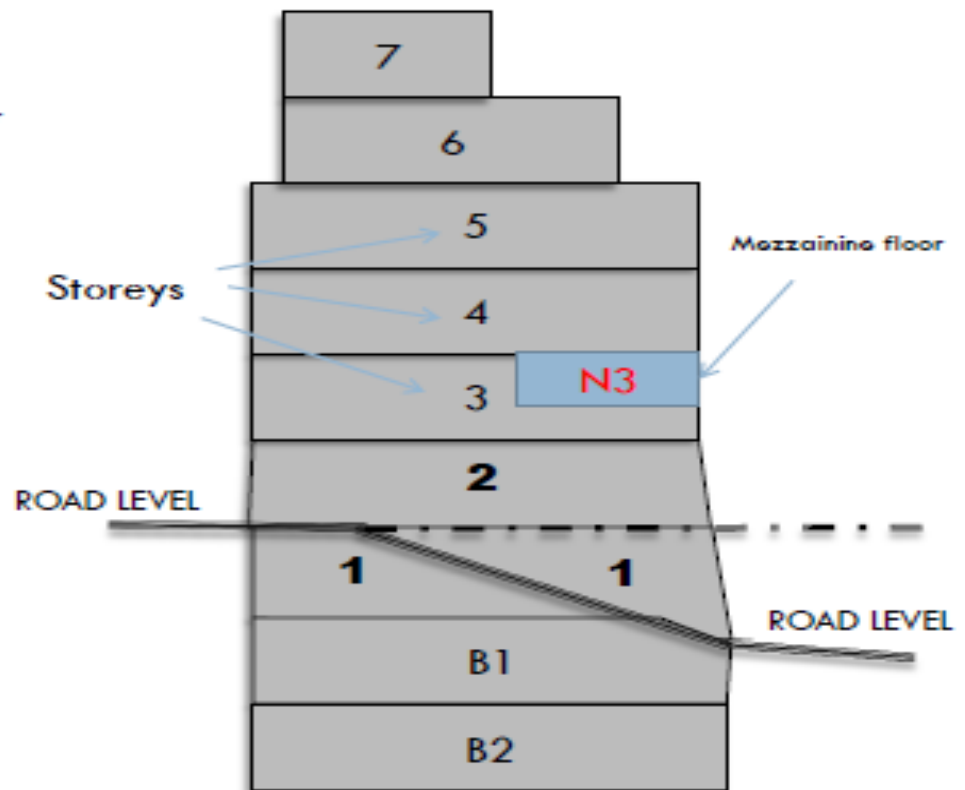


Strata Numbering Method

Multi storeys building



Multi storeys building



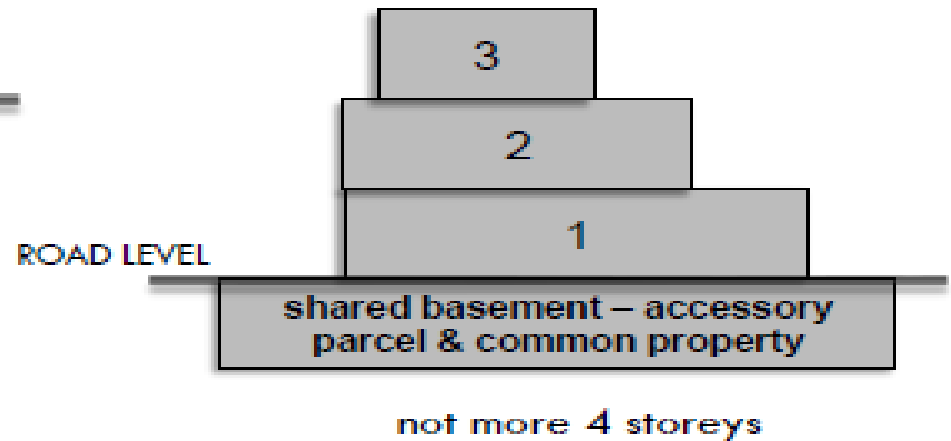
Source from JUPEM

Strata Numbering Method

Land parcel

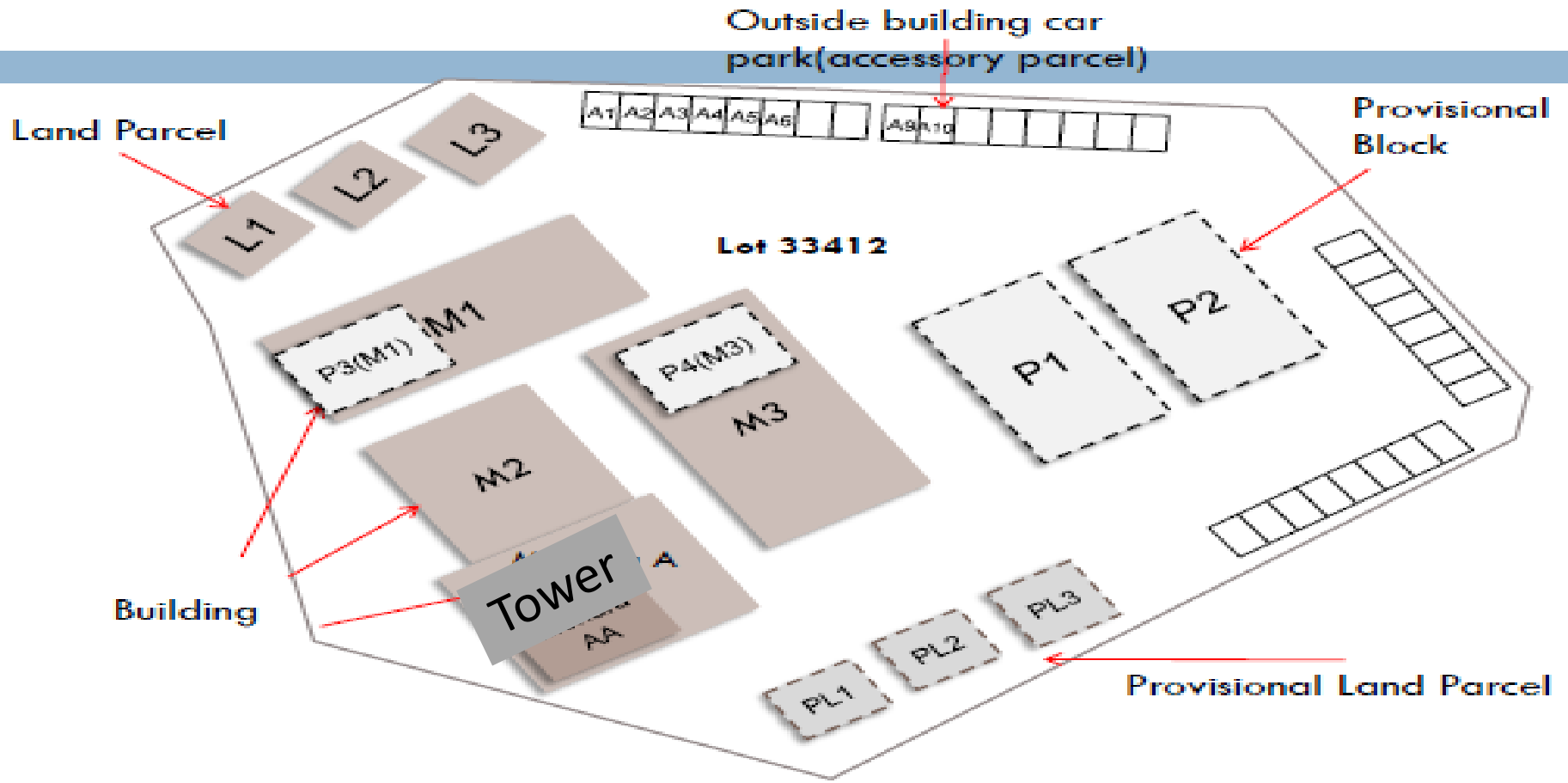


Land parcel with shared basement



Source from JUPEM

Strata Numbering Method



Source from JUPEM

Text, Line and Symbols

Text (annotation) and Line Symbols Specifications

- a) All the standard text annotation must be placed inside closed polygon.
- b) All text annotation must be set to "Justify" and "Center". This is to ensure a higher accuracy to the text being inside the closed-polygon.
- c) All text annotation must be drawn in suitable size in accordance to the plotting scale so that the annotation of plan can be clearly viewed on a standard ISO A3 size paper.
- d) Parcel number texts must be unique (no duplication) and in sequence from building to building and from lower floor to higher floor) in all submitted DXF files except special case like Duplex Parcel, which have duplicate parcel number.
- e) All parcellations of area are to be presented by floors and not by individual units.

Text (annotation) and Line Symbols Specifications

NO.	LAYER NAME	COLOUR	LINETYPE	LINEWEIGHT (mm)	TEXT/ FONT STYLE	TEXT SIZE (mm)
1	PARCEL	Red (1)	CONTINUE	0.25	-	-
2	PARCEL_NO	White (7)	-	0.25	ROMANS/ TIMES NEW	3.0
3	PARCEL_AREA	White (7)	-	0.15	ROMAN	2.0
4	VOID_NO	White (7)	-	0.15		2.0
5	VOID	White (7)	DASHED SPACE	0.15	-	-
6	VOID_AREA	White (7)	-	0.15	ROMANS/ TIMES NEW ROMAN	2.0
7	ACCESSORY	Green (3)	CONTINUE	0.15	-	-
8	ACCESSORY_NO	White (7)	-	0.15	ROMANS/ TIMES NEW	3.0
9	ACCESSORY_AREA	White (7)	-	0.15	ROMAN	2.0
10	NON_PARCEL	White (7)	DASHED SPACE	0.09	-	-
11	COMMON	Yellow (40)	CONTINUE	0.15	-	-
12	COMMON_NO	White (7)	-	0.15	ROMANS/ TIMES NEW	3.0
13	COMMON_AREA	White (7)	-	0.15	ROMAN	2.0
14	LAND	Red (1)	CONTINUE	0.25	-	-
15	LAND_NO	White (7)	-	0.25	ROMANS/ TIMES NEW	3.0
16	LAND_AREA	White (7)	-	0.15	ROMAN	2.0
17	PROVISIONAL	Cyan (4)	DASHED	0.25	-	-

Text (annotation) and Line Symbols Specifications

18	PROVISIONAL_NO	White (7)	-	0.25	ROMANS/ TIMES NEW	3.0
19	PROVISIONAL_AREA	White (7)	-	0.15	ROMAN	2.0
20	PROJECT_BOUNDARY	Pink (11)	CONTINUE	0.70	-	-
21	LOT NUMBER	White (7)	-	0.70	ROMANS/ TIMES NEW	4.0
22	m ²	White (7)	-	0.15	ROMAN	“m”: 2.0, “2”: 1.0
23	PARCEL Red Lining	Red (10)	CONTINUE	0.40	-	-
24	LIMITED_COMMON	Orange (30)	CONTINUE	0.25	-	-
25	LIMITED_COMMON_NO	White (7)	-	0.25	ROMANS/ TIMES NEW	3.0
26	LIMITED_COMMON_AREA	White (7)	-	0.15	ROMAN	2.0
27	ADJOINING_LOT	White (7)	CONTINUE	0.25	-	-
28	ADJOINING_LOT_NO	White (7)	-	0.35	ROMANS/ TIMES NEW ROMAN (Italic/ Slanting)	4.0
29	BUILDING	Blue (5)	CONTINUE	0.25	-	-
30	BUILDING_NO	White (7)	-	0.50	ROMANS/ TIMES NEW ROMAN	3.5

Strata Coloring Method

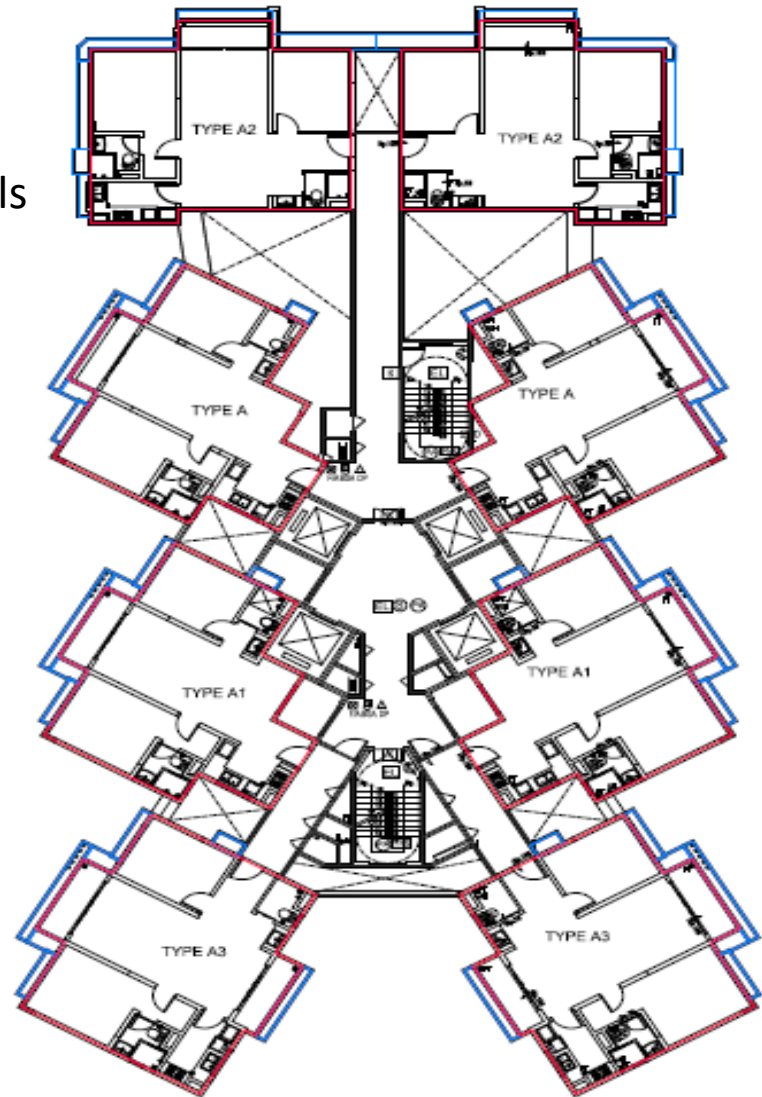
Whole floor layout, showing eight parcels and its accessory parcels,

() Red line – Parcel/Land boundary

() Green line – Accessory parcel boundary.

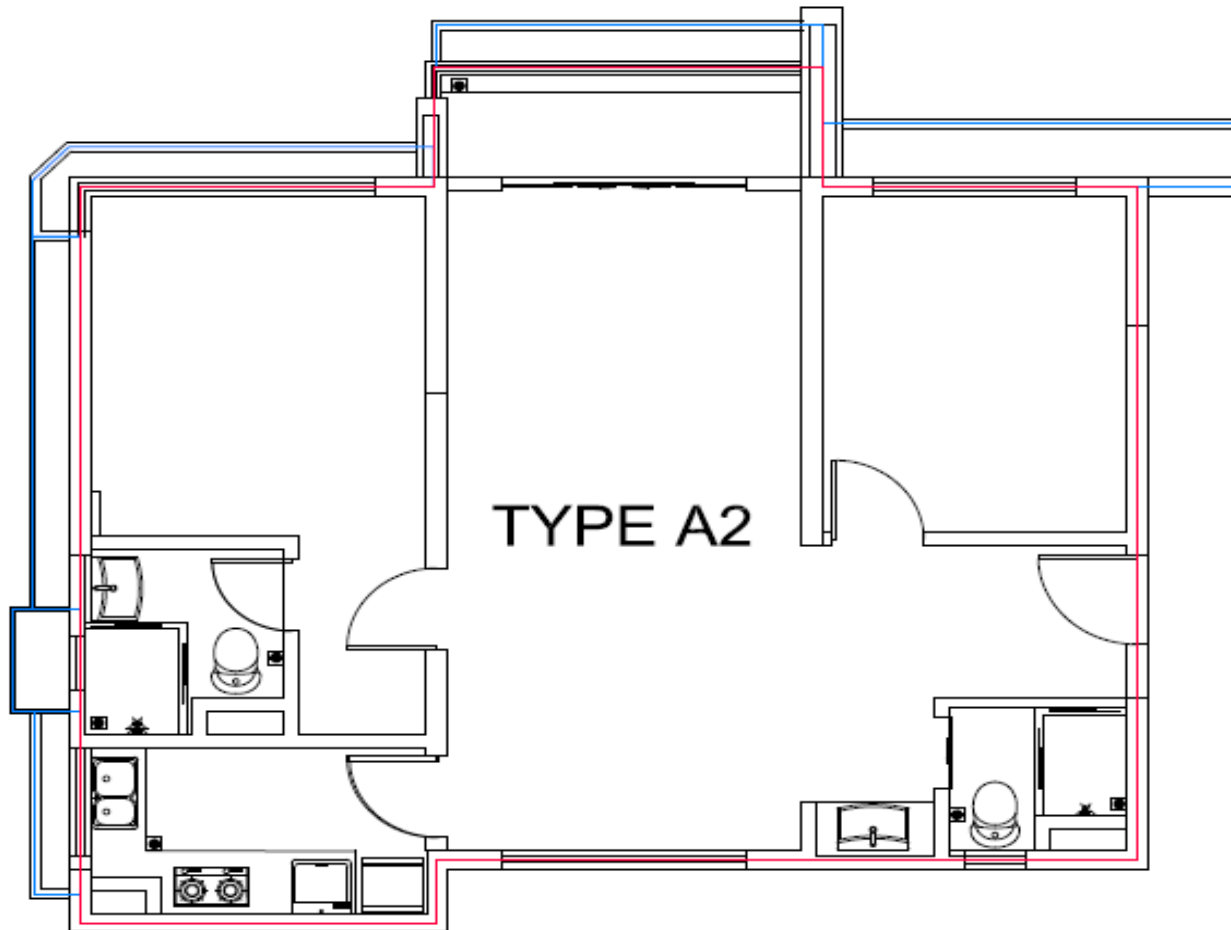
() Blue line – Building

() White line – Void/common

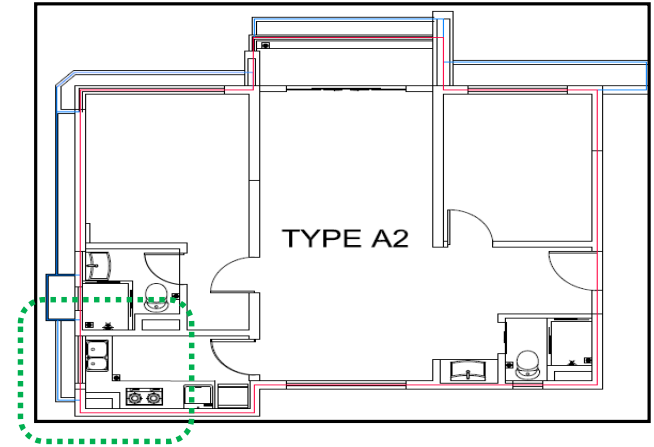
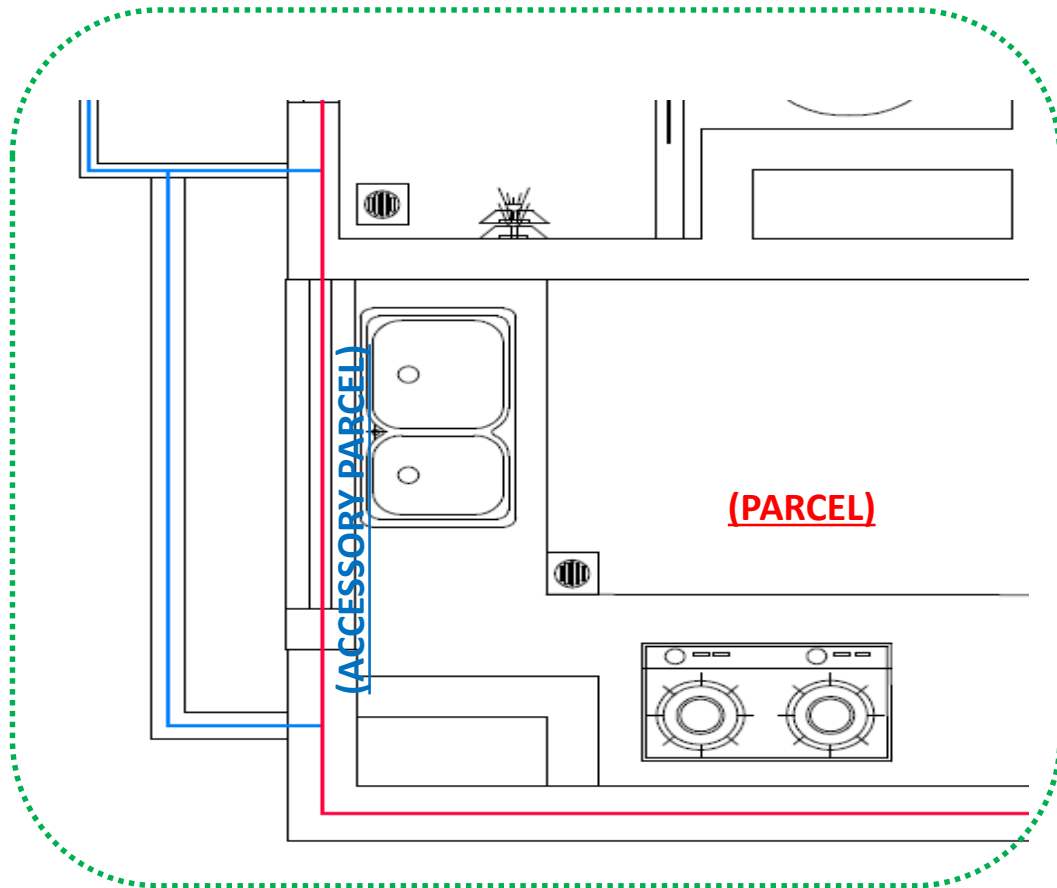


Strata Coloring Method

One of the parcel and it accessory parcels -
Boundaries are to be taken to the centre of the wall.



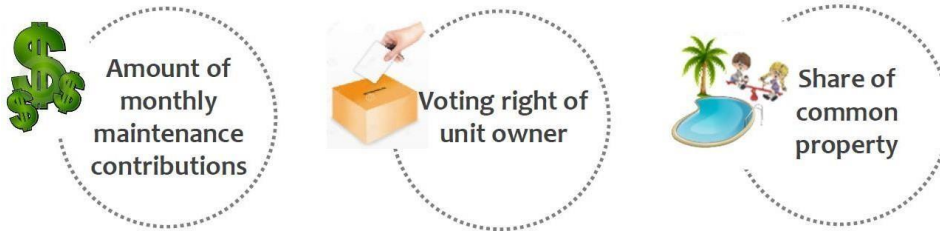
Strata Coloring Method



Share Units

Share Units

✓ To define the share unit entitlements



SSTO 2019 [Cap. 75] S.12

12 (4) *The share unit of a parcel shall determine-*

- a) *the **voting rights** of the subsidiary proprietors;*
- b) *the **quantum of the undivided share** of each subsidiary proprietor **in the common property** in the event—*
 - i. *Where a subdivided building or land is damaged but is not totally destroyed is continued to be use in accordance with section 27;*
 - ii. *the subdivision of building or land into parcels is terminated in accordance with section 28; and*
 - iii. *the common property is required for public purposes under section 48 of the Land Code [Cap. 81 (1958 Ed.)]; and*
- c) *the **amount of contributions levied by a management corporation** on the subsidiary proprietors of all the parcels in a subdivided building or land.*

Share Units Entitlement

Share unit calculations to be certified by professionals

- ✓ To provide the principle and deciding criteria for the calculation of share units
- ✓ Certified by a land surveyor that the share unit assigned by the proprietor in the schedule of parcels is in accordance with section 12 (3);

SSTO 2019 [Cap. 75] S.12

12.—(1) Each parcel (except in the case of an accessory parcel) shall have a share unit, which—

(a) shall be expressed in whole numbers; and

(b) shall be assigned by the proprietor and specified in the form as may be determined by the Director, submitted under section 11.

