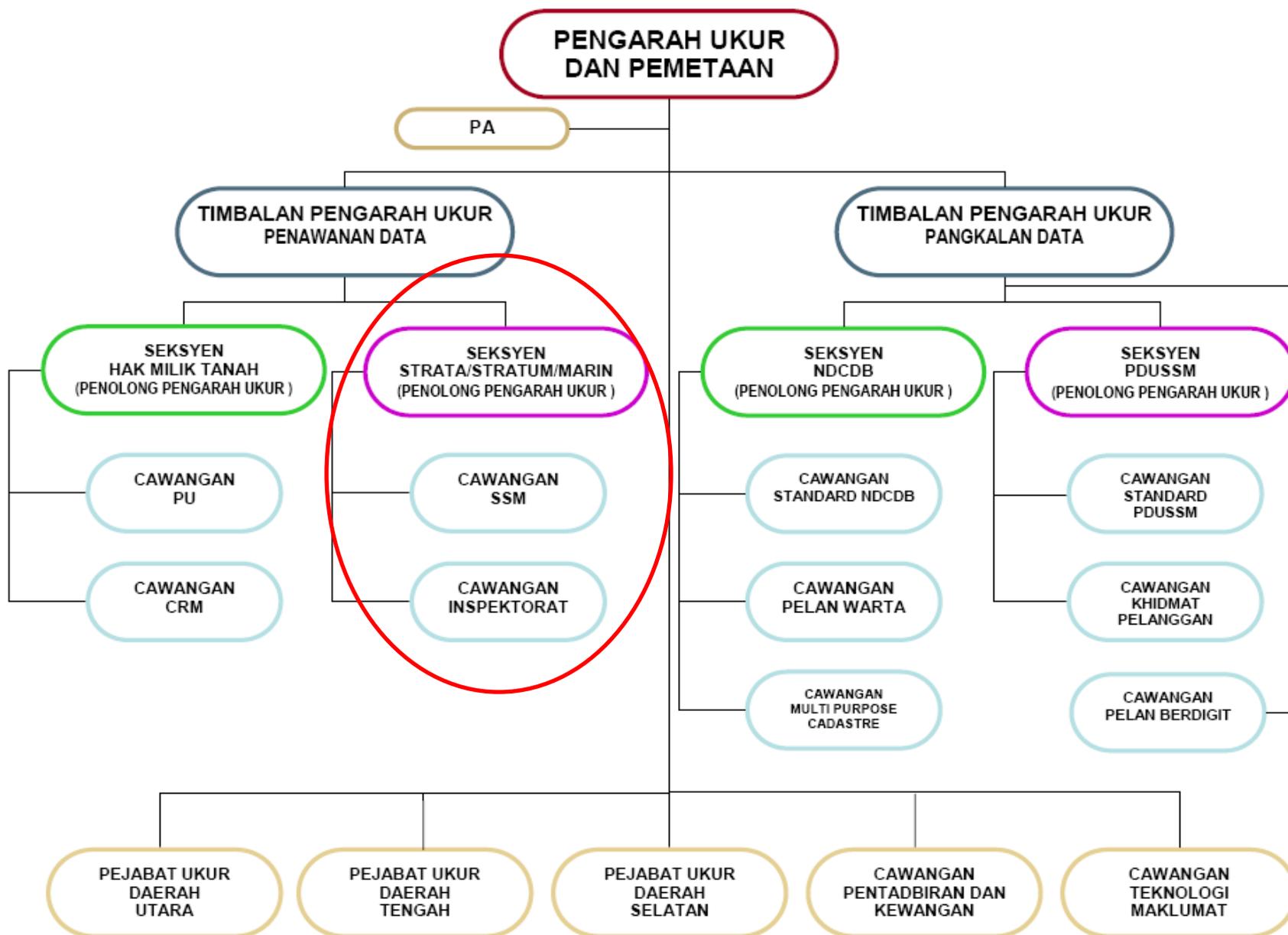


SUBDIVISION OF BUILDING OR LAND : RULES AND CONDITION (MALAYSIA)

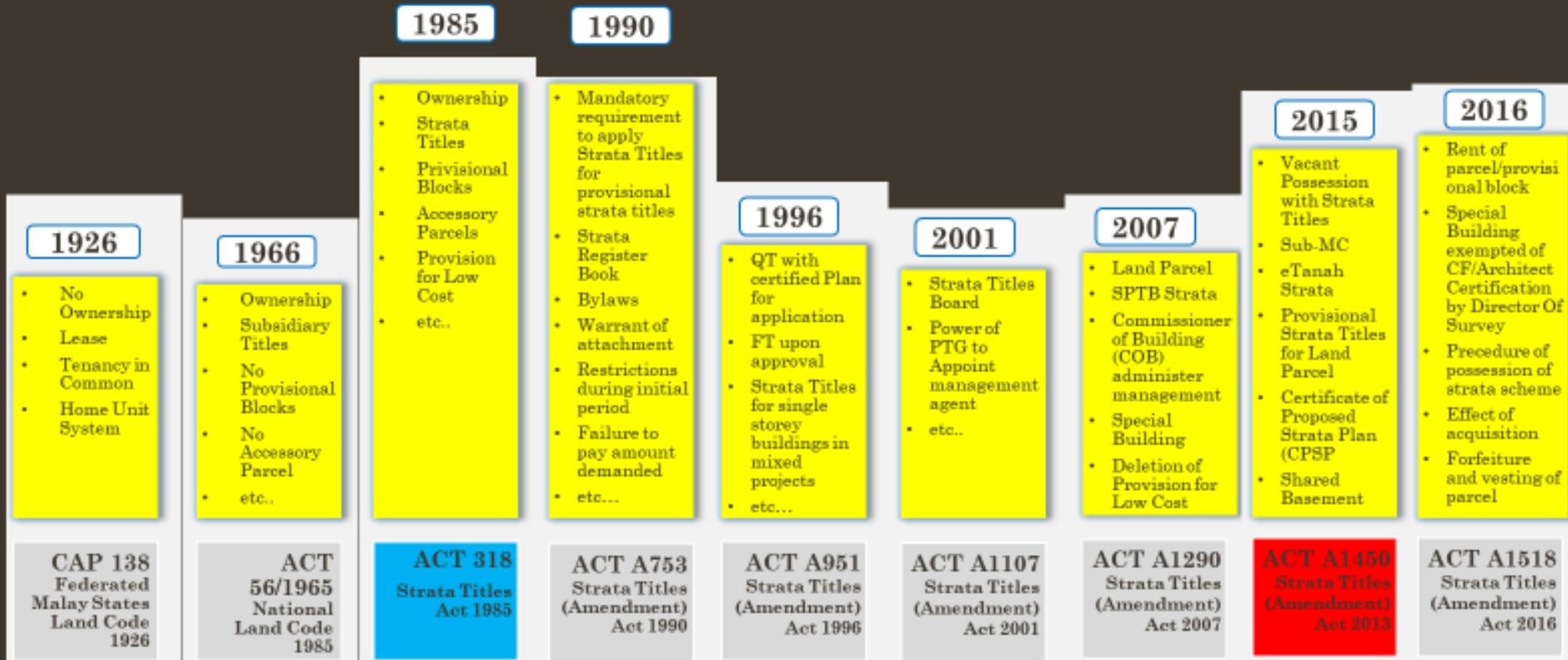
**DEPARTMENT OF SURVEY AND MAPPING MALAYSIA
7 – 8 May 2018, STRATA TITLE WORKSHOP
BRUNAI DARUSSALAM**

OVERVIEW

CARTA ORGANISASI JUPEM NEGERI



STRATA TITLES ACT 1985 – THE EVOLUTION



Amendments

STRATA TITLE APPLICATION

COMPULSORY

Sec.8: Apply for subdivision of the building or land **if sold or agreed to sell** any parcel(unit) in such building or land to any person

Guilty of an offence – FINE NOT LESS THAN RM10,000
– RM100,000.00 or IMPRISONMENT not exceed 3 years

**Building capable of being
subdivided**

BUILDING OR LAND CAPABLE OF BEING SUBDIVIDED

○ **Sec.6(1):** Any building with at least two(2) storey and any land... on the same lot are capable of being subdivided into parcels which is held under a strata title or an accessory parcels.

