



STRATA TITLE MANAGEMENT IN BRUNEI DARUSSALAM

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THE LANDS DEPARTMENT

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INTRODUCTION



The Land Code (Strata) Chapter 189 was approved in **1999** by the consent of His Majesty Sultan Haji Hassanal Bolkiah Mu'izzaddin Waddaulah Ibni Al-Marhum Sultan Haji Omar 'Ali Saifuddien Sa'adul Khairi Waddien, Sultan and Yang Di-Pertuan of Brunei Darussalam and enforced on **July 1, 2009**.



- The Land Code (Strata) Chapter 189 - chapter 40.
- Subdivide “***two***” or more ***principal units*** (vertically or horizontally).



DEFINITIONS

'PRINCIPAL UNIT':

- Unit is designed for separate use or occupation, whether in conjunction with any accessory unit or not.

'ACCESSORY UNIT':

- A unit whether or not part of a building, that is designed for use with any principal unit.

'COMMON PROPERTY':

- Unit/space used by all the strata unit owners in a building and to be managed by Strata Corporation.



BENEFITS OF STRATA OWNERSHIP

- Secured property ownership
- Permanent residents and foreigners can own strata title outright
- Stimulate property market in Brunei Darussalam and at a wider scale
- Generate the growth of property related businesses



BENEFITS OF STRATA OWNERSHIP

- Ensured social responsibilities in building's maintenance;
- Individual strata title owners have social obligations being a member of the strata corporation.
- Promote better planning, development, aesthetic and security aspects;



PREREQUISITE STRATA APPLICATION

Completed Building

Type of Land

Two Principal Units

Land Title Condition

Whole Land Lot

Nature of Title



- Strata titles on a perpetuity land, maximum 99-years
- Lease land, the residual term must not less than 20 years. The strata title expires one day before the expiry of the original land lease.



SUBDIVISION INTO STRATUM ESTATE





STAGE 2
Appoint LLS &
Licensed Valuer



APPLICANT



STAGE 3
Subdivision of
Building



SURVEY
DEPARTMENT



STAGE 4
Certification
of Strata
Plan



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DEPARTMENT



STAGE 5
Strata Unit
Diagram



SURVEY
DEPARTMENT



STAGE 6
Registration of
Strata Title



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STAGE 1
Confirmation letter-
Terms & conditions

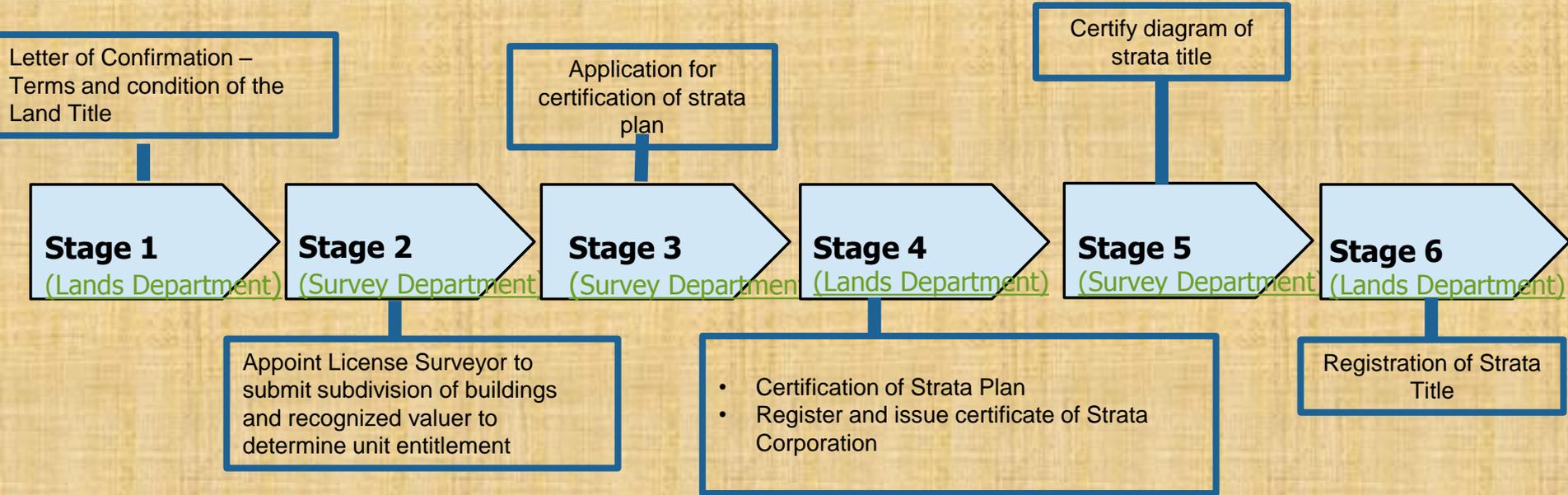


LAND
DEPARTMENT





Process of Issuing Strata Titles





Section 11(1) (C) :

The original proprietor shall not be liable for any annual payable under the Land Code (Chapter 40) in respect of the lot.