(3) The share unit shall be determined in accordance with the Fourth Schedule or the Land Surveyors (Conduct of Cadastral Land Surveys) Rules, 2003 [Swk. L.N. 137/2003], or rules made under this Ordinance.

Share Units

Criteria for deciding share unit entitlements for a strata scheme shall be consistent with either—

- a) the equality principle; or
 - b) the relativity principle.
- Criteria for deciding the principle of share unit entitlement for a strata scheme shall be based on perceived usage of common facilities.
- A unit that uses more of the common facilities is allotted with a higher share unit and consequently contributes a higher maintenance levy.

$$\frac{x}{y} \times Z$$

x - is the share unit of a parcel

y - is the aggregate / total share unit of all parcels

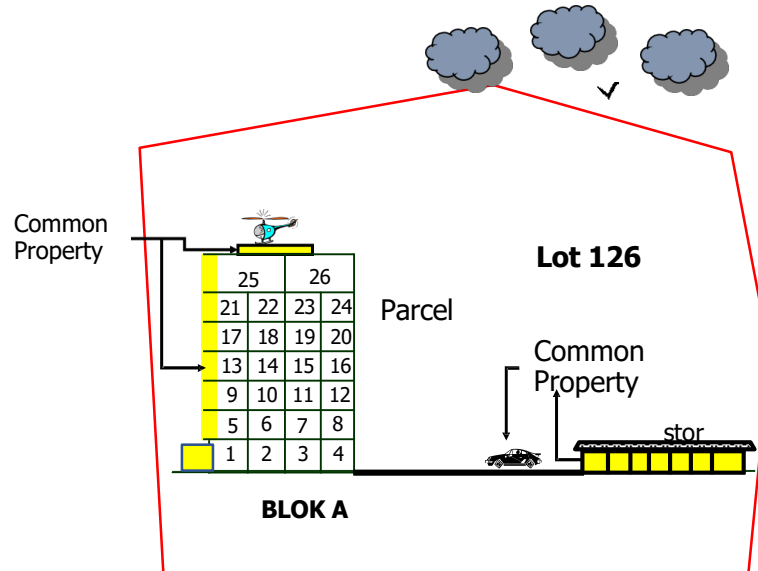
Z - is the total management / maintenance charge \$\$\$ to be levied by MC

Share Unit: Proportion of maintenance cost among the strata owners

Share Units

Parcel	Share Unit	Parcel	Share Unit
1	1	14	1
2	1	15	1
3	1	16	1
4	1	17	1
5	1	18	1
6	1	19	1
7	1	20	1
8	1	21	1
9	1	22	1
10	1	23	1
11	1	24	1
12	1	25	2
13	1	26	2

Parcel	Sub-Total Share Unit
Parcel 1 - 24	24
Parcel 25 & 26	4
Aggregate/Total Share Unit of Strata Scheme:	y = 28



$$\frac{x}{y} \times z$$

- x - is the share unit of a parcel
- y - is the aggregate/ total share unit of all parcels
- z - is the total management / maintenance

Share Units

Equality Principle (For example wholly residential development or single use non-residential / wholly commercial development)

The equality principle for deciding share unit for the parcels included in a strata scheme is the principle that the **share units must be equal, except to the extent to which it is just and equitable in the circumstances for them not to be equal**, regard must be had to—

- **how the strata scheme is structured;**
 - structure of building: no. of blocks / tower, podium, density?
- **the nature, features and characteristics of the parcels included in the scheme;**
 - building parcel or land parcel? Accessory parcel?
- **the purposes for which the parcels are used.**
 - the usage of parcel: residential, office or commercial?

$$\text{Share unit of parcel} = \frac{\text{Gross floor area of strata unit}}{\text{Gross floor area of all strata parcels}} \times \text{Share unit allotted to the building}$$

Share Units

Relativity Principle

The relativity principle for deciding share unit for the parcels included in a strata scheme is the principle that the share units must clearly demonstrate the **relationship between the parcels by reference to 1 or more particular relevant factors.**

A relevant factor may, and may only, be any of the following—

- **how the strata scheme is structured;**
 - structure of building: no. of blocks/ tower, podium?
- **the nature, features and characteristics of the parcels;**
 - building parcel or land parcel? Accessory parcel?
- **the purposes for which the parcels are used;**
 - the usage of parcel: residential, office or commercial?
- **the impact the parcels may have on the costs of maintaining the common property;**
 - usage of common area or facilities of each parcel?
- **the market values of the parcels.**

$$\text{Weight factor} = \frac{\text{\% of cost}}{\text{\% of Strata Area}}$$

$$\text{Share unit of each type} = \text{Total Strata area} \times \text{Weight factor}$$

Share Units

Relativity Principle

- For example, in the case of a **mixed development can comprise of residential units, offices and shops in one development.**
- In such developments, different weight factors are used to account for the **unequal usage of common facilities** among the different user groups.
- Allocation of share unit for each parcel is to be made based on **floor area of the strata unit** and the use of **weight factors** for each type of strata unit.
- The computation of weight factors for each user group is based on the **share of the maintenance costs proportionate** to the expected use or benefit each user group will derive from or the risk it will contribute to the common property.

Any of the following factors may be considered in determining the weight factors:

- a) Total area
- b) Common area used by each user group & shared by user groups
- c) Strata floor area
- d) Frequency of usage
- e) Human traffic
- f) Risk factor

Example of Area Calculation

1. Strata Area of each user group

User Group	Floor area (msq)	Percentage (%)
Commercial Shop	657	1.6
Condominium Block	39560	98.4
Total	40217	100.0

2. Common area used by each user group (LCP)

User Group	Floor area (msq)	Percentage (%)
Commercial Shop	200	2.5
Condominium Block	7654	97.5
Total	7854	100

3. Common area shared by all user group

Type/ Description of Common Area	Floor area (msq)
Common area within Basement, ground floor, L1, L2 & L3 of podium and condo block	27345

4. Total Common Area (= AppORTIONED common area + limited common area)

User Group	Floor area (msq)	Percentage (%)
Commercial Shop	646.7	1.8
Condominium Block	34552.3	98.2
Total	35199.0	100

AppORTIONED common area is based on strata area percentage

5. Total Area (= Strata area + Total common area)

User Group	Floor area (msq)	Percentage (%)
Commercial Shop	1303.7	1.7
Condominium Block	74112.3	98.3
Total	75416.0	100.0

Cost Sharing Calculation

Item 1: Swimming Pool Maintenance Cost: RM 38,000	User Group	Strata Area	Frequency of usage	Area x Factor	%	Cost	Remarks
	Commercial Shop	657	0	0	0.0	RM0.00	The use of swimming is not allowed by owner, staff and customers of shop.
	Condominium Block	39560	1	39560	100.0	RM38,000.00	Based on strata area: Bigger area mean more occupants. Thus, require more maintenance to the pool and services.
				Total	39560	100	RM38,000.00

Item 2: Maintenance of Landscape Maintenance Cost: RM 57,000	User Group	Total Common Area	Frequency of usage	Area x Factor	%	Cost	Remarks
	Commercial Shop	647	1.5	970.07727	2.7	RM1,556.61	Based on the total common area of each user group. More common areas need more landscaping maintenance and upkeep. Higher weightage for commercial shop due to higher human traffic.
	Condominium Block	34552	1	34552.282	97.3	RM55,443.39	
				Total	35522.359	100	RM57,000.00

Weight Factor Calculation

No.	Item	Cost	Frequency of use/ Risk factor		Cost Sharing	
			Commercial Shop	Condominium Block	Commercial Shop	Condominium Block
1	Swimming Pool	RM38,000.00	0.0	1.0	RM0.00	RM38,000.00
2	Maintenance of Landscape	RM57,000.00	1.5	1.0	RM1,556.61	RM55,443.39
3	MC staff expenses	RM200,000.00	1.0	1.2	RM2,730.16	RM197,269.84
4	Lift	RM35,000.00	0.0	1.0	RM0.00	RM35,000.00
5	Building Insurance	RM74,000.00	5.0	1.0	RM5,982.52	RM68,017.48
6	Patrolling and Security Services	RM180,000.00	3.0	1.0	RM9,569.87	RM170,430.13
7	Cleaning and maintenance of common area	RM189,000.00	2.0	1.0	RM6,819.77	RM182,180.23
8	Utilities bill for common area & facilities	RM280,000.00	0.5	1.0	RM2,596.10	RM277,403.90
9	M&E Services (e.g. water pump, water tank, fire protection system, plumbing/sanitary, ventilation system, electrical system)	RM130,000.00	1.5	1.0	RM3,342.08	RM126,657.92
10	Pest control	RM9,000.00	3.0	1.0	RM478.49	RM8,521.51
	Total Cost	RM1,192,000.00			RM33,075.60	RM1,158,924.40
	Percentage				2.77	97.23

No	User Group	Percentage of cost (a)	Percentage of Strata Area (b)	Weight Factor (a/b)	Rounded to 1 decimal
1	Commercial Shop	2.77	1.6	1.731	1.7
2	Condominium Block	97.23	98.4	0.988	1.0

Strata Subdivision Plan (SSP),
Certified Strata Plan (CP), Limited
Common Property Plan (LCP) For
Subdivision Of Building/Land And
Provisional Block

DELINEATION / INDEX / STOREY PLAN

BUILDING : M1
TOWER / SUB-TOWER : A / AA
STOREY : 1
PARCELS / LAND PARCELS : 1 - 10 / L1 - L12
ACCESSORY PARCELS : A1 - A36
COMMON PARCELS : C1 - C36
SCALE : 1 : 1000

Text Size: 3.5mm
Text and Line weight: 0.60mm

Text Size: 2.0 mm
Text and Line weight: 0.35 mm

Notes:

- 1) Schedule of Parcel: Please refer to Plan SSP_01_1_ISP1S.
- 2) The boundary of each proposed parcel is defined to the centre of walls.
- 3) The area of each proposed parcel includes area(s) occupied by pillar(s)/column(s) found within the parcel.
- 4) All shared common service(s)/utility line(s) within the proposed parcel is/are common property.

Text Size: 2.0 mm
Text and Line weight: 0.25 mm

Text Size: 3.5mm
Text and Line weight: 0.50mm

All Text font: Romans/ Times New Roman

**STRATA SUBDIVISION PLAN
DIVISION KUCHING
KUCHING CENTRAL LAND DISTRICT
BLOCK 16
LOT 12225
LOT AREA = 3.078 ha.**

Text Size: 4.0 mm
Text weight: 0.70mm

Line weight: 0.25mm

SPA Ref. No. : TP/10/2008/42
 BP Ref. No. : BP/10/2008/42
 STA Ref. No. : STA/01/2008/42
 Cod. Sheet No. : M4 - 26 - J
 Survey Job No. :
 Field Book No. :
 Surveyed by :
 Comp. by :
 Drawn by : Wong Ah Seng
 Examined by : Sib Nuroshime

Date: -
Date: -
Date: 03.12.2014
Date: 03.12.2014

Text Size: 2.0 mm
Text and Line weight: 0.25mm

Certification:

Text Size: 2.5 mm
Text and Line weight: 0.50mm

I, of
 a land surveyor licensed under the Land Surveyors Ordinance, 2001,
 do hereby certify that:

(a) the plan as shown herein is correct and prepared in accordance with
 Section 6 (1)(b) or Section 9(2) of the Strata (Subsidiary Titles) Ordinance,
 2019 and The Land Surveyors (Conduct of Cadastral Land Surveys) Rules,
 2003; and

(b) the buildings or land parcels shown in the plan are capable of being
 subdivided under the provisions of the Strata (Subsidiary Titles)
 Ordinance, 2019.

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Text and line weight: 0.25mm

Digital Signature
Land Surveyor (Registration No.....)

Digital Signature
Verified by Staff Surveyor

Digital Signature
Approved by Supt. of Land & Survey ...Kuching... Div.

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Line weight: 0.50mm

Text Size: 4.0 mm
Text weight: 0.50mm
SSP_01_1_ISP1

65.0

Text Size: 3.5mm
Text and Line weight: 0.60mm

SCHEDULE OF PARCELS

BUILDING : M1
STOREY : 1

Text Size: 3.5mm
Text and Line weight: 0.50mm

STRATA SUBDIVISION PLAN
DIVISION KUCHING
KUCHING CENTRAL LAND DISTRICT
BLOCK 16
LOT 12225
LOT AREA = 3.078 ha.

Text Size: 4.0 mm
Text weight: 0.70mm

Line weight: 0.25mm

SPA Ref. No. : TP/10/2008/42
BP Ref. No. : BP/10/2008/42
STA Ref. No. : STA/01/2008/42
Cad. Sheet No. : M4 - 28 - 3
Survey Job No. :
Field Book No. :
Surveyed by : Date: --
Comp. by : Date: --
Drawn by : Wang Ah Seng Date: 03.12.2014
Examined by : Siti Nurashida Date: 03.12.2014

Text Size: 2.0 mm
Text and Line weight: 0.25mm

Certification: Line weight: 0.25mm

Text Size: 2.5 mm
Text and Line weight: 0.50mm

I, _____ of _____
a land surveyor licensed under the Land Surveyors Ordinance, 2001,
do hereby certify that:

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- (b) the buildings or land parcels shown in the plan are capable of being subdivided under the provisions of the Strata (Subsidiary Titles) Ordinance, 2019.

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2.0

100.0

Digital Signature

Line weight: 0.25mm Land Surveyor (Registration No.)

Text Size: 2.5 mm
Text and Line weight: 0.50mm

Digital Signature

Verified by Staff Surveyor

Text Size: 2.5 mm
Text and Line weight: 0.50mm

Digital Signature

Approved by Supt. of Land & Survey ..Kuching... Div.

Text Size: 4.0 mm
Text weight: 0.50mm

SSP_01_1_1SP1S

Schedule of Parcel will be generated by System

3.0

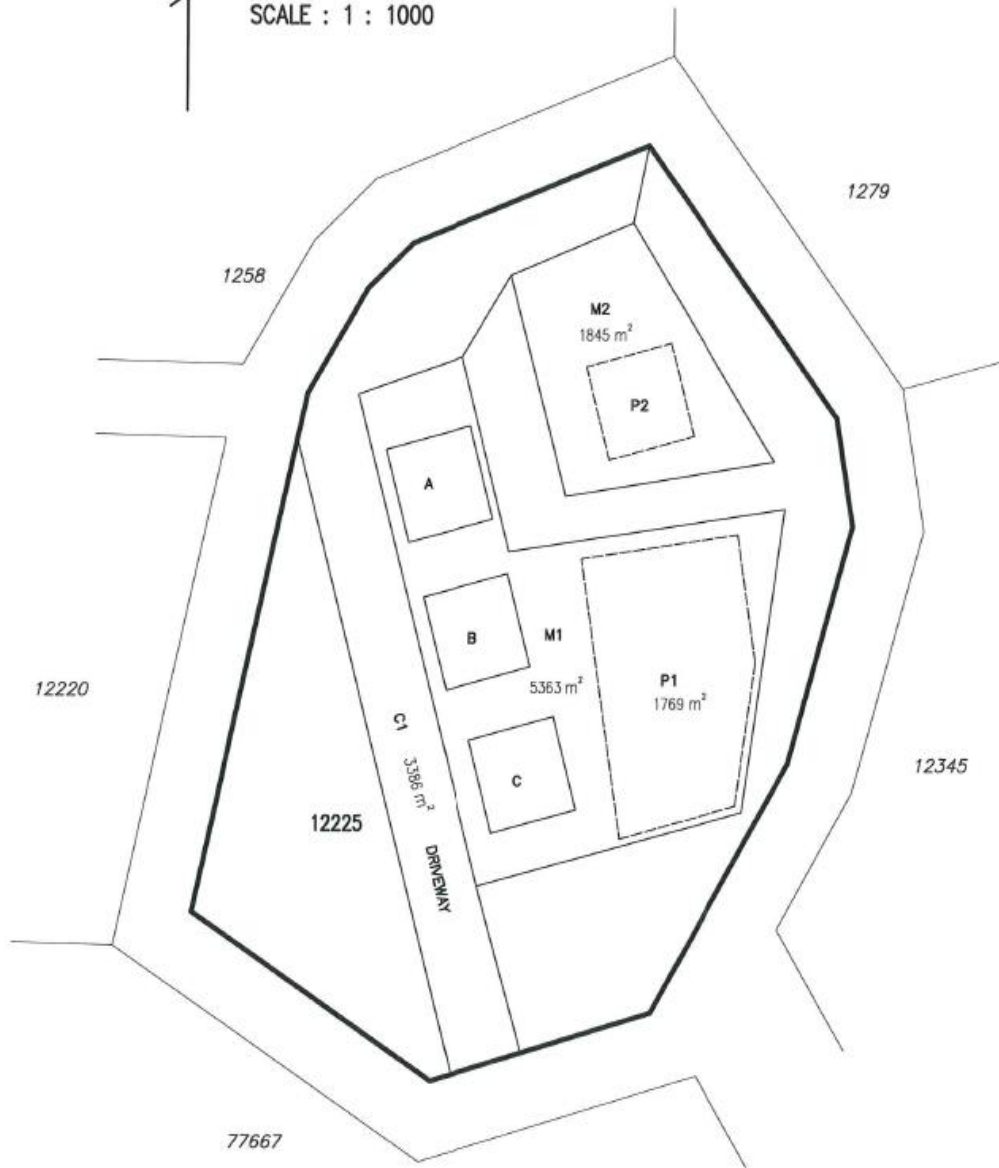
3.0

DELINEATION PLAN

BUILDINGS : M1 & M2

TOWERS : A, B, C, P1 & P2

SCALE : 1 : 1000



STRATA SUBDIVISION PLAN
DIVISION KUCHING
KUCHING CENTRAL LAND DISTRICT
BLOCK 16
LOT 12225
LOT AREA = 1.3078 ha.

SPA Ref. No. : TP/10/2008/42
BP Ref. No. : BP/10/2008/42
STA Ref. No. : STA/01/2008/42
Cad. Sheet No. : W4 - 26 - 3
Survey Job No. :
Field Book No. :
Surveyed by : Date :
Comp. by : Date :
Drawn by : Wong Ah Seng Date : 03.12.2014
Examined by : Siti Nurashima Date : 30.12.2014

Certification:

I, Land Surveyor Name of Firm Name
a land surveyor licensed under the Land Surveyors Ordinance, 2001,
do hereby certify that:

- (a) the plan as shown herein is correct and prepared in accordance with Section 6 (1)(b) or Section 9(2) of the Strata (Subsidiary Titles) Ordinance, 2019 and The Land Surveyors (Conduct of Cadastral Land Surveys) Rules, 2003; and
- (b) the buildings or land parcels shown in the plan are capable of being subdivided under the provisions of the Strata (Subsidiary Titles) Ordinance, 2019.

.....
Land Surveyor (Registration No.....)

.....
Verified by Staff Surveyor

.....
Approved by Supt. of Land & Survey Div.



LOCALITY PLAN
NOT TO SCALE

INDEX PLAN
BUILDING : M1
TOWERS : P1 & P2
SCALE : 1 : 1000

Note:
 1) The height of parcel is defined from the middle of floor to middle of ceiling.

STRATA SUBDIVISION PLAN
DIVISION KUCHING
KUCHING CENTRAL LAND DISTRICT
BLOCK 16
LOT 12225
LOT AREA = 1.3078 ha.

SPA Ref. No. : TP/10/2008/42
 BP Ref. No. : BP/10/2008/42
 STA Ref. No. : STA/01/2008/42
 Cad. Sheet No. : M4 - 26 - 3
 Survey Job No. : 0213-2004 (Type A)
 Field Book No. : 1M/ST 210/1 - 42
 Surveyed by : _____ Date : _____
 Comp. by : _____ Date : _____
 Drawn by : Wang Ah Seng Date : 03.12.2014
 Examined by : Siti Nurashima Date : 03.12.2014

Certification:

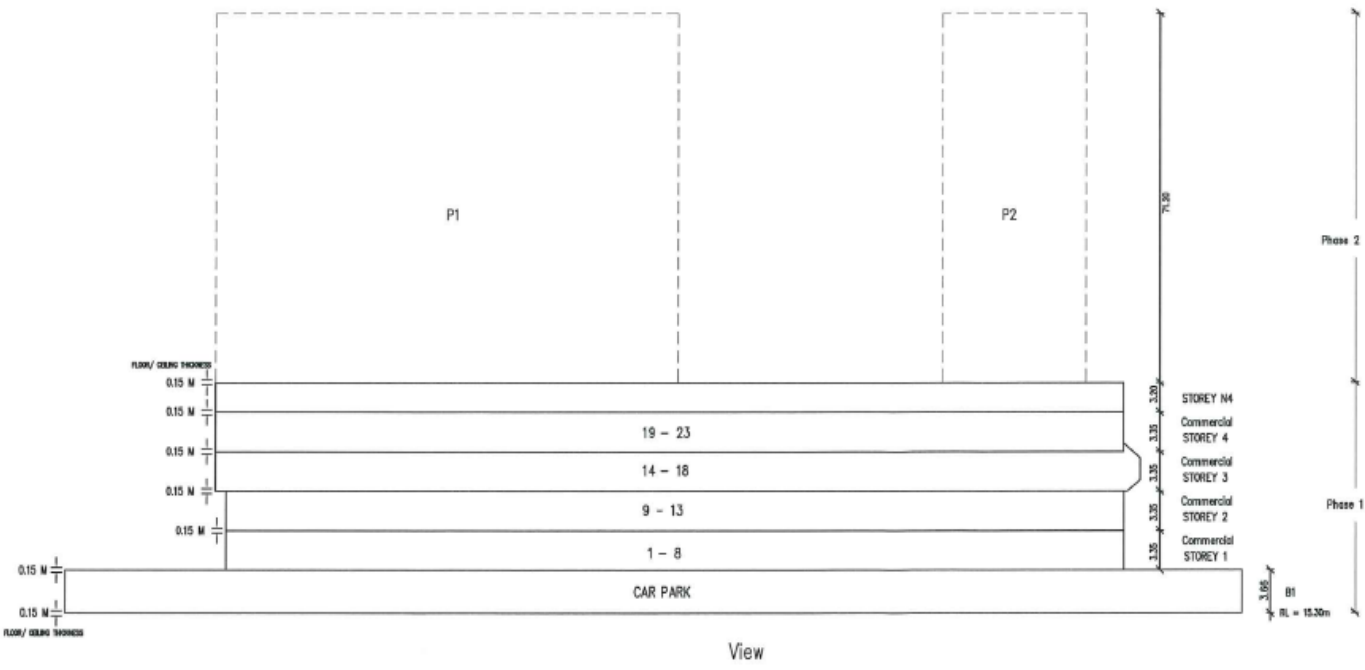
I, _____ of _____
 a land surveyor licensed under the Land Surveyors Ordinance, 2001,
 do hereby certify that:
 (a) the plan as shown herein is correct and prepared in accordance with
 Section 6 (1)(b) or Section 9(2) of the Strata (Subsidiary Titles)
 Ordinance, 2019 and The Land Surveyors
 (Conduct of Cadastral Land Surveys) Rules, 2003; and
 (b) the buildings or land parcels shown in the plan are capable of being
 subdivided under the provisions of the Strata (Subsidiary Titles)
 Ordinance, 2019.

.....
 Land Surveyor (Registration No.....)

.....
 Verified by Staff Surveyor

.....
 Approved by Supt. of Land & Survey Div.