○ **Sec.6(1A):** Any alienated land having 2 or more buildings.. shall be capable of being subdivided into land land parcels

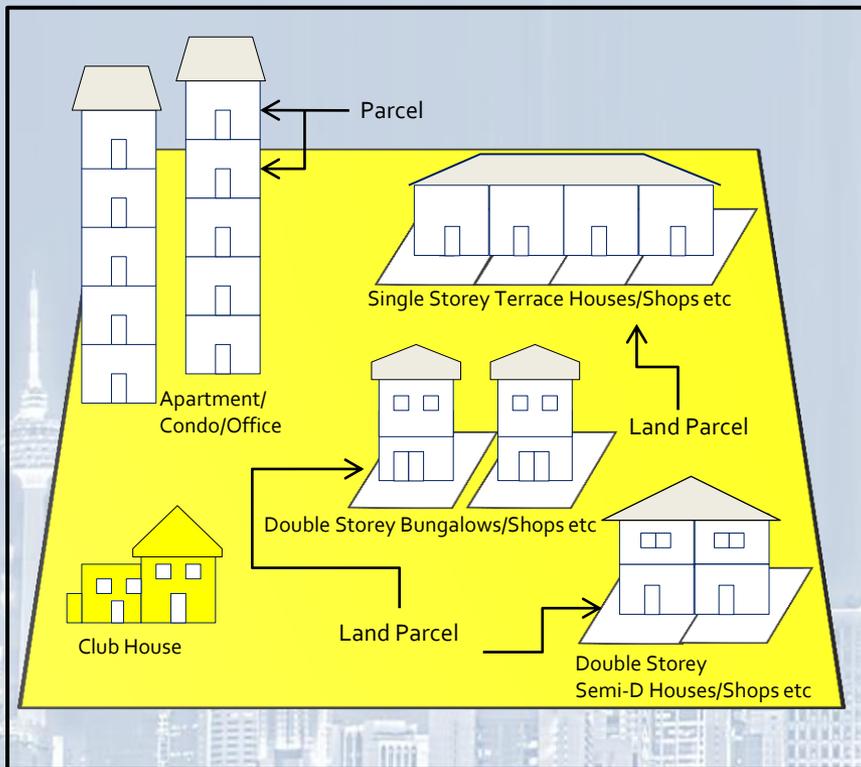
Note: Building located on alienated land held as one(1) lot under final title.

Condition

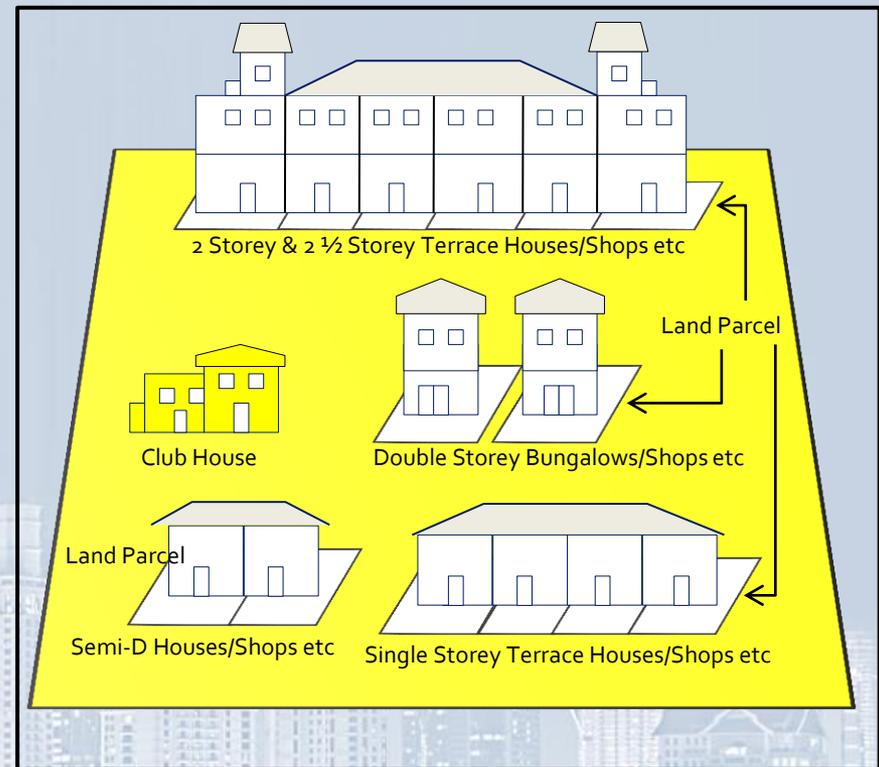
- ▣ Buildings are situated wholly within the boundaries of the lot but discounting any eave, awning and any balcony not forming part of a proposed parcel, projects over a road reserve (need to apply air permit under National Land Code)
- ▣ Proposed parcels has
 - An adequate means of access not passing through another parcel
 - An adequate means of internal communication not passing through the common property

Illustration of building or land capable of being subdivided - STA

Sec 6(1) : Parcel and land parcel



Sec 6(1A) : land parcel only



1: Interpretation

- Section 4, STA 1985.
 - ▣ Building (Bangunan)
 - In relation to a lot which is to be developed in stages, includes any building partially completed or to be erected
 - ▣ Parcel (Petak)
 - in relation of **subdivided building**, means one of the individual units and
 - in relation of to a **subdivided land**, means one of the individual units of land parcel

1: Interpretation

□ Section 4, STA 1985.

□ Storey (Tingkat)

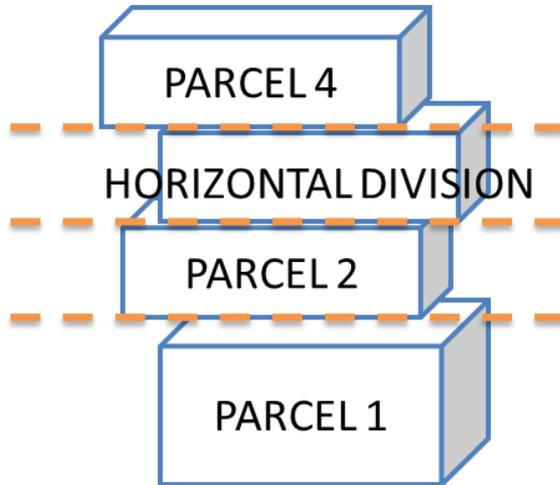
- Storey means any horizontal division of a building whether or not on the same level throughout and whether above or below the surface of the ground

□ Provisional Block (Phase Development)

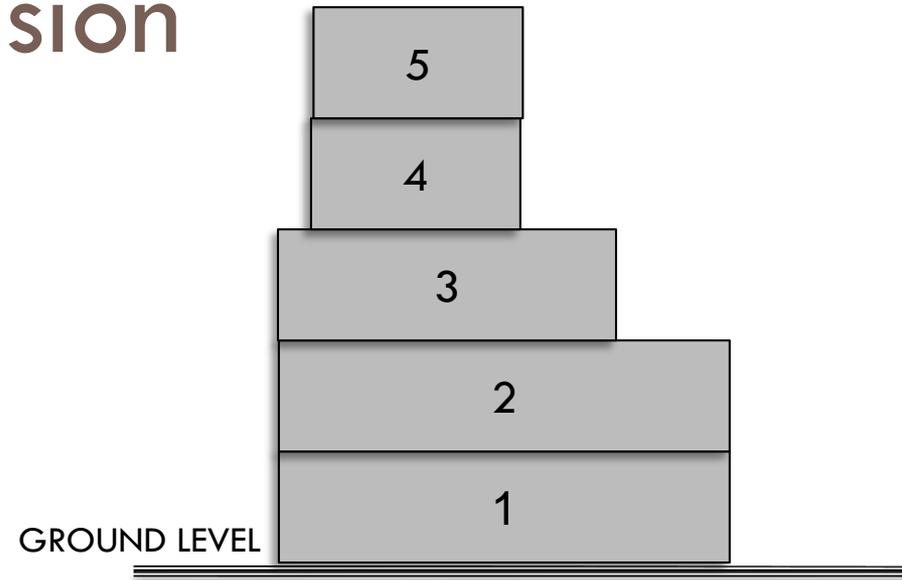
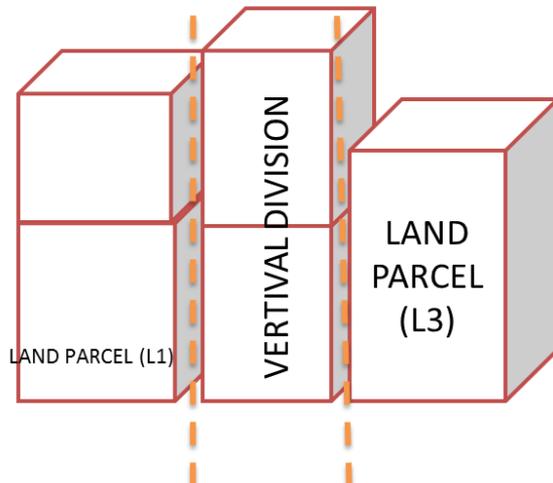
- In relation to **a subdivided building**, a block in respect of a building proposed to be; or in the course of being, erected **on building** or **land** ;
- In relation to **a subdivided land**, a block in respect of the **proposed land parcels** ;

Concept of Subdivision

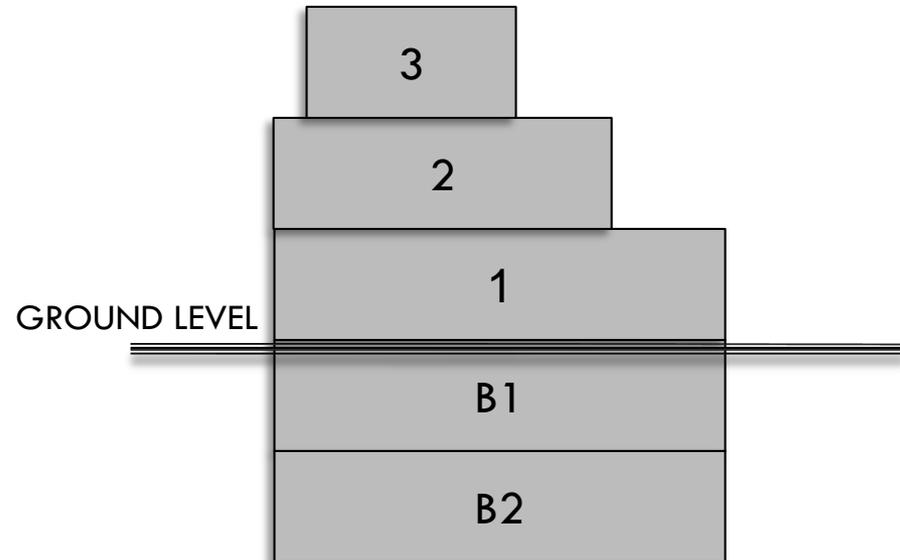
STRATA - PARCEL



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



1: Interpretation

□ Section 4, STA 1985.

