



INFO-SHEET ON THE REVISION OF STRATA-TITLED DEVELOPMENT



Strata
Title



Fundamentals of Strata-Titled Development: For Private Property Development.

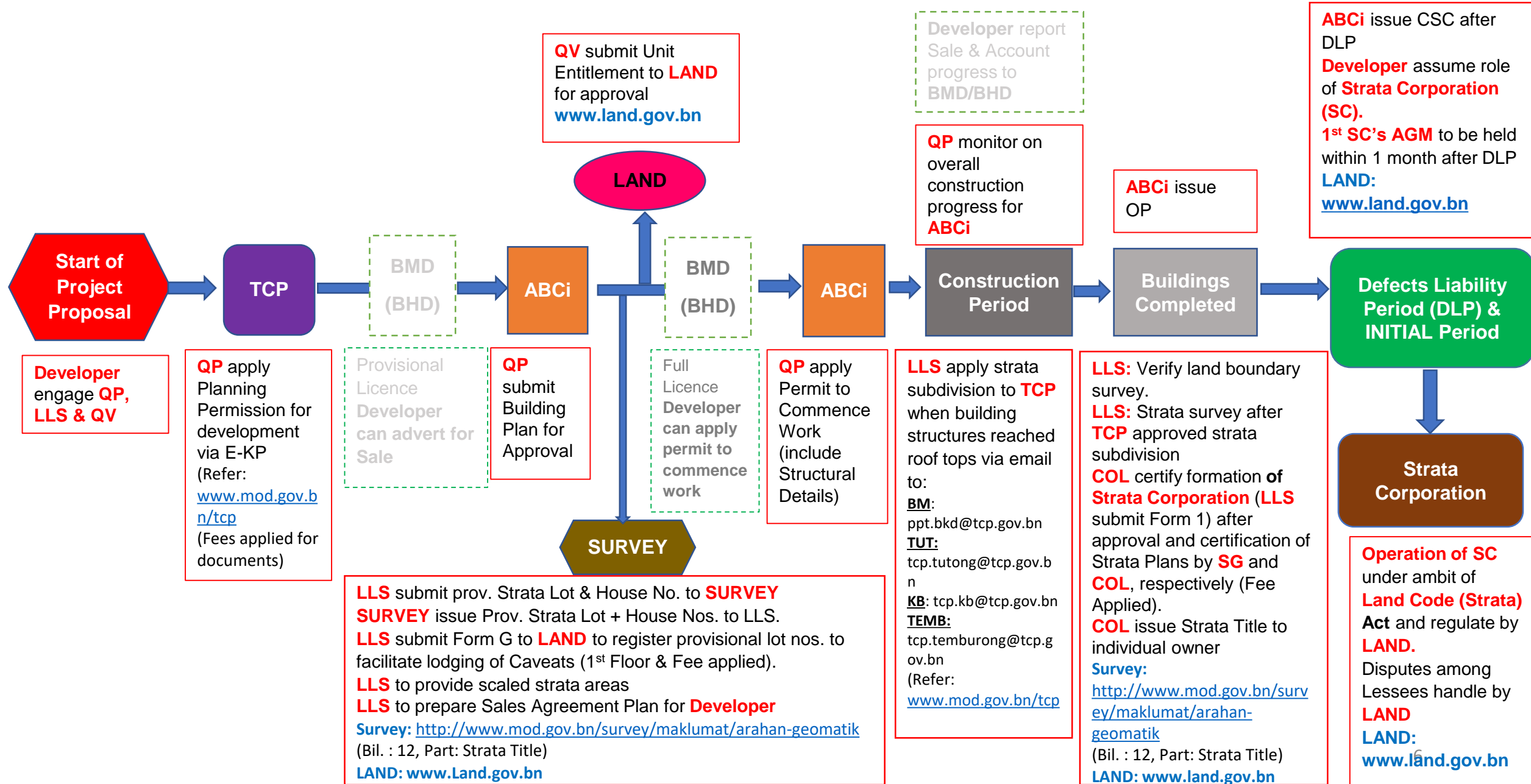


- a) Development is on a leasehold or freehold lands / Government Land Lease (GLL) developed by Developer/Foreign Investors.
- b) Principal Unit owned by the owner and responsible for the maintenance of the Unit.
- c) Each unit is issued 'Strata Title Deed' during the duration of the leasehold period. (Max. 99 years for freehold land & the remaining term of years for leasehold land)
- d) "Strata Corporation (SC)" is formed By Law (After certification of strata plan by Commissioner of Land, COL).
- e) Unit Owner owned and responsible for the upkeep maintenance of the Common Areas/Properties via appointed Property Management (PM) / Facility Management (FM) by SC.
- f) Maintenance and management of strata-titled properties are governed by Land Code (Strata) Act.