SSP_01_1234_JSP2



View



STOREY PLAN

BUILDING : M1

STOREY : 01

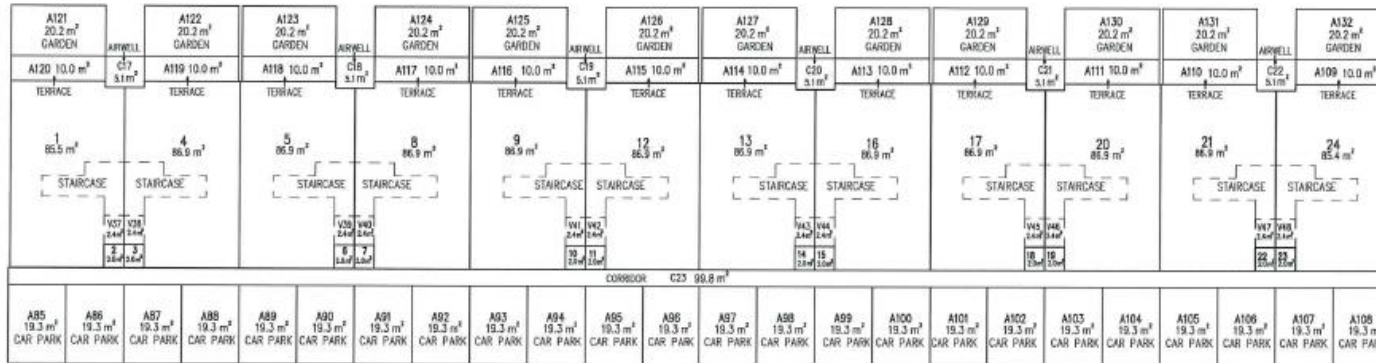
PARCELS : 1 - 24

ACCESSORY PARCELS : A85 - A132

SCALE : 1 : 1000

Notes:

- 1) Schedule of Parcel: Please refer to Plan SSP_01_1_JSP3S.
- 2) The boundary of each proposed parcel is defined to the centre of walls.
- 3) The area of each proposed parcel includes area(s) occupied by pillar(s)/column(s) found within the parcel.
- 4) All shared common service(s)/utility line(s) within the proposed parcel is/are common property.



**STRATA SUBDIVISION PLAN
DIVISION KUCHING
KUCHING CENTRAL LAND DISTRICT
BLOCK 16
LOT 12225
LOT AREA = 1.3078 ha.**

SPA Ref. No. : TP/10/2008/42
 BP Ref. No. : BP/10/2008/42
 STA Ref. No. : STA/01/2008/42
 Cad. Sheet No. : 14 - 26 - 3
 Survey Job No. :
 Field Book No. :
 Surveyed by :
 Comp. by :
 Drawn by : Wong Ah Seng
 Examined by : Siti Nurashima

Date :
 Date :
 Date : 03.12.2014
 Date : 03.12.2014

Certification:

I, _____ of _____
 a land surveyor licensed under the Land Surveyors Ordinance, 2001,
 do hereby certify that:

(a) the plan as shown herein is correct and prepared in accordance with
 Section 6 (1)(b) or Section 9(2) of the Strata (Subsidiary Titles)
 Ordinance, 2019 and The Land Surveyors
 (Conduct of Cadastral Land Surveys) Rules, 2003; and

(b) the buildings or land parcels shown in the plan are capable of being
 subdivided under the provisions of the Strata (Subsidiary Titles)
 Ordinance, 2019.

Land Surveyor (Registration No.)

Verified by Staff Surveyor

Approved by Supt. of Land & Survey Div.

DELINEATION/ INDEX/ STOREY PLAN

Text Size: 3.5mm
Text and Line weight: 0.60mm

BUILDING : M1

TOWER / SUB-TOWER : A / AA

STOREY : 1

PARCELS / LAND PARCELS : 1 - 10 / L1 - L12

ACCESSORY PARCELS : A1 - A36

COMMON PARCELS : C1 - C36

SCALE : 1 : 1000

Text Size: 3.5mm
Text and Line weight: 0.50mm

Text Size: 2.0 mm
Text and Line weight: 0.35 mm

Notes:

- 1) Schedules of Parcel: Please refer to Plan CP_01_1_JSP1S.
- 2) The boundary of each proposed parcel is defined to the centre of walls.
- 3) The area of each proposed parcel includes area(s) occupied by pillar(s)/column(s) found within the parcel.
- 4) All shared common service(s)/utility line(s) within the proposed parcel is/are common property.

Text Size: 2.0 mm
Text and Line weight: 0.25 mm

All Text font: Romans/ Times New Roman

CERTIFIED STRATA PLAN
DIVISION KUCHING
KUCHING CENTRAL LAND DISTRICT
BLOCK 16
LOT 12225
LOT AREA = 3.078 ha.

Text Size: 4.0 mm
Text weight: 0.70mm

Line weight: 0.25mm

SPA Ref. No. : TP/10/2008/42
 BP Ref. No. : BP/10/2008/42
 STA Ref. No. : STA/01/2008/42
 Cad. Sheet No. : M4 - 26 - 3
 Survey Job No. : 0213-2014 (Type B)
 Field Book No. : 1M/ST 210/1 - 42

Surveyed by : Wong Ah Seng	Date: 30.09.2014
Comp. by : Wong Ah Seng	Date: 30.10.2014
Drawn by : Wong Ah Seng	Date: 03.11.2014
Examined by : Siti Nurashima	Date: 03.12.2014

Text Size: 2.0 mm
Text and Line weight: 0.25mm

Certification:

Line weight: 0.25mm

Text Size: 2.5 mm
Text and Line weight: 0.50mm

I, of
 a land surveyor licensed under the Land Surveyors Ordinance, 2001,
 do hereby certify that the plan as shown herein is correct and prepared in
 accordance with Section 10(2), 10(3), 10(4) and 10(5), and Section 11 (1)(b)
 and 11(1)(c) of the Strata (Subsidiary Titles) Ordinance, 2019, and correctly
 represents the survey undertaken by me/done under my personal supervision,
 and that both plan and survey are correct.

I hereby agree that I shall bear full responsibility as to the correctness
 of the survey and that it has been made in strict accordance with The
 Land Surveyors (Conduct of Cadastral Land Surveys) Rules, 2003.

Text Size: 2.0 mm
Text and line weight: 0.25mm

Digital Signature

Land Surveyor (Registration No.....)

Text Size: 2.5 mm
Text and Line weight: 0.50mm

Digital Signature

Approved by Staff Surveyor

Text Size: 2.5 mm
Text and Line weight: 0.50mm

Digital Signature

Filed by Supt. of Land & Survey ..Kuching... Div.

Text Size: 4.0 mm
Text weight: 0.50mm

CP_01_1_JSP1

Line weight: 0.50mm

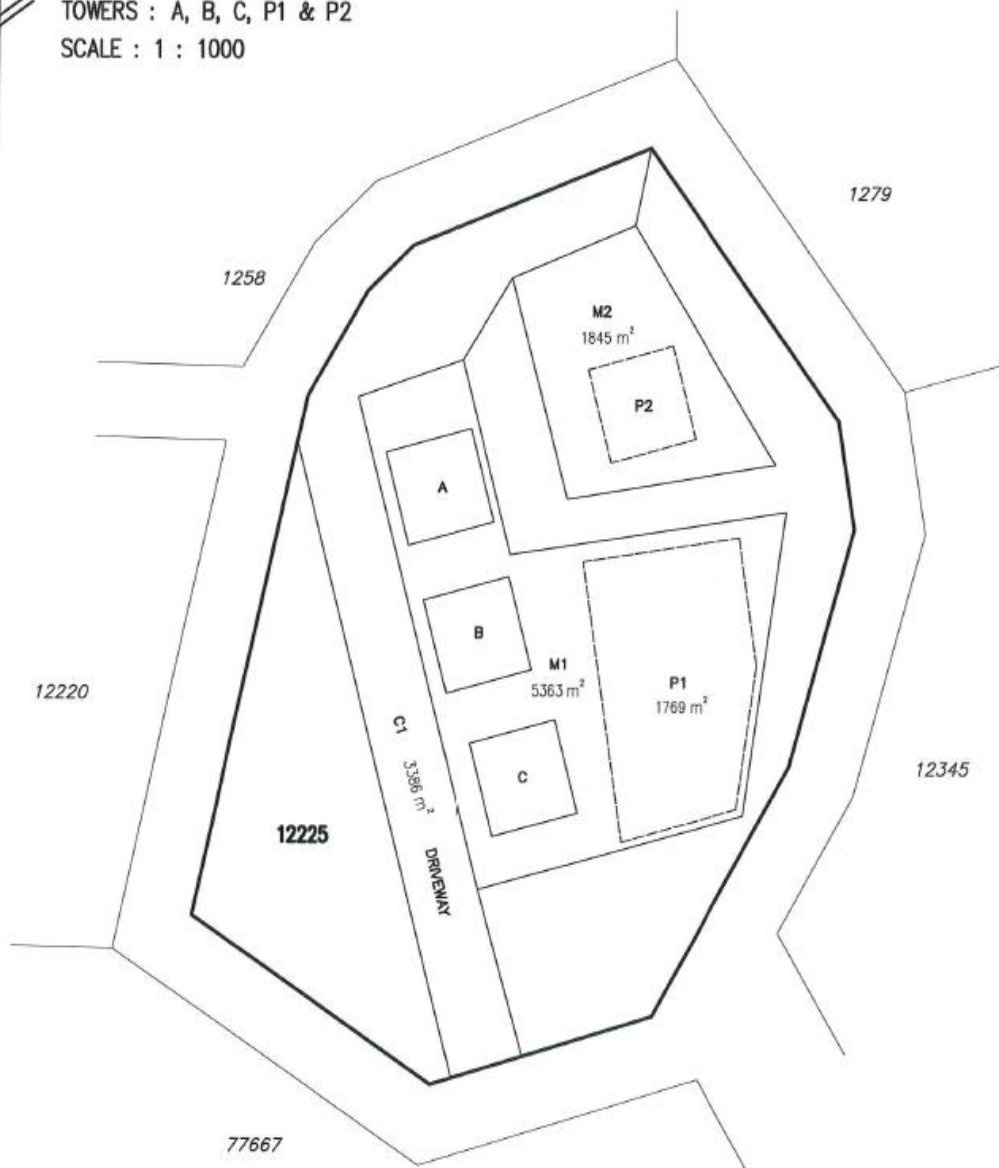


DELINEATION PLAN

BUILDINGS : M1 & M2

TOWERS : A, B, C, P1 & P2

SCALE : 1 : 1000



CERTIFIED STRATA PLAN
DIVISION KUCHING
KUCHING CENTRAL LAND DISTRICT
BLOCK 16
LOT 12225
LOT AREA = 1.3078 ha.

SPA Ref. No. : TP/1D/2008/42
 BP Ref. No. : BP/1D/2008/42
 STA Ref. No. : STA/01/2008/42
 Cad. Sheet No. : M4 - 26 - 3
 Survey Job No. : 0213-2014 (Type B)
 Field Book No. : 1M/ST 210/1 - 42
 Surveyed by : Wang Ah Seng Date: 30.09.2014
 Comp. by : Wang Ah Seng Date: 30.10.2014
 Drawn by : Wang Ah Seng Date: 03.12.2014
 Examined by : Siti Nurashima Date: 30.12.2014

Certification:

I, Land Surveyor Name of Firm Name

a land surveyor licensed under the Land Surveyors Ordinance, 2001, do hereby certify that the plan as shown herein is correct and prepared in accordance with Section 10(2), 10(3), 10(4) and 10(5), and Section 11 (1)(b) and 11(1)(c) of the Strata (Subsidiary Titles) Ordinance, 2019, and correctly represents the survey undertaken by me/done under my personal supervision, and that both plan and survey are correct.

I hereby agree that I shall bear full responsibility as to the correctness of the survey and that it has been made in strict accordance with The Land Surveyors (Conduct of Cadastral Land Surveys) Rules, 2003.

.....
Land Surveyor (Registration No.....)

.....
Approved by Staff Surveyor

.....
Filed by Supt. of Land & Survey Div.



LOCALITY PLAN
NOT TO SCALE

INDEX PLAN

BUILDING : M1
TOWERS : P1 & P2
SCALE : 1 : 1000

Note:

1) The height of parcel is deduced from the middle of floor to middle of ceiling.

CERTIFIED STRATA PLAN
DIVISION KUCHING
KUCHING CENTRAL LAND DISTRICT
BLOCK 16
LOT 12225
LOT AREA = 1.3078 ha.

SPA Ref. No. : TP/1D/2008/42
BP Ref. No. : BP/1D/2008/42
STA Ref. No. : STA/01/2008/42
Cad. Sheet No. : M4 - 26 - 3
Survey Job No. : 0213-2014 (Type B)
Field Book No. : 1M/ST 210/1 - 42
Surveyed by : Wang Ah Seng Date: 30.09.2014
Comp. by : Wang Ah Seng Date: 30.10.2014
Drawn by : Wang Ah Seng Date: 03.12.2014
Examined by : Siti Nurashima Date: 30.12.2014

Certification:

I, _____ Land Surveyor Name _____ of _____ Firm Name _____
a land surveyor licensed under the Land Surveyors Ordinance, 2001,
do hereby certify that the plan as shown herein is correct and prepared in
accordance with Section 10(2), 10(3), 10(4) and 10(5), and Section 11 (1)(b)
and 11(1)(c) of the Strata (Subsidiary Titles) Ordinance, 2019, and correctly
represents the survey undertaken by me/done under my personal supervision,
and that both plan and survey are correct.

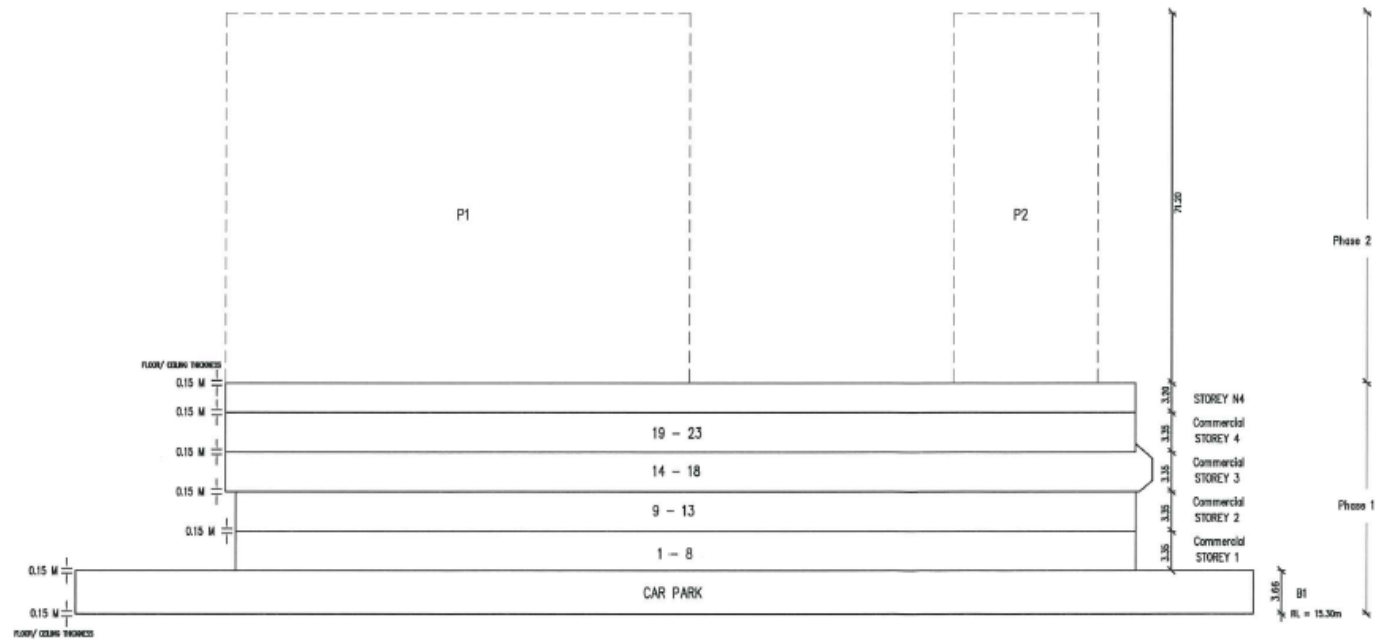
I hereby agree that I shall bear full responsibility as to the correctness of
the survey and that it has been made in strict accordance with The
Land Surveyors (Conduct of Cadastral Land Surveys) Rules, 2003.

.....
Land Surveyor (Registration No.)

.....
Approved by Staff Surveyor

.....
Filed by Supt. of Land & Survey Div.

CP_01_1_JSP2



View



STOREY PLAN

BUILDING : M1

STOREY : 1

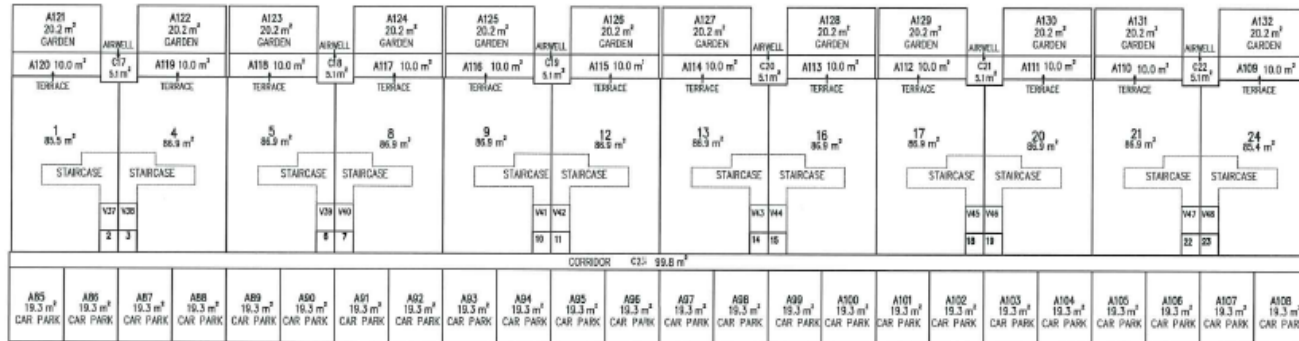
PARCELS : 1 - 24

ACCESSORY PARCELS : A85-A132

SCALE : 1 : 1000

Notes:

- 1) Schedule of Parcel: Please refer to Plan CP_01_1234_JSP3S.
- 2) The boundary of parcel is deduced to the middle of walls.
- 3) The area of parcel given includes area(s) occupied by pillar(s)/column(s) found within the parcel.
- 4) All shared common service(s)/utility line(s) within the parcel is/are common property.



CERTIFIED STRATA PLAN
DIVISION KUCHING
KUCHING CENTRAL LAND DISTRICT
BLOCK 16
LOT 12225
LOT AREA = 1.3078 ha.

SPA Ref. No. : TP/10/2008/42
 BP Ref. No. : BP/10/2006/42
 STA Ref. No. : STA/01/2006/42
 Cad. Sheet No. : M4 - 26 - 3
 Survey Job No. : 0213-2014 (Type B)
 Field Book No. : IM/ST 210/1 - 42
 Surveyed by : Wong Ah Seng Date: 30.09.2014
 Comp. by : Wong Ah Seng Date: 30.10.2014
 Drawn by : Wong Ah Seng Date: 03.12.2014
 Examined by : Siti Nurashima Date: 30.12.2014

Certification:

I, _____ Land Surveyor Name _____ of _____ Firm Name _____
 a land surveyor licensed under the Land Surveyors Ordinance, 2001,
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 accordance with Section 10(2), 10(3), 10(4) and 10(5), and Section 11 (1)(b)
 and 11(1)(c) of the Strata (Subsidiary Titles) Ordinance, 2019, and correctly
 represents the survey undertaken by me/done under my personal supervision,
 and that both plan and survey are correct.

I hereby agree that I shall bear full responsibility as to the correctness of
 the survey and that it has been made in strict accordance with the
 Land Surveyors (Conduct of Cadastral Land Surveys) Rules, 2003.

 Land Surveyor (Registration No.)

Approved by Staff Surveyor

Filed by Supt. of Land & Survey ..Kuching... Div.

CP_01_1234_JSP3



SCHEDULE OF PARCELS

BUILDING : M1

STOREY : 1

**CERTIFIED STRATA PLAN
DIVISION KUCHING
KUCHING CENTRAL LAND DISTRICT
BLOCK 16
LOT 12225
LOT AREA = 1.3078 ha.**

SPA Ref. No. : TP/10/2008/42
BP Ref. No. : BP/10/2008/42
STA Ref. No. : STA/01/2008/42
Cad. Sheet No. : M4 - 26 - 3
Survey Job No. : 0213-2014 (Type B)
Field Book No. : 1W/ST 210/1 - 42
Surveyed by : Wong Ah Seng
Comp. by : Wong Ah Seng
Drawn by : Wong Ah Seng
Examined by : Siti Nurashima

Date: 30.09.2014
Date: 30.10.2014
Date: 03.12.2014
Date: 30.12.2014

Certification:

I, _____ of _____
Land Surveyor Name Firm Name

a land surveyor licensed under the Land Surveyors Ordinance, 2001, do hereby certify that the plan as shown herein is correct and prepared in accordance with Section 10(2), 10(3), 10(4) and 10(5), and Section 11 (1)(b) and 11(1)(c) of the Strata (Subsidiary Titles) Ordinance, 2019, and correctly represents the survey undertaken by me/done under my personal supervision, and that both plan and survey are correct.

I hereby agree that I shall bear full responsibility as to the correctness of the survey and that it has been made in strict accordance with The Land Surveyors (Conduct of Cadastral Land Surveys) Rules, 2003.

Land Surveyor (Registration No.....)

Approved by Staff Surveyor

Filed by Supt. of Land & Survey ...Kuching... Div.



STOREY PLAN

BUILDING : M1

STOREY : 1

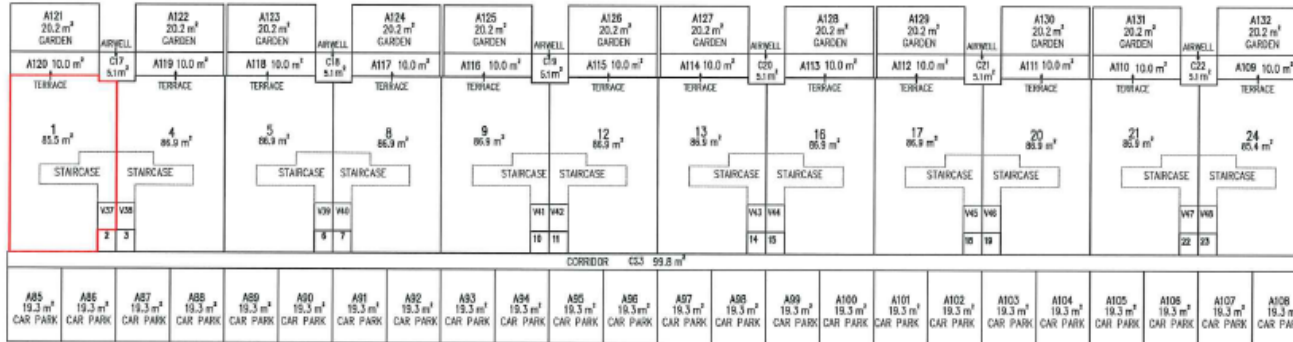
PARCELS : 1 - 24

ACCESSORY PARCELS : A85-A132

SCALE : 1 : 1000

Notes:

- 1) Schedule of Parcel: Please refer to Plan CP_01_1234_JSP3S.
- 2) The boundary of parcel is deduced to the middle of walls.
- 3) The area of parcel given includes area(s) occupied by pillar(s)/column(s) found within the parcel.
- 4) All shared common service(s)/utility line(s) within the parcel is/are common property.



CERTIFIED STRATA PLAN
DIVISION KUCHING
KUCHING CENTRAL LAND DISTRICT
BLOCK 16
LOT 12225
LOT AREA = 1.3078 ha.