□ Accessory Parcel (Petak Aksesori)

- Any parcel shown in a strata plan as an accessory parcel which is used or intended to be used in conjunction with a parcel

□ Land Parcel (Petak Tanah)

- a unit delineated within a lot which is comprised a building of not more than 4 storeys; which may have shared basement, comprises accessory parcels and common property

□ Storeys (Tingkat)

- Any horizontal division of a building whether or not on the same level throughout and whether above or below the surface of the ground

Strata Plan numbering rules and regulations

- Director General of Survey & Mapping Malaysia Circular No. 1/2015

- **Building** - “M1”, “M2”, “M3”, ...
- **Tower** - Menara “A”, “B”, “C”, ...
- **Provisional Blok**- “P1”, “P2”, “P3”, ..
- **Land Parcel**- “L1”, “L2”, “L3”, ...
- **Storey** :
 - From the street level a series of starting numbers from 1, 2, 3 ... levels upwards
 - Mezzanine floor starting from “N1”, “N2”, ...
 - Below ground level starting from “B1”, “B2”, “B3”, ...next below down levels

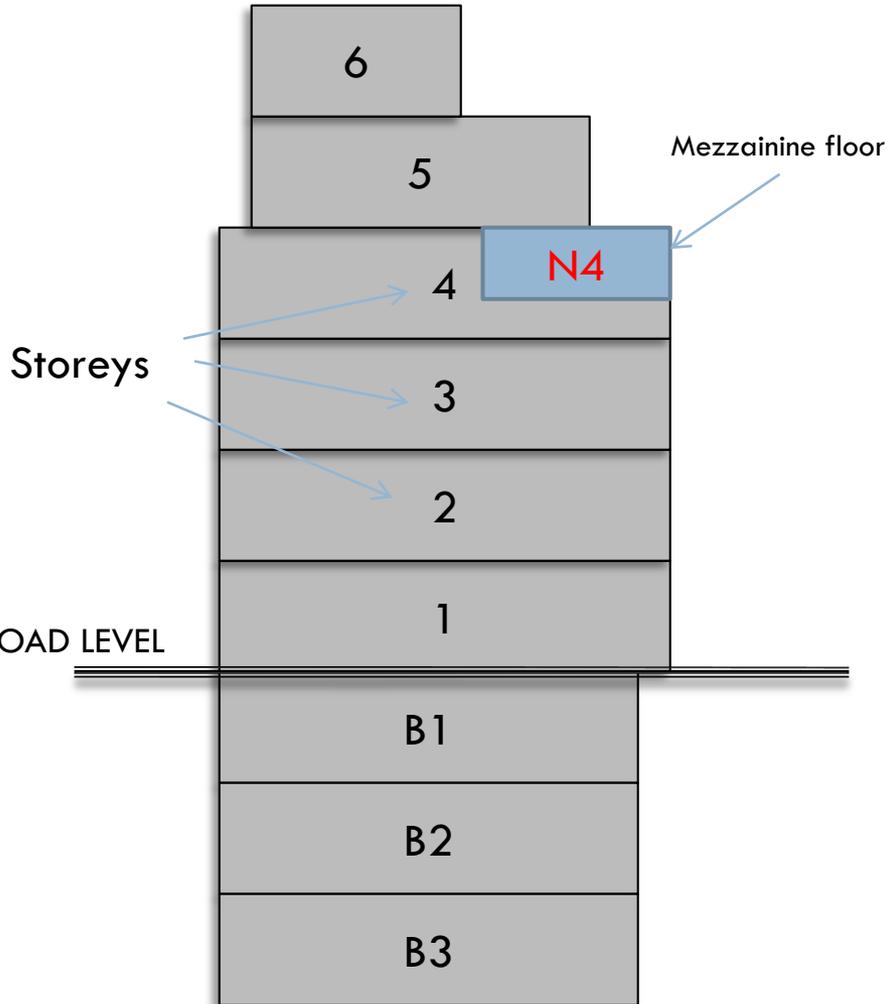
Strata Plan numbering rules and regulations

- Director General of Survey & Mapping Malaysia Circular No. 1/2015

- **Parcel** – only one series of numbers start from 1, 2, 3 ... for each strata scheme
 - Start from the bottom to the top
 - Followed each building starts from M1, M2, ..subsequent
- **Accessory Parcel**–
 - Start with the letter "A"
 - It starts from outside and goes into the building and from the bottom level upwards
 - Only one series of numbers (A1, A2, A3, ..)

Illustration of strata title numbering rules and regulations

Multi storeys building



Multi storeys building

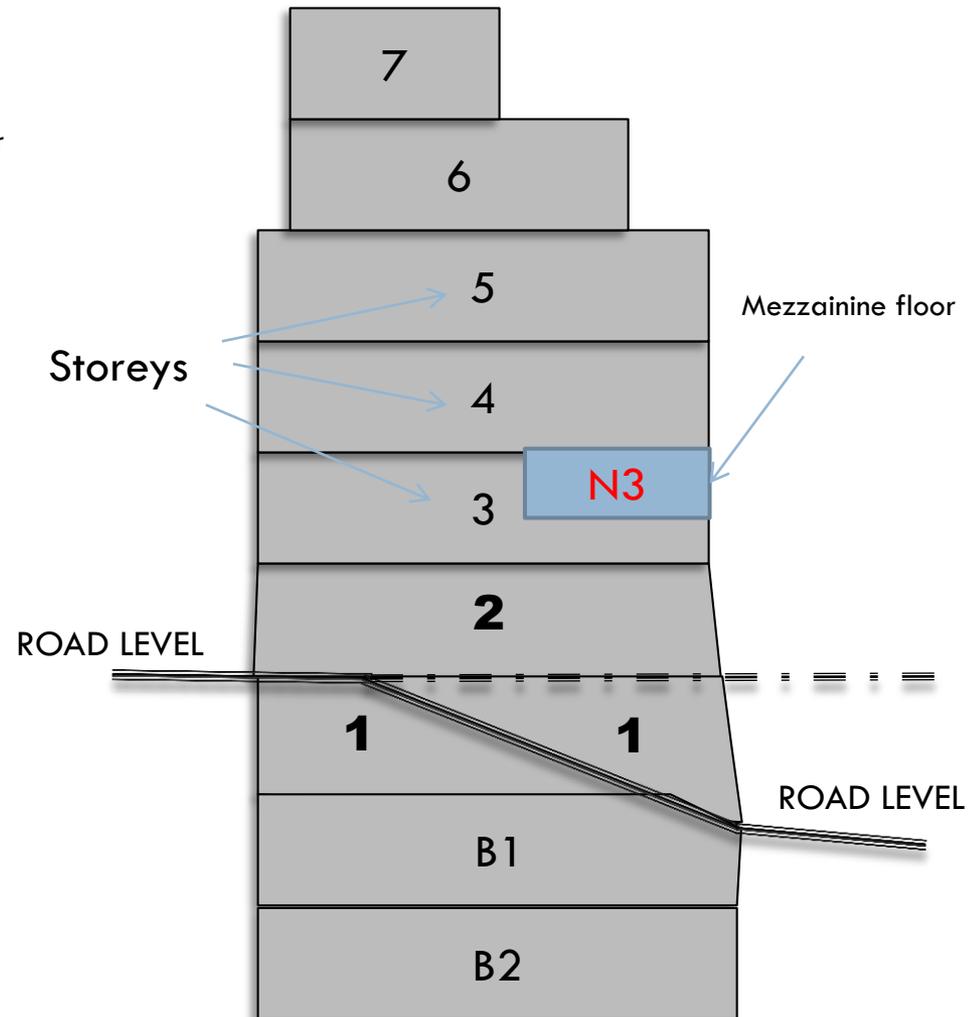
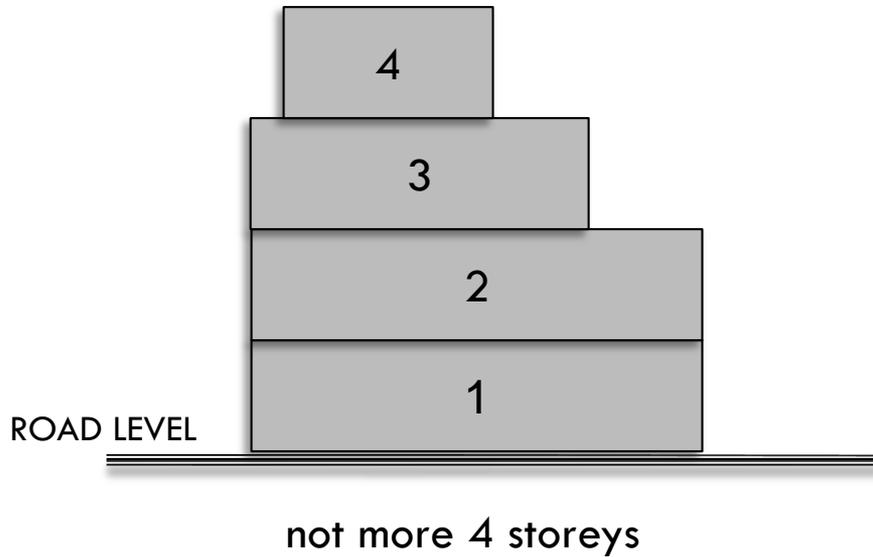