Application Process Flowchart on Strata-Titled Development (STD) for **NEW** Private Property Development

Abbreviations

- a) **ABCi** – Authority for Building Control and Construction Industry
- b) **BHD** – Board of Housing Developers
- c) **BOVEA** – Board of Valuers and Estate Agents
- d) **COL** – Commissioner of Land
- e) **CSC** – Certificate of Statutory Completion
- f) **LAND** – Land Department
- g) **LLS** - Licensed Land Surveyors
- h) **MOD** – Ministry of Development
- i) **OP** – Occupation Permit
- j) **QP** – Qualified Person
- k) **QV** – Qualified Valuers
- l) **SC** – **Strata Corporation**
- m) **SG** – Surveyor General
- n) **STD** – Strata-Titled Development
- o) **SURVEY** – Survey Department
- p) **TCP** – Department of Town and Country Planning



Application Process Flowchart for the **CONVERSION** of Existing Development to Strata-Titled Development

BENEFITS OF STRATA

Developers/Investors:

- a) New residential strata developments located within Central Business District (CBD), Town Centre, Potential Business District/Town Centre may be eligible for planning incentives such as density bonus and the introduction of commercial component and certain percentage of the overall strata units can be sold to foreigners.
- b) Strata-titled deeds up to 99 years maximum lease when compared to non-strata development which is only for a period of 60 years maximum lease.
- c) Encourage compact developments and allowing some commercial activities within residential developments and the sales of the residential strata units.

Public:

- d) Original Land Owner: If project is a JV with developer, it will ensure revenue for the original land owner whilst retaining the ownership of the land.
- e) Buyer: With strata title issued, owner can carry out transactions such as transfer etc similar to as if owning a land and the processing time will be shorter. Peace of mind on upkeep of the common areas.

Financial Institutions:

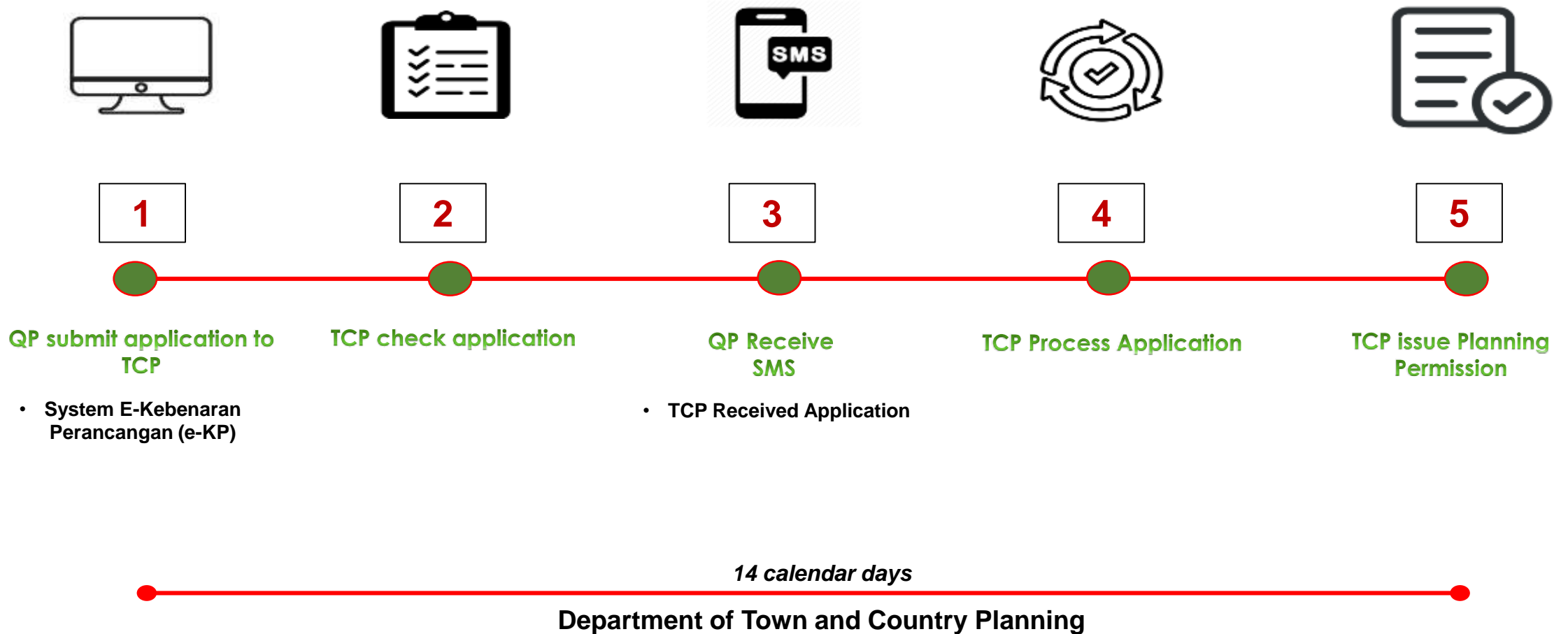
- f) With the revised and transparent processes and procedures, it will boost confidence of the financial institutions and peace of mind in providing loan facilities to the public as opposed to issues experienced previously with non-strata development.