SPA Ref. No. : TP/10/2008/42
 BP Ref. No. : BP/10/2008/42
 STA Ref. No. : STA/01/2008/42
 Cad. Sheet No. : M4 - 26 - 3
 Survey Job No. : 0213-2014 (Type B)
 Field Book No. : 1M/ST 210/1 - 42
 Surveyed by : Wong Ah Seng
 Comp. by : Wong Ah Seng
 Drawn by : Wong Ah Seng
 Examined by : Siti Nurashima

Date: 30.09.2014
 Date: 30.10.2014
 Date: 03.12.2014
 Date: 30.12.2014

Certification:

I, _____ Land Surveyor Name _____ of _____ Firm Name _____
 a land surveyor licensed under the Land Surveyors Ordinance, 2001,
 do hereby certify that the plan as shown herein is correct and prepared in
 accordance with Section 10(2), 10(3), 10(4) and 10(5), and Section 11 (1)(b)
 and 11(1)(c) of the Strata (Subsidiary Titles) Ordinance, 2019, and correctly
 represents the survey undertaken by me/done under my personal supervision,
 and that both plan and survey are correct.

I hereby agree that I shall bear full responsibility as to the correctness of
 the survey and that it has been made in strict accordance with The
 Land Surveyors (Conduct of Cadastral Land Surveys) Rules, 2003.

 Land Surveyor (Registration No.)

 Approved by Staff Surveyor

Filed by Supt. of Land & Survey ...Kuching... Div.

CP_01_1234_JSP3_1



STOREY PLAN

BUILDING : M1

STOREY : 1

PARCELS : 1 - 24

ACCESSORY PARCELS : A85-A132

SCALE : 1 : 1000

Notes:

- 1) Schedule of Parcel: Please refer to Plan CP_01_1234_JSP3S.
- 2) The boundary of parcel is deduced to the middle of walls.
- 3) The area of parcel given includes area(s) occupied by pillar(s)/column(s) found within the parcel.
- 4) All shared common service(s)/utility line(s) within the parcel is/are common property.

CERTIFIED STRATA PLAN
DIVISION KUCHING
KUCHING CENTRAL LAND DISTRICT
BLOCK 16
LOT 12225
LOT AREA = 1.3078 ha.

SPA Ref. No. : TP/10/2008/42
 BP Ref. No. : BP/10/2008/42
 STA Ref. No. : STA/01/2008/42
 Cad. Sheet No. : M4 - 26 - 3
 Survey Job No. : 0213-2014 (Type B)
 Field Book No. : 1M/ST 210/1 - 42
 Surveyed by : Wong Ah Seng Date: 30.09.2014
 Comp. by : Wong Ah Seng Date: 30.10.2014
 Drawn by : Wong Ah Seng Date: 03.12.2014
 Examined by : Siti Nurashima Date: 30.12.2014

Certification:

I, _____ Land Surveyor Name _____ of _____ Firm Name _____

a land surveyor licensed under the Land Surveyors Ordinance, 2001, do hereby certify that the plan as shown herein is correct and prepared in accordance with Section 10(2), 10(3), 10(4) and 10(5), and Section 11 (1)(b) and 11(1)(c) of the Strata (Subsidiary Titles) Ordinance, 2019, and correctly represents the survey undertaken by me/done under my personal supervision, and that both plan and survey are correct.

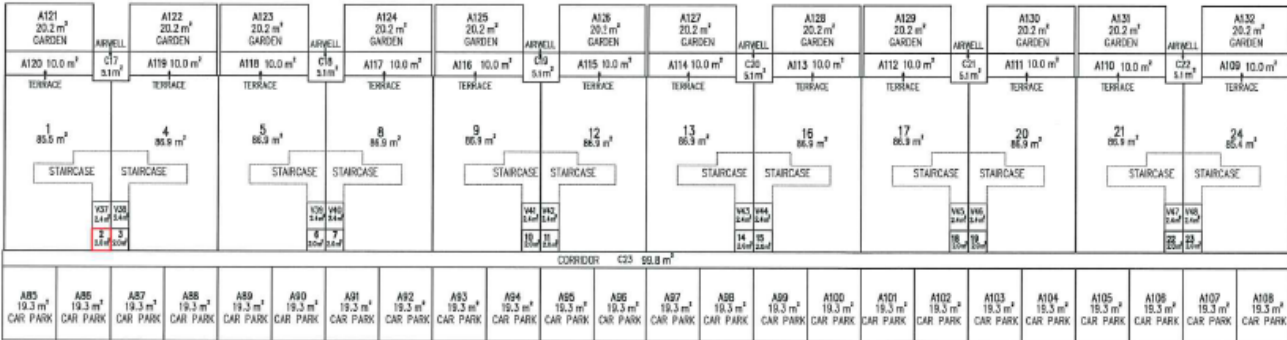
I hereby agree that I shall bear full responsibility as to the correctness of the survey and that it has been made in strict accordance with The Land Surveyors (Conduct of Cadastral Land Surveys) Rules, 2003.

 Land Surveyor (Registration No.)

 Approved by Staff Surveyor

Filed by Supt. of Land & Survey ..Kuching... Div.

CP_01_1234_JSP3_2





STOREY PLAN

BUILDING : M1

STOREY : 1

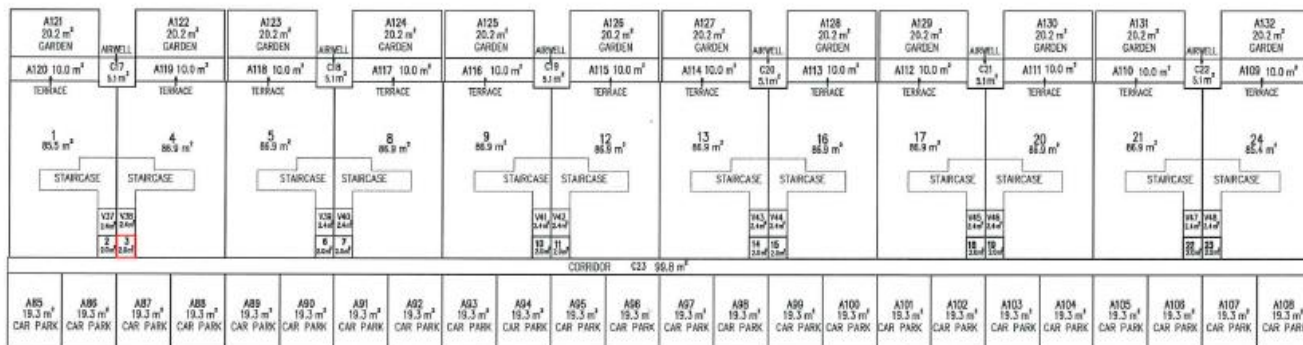
PARCELS : 1 - 24

ACCESSORY PARCELS : A85-A132

SCALE : 1 : 1000

Notes:

- 1) Schedule of Parcel: Please refer to Plan CP_01_1234_JSP3S.
- 2) The boundary of parcel is deduced to the middle of walls.
- 3) The area of parcel given includes area(s) occupied by pillar(s)/column(s) found within the parcel.
- 4) All shared common service(s)/utility line(s) within the parcel is/are common property.





STOREY PLAN

BUILDING : M1

TOWER : A

STOREY : 2

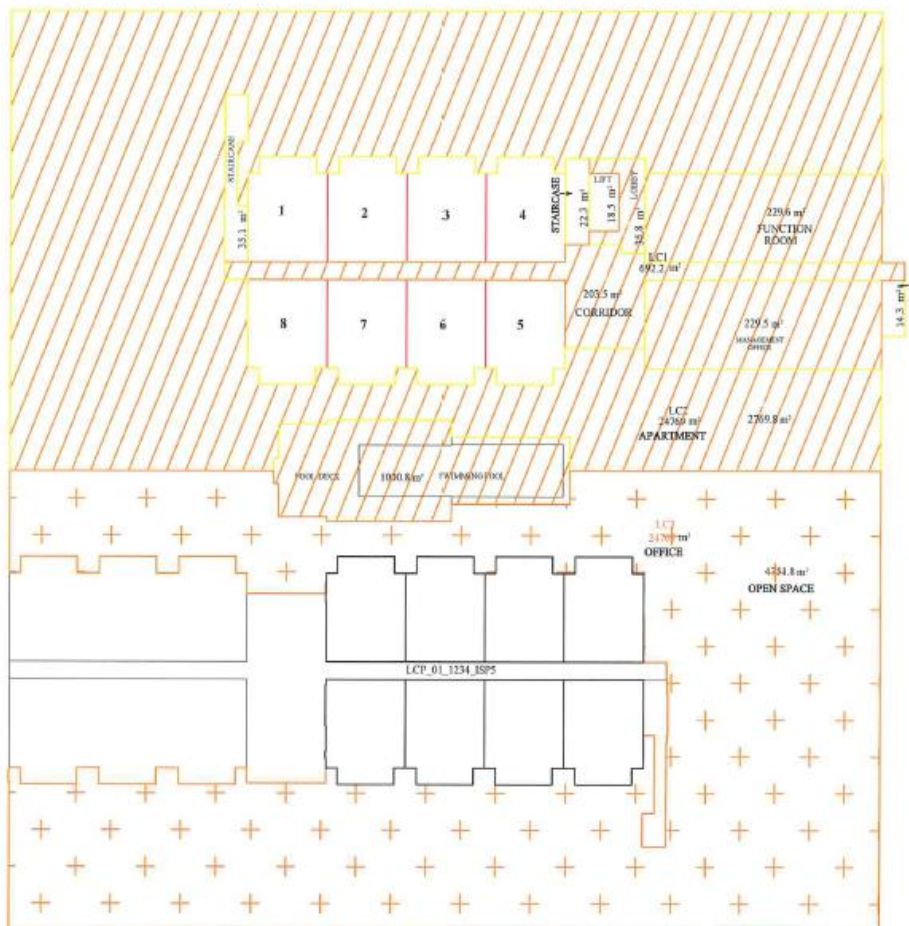
PARCELS : 1 - 8

SCALE : 1 : 500

LEGEND:

 1) LIMITED COMMON PROPERTY GROUP No. 1 - APARTMENT RESIDENTIAL BLOCK A

 2) LIMITED COMMON PROPERTY GROUP No. 2 - OFFICE



LIMITED COMMON PROPERTY PLAN
 DIVISION KUCHING
 KUCHING CENTRAL LAND DISTRICT
 BLOCK 16
 LOT 12225
 LOT AREA = 1.3078 ha.

SPA Ref. No. : TP/10/2008/42
 BP Ref. No. : BP/10/2008/42
 STA Ref. No. : STA/01/2008/42
 Cad. Sheet No. : M4 - 26 - 3
 Survey Job No. : 0213-2014 (LCP)
 Field Book No. : 1M/ST 210/1 - 42
 Surveyed by : Wong Ah Seng
 Comp. by : Wong Ah Seng
 Drawn by : Wong Ah Seng
 Examined by : Siti Nurshima

Date: 30.09.2014
 Date: 30.10.2014
 Date: 03.12.2014
 Date: 30.12.2014

Certification:

I, _____ of _____
 Land Surveyor Name Firm Name
 a land surveyor licensed under the Land Surveyors Ordinance, 2001,
 do hereby certify that the plan as shown herein is correct and prepared in
 accordance with Section 23(2) & 23(3)(d) of the Strata (Subsidiary Titles)
 Ordinance, 2019, and correctly represents the survey undertaken by me/
 done under my personal supervision, and that both plan and survey are
 correct.
 I hereby agree that I shall bear full responsibility as to the correctness
 of the survey and that it has been made in strict accordance with The
 Land Surveyors (Conduct of Cadastral Land Surveys) Rules, 2003.

 Land Surveyor (Registration No.....)

Approved by Staff Surveyor

Filed by Supt. of Land & Survey ..Kuching... Div.

LCP_01_1234_JSP3

Schedule Of Parcels
(Spreadsheet) Strata Subdivision
Plan, Certified Strata Plan,
Limited Common Property Plan
For Subdivision Of Building/Land
And Provisional Block

Specification of Spreadsheet

The Spreadsheet for Strata Subdivision Plan Approval and Type B Survey shall consist of 7 tables (tab); Profile, Building Parcel, Accessory Parcel, Void Area, Land Parcel, Common Area and Limited Common Area. The details shall be filled in full capital letter as follows:

Specification of Spreadsheet

PROJECT PROFILE DETAILS	
Name of Project/Building:	ABC CITY DEVELOPMENT
Description:	MIXED DEVELOPMENT
Developer:	XYZ DEVELOPMENT SDN. BHD.
Survey Consultant:	ABC SURVEY CONSULTANT
Name of Licensed Surveyor	DAVID
Type of Application:	STRATA SUBDIVISION PLAN APPROVAL

Table 1: Profile

Specification of Spreadsheet

Scheme Number (1)	Sub Scheme Number (1,2,3 ...)	Building Number (M1, M2 ...)	Tower Number (A, B ...)	Sub Tower Number (AA, AB, ...)	Floor Number (1,2 ...)	Mezzanine Floor Number (N1, N2, ...)	Parcel Number (1,2, ...)	Height of Parcel (m) (999.9)	Elevation of Parcel (m) (999.9)	Area (m ²) (9999.9)	Parcel Type/ Usage	Share Unit	Plan Number's	Original Parcel Number <i>Note: Only for amalgamation and subdivision case</i>
1		M1			1		1	5.0	5.1	2482.9	SHOP	2500	SSP_08_22_ISP3	
1	1	M1	A		2		2	3.0	10.1	8211.2	APARTMENT	20000	SSP_08_22_ISP4	
1	2	M1	A	AA	3		3	3.0	30.1	1211.2	HOTEL	1000	SSP_08_22_ISP5	
1	3	M1	B	BA	3		4	3.0	30.1	1211.2	OFFICE	1000	SSP_08_22_ISP10	
1	4	M1			2	N1	5	1.5	13.1	155.3	SOHO	100	SSP_08_22_ISP6	
1	4	M1			4	N1	6	1.5	13.1	155.3	SOHO	100	SSP_08_22_ISP7	
1		P1			1		P1	25.0	5.1	1050.0	PROVISIONAL BLOCK	1500	SSP_08_22_ISP3	
1			P2		5		P2	35.0	35.1	2050.0	PROVISIONAL TOWER	2500	SSP_08_22_ISP8	
1				P3	15		P3	15.0	65.1	5050.0	PROVISIONAL SUB TOWER	500	SSP_08_22_ISP9	

Table 2: Building Parcel

Specification of Spreadsheet

Building Number (M1, M2 ...)	Tower Number (A, B ...)	Sub Tower Number (AA, AB, ...)	Storey Number (1, 2 ...)	Mezzanine (N1, N2, ...)	Accessory Parcel Number (A1, A2, ...)	Main Parcel Number (1, 2, ...)	Height of Parcel (m) (999.9)	Elevation of Parcel (m) (999.9)	Area(m ²) (999.9)	Parcel Type	Plan Number's
Outside building (M0)			Basement (B1, B2 ...)								
M0			1		A1	1	3.5	8.1	13.5	CARPARK	SSP_08_22_ISP1
M1			B1		A2	2	3.3	5.1	10.7	CARPARK	SSP_08_22_ISP3
M1			1		A3	2	3.3	8.4	10.7	CARPARK	SSP_08_22_ISP4

Table 3: Accessory Parcel

Specification of Spreadsheet

Scheme Number (1)	Sub Scheme Number (1,2,3 ...)	Building Number (M1, M2 ...) Outside building (M0)	Tower Number (A, B ...)	Sub Tower Number (AA, AB, ...)	Floor Number (1,2 ...) Basement (B1, B2 ...)	Mezzanine Floor Number (N1, N2, N3 ...)	Void Area Number (V1, V2, V3 ...)	Main Parcel Number (1, 2, ...)	Height of Parcel (m) (999.9)	Elevation of Parcel (m) (999.9)	Area (m ²) (999.9)	Void Area Type	Plan Number's
1		M1			1		V1	1	3.5	10.2	4.5	STAIRCASE	SSP_08_22_ISP16
1		M1			2		V2	1	2.5	13.7	2.5	AIRWELL	SSP_08_22_ISP16

Table 4: Void Area

Specification of Spreadsheet

Scheme Number (1)	Sub Scheme Number (1,2,3 ...)	Building (M1, M2 ...) Outside building (M0)	Floor (1,2 ...) Basement (B1, B2 ...)	Mezzanine (N1, N2, N3 ...)	Land Parcel (L1, L2, L3 ...) Provisional Land Parcel (LP1, LP2 ...)	Type/ Usage	Height of Parcel (m) (999.9)	Elevation of Parcel (m) (999.9)	Area (m ²) (999.9)	Share Units	Plan No's	Original Land Parcel No <i>Note: Only for amalgamation and subdivision use</i>
1		M3	1		L1	3-STOREY BUNGALOW	3.0	15.1	100.0	10	SSP_08_22_ISP16	
1		M3	1		L2	3-STOREY BUNGALOW	3.0	15.1	100.0	10	SSP_08_22_ISP16	
1		M0	1		LP1	PROVISIONAL LAND BLOCK	3.0	15.1	1000.0	100	SSP_08_22_ISP16	

Table 5: Land Parcel

Specification of Spreadsheet

Scheme Number (1)	Sub Scheme Number (1,2,3 ...)	Building Number (M1, M2 ...) Outside building (M0)	Tower Number (A, B, ...)	Sub Tower Number (AA, AB, ...)	Floor Number (1,2 ...) Basement (B1, B2 ...)	Mezzanine Floor Number (N1, N2, N3 ...)	Common Area Number (C1, C2, ...)	Height of Parcel (m) (999.9)	Elevation of Parcel (m) (999.9)	Area (m ²) (999.9)	Common Area Type	Plan Number's	Original Common Area Number <i>Note: Only for amalgamation and subdivision use</i>
1		M0			1		C1	5.0	5.0	558.1	CARPARK	SSP_08_22_ISP3	
1		M1			B1		C2	5.0	0.0	598.1	CARPARK	SSP_08_22_ISP2	

Table 6: Common Area

Specification of Spreadsheet

Scheme Number (1)	Sub Scheme Number (1,2,3 ...)	Building Number (M1, M2 ...) Outside building (M0)	Tower Number (A, B, ...)	Sub Tower Number (AA, AB, ...)	Floor Number (1,2 ...) Basement (B1, B2 ...)	Mezzanine Floor Number (N1, N2, N3 ...)	Limited Common Area Number (LC1, LC2, ...)	Limited Common Property Group Name	Height of Parcel (m) (999.9)	Elevation of Parcel (m) (999.9)	Area (m ²) (999.9)	Limited Common Area Type	Plan Number's	Original Limited Common Area Number <i>Note: Only for amalgamation and subdivision use</i>
1		M0			1		LC1	Mall	5.0	5.0	558.1	CARPARK	SSP_08_22 _ISP3	
1		M1			B1		LC2	Mall	5.0	0.0	598.1	CARPARK	SSP_08_22 _ISP2	

Table 7: Limited Common Area

Specification of Spreadsheet

The Spreadsheet for creation of Limited Common Property (Limited Common Property plan) shall consist of 5 tables (tab); Profile, Building Parcel, Land Parcel, Common Area and Limited Common Area. The details shall be filled in full capital letter as follows:

Specification of Spreadsheet

PROJECT PROFILE DETAILS	
Name of Subsidiary Management Corporation:	Sarawak Gold Club Subsidiary Management Corporation
Description:	Application for creation of Sub MC for ABC Scheme
Developer:	XYZ DEVELOPMENT SDN. BHD.
Survey Consultant:	ABC SURVEY CONSULTANT
Name of Licensed Surveyor	DAVID
Type of Application:	CREATION OF LIMITED COMMON PROPERTY

Table 8: Profile

Specification of Spreadsheet

Scheme Number (1)	Sub Scheme Number (1,2,3 ...)	Building Number (M1, M2 ...) Outside building (M0)	Floor Number (1,2 ...) Basement (B1, B2 ...)	Parcel Number New format (1,2,3 ..) Old Format Lot-Storey-Unit (9999-1-1,9999-1-2 ..)	Plan Number's
1	1	M1	1	8061-1-1	CP_08_22_ISP3
1	1	M1	2	8061-1-10	CP_08_22_ISP4
1	2	M1	3	8061-1-11	CP_08_22_ISP5
1	3	M1	3	8061-1-12	CP_08_22_ISP10
1	4	M1	2	8061-1-13	CP_08_22_ISP6
1	4	M1	4	8061-1-14	CP_08_22_ISP7
1			1	1	CP_08_22_ISP3
1			5	2	CP_08_22_ISP8
1			15	3	CP_08_22_ISP9

Table 9: Building Parcel

Specification of Spreadsheet

Scheme Number (1)	Sub Scheme Number (1,2,3 ...)	Building Number (M1, M2 ...) Outside building (M0)	Floor Number (1,2 ...) Basement (B1, B2 ...)	Land Parcel Number New format (1,2,3 ..)	Plan Number's
1	1	M1	1	1	CP_08_22_ISP3
1	1	M1	2	1	CP_08_22_ISP4
1	2	M1	3	1	CP_08_22_ISP5
1	3	M1	3	1	CP_08_22_ISP10
1	4	M1	2	1	CP_08_22_ISP6
1	4	M1	4	1	CP_08_22_ISP7
1			1	1	CP_08_22_ISP3
1			5	2	CP_08_22_ISP8
1			15	3	CP_08_22_ISP9

Table 10: Land Parcel

Specification of Spreadsheet

Scheme Number (1)	Sub Scheme Number (1,2,3 ...)	Building Number (M1, M2 ...) Outside building (M0)	Tower Number (A, B, ...)	Sub Tower Number (AA, AB, ...)	Floor Number (1,2 ...) Basement (B1, B2 ...)	Mezzanine Floor Number (N1, N2, N3 ...)	Common Area Number (C1, C2, ...)	Height of Parcel (m) (999.9)	Elevation of Parcel (m) (999.9)	Area (m ²) (999.9)	Common Area Type	Plan Number's	Original Common Area Number <i>Note: Only for amalgamation and subdivision use</i>
1		M0			1		C1	5.0	5.0	558.1	CARPARK	SSP_08_22_ISP3	
1		M1			B1		C2	5.0	0.0	598.1	CARPARK	SSP_08_22_ISP2	

Table 11: Common Area

Specification of Spreadsheet

Scheme Number (I)	Sub Scheme Number (1,2,3 ...)	Building Number (M1, M2 ...) Outside building (M0)	Tower Number (A, B, ...)	Sub Tower Number (AA, AB, ...)	Floor Number (1,2 ...) Basement (B1, B2 ...)	Mezzanine Floor Number (N1, N2, N3 ...)	Limited Common Area Number (LC1, LC2, ...)	Limited Common Property Group Name	Height of Parcel (m) (999.9)	Elevation of Parcel (m) (999.9)	Area (m ²) (999.9)	Limited Common Area Type	Plan Number's
1		M0			1		LC1	Mall	5.0	5.0	558.1	CARPARK	SSP_08_22_ISP3
1		M1			B1		LC2	Mall	5.0	0.0	598.1	CARPARK	SSP_08_22_ISP2

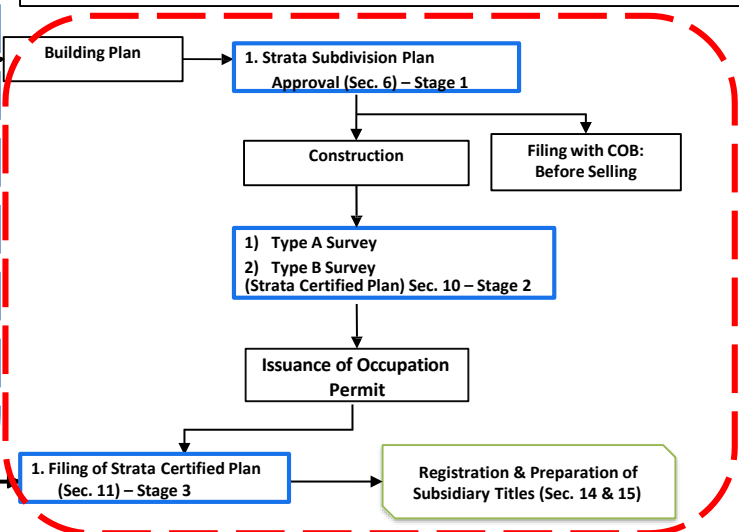
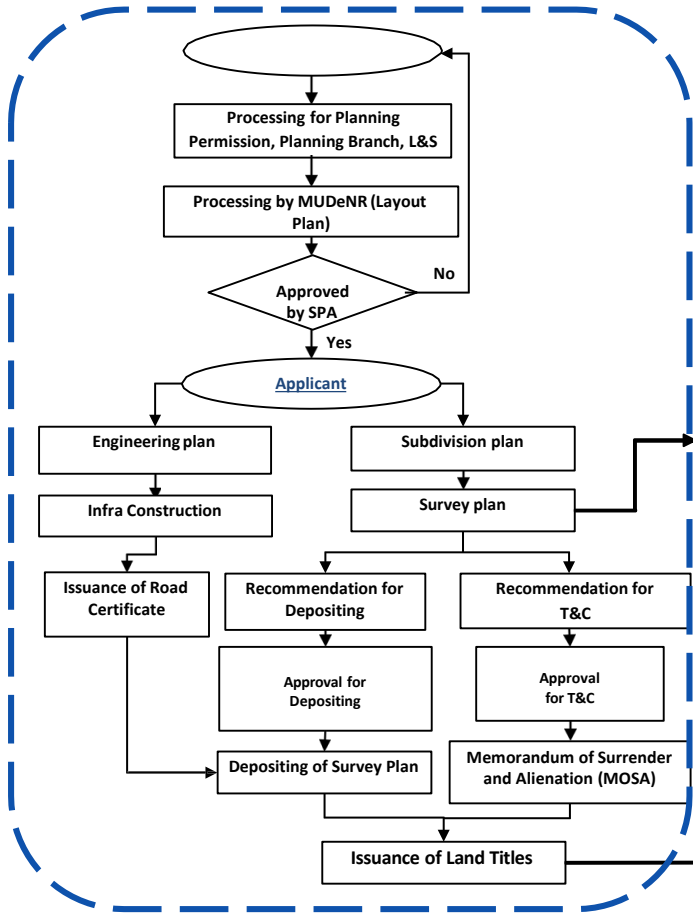
Table 12: Limited Common Area

Strata Titles Application

Strata Titles Application

- ✓ To initiate the processing of Strata Title prior to the construction of building
- ✓ To submit Strata Subdivision Plan within 3 months from the date of approved building plan.
- ✓ Submission of Strata Subdivision Plans is a continuous process after Building Plan Approval without waiting for Parent Lot title, Occupation Permit and Letter of consent.