Illustration of strata title numbering rules and regulations

Land parcel



Land parcel with shared basement

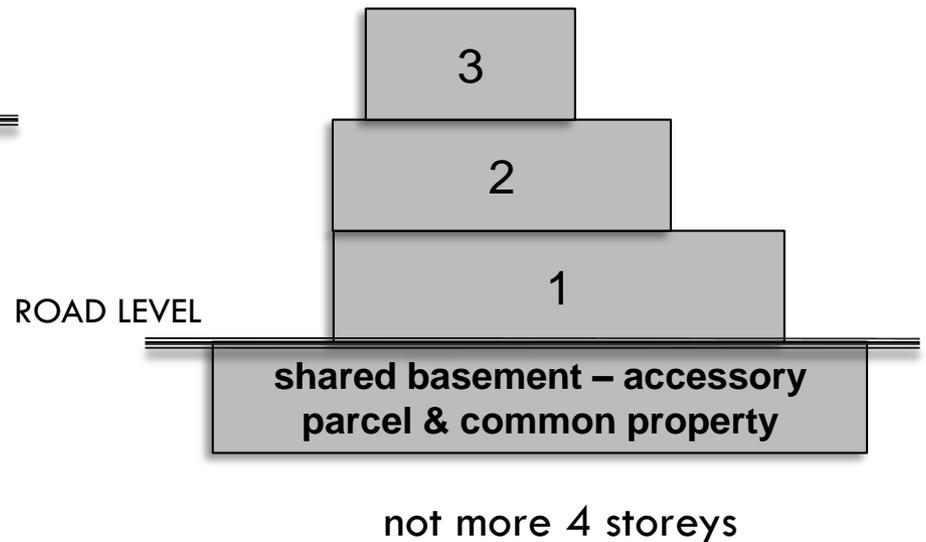
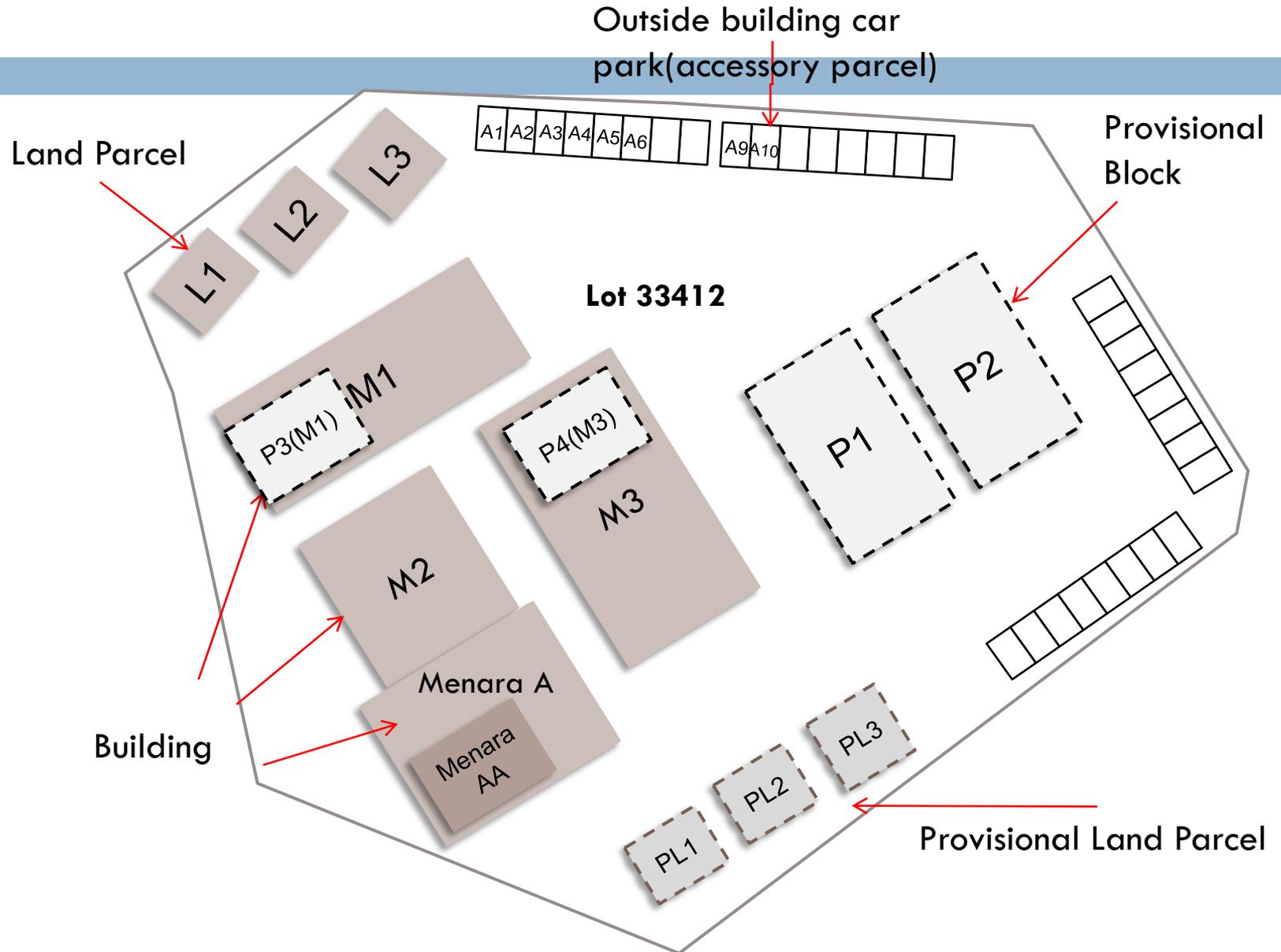


Illustration of strata title numbering rules and regulations



Flowchart for Strata Checking at Department Of Survey & Mapping Malaysia (JUPEM) - eKadaster

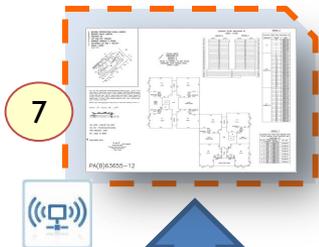
LLS send related Doc and Strata Plan(XML) to JUPEM via JUPEM2U /manual



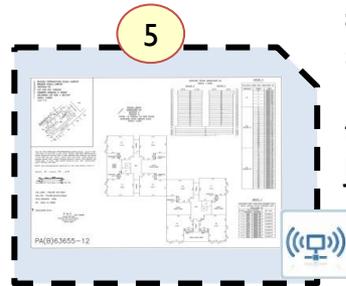
Initial document & XML review



JUPEM preparing **strata title plan** and sent to Land Office via JUPEM2U for registration



Once subdivision of building approved then sent to Strata Plan back to LLS for digital sign via JUPEM2U