Section 11(1) (G) :

The proprietors of each subsidiary strata title shall pay such rental to the Government as shall be determined in accordance with subsection (4) of section 14 The Land Code (STRATA) Act Chapter 189.



ANNUAL RENT OF STRATA TITLE

No.	Special Conditions Strata Title	Annual Rent
1.	General Residence & Apartments	\$10.00 for every 100 square metre or part thereof
2.	Commercial	\$25.00 for every 100 square metre or part thereof
3.	Industrial	\$20.00 for every 100 square metre or part thereof
4.	Office	\$20.00 for every 100 square metre or part thereof
5.	Petrol Station	\$25.00 for every 100 square metre or part thereof
6.	Hotel	\$250.00 for every 1000 square metre or part thereof
7.	Lodging House	\$250.00 for every 1000 square metre or part thereof



TRANSFER OF STRATA TITLE





Who can apply for the strata title?





BRUNEI CITIZEN





PERMANENT RESIDENTS & FOREIGNERS





2



COMPLETE THE FORM

3



VIEWS & COMMENTS

4



COMMITTEE MEETING

5



DECISION

1



FORM A & FORM B





SECRETARIAT

- Land Use, Housing & Environment Division, MOD.
- Registration Section, Lands Department.

MEMBERS

- Permanent Secretary PMO
- Permanent Secretary of MOD
- Commissioner of Lands Department

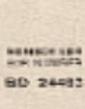
CHAIRMAN

- Minister of Development



STRATA TITLE



PERUMPAHAN DAN KEHANTUAN
LAND TITLE ACT 1956

NEKLA SINGE DRESSALAN

SENARAI NO
NO 112023
SD 2443

A. KETERANGAN FIZIKAL/PHYSICAL DETAILS

1. Daerah/District : BRUNDI MUARA
2. Kampung/Place/Village : PARIT
FENGKALAN BATU
3. Keluasan [hektar]/Area [hectare] : 3.264 (3.264 EKAR)
4. sempadan/Boundaries:
UTARA - JALAN PARIT, LOT NOS:1241,1242 & 25412
SELATAN - LOT NO: 9224 & STATE LAND
TIMUR - LOT NO: 25417
BARAT - LOT NO: 25418
5. Nombor splt Ukur/Survey sheet Number : 557123 & 557233

B. KETERANGAN PENDAFTARAN/REGISTRATION DETAILS

1. Nombor Lot Ukur/Survey Lot Number : 25416
2. Huraian Rujukan/Laminature of former title
EIR NO: 01244 LOT NO: 84323
3. Jenis kawanan [Kisud atau taburanse taliran]/
Nature of title [in perpetuity or for years] : KEKAL
4. Syarat-syarat Khas/Special Conditions
TANAH DI DALAM ORBIT IN MESTI DI TANAM SEKURANG2NYA SA-
PARCH DENGAN POKOK BUAH2AN DAN MAKANAN DI DALAM TEMPON 2
TANUN DARIPADA BARI DI M-ITU DENGAN AJUAN YANG JIMET DAN
SELAMAGNYA ITU JUGA MESTI DIPELHARA BAKA SA-PARCH LAH ITU
BOLSH DI-TANAM MARA2 SUKA. DILARANG SA-NALU MENANAI POKOK
BUAH2AN CHAYUOK DENGAN POKOK BETAH.
5. Prosedur yang dipelutai bank Uruya/Subsequent proceed ings
TRANSFER NO: 4521995 OF HAJI HAWZAN BIN HAJI UTING
SIC NO: 821595-W) - 2348023480 U.S. TO: 1. HAJAH AMMANI BINTI KAJI NURHI



STRATA CORPORATIONS



WHAT IS A STRATA CORPORATION?

- A body corporate automatically formed once the strata plan has been approved by the Commissioner of Lands –Sect 27 (1)
- Comprise of the Strata Units owners in the same development
- Control, manage and administer the common property
- Its corporate status means it can sue and be sued in its corporate name



POWERS AND DUTIES OF A STRATA CORPORATION

- Carry out any duties imposed on it by the Rules of the Strata Corporation – Sect 30 (a)
- Insure and keep insured all buildings and other improvements on the land to their replacement value
- Pay premiums in respect of any policies of insurance effected by it
- To keep the common property in a good condition



For Further Information

Email : www.land.gov.bn

Tel No. :

2381181/2383182/2383183



THANK YOU