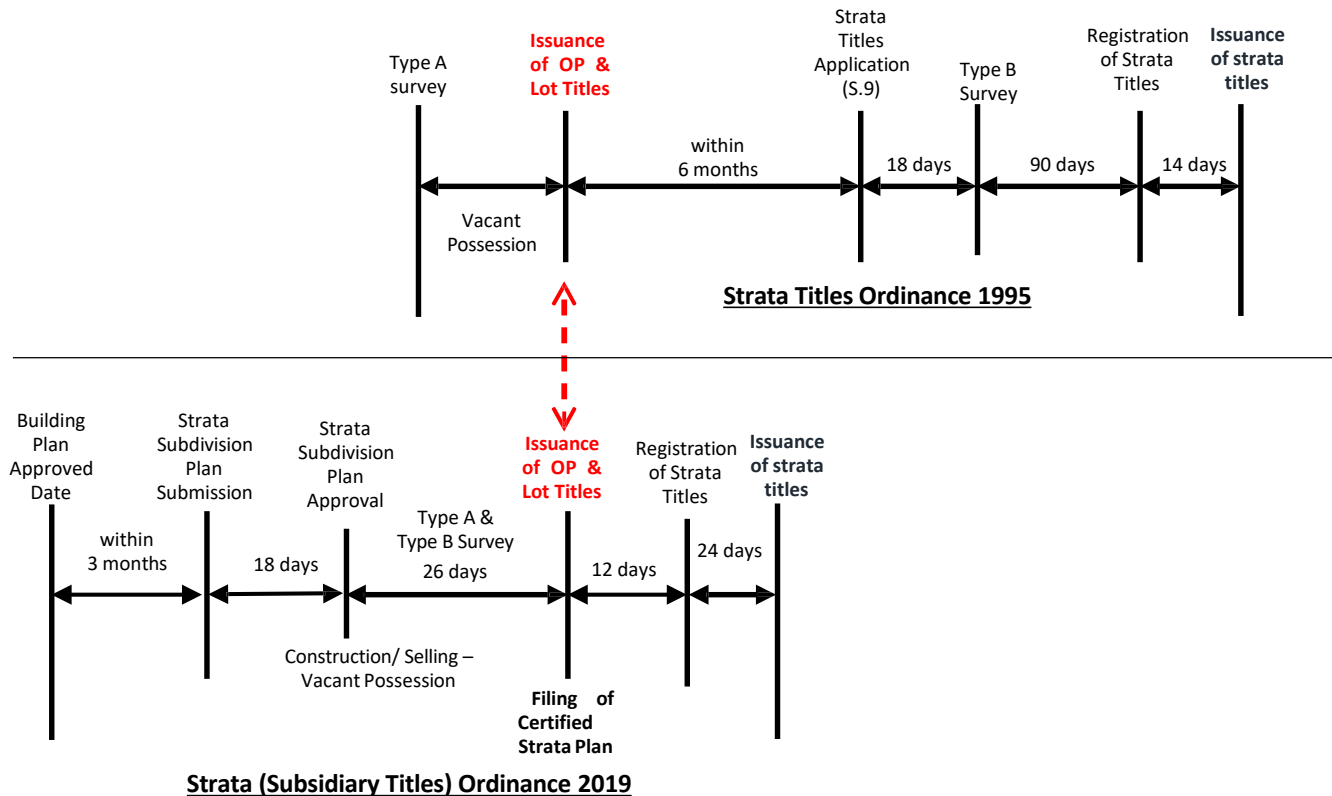
Parent Title Work Process



Strata Title Work Process

Strata Titles Application

Comparison of SSTO 2019 and STO 1995



Strata Titles Application

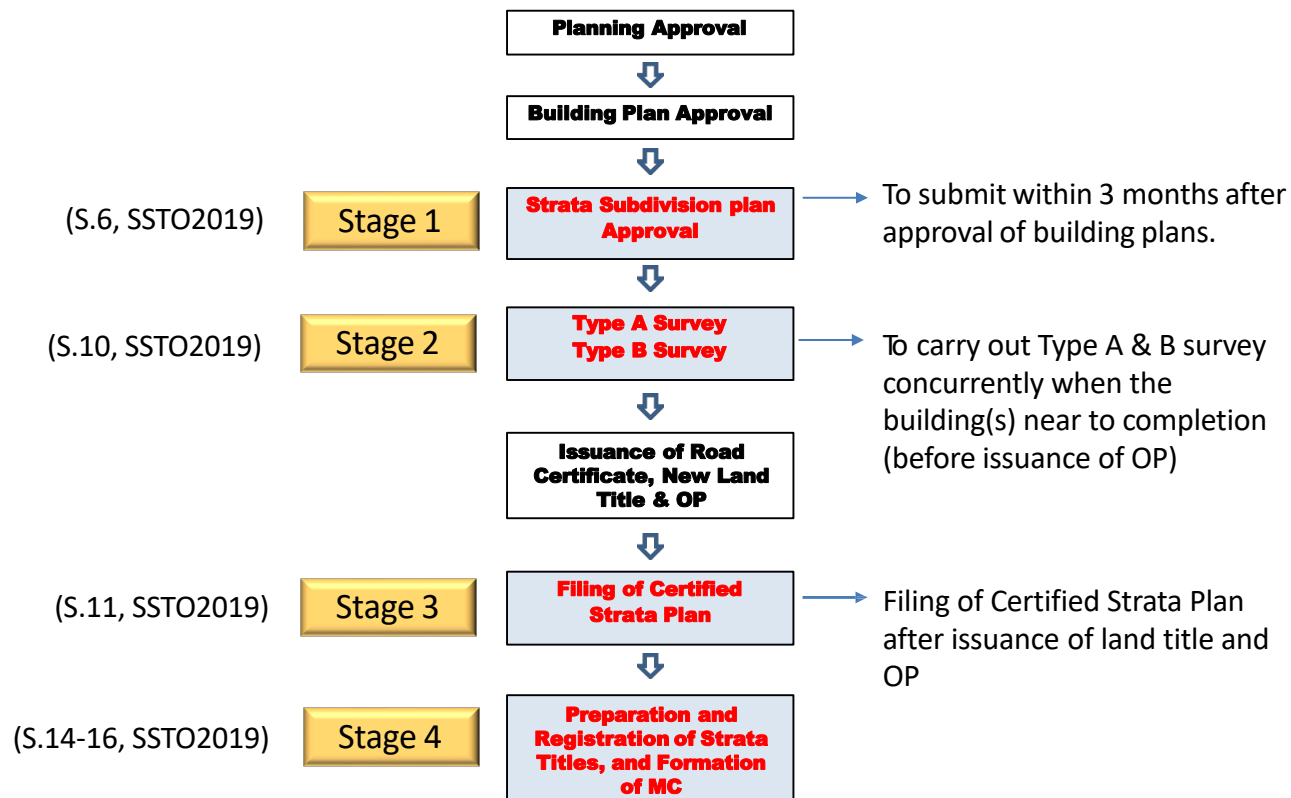
More streamlined process of Strata Titles Application: Change of Approving Authority

- Strata Subdivision Plan Application to be approved at Divisional Level by Superintendent and Phase Development to be approved Director

No	Type of application		Approving Authority	
	STO 1995	SSTO 2019	STO 1995	SSTO 2019
1	Strata titles application (STA)/ Subdivision of provisional block upon completion	Strata subdivision plan approval (S.6)/ Strata subdivision plan approval for provisional block (S.17)	SPA	Superintendent
2	Extension of time for strata title application	Extension of time for strata subdivision plan approval	Minister	Director
3	-	Establishment of sub-mc or limited common property (new)	-	Superintendent
4	Strata titles application in the case of phased development (S.7)	Strata subdivision plan approval in the case of phased development (S.7)	SPA	Director
5	Division or amalgamation of parcels (Second Schedule)		SPA	Director
6	-	Acquisition of subdivided building or land: Approving share units (new)	-	Superintendent

Strata Titles Application

More streamlined process of Strata Titles Application: Procedures of Strata Titles Application



FOR REFERENCE ONLY

Strata Titles Application

More streamlined process of Strata Titles Application: Stage 1: Strata Subdivision Plan (SSP) Approval

Stage 1: Strata Subdivision Plan (SSP) Submission and Approval

SSTO 2019 [Cap. 75/2019] S.6

6.—(1) Any submission of the strata subdivision plan for the approval of the Superintendent shall be made in **Form 1** and shall be accompanied by—

(a) Application Fee;

(b) Strata Subdivision Plan (index plan, storey plan, delineation plan and the proposed schedule of parcels), and duly certified by a land surveyor as follows:

- (i) that he has made a comparison of the strata subdivision plan to the approved building plan
- (ii) that the boundaries of the proposed parcels shown thereon defined by reference to features of permanent construction;
- (iii) that the boundaries of all the proposed parcels shown thereon have been endorsed by the proprietor to be correct and in accordance with S&P;
- (iv) that each of the proposed parcels has an adequate means of access; and an adequate means of internal communication;
- (v) that the position of each building or land to be subdivided into parcels as delineated on the delineation plan is within the boundaries of the lot;
- (vi) that the proposed share unit is in accordance with section 12(3)

(c) Approved Building Plan under the *Buildings Ordinance, 1994 [Cap. 8]*

Strata Titles Application

More streamlined process of Strata Titles Application: Stage 1: Strata Subdivision Plan Approval

Survey Administrative and Technical Circular No. 1-2022

Stage 1A: Documents to be submitted by Licensed Surveyor

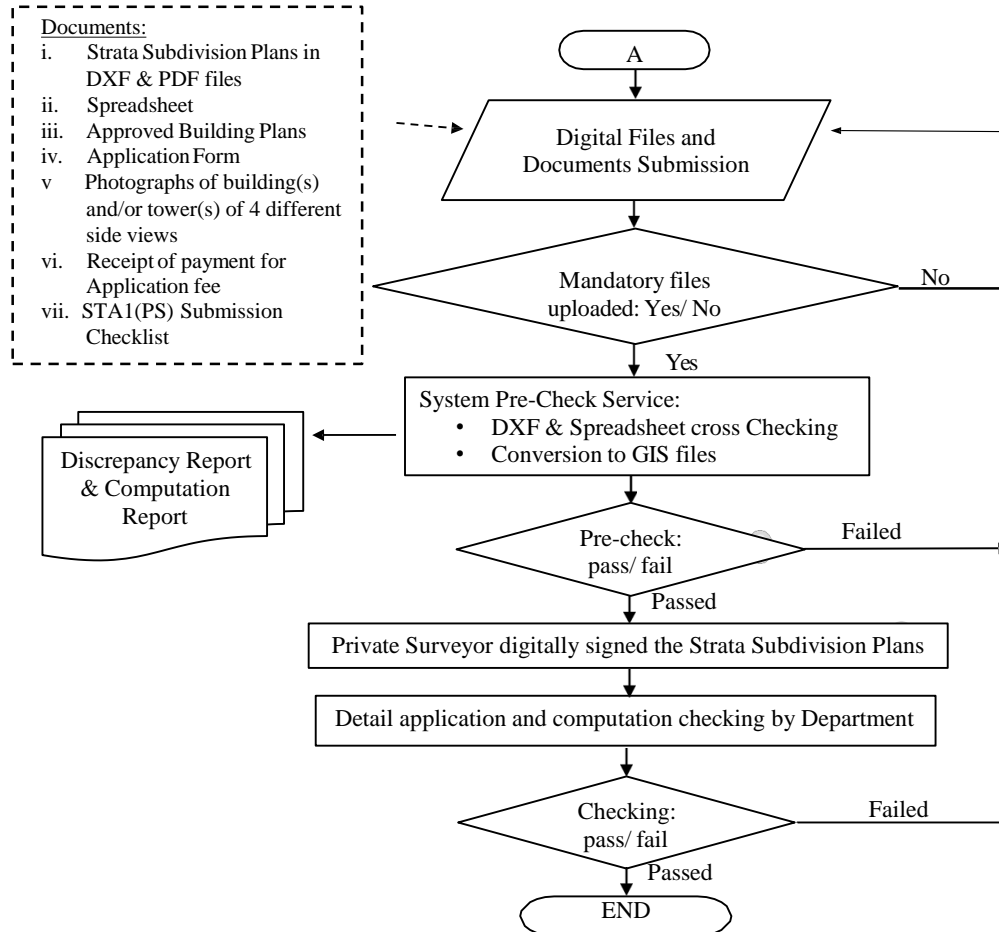
- (a) Authorization Letter
- (b) Provisional Approval Letter
- (c) SPA Approved Plans

Stage 1B: Documents to be submitted by Licensed Surveyor

- (a) Strata subdivision plans in DXF and PDF files
- (b) Spreadsheet
- (c) Approved Building Plans
- (d) Application form
- (e) Photographs of building(s) and/or tower(s) of 4 different side views
- (f) Receipt of payment of application fees
- (g) STA1-PS Submission Checklist

Strata Titles Application

Stage 1B: Submission by Licensed Surveyor



Strata Titles Application

Conditions for approval of strata subdivision plan

SSTO 2019 [Cap. 75/2019] S.9

S.9 (1) - The Superintendent shall approve the strata subdivision plan submitted under section 6 if the following conditions are satisfied:

(a) SSP has been certified by a land surveyor as follows—

(i) that the proposed share unit is in accordance with section 12 (3);

(ii) that the proposed parcel has an adequate means of access not passing through another parcel;

(iii) that the proposed parcel has an adequate means of internal communication not passing through the common property;

(iv) that he has made a comparison of the strata subdivision plan to the approved building plans

(v) that the boundaries of the proposed parcels shown thereon defined by reference to features of permanent construction appearing in the building; and

(vi) that the boundaries of all the proposed parcels shown thereon have been endorsed by the proprietor to be correct and in accordance with what was sold or agreed to be sold;

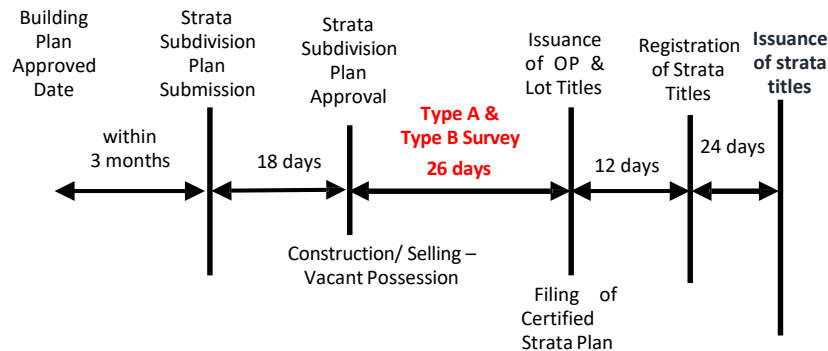
(b) development or planning permission pursuant to Part X of the Land Code [Cap. 81 (1958 Ed.)] has been obtained; and

(c) that the subdivision of building or land approved pursuant to Part X of the Land Code [Cap. 81 (1958 Ed.)], is not contrary to the provisions of any written law for the time being in force, and that any requirements imposed by or under any such written law have been complied with.

Strata Titles Application

More streamlined process of Strata Titles Application: Stage 2 Type A and Type B Survey

1. Upon approval of the Strata Sub-division Plan, the Strata Subdivision Survey shall be carried out by a Land surveyor for the Land in question, and for any of the Buildings thereon or any of the parcels, where applicable. *SSTO 2019 [Cap. 75/2019] S.10*
2. The Strata Subdivision Survey consist of Type A and Type B surveys which shall be carried out in pursuant to The Land Surveyors (Conduct of Cadastral Land Surveys) Rules, 2003, prior to filing of the Certified Strata Plan.



Strata (Subsidiary Titles) Ordinance 2019

Strata Titles Application

More streamlined process of Strata Titles Application: Type A Survey

TYPE A SURVEY shall be carried out after the Approval of Strata Subdivision Plan and once the Building(s) is/are completed or near to completion, to:

- verify the Building(s) **within the lot boundaries** and in the case of Land Parcel(s), that the Building(s) is/are **within the Land Parcel boundaries**;
- in the case of Land Parcels, **to peg and survey the Land Parcel boundaries with the survey marks** on the ground and surveyed by reference to the lot boundary;
- in the case of Accessory Parcel(s) situated outside the Building, **to mark and survey the Accessory Parcel(s) by reference to the external walls of the Building(s) or by reference to the lot boundary**;
- survey the **footprint of Building(s) and all as-built structures**, the footprint being defined as the vertical projection of the Building at its greatest extent.

Strata Titles Application

More streamlined process of Strata Titles Application: Type B Survey

TYPE B SURVEY shall be carried out concurrently with Type A Survey for the preparation of the Certified Strata Plan and documents of subsidiary titles once the Building(s) is/are completed or near to completion, to:

- i. survey the **boundaries of the Strata Parcels, as well as the common property(s)**.
- ii. In the case of Land Parcel(s), the **boundaries of the Land Parcel(s) in relation to every floor of the Building(s) thereon** shall be surveyed.

Documents to be submitted by Licensed Surveyor:

- i. Letter of commencement & authorization
- ii. Payment receipt
- iii. Field Book
- iv. Survey Job L&S 112
- v. Extract of Title
- vi. Certified Strata Plans in DXF & PDF
- vii. Spreadsheet
- viii. Photographs of building(s) and/or tower(s) of 4 different side views
- ix. PS(B) submission checklist

Strata Titles Application

Stage 2: Type B Survey Submission by Licensed Surveyor

STIA012021058

Overall Progress 33%

Process Progress

- Strata Submission Plan Approval: 100%
- Survey Job B: 2%
- Filing of Strata Certified Plan: 0%

Submission Details

STI No: STIA012021058 CP No: CP_STI_058

Division: KUCHING Lead District: 816 KUCHING NORTH/LAND DISTRICT

Block / Section: 217 Lot Number: 0006

Scheme Name: Papilio Street Mall

Scheme Description: 4 Storey Commercial-Cum-Apartment

Location (Please enter nearest street name): Longy Person Garden Gas Beta Kowah 1E of Jalan Batu Kawan

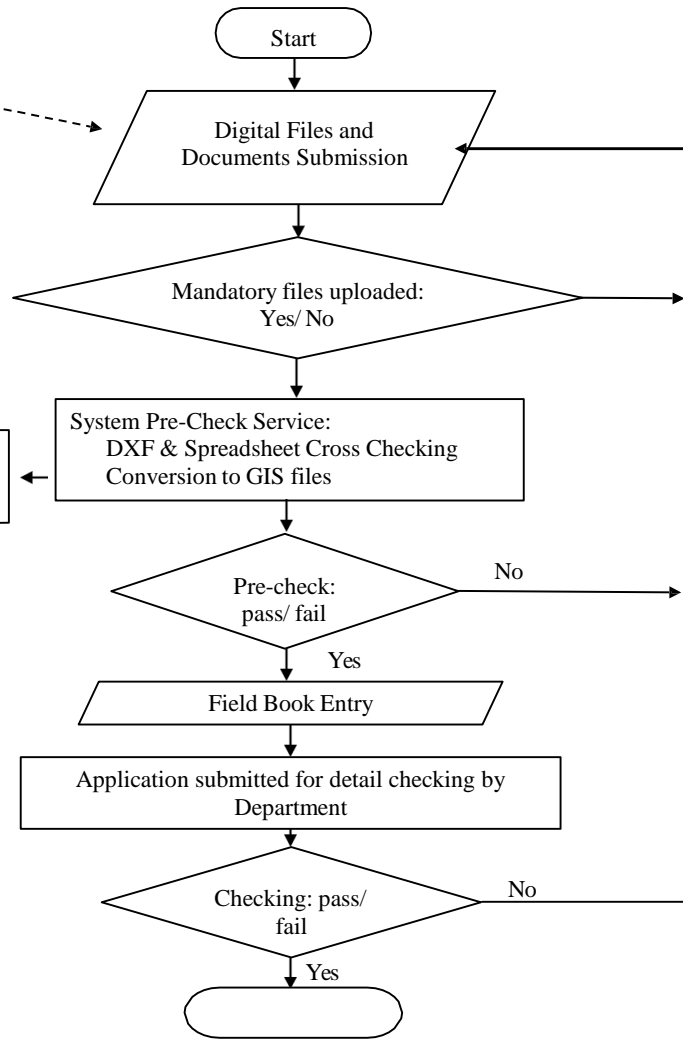
Survey Job B No. (Use Number 01 to 9999 Only, Maximize 9999999): 00000000

Survey Job B No. (Use Number 01 to 9999 Only, Maximize 9999999): 00000000

Job Description:

- Documents:
- Letter of commencement & Authorization
- Payment receipt
- Field Book
- Survey Job L&S 112
- Extract of Title
- Certified Strata Plans in DXF & Interactive PDF files
- Spreadsheet
- Photographs of building(s) and/or tower(s) of 4 different side views
- PS(B) Submission Checklist

Discrepancy Report & Computation Report



Strata Titles Application

More streamlined process of Strata Titles Application: Stage 3 Filing of Certified Strata Plan