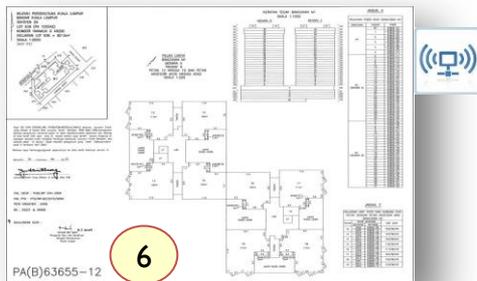


Reports sent back to office via JUPEM2 (3G card) /manual



Issue Certificate of Proposed Strata Plan

LLS sent back Strata Plan to JUPEM via JUPEM2U



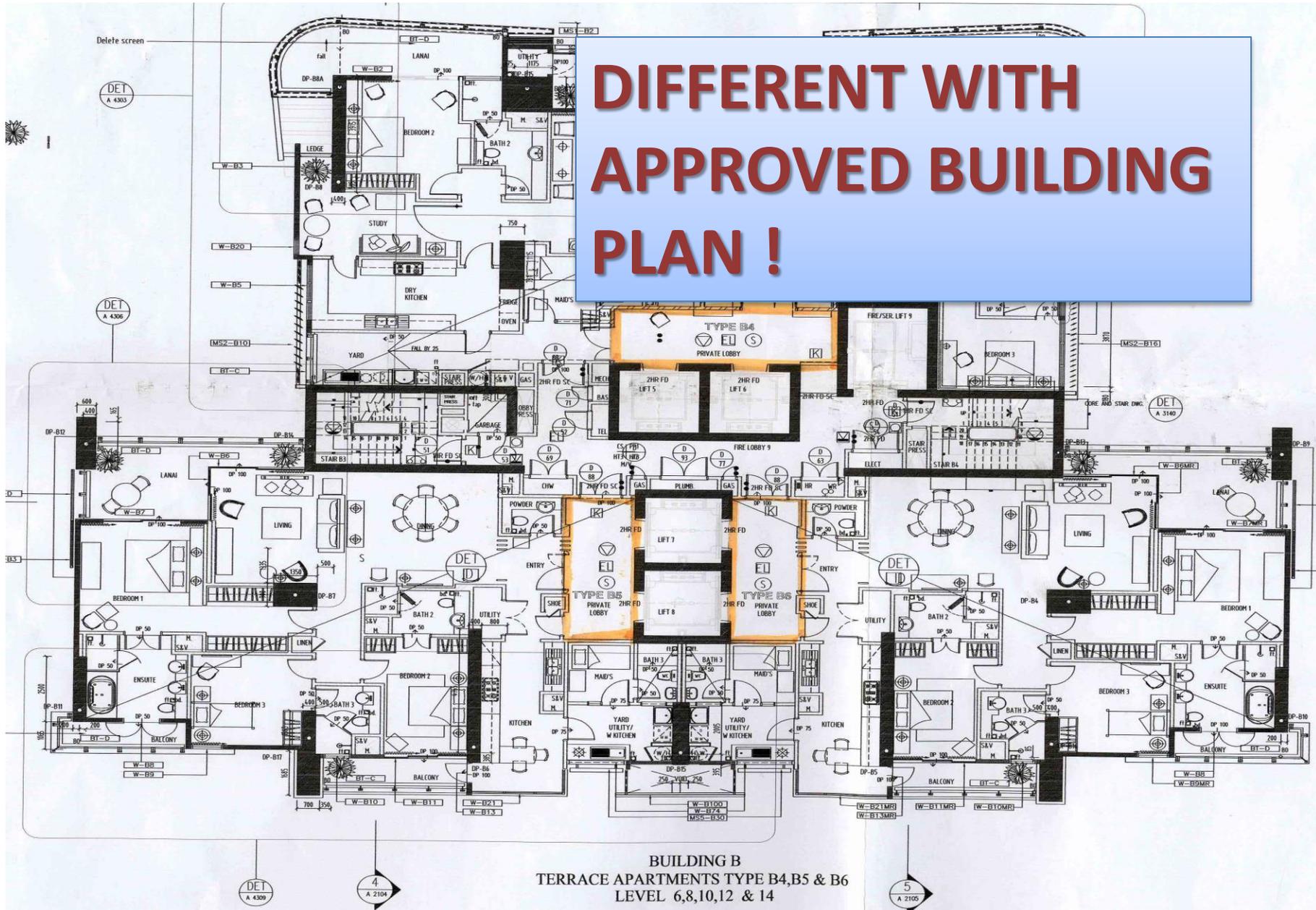
Application for subdivision of building at Land Office



Certified Strata Plan Digitally sign by Director of Survey and kept at Strata Database

Issues and challenges

DIFFERENT WITH APPROVED BUILDING PLAN !



BUILDING B
TERRACE APARTMENTS TYPE B4,B5 & B6
LEVEL 6,8,10,12 & 14



DIFFERENT AT SITE !



MIXED DEVELOPMENT – COMMON PROPERTY !





DIFFERENT WITH S&P !!

DUPLICATE

SALE AND PURCHASE AGREEMENT

BETWEEN

AMISIA SDN BHD (121904-M)

AND

LALIT MANGHNANI
(PASSPORT OF REPUBLIC OF INDIA NO. Z-1134695)

No. 16-20, 1st Floor, Jalan PJS 9/2, Bandar Sunway,
46150 Petaling Jaya, Selangor Darul Ehsan.
Tel : (603) 56293888 (6 Lines) Fax : (603)56312410
E-mail : davidlingam@pd.jaring.my

Amisia Sdn Bhd (121904-M)

SECOND SCHE COMMON FACILITIES /

List and description of common facilities serving

- i. Swimming pool
- ii. Children pool
- iii. BBQ Pit
- iv. Playground
- v. Tennis Court (1 no.)
- vi. 1/2 Basketball court (1 no.)
- vii. Gymnasium
- viii. Changing Rooms
- ix. Function Rooms
- x. Reading Room (provision of space only)
- xi. Surau
- xii. Convenience Shop (provision of space only)
- xiii. Laundrette (provision of space only)
- xiv. Cafeteria (provision of space only)

2. List and description of services provided.

- i. Security
- ii. Refuse Collection
- iii. Cleaning of Common Areas
- iv. Maintenance of Common Areas

Sale & Purchase Agreement - Casa Kiara II

SCHEDULE H

HOUSING DEVELOPMENT (CONTROL AND LICENSING)
ACT 1966

HOUSING DEVELOPMENT (CONTROL AND LICENSING)
REGULATIONS 1989

(Regulation 11 (1))

SALE AND PURCHASE AGREEMENT (BUILDING INTENDED FOR SUBDIVISION)

AN AGREEMENT made this 03 OCT 2007

BETWEEN AMISIA SDN. BHD. (Company No. 121904-M) a company incorporated in Malaysia and duly licenced under the Housing Development (Control and Licensing) Act 1966 (Licence No. 10152-1/10-2011/986) with registered address at Lot 302, 3rd Floor Wisma Dijaya, No. 1A Jalan SS20/1, Damansara Utama, 47400 Petaling Jaya Selangor Darul Ehsan hereinafter called "the Vendor") of the one part AND

LALIT MANGHNANI
(PASSPORT OF REPUBLIC OF INDIA NO. Z-1134695)
of Al Munira Trading P.O.BOX 16357
Dubai U.A.E

(hereinafter called "the Purchaser") of the other part;

Preamble

WHEREAS the Vendor is the registered and beneficial owner of all that freehold land held under Geran Mukim No. Hakmiliki 90, Lot No.: Lot 1907, Mukim Batu, Tempat Sungai Teba, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan KL in an area measuring approximately 1.189 hectares (hereinafter referred to as "the said Land");

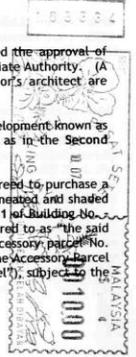
AND WHEREAS the said Land is free from encumbrances;

AND WHEREAS the Vendor has, at its own cost and expense, obtained the approval of building plans (hereinafter referred to as "the Building Plan") from the Appropriate Authority. (A copy of the Floor Plan, Storey Plan and Site Plan as certified by the Vendor's architect are annexed in the First Schedule);

AND WHEREAS the Vendor is developing the said Land as a housing development known as CASA KIARA II CONDOMINIUM complete thereon with the common facilities as in the Second Schedule [Advertisement and Sale Permit No. 10152-1/2271/2007(11)];

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase a parcel with vacant possession distinguished as Parcel No. 21-03A which is delineated and shaded GREEN in the Storey Plan, measuring 127.7 square metres within Storey No. 21 of Building No. which is in turn delineated and shaded RED in the Site Plan ("hereinafter referred to as "the said Building") with "accessory parcel with vacant possession distinguished as accessory parcel No. 20 & 21, Level P2 of Building No. - (which is delineated and shaded BLUE in the Accessory Parcel Plan annexed in the First Schedule) (hereinafter referred to as "the said Parcel"), subject to the terms and conditions hereinafter contained;

Sale & Purchase Agreement - Casa Kiara II





AKTA (PERANCANGAN) WILAYAH PERSEKUTUAN
KUALA LUMPUR, 1982

BORANG 5

(SEKSYEN 22)

PERINTAH PEMBANGUNAN

No. Tel: 03-26179000
No. Fax: 03-26910442

Jabatan Perancangan dan Kawalan Bangunan
Tingkat 10, Bangunan Dewan Bandaraya
Jalan Raja Laut
50350 Kuala Lumpur

Rujukan No. (37) Jdm.DBKL JP&K 1982/2005
No. Siri : 0193/TPC/1982/260432 Pt III
No. Perancangan : 22/1
No. Rancangan : 2002/23/MS-7
15 FEB 2005

DIFFERENT WITH APPROVED DEVELOPMENT ORDER !

Kepada:
Tuan Haji Mahadi,
57/3, 3rd Floor, Jalan SS 3/29,
Taman Universiti,
47300 Petaling Jaya,
SELANGOR DARUL EHSAN.

ADALAH DIBERITAHU bahawa permohonan

untuk cadangan pindaan pembangunan yang mengandungi:-

- i. 1 blok kondominium 31 tingkat yang mengandungi 216 unit kediaman
- ii. 1 blok kondominium 6 tingkat di atas blok tempat letak kereta yang mengandungi 12 unit kediaman
- iii. 1 blok tempat letak kereta 6 tingkat (termasuk 2 tingkat paras basemen) serta kemudahan rekreasi dan ruang perdagangan

di atas Lot 1869, Jalan Mont' Kiara, Mukim Batu dalam Bandaraya Kuala Lumpur,

telah diberi kebenaran perancangan tertakluk kepada syarat-syarat berikut:-

CAJ PEMBANGUNAN DAN LAIN-LAIN BAYARAN

- 1. Membayar deposit sebanyak RM20,000.00 kepada Dewan Bandaraya Kuala Lumpur sebelum pelan bangunan diluluskan. Bayaran deposit ini adalah untuk memastikan tapakbina keseluruhannya sentiasa diselenggara dalam keadaan bersih, kemas, selamat dan kerja-kerja pembinaan yang dijalankan tidak menjejaskan kesihatan, nyawa atau ketenteraman orang ramai, tidak menyebabkan pencemaran alam sekitar dan tidak merosakan harta benda atau infrastruktur di sekitar kawasan pembinaan. Datuk Bandar boleh menggunakan deposit ini bagi tujuan yang tersebut di atas dan untuk menjalankan kerja-kerja yang perlu bagi memberhentikan sebarang kacauganggu, memperbaiki sebarang kerosakan dan mencegah berlakunya semula kacauganggu itu yang berpunca dari tapakbina berkenaan.