Wassalam

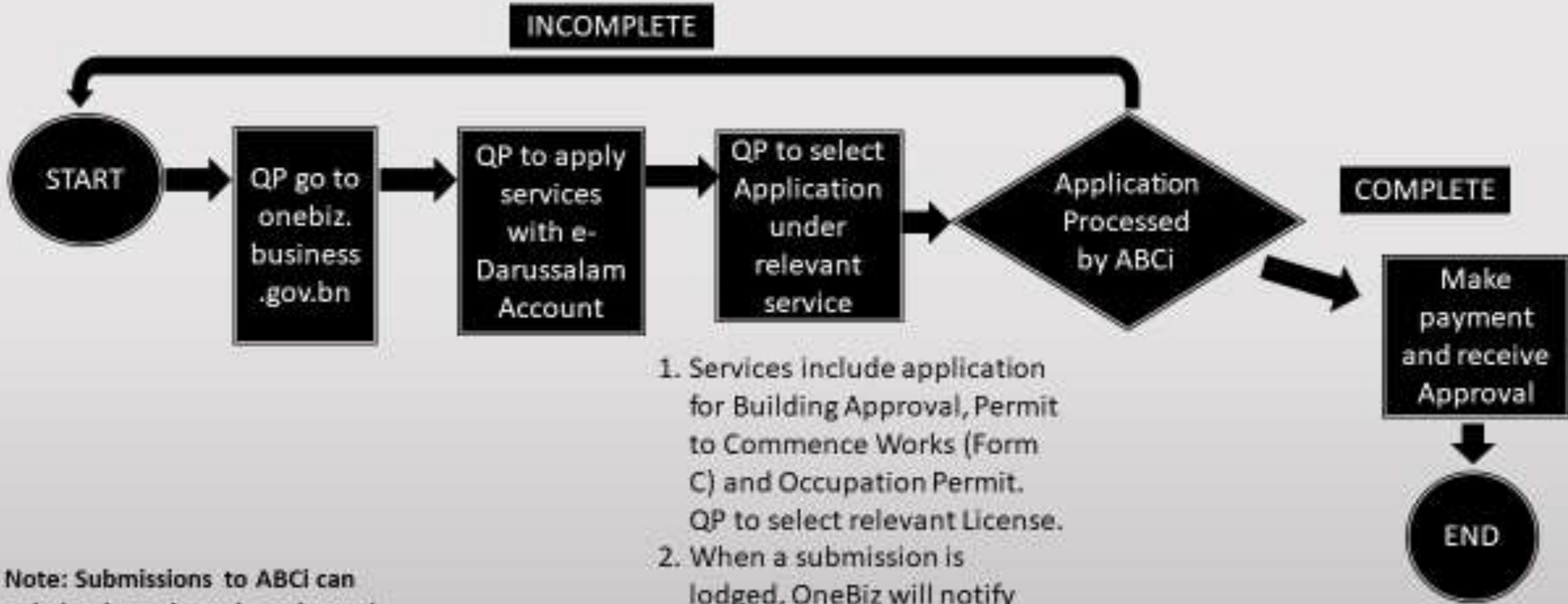
Thank You

References (Hyperlinked to Flowchart for NEW Development

Process Flowchart for Planning Permission



Process Flow Chart on Application for Building Approval, Form C and Occupancy Permit in ABCi