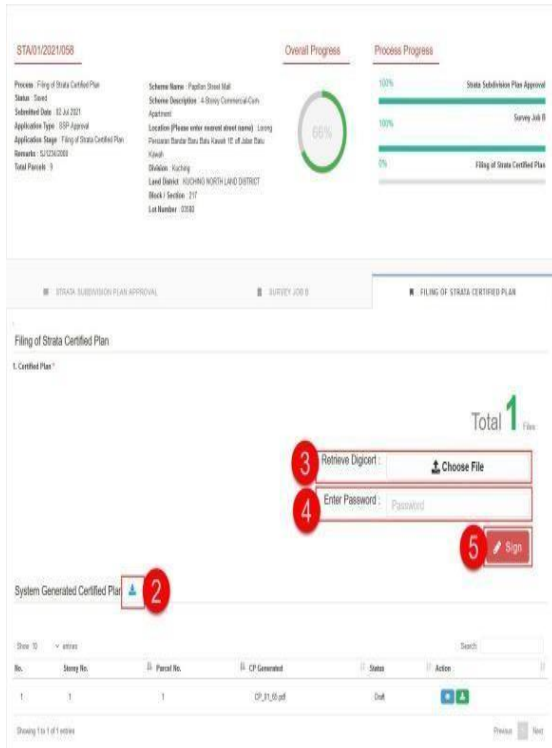
SSTO 2019 [Cap. 75/2019] S.11

11.—(1) No certified strata plan for a lot shall be filed under this section unless it is in writing to the Superintendent in the form as may be determined by the Director and shall be accompanied by—

- (a) the **approved certified strata plan**;
- (b) a **certification by a land surveyor** that the **building or buildings are situated wholly within the boundaries of the lot**;
- (c) a **certification by a land surveyor** that the **share unit assigned to each parcel by the proprietor is in accordance with section 12 (3)**;
- (d) a **certification by an architect or an engineer** that the **building was constructed in accordance with such approval**;
- (e) the **issue document of title to the lot**;
- (f) the **proposed name of the management corporation, the address** for the service of documents thereon;
- (g) a **certificate (OP)** issued under the Buildings Ordinance, 1994 [**Cap. 8**]; and
- (h) if any, a **permit or easement issued under Land Code [Cap. 81 (1958 Ed.)]**, in respect of any eave, awning and balcony, which projects over road or statutory reserve;

Strata Titles Application

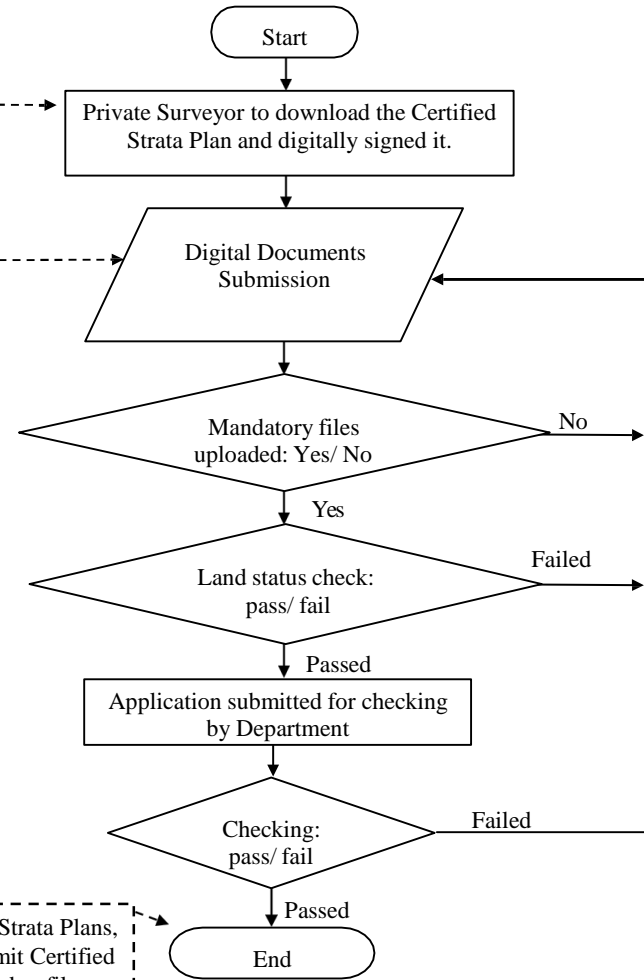
Stage 3: Filing of Certified Strata Plan Submission by Licensed Surveyor



Upon approval of Type B SJ by Staff Surveyor

- Documents:
- 1 STA5-PS Submission Checklist
 2. Occupation Permit
 3. Document of Title
 4. Letter of Consent (Charges)
 5. Digitally signed Certified Strata Plans (PDF)
 6. Certified Strata Plan Plotted in Durafilm submitted to counter division office

Upon filing of Certified Strata Plans, Private Surveyor to submit Certified Strata Plan plotted on durafilm.



Strata Titles Application

Conditions for filing of Certified Strata Plan

SSTO 2019 [Cap. 75/2019] S.11

S.11 (2) - The certified strata plan shall be filed under this provision if the documents under subsection (1) have been submitted and the following conditions are satisfied—

- (a) the issue document of title to the lot has a remaining **lease term of not less than twenty years**;
- (b) there are **no arrears in respect of land rents or rates**; and
- (c) **the sublessee of a sublease** of the whole or any part thereof, other than a part corresponding precisely with or included within, one of the parcels to be created on the subdivision, or of **any charge of the land or a sublease**, has **consented in writing** to the filing of the certified strata plan

Strata Titles Application

More streamlined process of Strata Titles Application: Stage 4 Preparation & Registration of Strata Titles

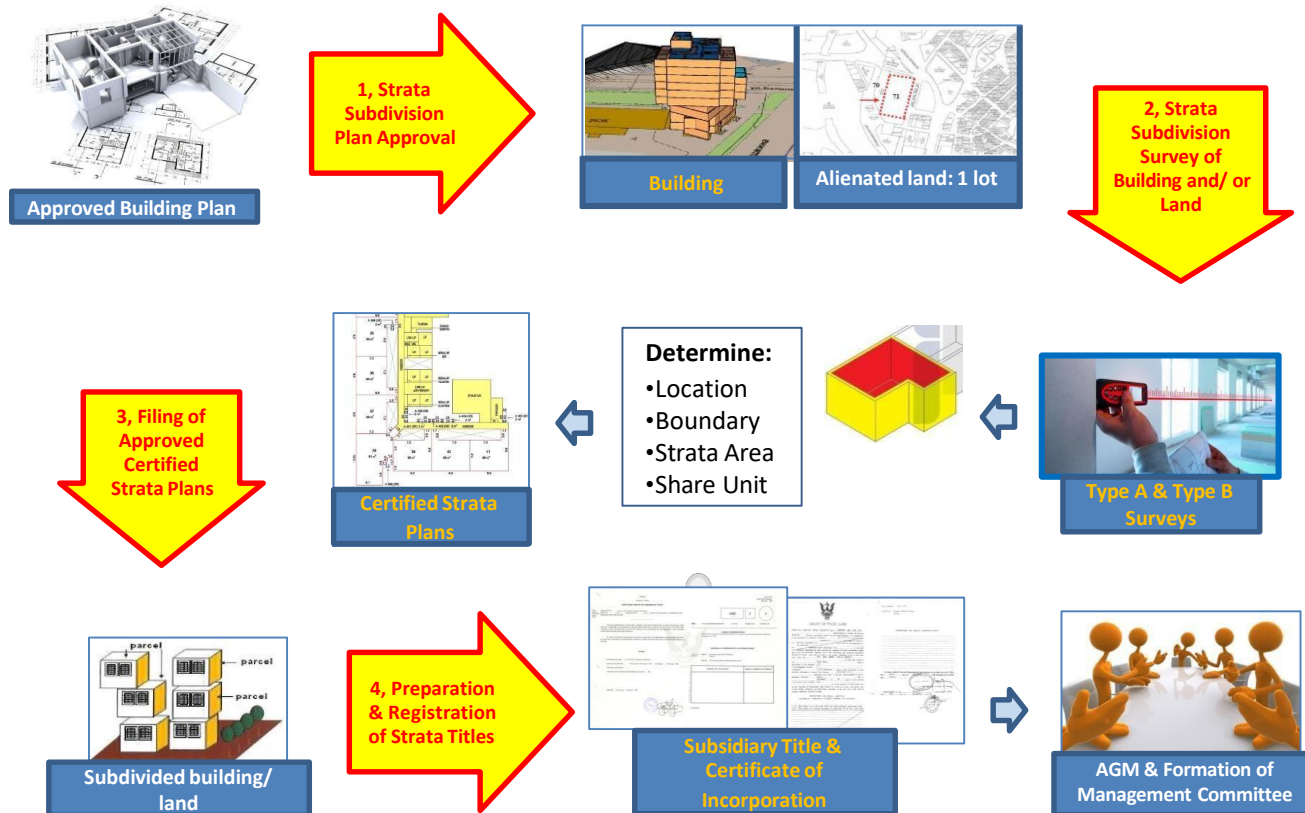
Approved certified strata plan shall be filed under this provision if the all the above documents have been submitted and the following conditions are satisfied—

- a) the lot has a remaining lease term of not less than twenty years;
- b) no arrears in respect of land rents or rates; and
- c) the sublessee of a sublease of the whole or any part thereof, other than a part corresponding precisely with or included within, one of the parcels to be created on the subdivision, or of any charge of the land or a sublease, has consented in writing to the filing of the certified strata plan.

Upon filing of approved certified strata plan, as soon as the fees chargeable in connection with the preparation and registration of documents of subsidiary title to the individual parcels have been paid, the Superintendent shall require the Registrar to open a book of subsidiary register in accordance with the provisions of section 14, and to prepare and register the documents of subsidiary title in accordance with the provisions of section 15.

Strata Titles Application

Strata Scheme Development Workflow



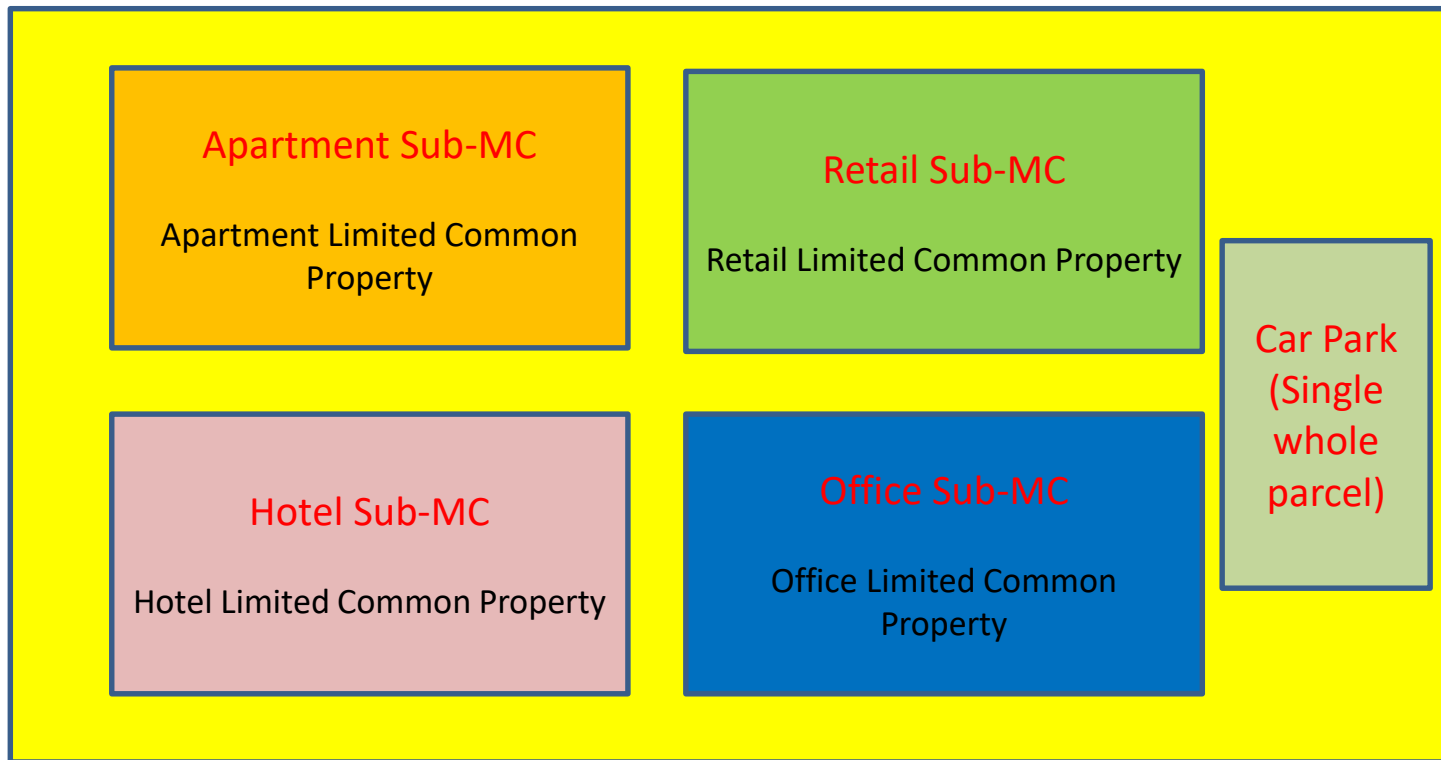
Limited Common Property & Subsidiary Management Corporation

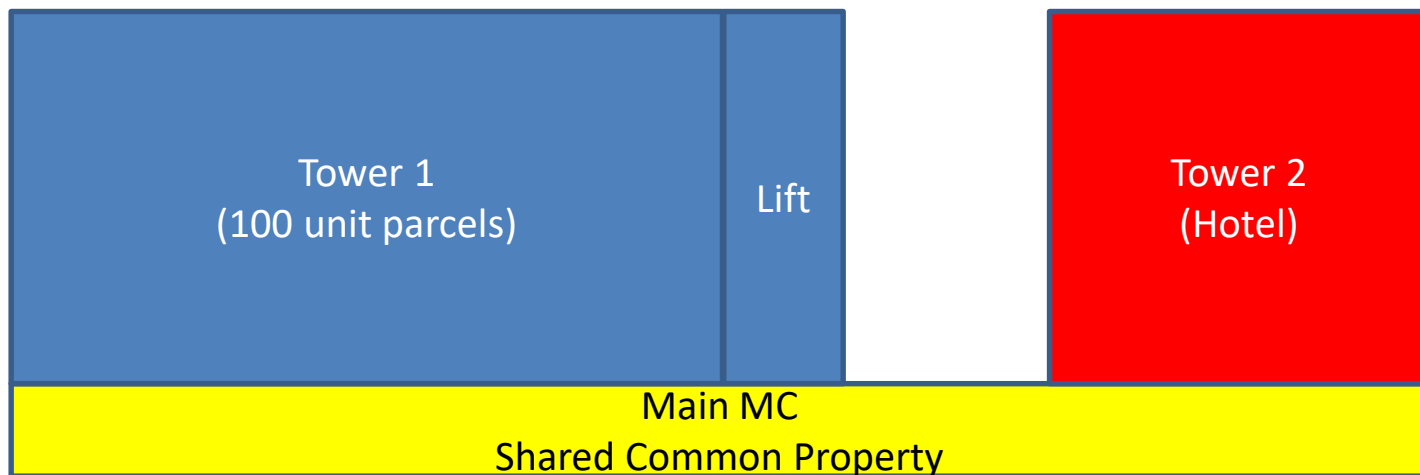
Development Suitable to Establish Sub-MC

Integrated Development (1 Mont' Kiara)



Scenario to Form Sub-MC





Without form Sub-MC for Tower 1

Rate of Charge for Tower 1 = Shared CP + CP of Tower 1

Rate of Charge for Tower 2 = Shared CP + CP of Tower 1

Sub-MC formed for Tower 1

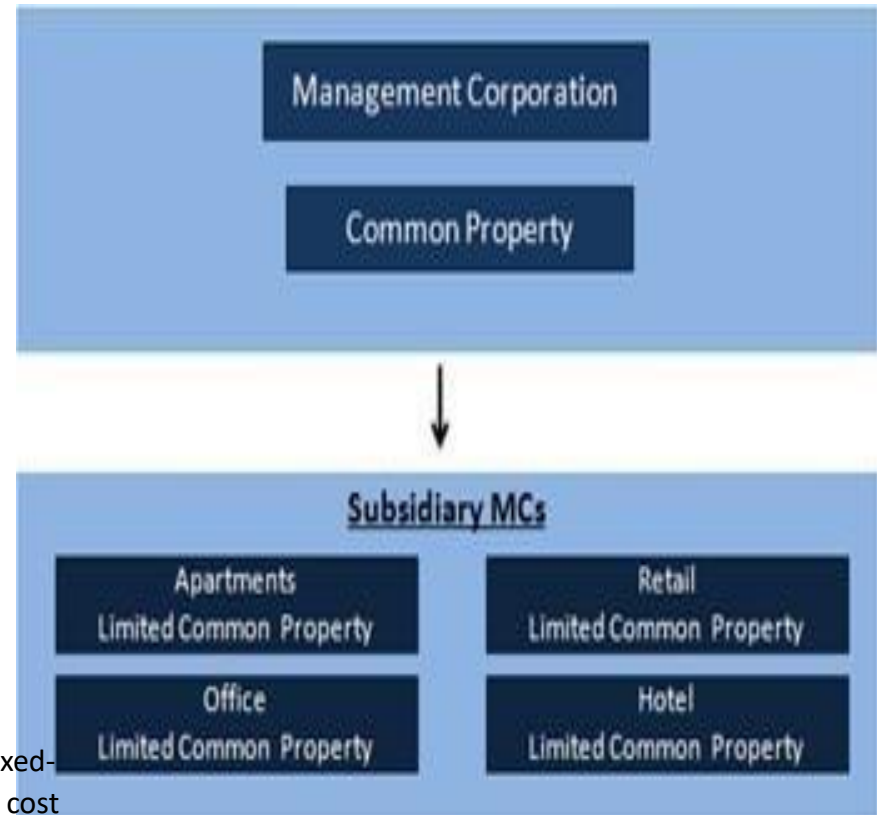
Rate of Charge for Tower 1 = Shared CP + CP of Tower 1

Rate of Charge for Tower 2 = Shared CP only

Limited Common Property & Subsidiary Management Corporation

➤ 2-Tier (Subsidiary) Management Corporation for strata scheme with various types of usage

- ✓ The strata buildings is getting more complex structurally and bigger scale, multiple blocks and towers within a schemes which lead to mixed usage development concepts of podium or mall, sovo, sofo etc
- ✓ It allows specific areas of the common property to be designated (subdivided) for the exclusive benefit of different user groups in a mixed-use development
- ✓ The main MC will manage the common property (CP) used by all users, while the sub- MCs will manage their respective limited common property (LCP)
The main objective is to facilitate the management of mixed-use strata developments: maintenance and contribution cost

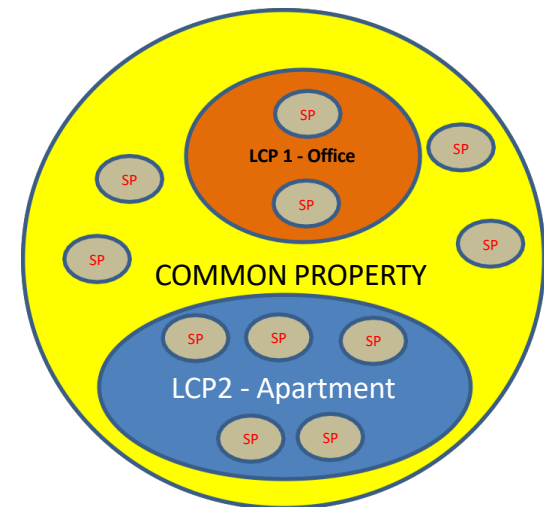


Limited Common Property & Subsidiary Management Corporation

Improved Strata Management: Limited Common Property

“limited common property” means, in relation to a subdivided building or land, such part of the common property in a lot that is—

- a) By Developer/proprietor – in the case of common property **to be comprised** in a certified strata plan, designated in the sale and purchase agreement of any proposed parcel in the lot, for the exclusive benefit of the purchasers of two or more (but not all) of those proposed parcels in the lot; or
- b) By Management Corporation – in the case of common property **comprised** in a certified strata plan, designated in the limited common property plan or a comprehensive resolution referred to in section 23(1)(a) for the exclusive benefit of the subsidiary proprietors of two or more (but not all) parcels in that certified strata plan



*SP – Subsidiary Proprietor / Purchasers

Limited Common Property & Subsidiary Management Corporation

Improved Strata Management: How to create Limited Common Property and establish Sub-MC?

SSTO 2019 [Cap. 75/2019] S.23

- (a) by the **management corporation** in respect of that the certified strata plan pursuant to a **comprehensive resolution** conducted in accordance with Strata Management Ordinance 2019 [**Cap. 76**];
or
- (b) by **the proprietor** thereof for the lot in question **when the certified strata plan is lodged with Government surveyor** under section 10 (6).

Limited Common Property & Subsidiary Management Corporation

SMO 2019 [Cap. 76/2019] S.2 : “exclusive benefit”, in relation to a limited common property, includes but is not limited to the **exclusive use** or **enjoyment of**, and **right to contributions** and **earnings** in respect of, the limited common property but excludes **any proprietary interest**;

Grouping of Limited Common Property	Description of Limited Common Property	Parcel	Total Parcels	Total Share Units	Share Unit Percentage	Location
1	Commercial – Mall	1 - 9	9	26120	34.4	M1, Floor 1 - 4
2	Commercial – Hotel	10 & 11	2	48000	63.2	M3
3	Residential - Apartment	12-17	6	1820	2.4	M2, Floor 1 -4
Total:			17	75940	100	

Limited Common Property & Subsidiary Management Corporation

New Rules Made Under SSTO 2019 – Enforced 1st June 2022

No.	Rules	Contents
1.	Strata (Subsidiary Titles) (Procedure for Approval of Strata Subdivision Plan) Rules, 2022	<ol style="list-style-type: none">1. Citation and commencement2. Procedure for Submission of Strata Subdivision Plan Approval with <u>Limited Common Property (Subsidiary MC)</u> ; and3. All the relevant <u>application fees and deposit amount</u> that need to be prescribed under SSTO 2019 (Rule 3).
2.	Strata (Subsidiary Titles) (Preparation and Registration of Subsidiary Titles Fees) Rules 2022	<ol style="list-style-type: none">1. Citation and commencement2. All the relevant <u>preparation and registration of subsidiary titles fees</u> that need to be prescribed under SSTO 2019 (Rule 2).

Limited Common Property & Subsidiary Management Corporation

Strata (Subsidiary Titles) (Procedure for Approval of Strata Subdivision Plan) Rules, 2022

SCHEDULE

STRATA (SUBSIDIARY TITLES) ORDINANCE, 2019

STRATA (SUBSIDIARY TITLES) (PROCEDURE FOR APPROVAL OF STRATA SUBDIVISION PLAN) RULES, 2022

(Rule 3)

FEES

No.	Subject matter	Amount of fee (RM)
1	Strata Subdivision Plan Approval	30.00 per parcel or 300.00 per application; whichever is higher.
2	Strata subdivision plan approval in the case of phased development	300.00 per provisional block
3	Strata subdivision plan approval for parcels within provisional block(s)	30.00 per parcel or 300.00 per application; whichever is higher.
4	Application for creation of limited common property	10.00 per parcel or 500.00 per application; whichever is higher.
5	Application for division or amalgamation of parcels	500.00 per application
6	Deposit for application involving provisional block	500.00 per parcel or 50,000.00 per block; whichever is higher.