Mahadi
(HAJI MAHADI BIN C. NGAH)
Pengarah
Jabatan Perancangan dan Kawalan Bangunan
Dewan Bandaraya Kuala Lumpur
b.p. Datuk Bandar Kuala Lumpur

Kanun Tanah Negara
Borang 5DK
(Jadual Keempat Belas)

GERAN MUKIM

DHDK
NO. RESIT: 15/11/09
TARIKH: 5/11/09
RM 50/-
TARIKH DIKELUARKAN:

No. Hakmilik : 8864 Cukai Tahunan : RM3,591.00

Negeri : WILAYAH PERSEKUTUAN KL
Daerah : KUALA LUMPUR
Bandar/Pekan/Mukim/Country : Mukim Batu
Tempat : SUNGAI TEBA
No. Lot : Lot 67753
Luas Lot : 10879 Meter Persegi
Kategori Penggunaan Tanah : Bangunan
No. Lembaran Piawai : 0358
No. Pelan Diperakui : 110640
No. Fail : PTG/WP 6/7038/2007

Tanah yang diperihalkan di atas adalah dipergang untuk selama-lamanya oleh tuan punya pada masa namanya disebut dalam rekod ketuanpunyaan di bawah, tertakluk kepada peruntukan-peruntukan Kanun Tanah Negara, kepada kategori yang dinyatakan di atas dan kepada syarat-syarat nyata dan sekatan-sekatan kepentingan yang dinyatakan di bawah, sebagai balasan bagi pembayaran cukai tahunan yang sewajarnya.

Dengan perintah Pihak Berkuasa Negeri
Didaftarkan pada 9 Julai 2009



Pendaftar

Pelan tanah, bagi maksud pengenalan, adalah dikepilkan pada Borang B1.

SYARAT-SYARAT NYATA

Tanah ini hendaklah digunakan untuk bangunan kediaman bertingkat sahaja.

SEKATAN-SEKATAN KEPENTINGAN

Tiada

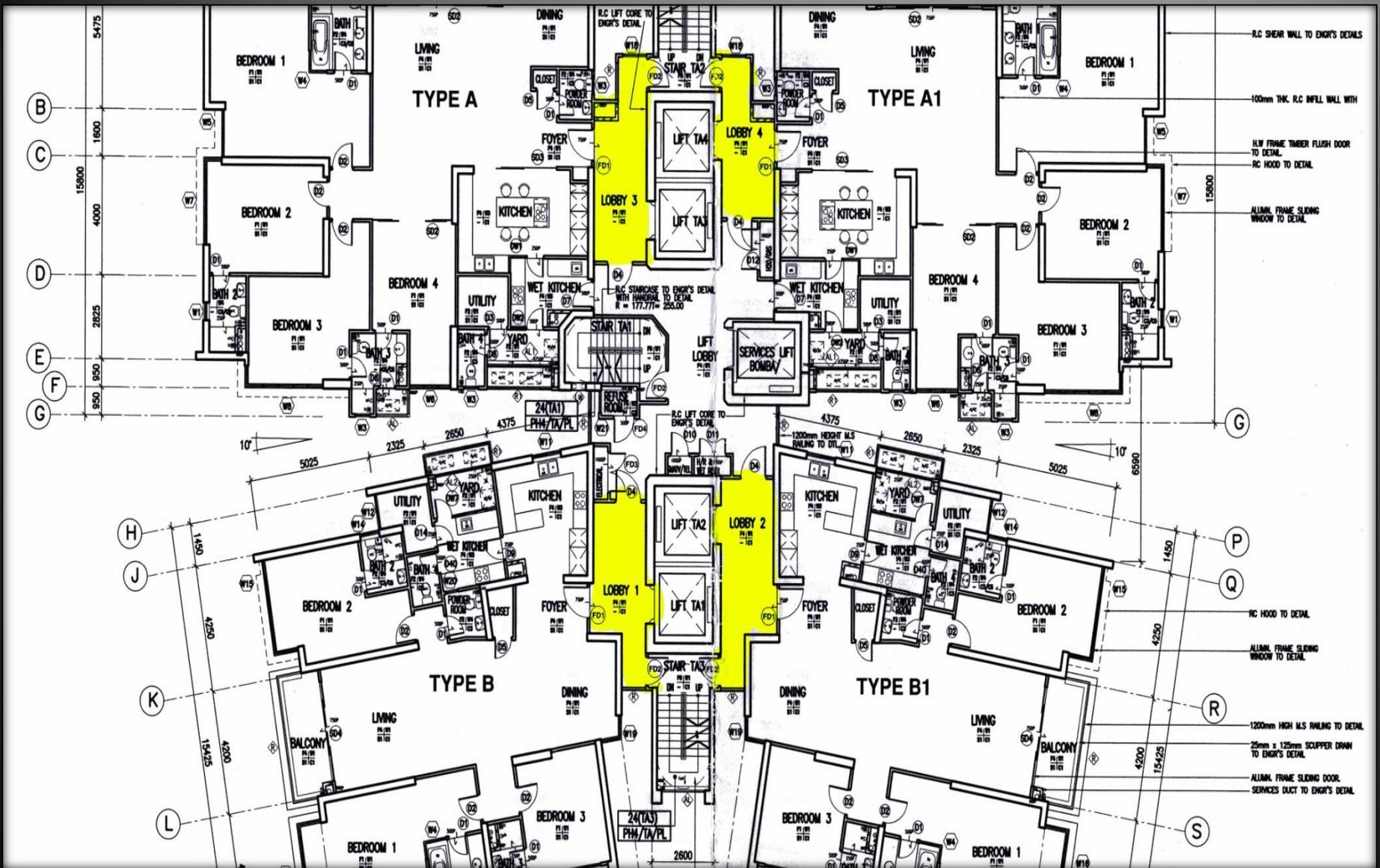
SALINAN YANG DIAKUI SAH

Ideniti : 140002GM00008864
Tarikh : 09/07/2009
No. Versi : 1
No. Salinan :
Muka Surat : 1 [2]



SPTB2-1208182

Different with conditions and restrictions of the land !



PRIVATE LOBBY/STAIR/LIFT – part of parcel or accessory parcel

ISSUES ARISE FOR ZERO SETBACK LINK-BANGLO

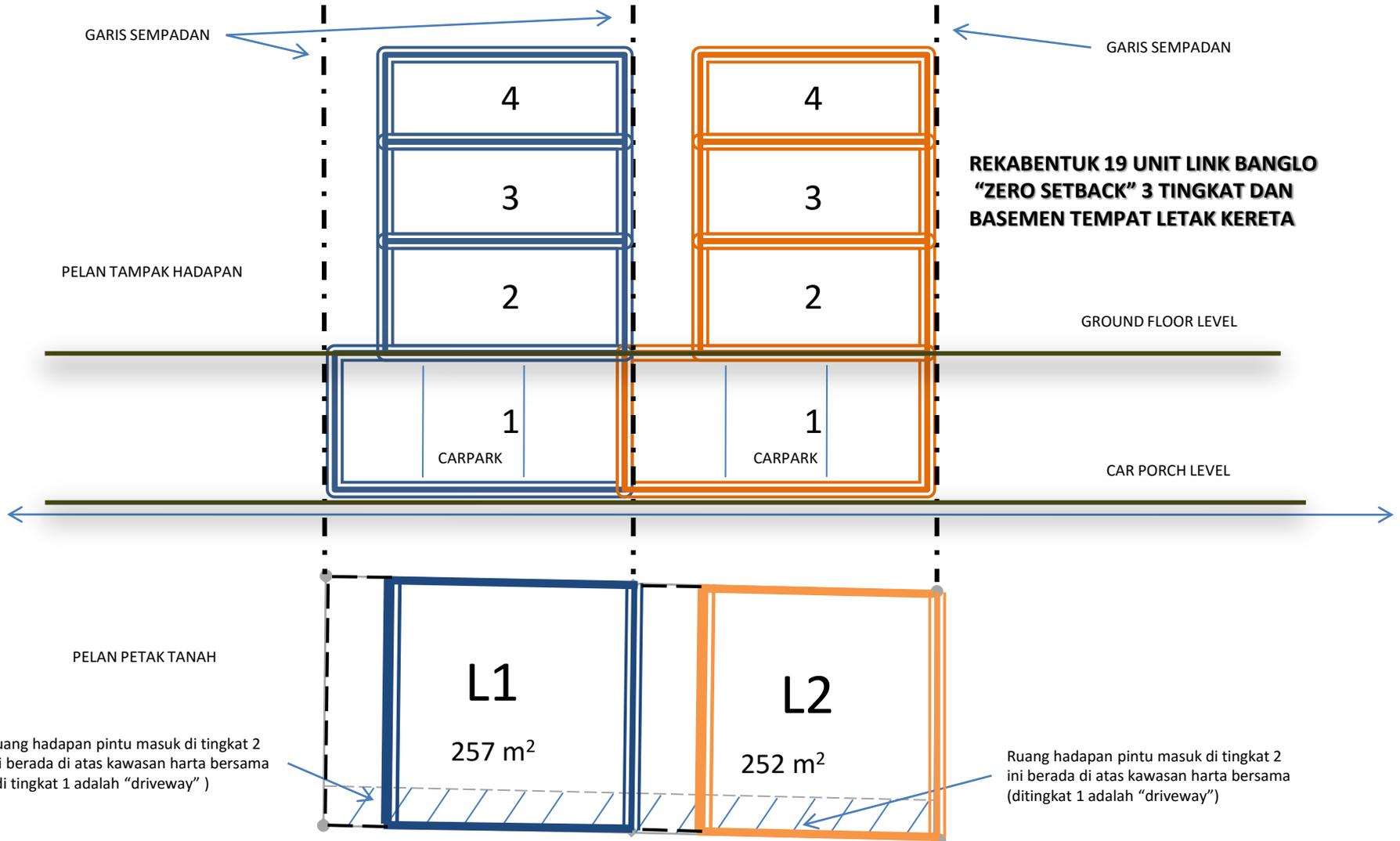
- BOUNDARY - CENTRE OF OUTER WALL ?
- EAVES AND AWNING ENCROACH NEIGHBOUR BOUNDARY PARCEL
- DEVELOPER DO NOT UNDERSTAND THE TERM AND CONCEPT OF PARCEL BOUNDARY IN STRATA SCHEME AND NOT STATED CLEARLY IN THE SALE AGREEMENT