1. Services include application for Building Approval, Permit to Commence Works (Form C) and Occupation Permit. QP to select relevant License.
2. When a submission is lodged, OneBiz will notify both Developer and QP through SMS. A unique reference number is given for every application.

Note: Submissions to ABCi can only be done through registered Qualified Persons (QP)



Process Flowchart for Planning Subdivision Permission



1

LLS submit application to
TCP via email
(when superstructure reached
rooftop)



2

TCP check application



3

TCP Process Application



4

TCP issue Approval for
Strata Subdivision /
Consolidation

21 working days

Department of Town and Country Planning

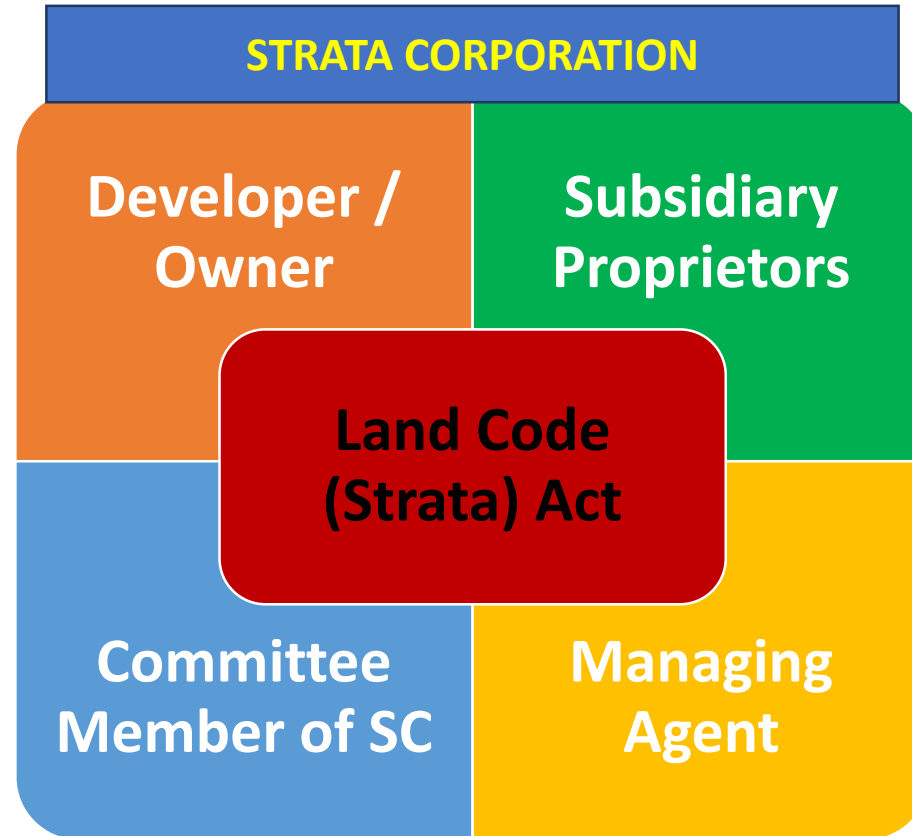
REQUIREMENTS ON SUBMISSION FOR BUILDING DEFECTS RECTIFICATION REPORT.

1. Owner's satisfaction and declaration that rectification works have been done accordingly.
2. List of defects.
3. Brief detail of defects.
4. Photos of rectification before and after DLP.

STRATA CORPORATION (SC) AND SETTLING OF DISPUTES

Formation of SC

Strata Corporation is automatically created when a strata plan and schedule of unit entitlements are registered at Registry of Title, Land Department.



Operation of SC

Refer to www.land.gov.bn for guidelines on the formation of SC and dispute resolutions