Limited Common Property & Subsidiary Management Corporation

Strata (Subsidiary Titles) (Preparation and Registration of Subsidiary Titles Fees) Rules 2022

SCHEDULE
STRATA (SUBSIDIARY TITLES) ORDINANCE,
2019
STRATA (SUBSIDIARY TITLES)
(PREPARATION AND REGISTRATION OF
SUBSIDIARY TITLES FEES) RULES, 2022
(Rule 2)
FEES

No.	Subject matter	Amount of fee (RM)	
		1	Preparation and Registration of documents of subsidiary title
2	Application for Issuance of new document of subsidiary title	First Application	50
		Second Application	100
		Third Application	200
		Subsequent application after the third application	300
3	Issuance of Certificate of Incorporation for Management Corporation and Subsidiary Management Corporation	100.00 per certificate	

Other Issues

Sempadan Petak Tidak Menepati Kehendak Ciri-ciri Binaan Kekal



Struktur Bangunan Tidak Sama Seperti Pelan Bangunan Yang Diluluskan



Harta Bersama Menghalang Laluan



Pengubahsuaian Yang Ketara Pada Struktur Bangunan Tanpa Permit Serta Mencerobohi Harta Bersama



Petak Bunga Telah Dimohon Sebagai Sebahagian Daripada Petak Pada Sebahagian Petak Di Tingkat 1 Bangunan



Bucu & Tepi Bangunan Adalah Sempadan Lot Yang Sebenar
Semakan Dilapangan Mendapati Semua Slab Dan Air-cond Slab
Telah Terkeluar Dariapada Sempadan Lot



Air Cond Slab Terkeluar Lot Dan Memasuki Simpanan Jalan

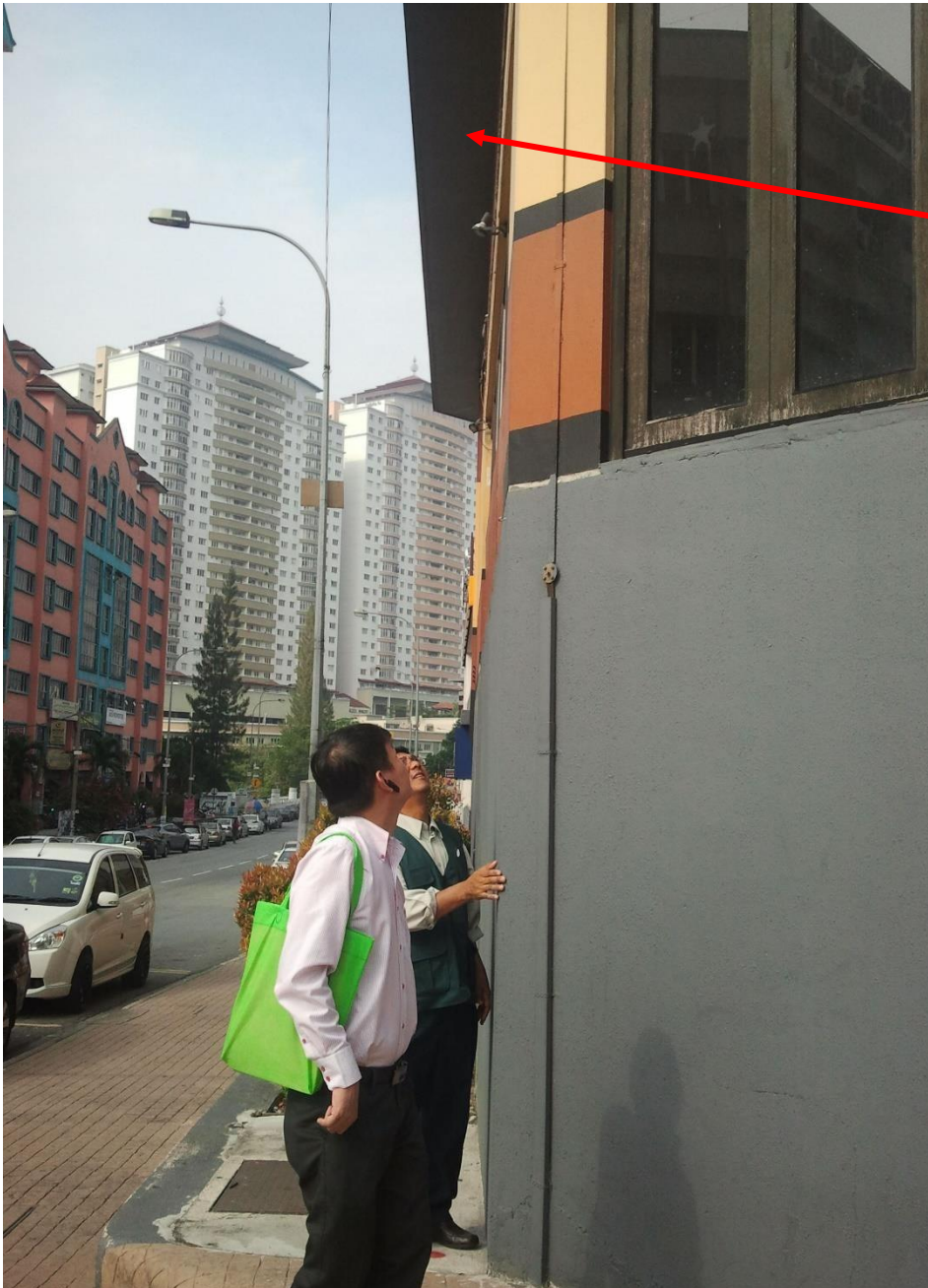


Bangunan Sedia Ada Mengikuti Pelan Bangunan



Ruang Yang Dimohon Untuk Dijadikan Sebahagian Daripada Petak



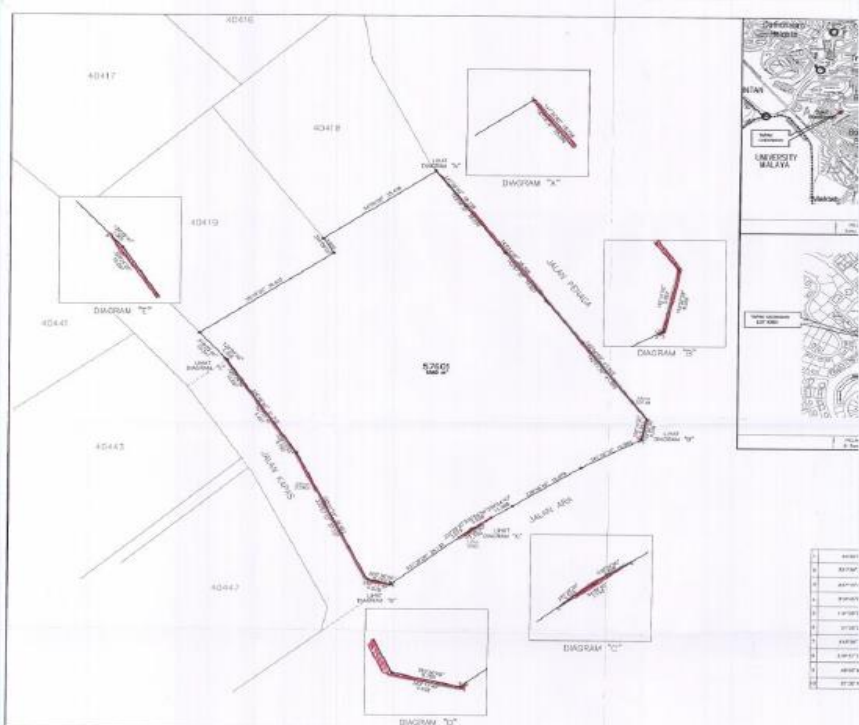


Ruang Yang
Terkeluar
Daripada Lot



Tangga Yang
Terkeluar
Daripada Lot

Struktur Bangunan Terkeluar / Tidak Ikut Sempadan Lot



1	10000"	10000"
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PELAN PRA-HITUNGAN UNTUK PERMOHONAN TANAH KERAJAAN
 DI KELILING LOT 57601
 MUKIM KUALA LUMPUR
 WILAYAH PERSEKUTUAN



SKALA 1 : 400

PEMBARU
 JALAN PERKIJANG BANDAR
 BANGSAYA KUALA LUMPUR

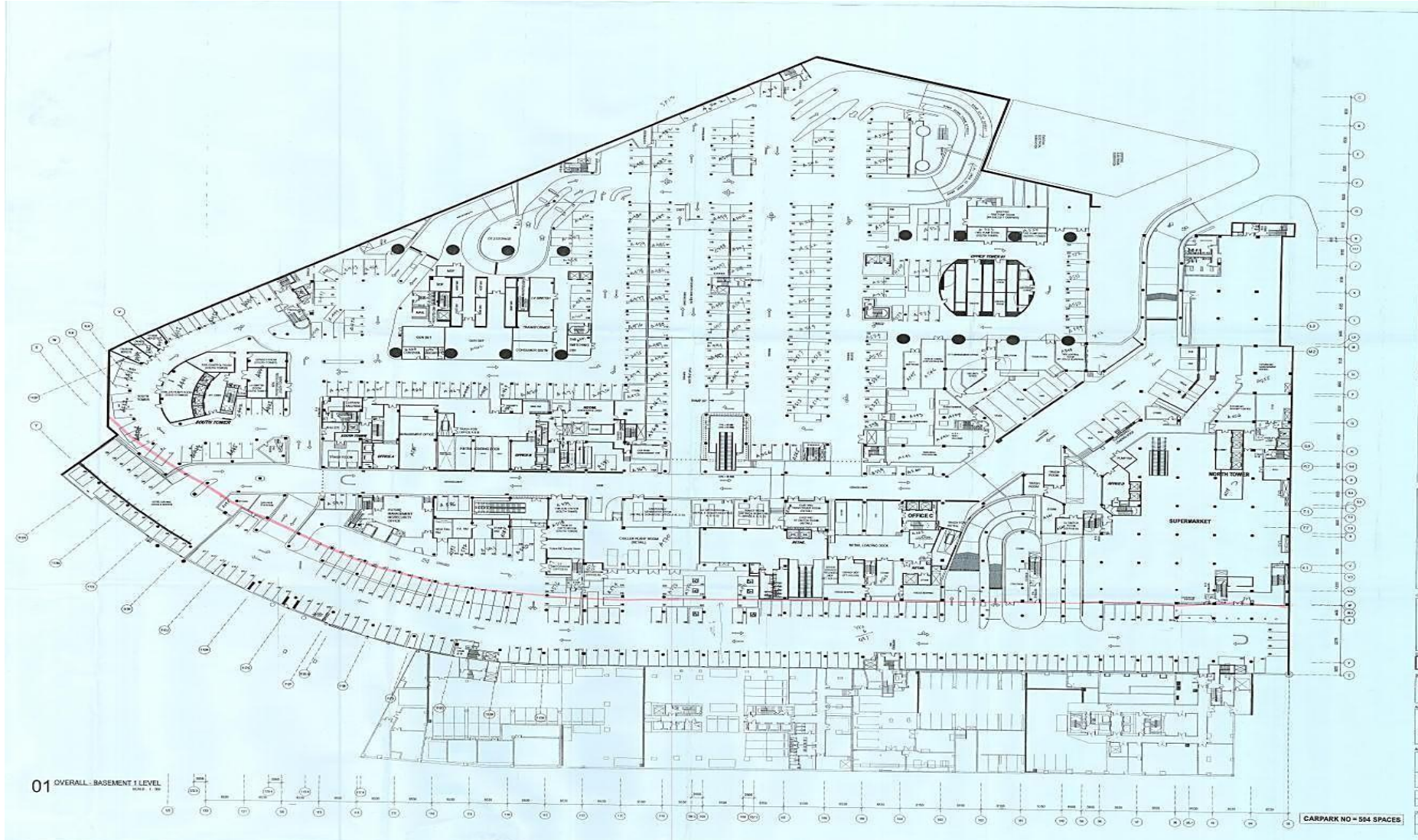
NO. PELAN: ELS 90006/07/1



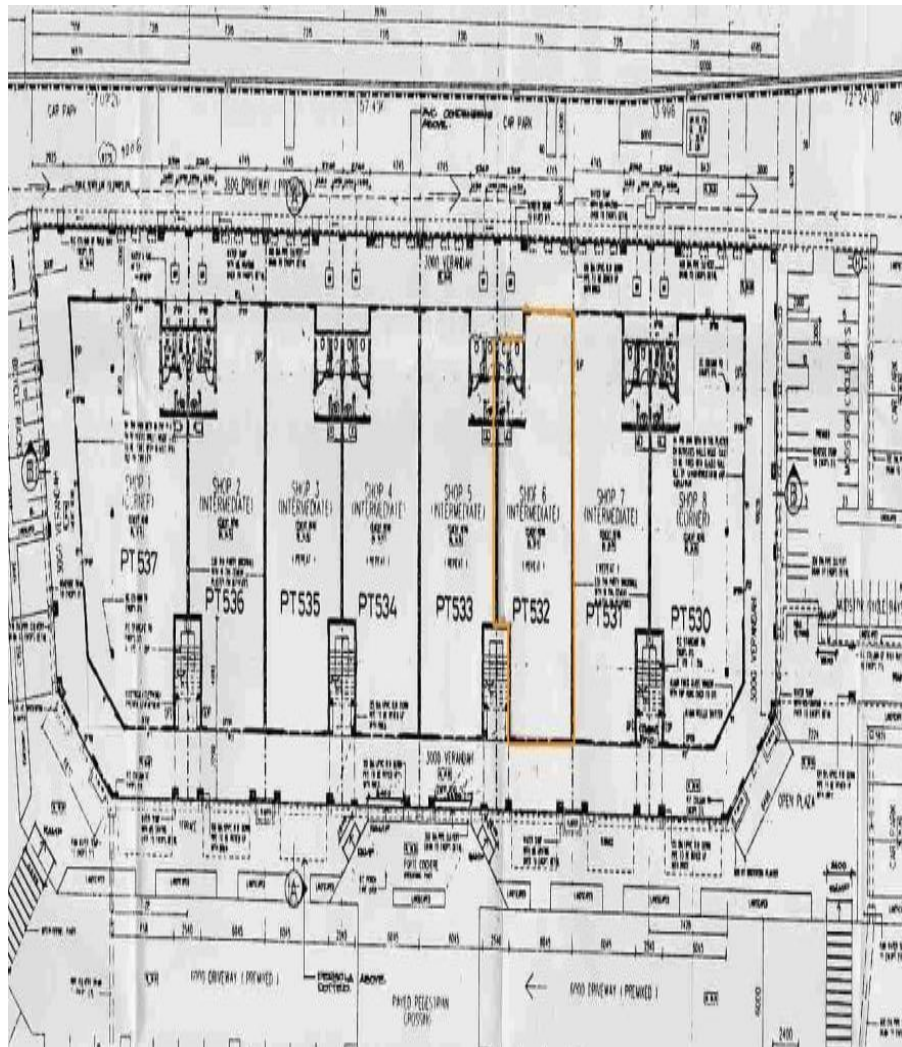
Struktur Bangunan Terkeluar Sempadan Petak Tanah



Besmen Mengunjur Ke Rezab Jalan



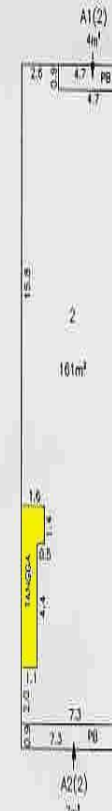
Laluan Tangga Ke Petak Memasuki Lot Sebelah



PELAN LANTAI
BANGUNAN M1
TINGKAT 1
PETAK 1
SKALA 1: 200



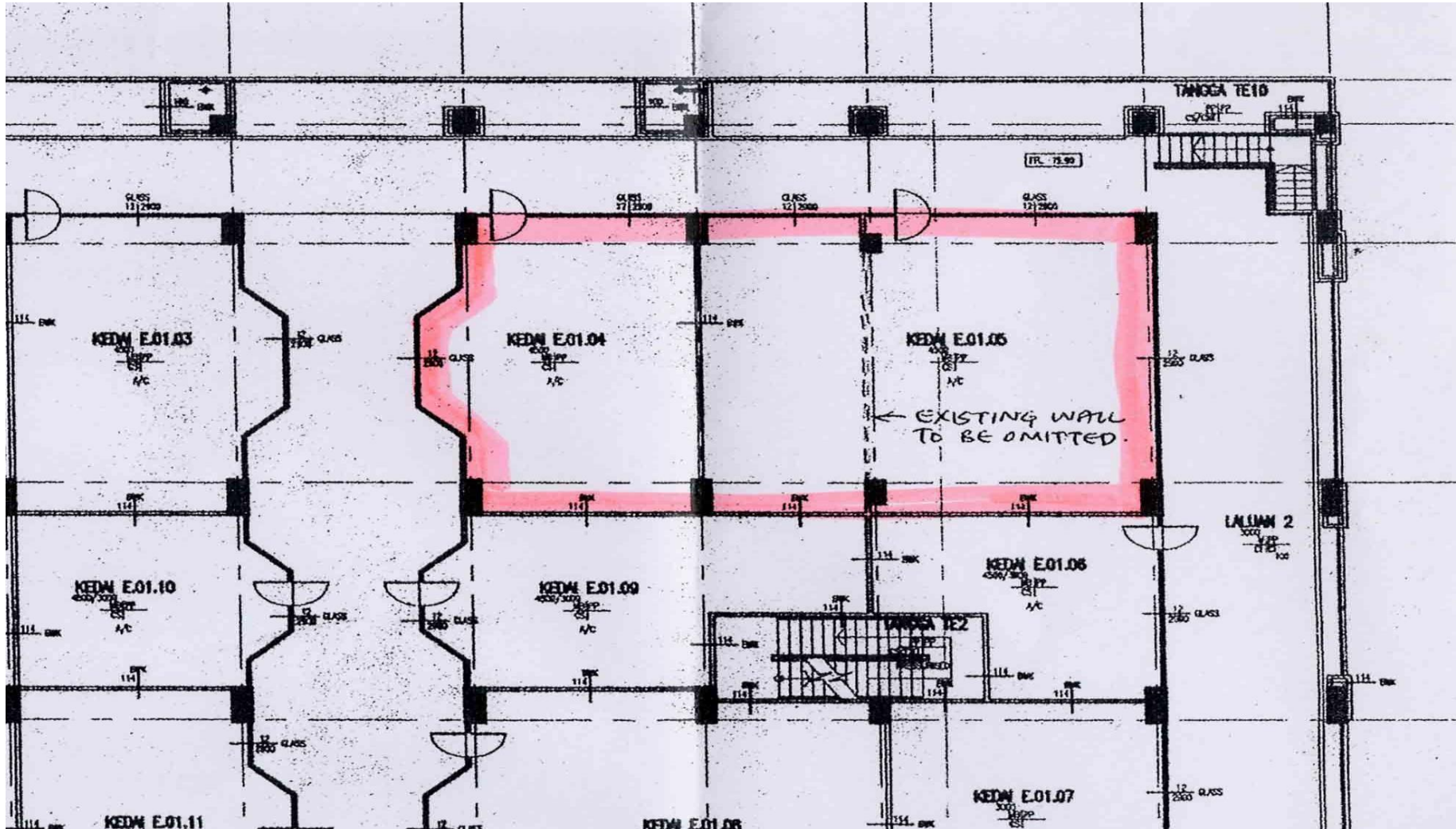
PELAN LANTAI
BANGUNAN M1
TINGKAT 2
PETAK 2
PETAK AKSESORI A1 DAN A2
SKALA 1: 200



PELAN LANTAI
BANGUNAN M1
TINGKAT 3
PETAK 3
PETAK AKSESORI A3 DAN A4
SKALA 1: 200



Dua Unit Kedai Dipohon Sebagai Satu Petak Tanpa Ada Laluan Dalaman



Kedudukan Tangga Tidak Sama Seperti Yang Diluluskan Dalam Pelan Bangunan



Saiz Binaan Tempat Letak Kereta Berbeza Dengan Pelan Bangunan Yang Diluluskan



Petak Aksesori Menghalang Pintu



Petak Aksesori Menghalang Laluan Keluar Masuk



Petak Aksesori Menghalang Pili Bomba dan Paip Air



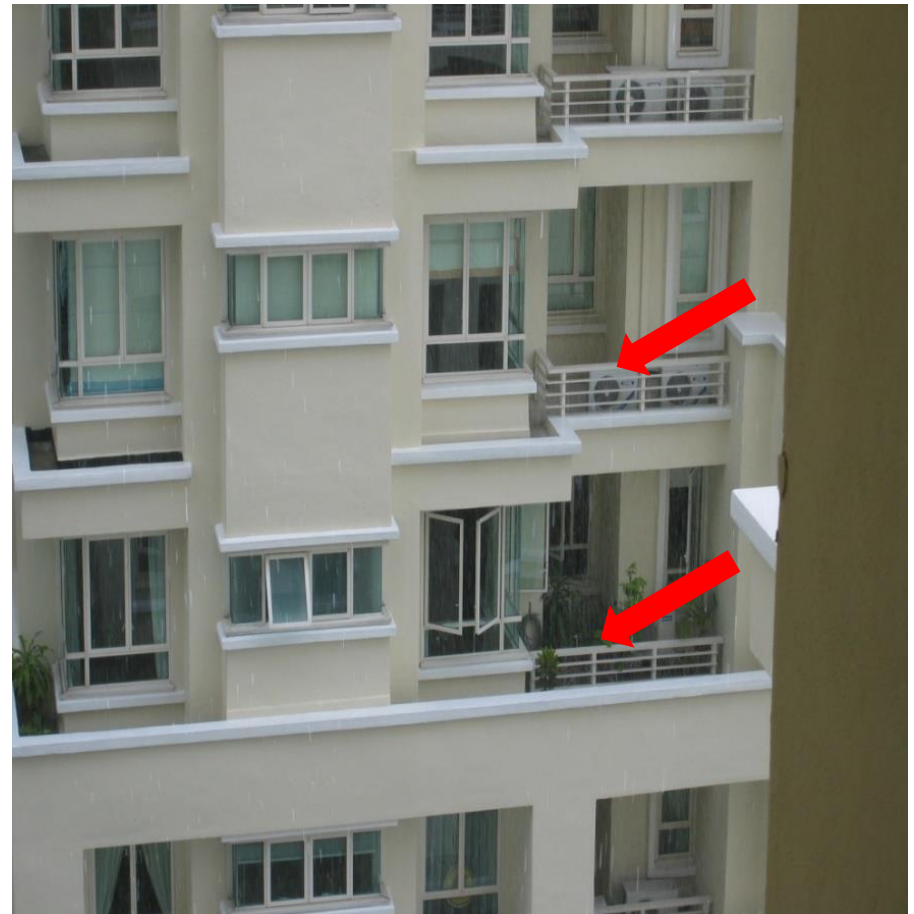
Tempat Letak Kereta OKU Tidak Boleh Dipohon Sebagai Petak Aksesori



Ruang Tidak Sesuai Dipohon Sebagai Sebahagian Petak



Ruang Sepatutnya Sebagai Petak Aksesori Tetapi Dipohon Sebahagian Petak



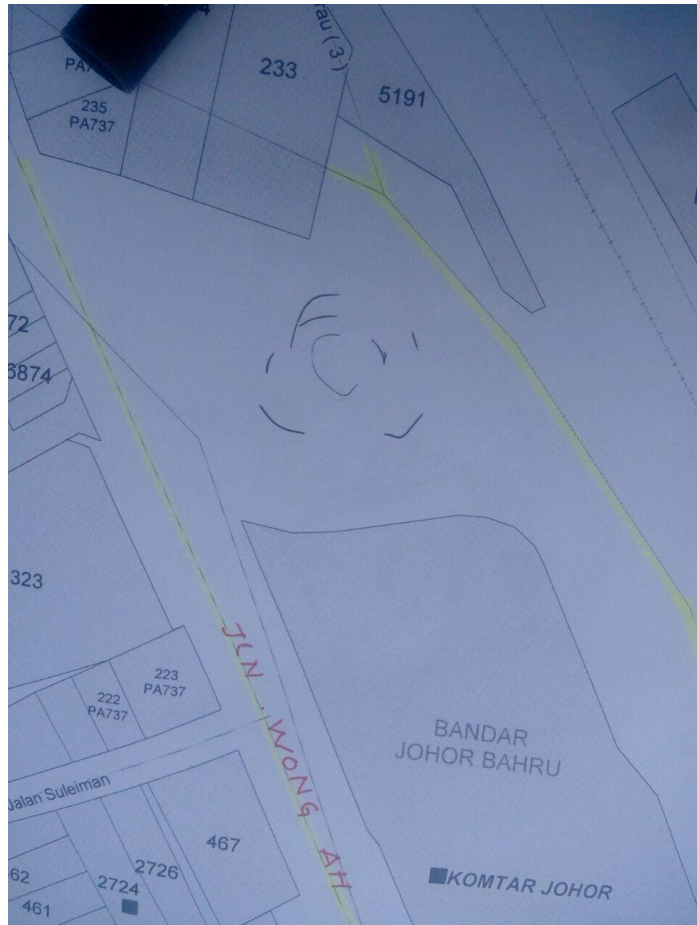
Ruang Sepatutnya Sebagai Petak Aksesori Tetapi Dipohon Sebahagian Petak