PARCEL BOUNDARY !
- VILLA ZERO END
LOT LANDED
HOUSES

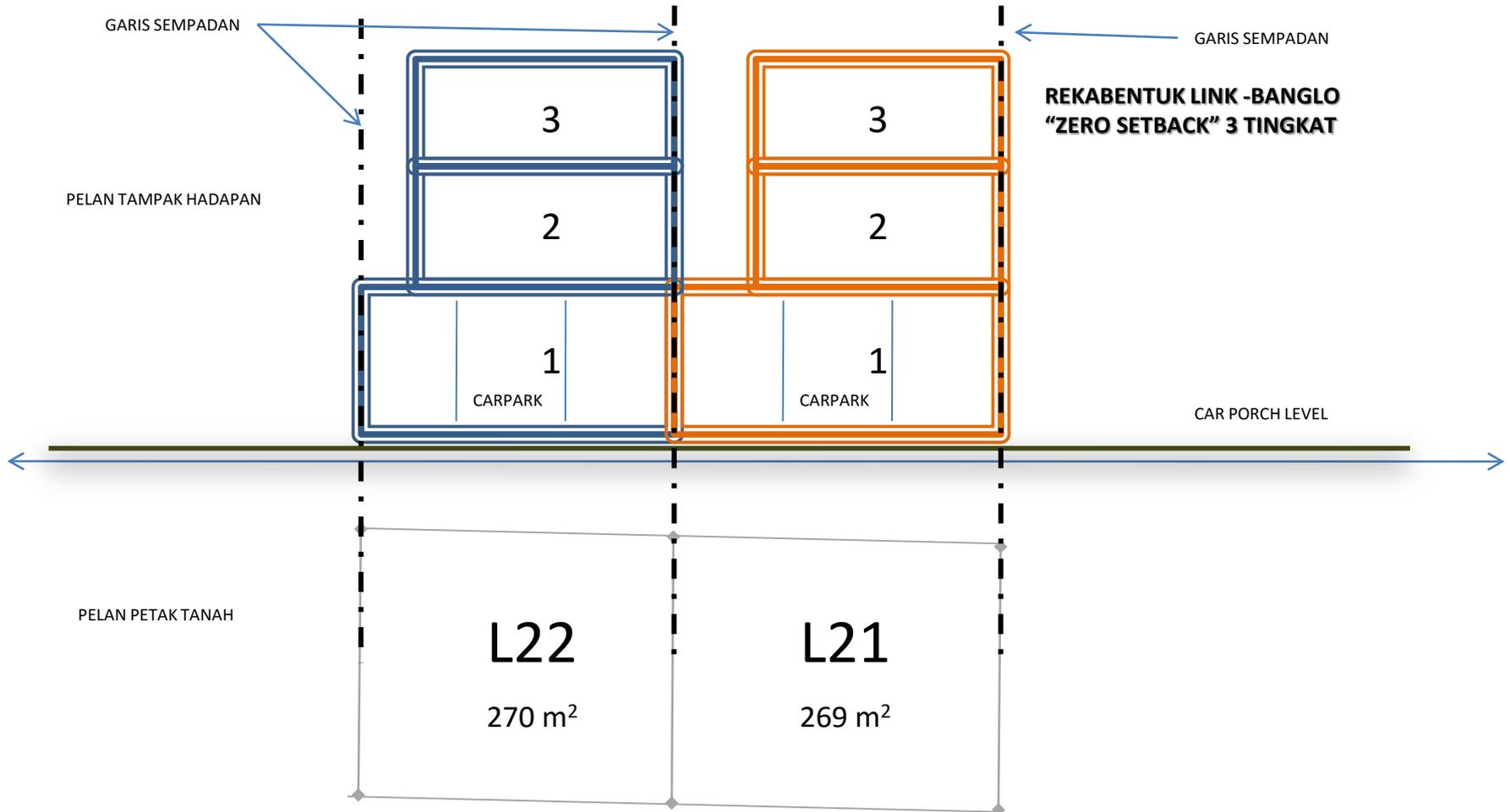
ZERO SETBACK LINK-BANGLO

Sempadan banglo dalam Pelan Bangunan diluluskan ikut **DINDING LUAR** dan Pelan Strata disediakan bagi petak tanah ikut **DINDING LUAR**. Kesannya semua dinding ditingkat 1 bagi banglo petak tanah L2 akan menjadi kepunyaan banglo petak tanah L1

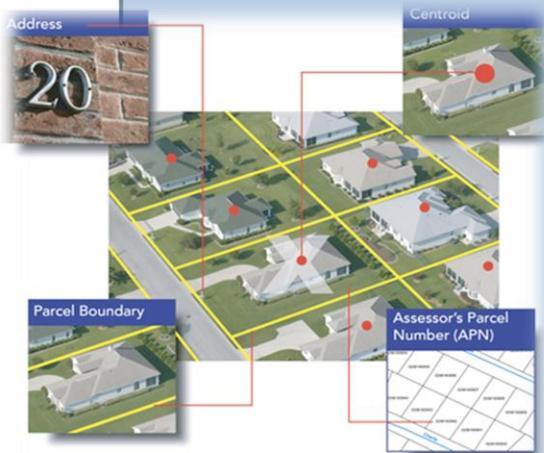


ZERO SETBACK LINK-BANGLO

Sempadan link-banglo dalam Pelan Bangunan diluluskan ikut **TENGAH DINDING** dan Pelan Strata disediakan bagi petak tanah Juga ikut **TENGAH DINDING**. Akibatnya **SEPARUH DINDING LUAR DITINGKAT 2 dan 3** bagi banglo di **petak tanah L22** akan menjadi kepunyaan banglo di **petak tanah L21**



SCHEDULE OF PARCELS & SHARE UNITS



1

WHY SCHEDULE OF PARCELS ?

2

WHAT IS SCHEDULE OF PARCELS?

3

WHEN IS SCHEDULE OF PARCELS COMPULSORY?

4

ALLOCATED SHARE UNITS

5

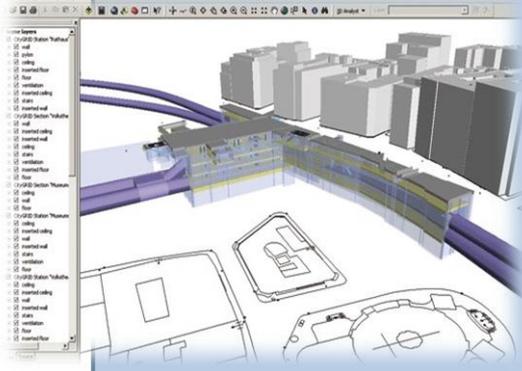
IMPACT

6

STRATA TITLES UPON VACANT POSSESSION

7

SPECIAL PLAN & SUB MC



STRATA TITLES: WHAT CAUSES THE DELAY?