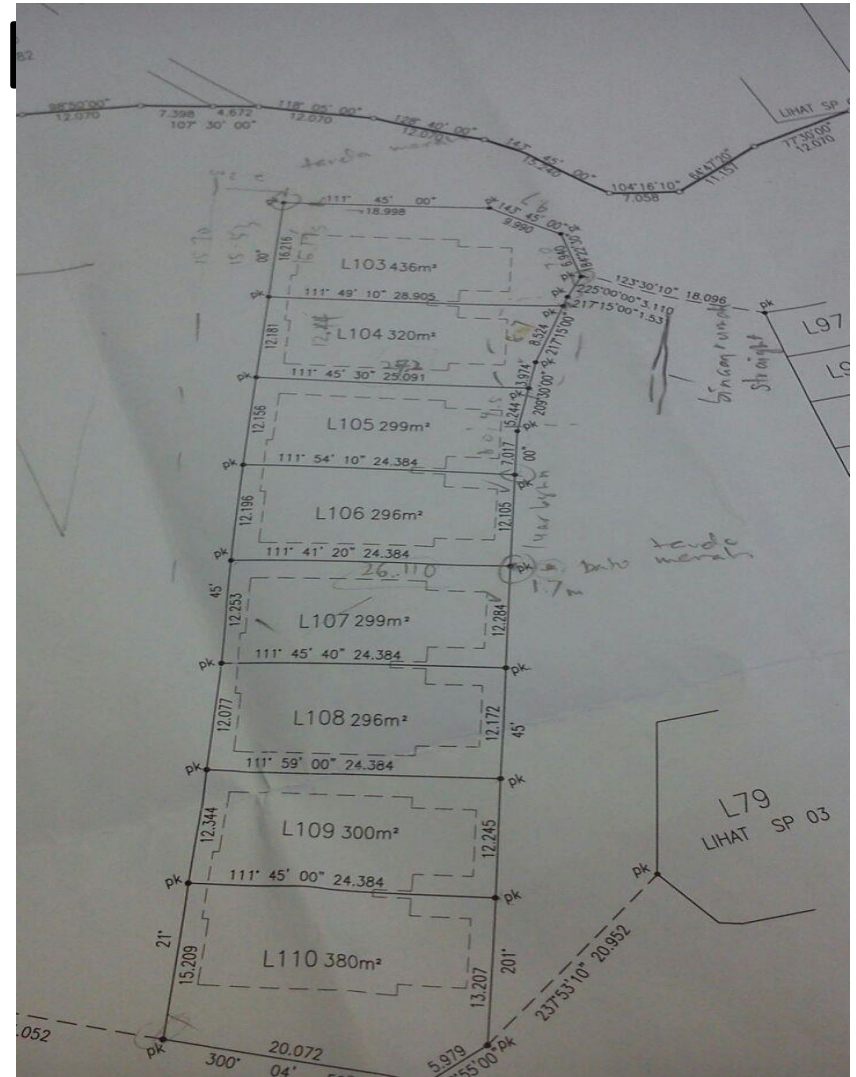
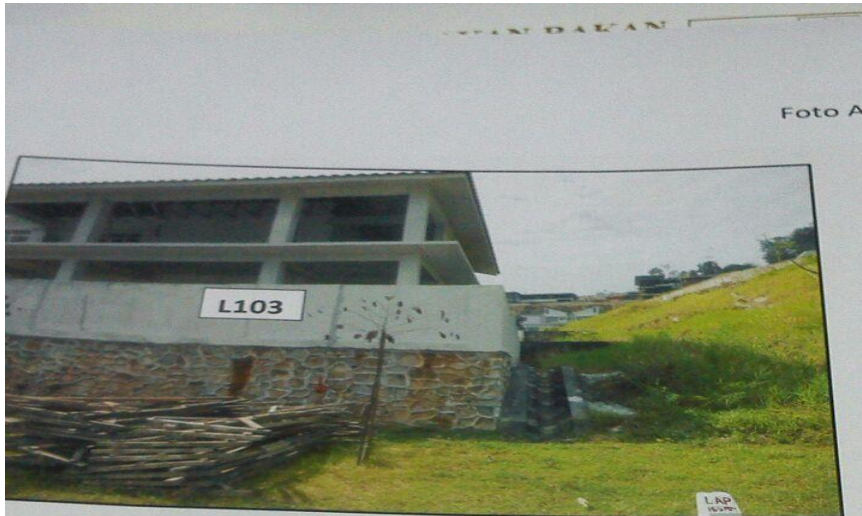
Pelantar Bunga Boleh Dipohon Sebahagian Dari Petak



Ramp Atau Landas Berputar Terletak Di Luar Lot



Luas Petak Tanah Di Lapangan Bertambah Dari CPS Dan Perjanjian



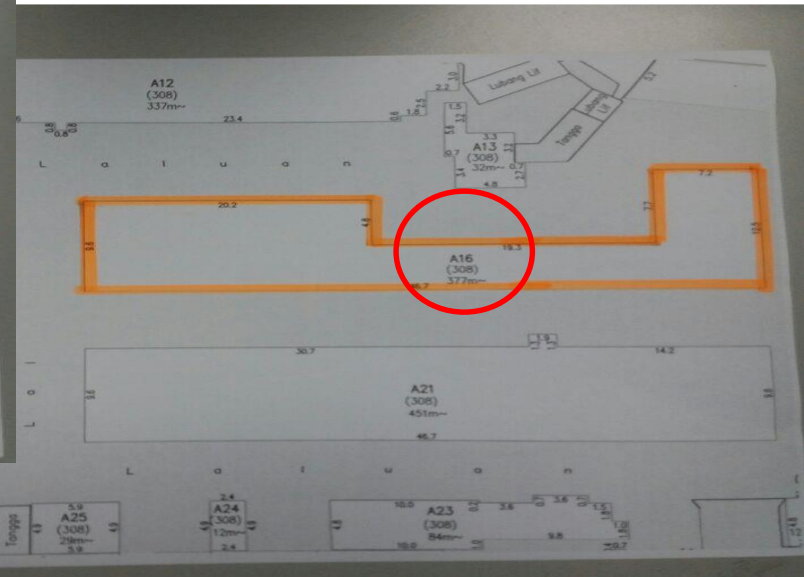
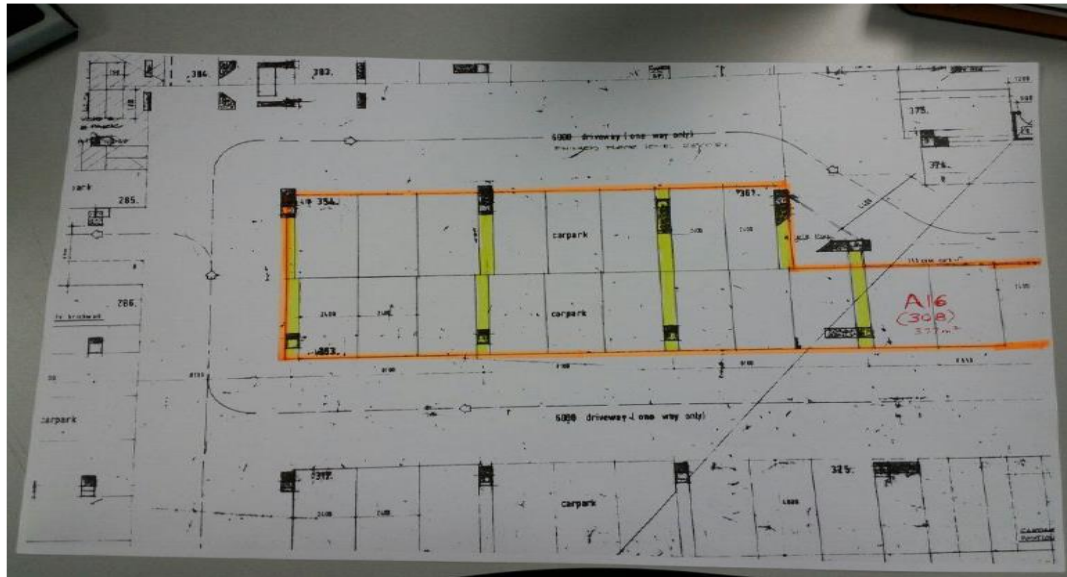
Tempat Letak Penghawa Dingin Yang Tidak Dirancang



Tempat Letak Penghawa Dingin Terkeluar Lot



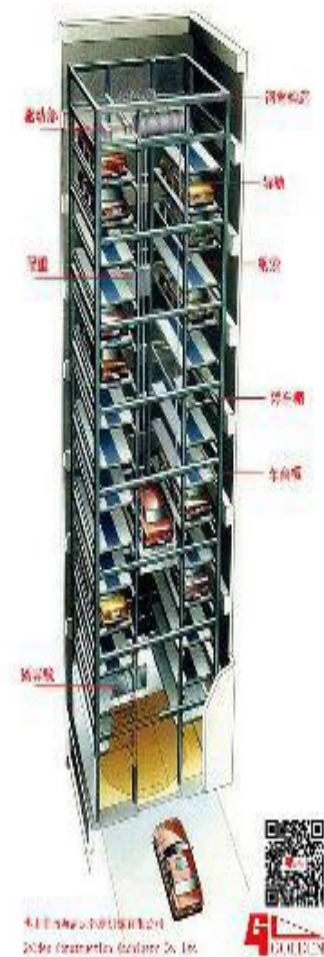
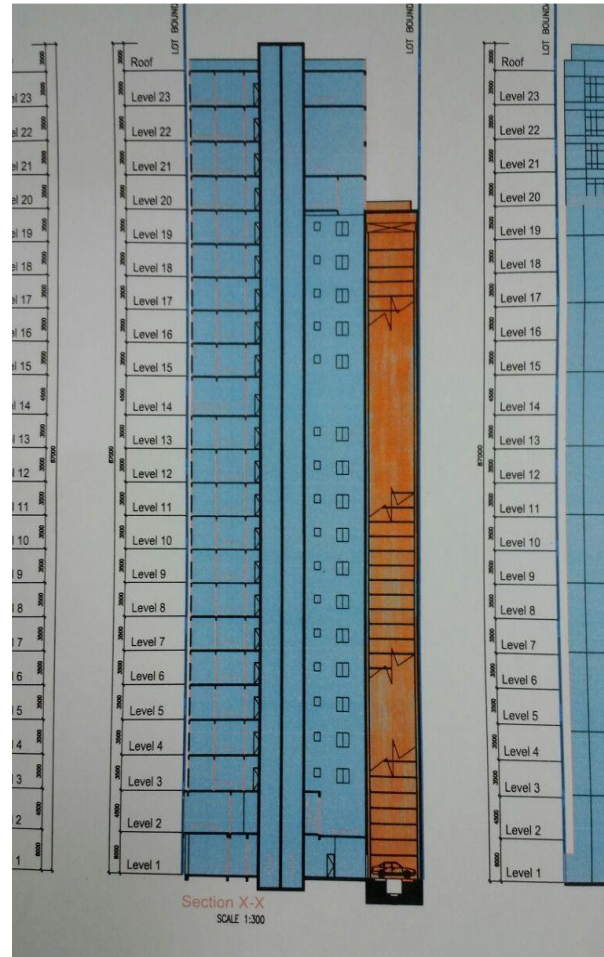
Surau Sebagai Harta Bersama Tetapi Dijadikan Sebagai Petak Aksesori



JUMLAH	1302mp	1501.02mp		
SURAU @0.1mpx5orang/unit = 31.0mp	0.1x5x62	31.68mp (P-5)		
LAIN-LAIN IBADAT @0.1mpx5orang/unit = 31.0mp	0.1x5x62	31.76mp (P-1)		
5	PENYEDIAAN KEMUDAHAN TEMPAT LETAK KENDERAAN			

21/7/14
DISERAH KPD. MAIPP (HARTA BERSAMA DIBAWAH HAK MILIK STRATA)
DISERAH KPD. MPPP (HARTA BERSAMA DIBAWAH HAK MILIK STRATA)

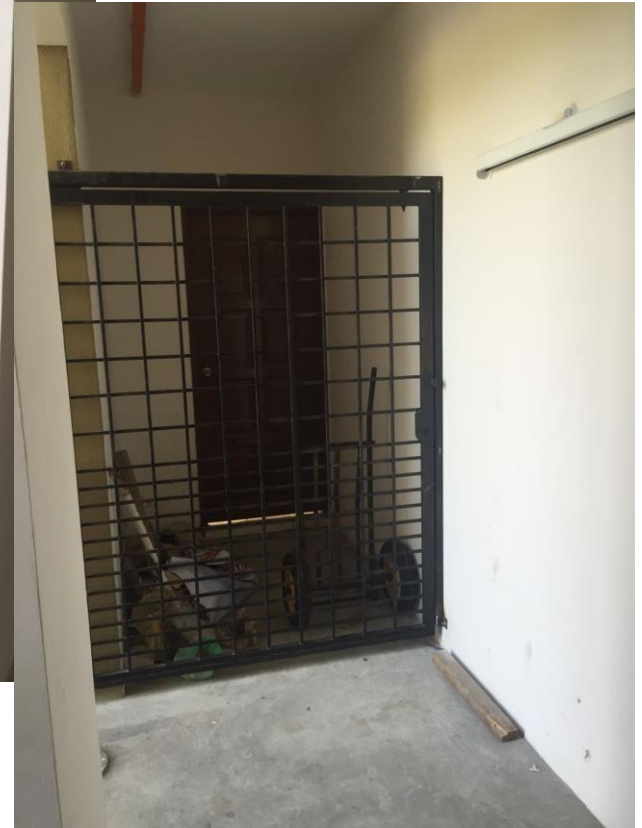
Tempat Letak Kenderaan Mekanikal (Hanya Boleh Kira Tapak)



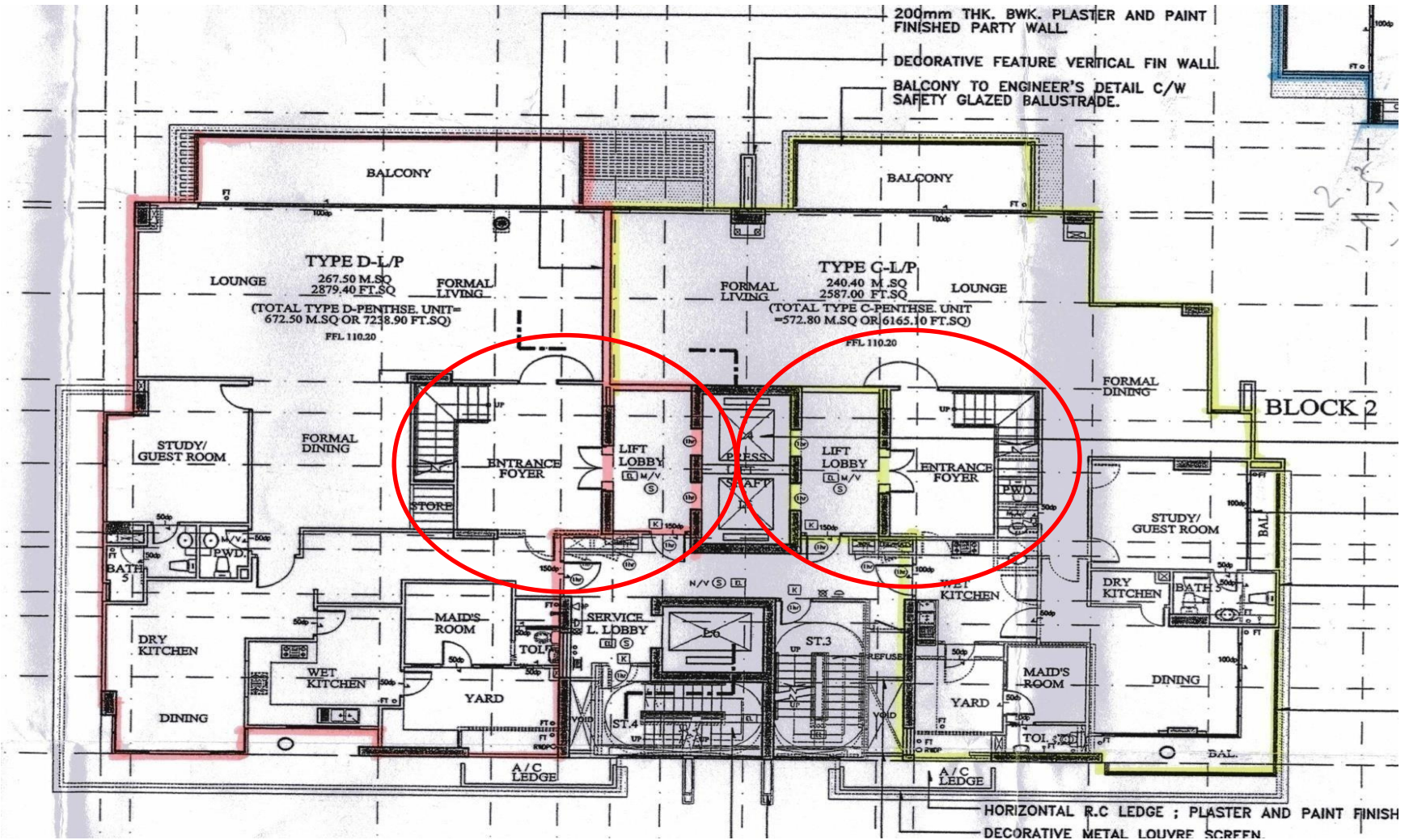
Pembangunan Berfasa Yang Tidak Mengikuti Kelulusan



Koridor Telah Dipagar



Kena Lulus Sebagai Lobi Lif Persendirian



Harta Bersama (Koridor) Dipohon Sebagai Sebahagian Petak



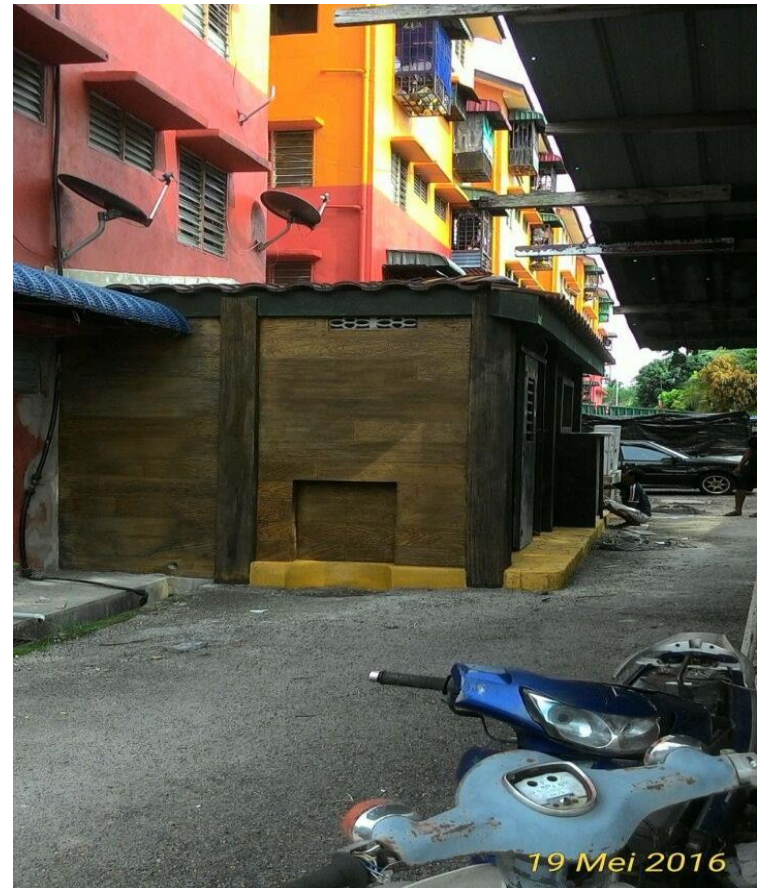
Kena Memohon Permit Ruang Udara / Ismen (Sarawak)



Awning, Sarang Besi dan Bumbung Tanpa Kelulusan



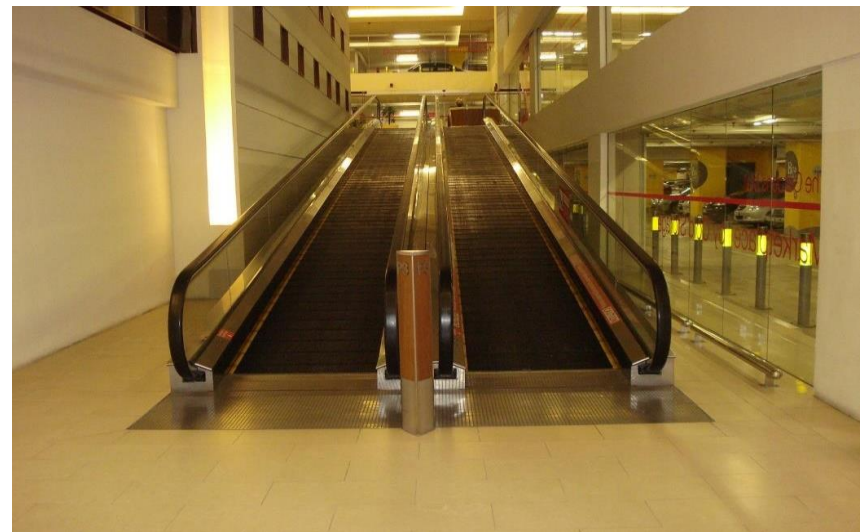
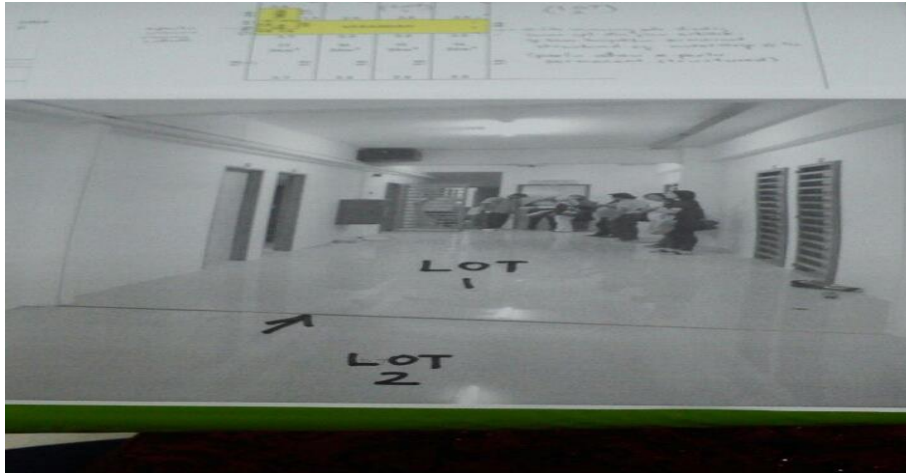
Awning, Sarang Besi dan Bumbung Tanpa Kelulusan



Sempadan Petak Dalam Kompleks Perniagaan Tidak Ditanda Dengan Baik



Sempadan Petak Dalam Kompleks Perniagaan Tidak Ditanda Dengan Baik



Jarak Petak Aksesori Tempat Letak Kenderaan Tidak Cukup



Binaan Tetap Tanpa Kebenaran



Isu Petak & Petak Aksesori Untuk Town House



Isu Penomboran Petak Aksesori



Isu Tiang Besar Atau Signage Dijadikan Sebagai Petak Aksesori



THANK YOU