**ISSUES UNDER
National Land
Code 1965**



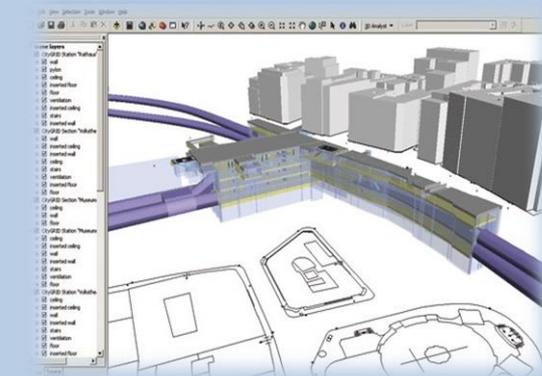
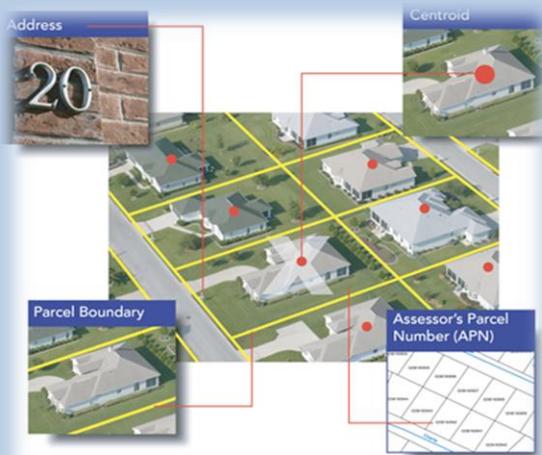
**ISSUES UNDER
Strata Title Act**



DELAY



**ISSUES OF
DEVELOPER/
PROPRIETOR**





HARMONISATION OF RELATED LEGISLATIONS

- ✓ **Strata Management Act 2013 [Act 797]**
 - ❖ **Schedule Of Parcels** to be filed with the Commissioner of Building before sale of any parcel
- ✓ **Amendments to Schedule H & J of the Housing Development (Control and Licensing) Regulations 1989**
 - ❖ Condition for Strata titles upon vacant possession [S.27 & S28]
- ✓ **Strata Titles Act 1985 (Amendment) 2013 [Act A1450]**
 - ❖ Improve and expedite process



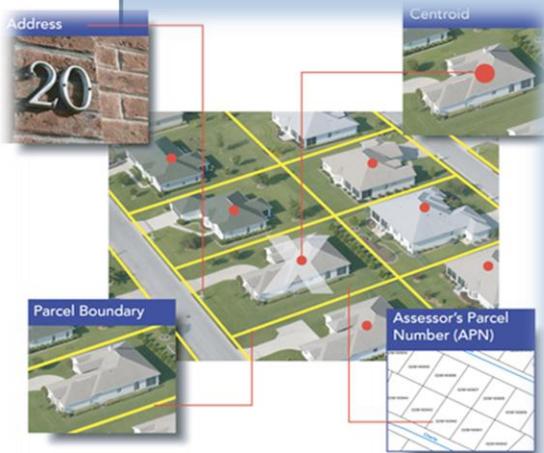
WHY INTRODUCE SCHEDULE OF PARCELS?

There is a need to introduce legislation to ensure:

- ✓ *Design specifications conform to Strata Titles Act*
- ✓ *Parcels, accessory parcels and common properties are clearly defined*
- ✓ *Allocated share units are equitable*
- ✓ *Certification by consultants*

WYSIWYG





1

WHY SCHEDULE OF PARCELS ?

2

WHAT IS SCHEDULE OF PARCELS?

3

*WHEN IS SCHEDULE OF PARCELS
COMPULSORY?*

4

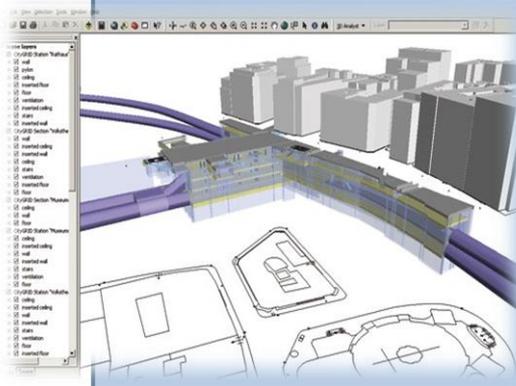
ALLOCATED SHARE UNITS

5

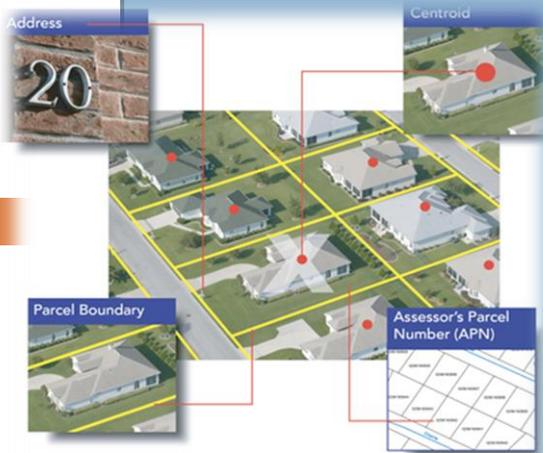
IMPACT

6

STRATA TITLES UPON VACANT POSSESSION

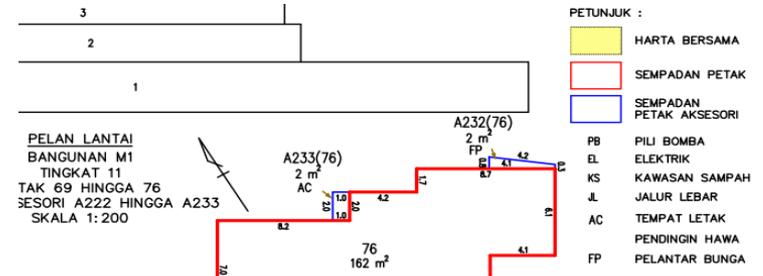


STRATA MANAGEMENT ACT 2013

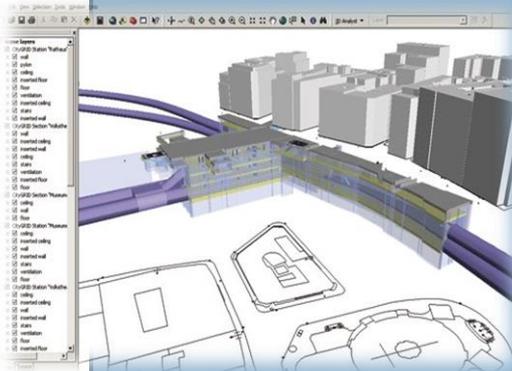
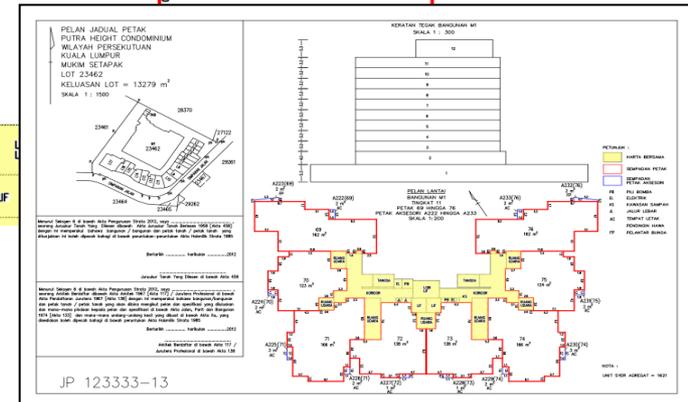


PART III DEALINGS IN BUILDING OR LAND INTENDED FOR SUBDIVISION INTO PARCELS

SCHEDULE OF PARCELS

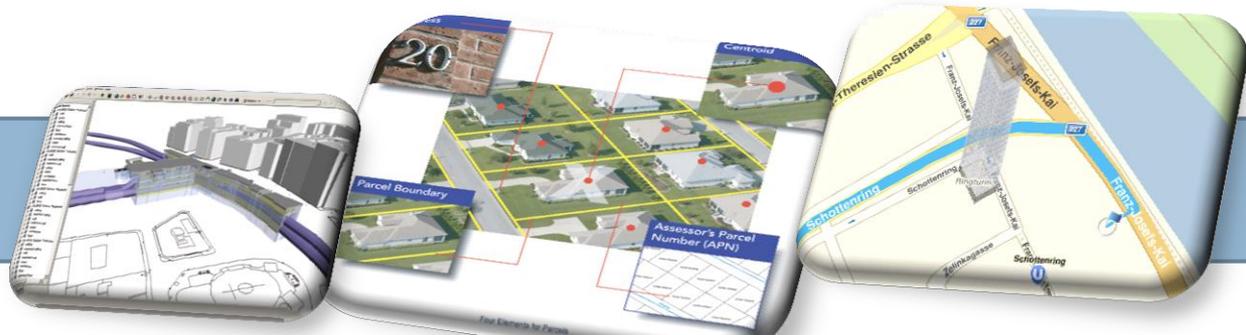


PELAN LANTAI
BANGUNAN M1
TINGKAT 11
TAK 69 HINGGA 76
SESORI A222 HINGGA A233
SKALA 1: 200



SCHEDULE OF PARCELS [S. 6 (1)]

- ✓ *shall not sell any parcel in a development area unless schedule of parcels has been filed with the commissioner*
- ✓ *shows **proposed share units** of each parcel or proposed parcel and the total share units of all the parcels*
- ✓ *shows the **proposed quantum of provisional share units** for each provisional block*



AMENDED SCHEDULE OF PARCELS [S. 6(2), SMA]

- ✓ shall also not sell any parcel or proposed parcel in any **provisional block** unless the developer has filed with the commissioner an **amended schedule** of parcels
- ✓ showing the **proposed allocation of the provisional share units** among the new parcels in the provisional block.



WHAT IS SCHEDULE OF PARCELS & AMENDED SCHEDULE OF PARCELS

[S. 6(3), SMA]

- ✓ comprise a location plan, storey plan and delineation plan as specified in **section 8A** of the Strata Titles Act 1985
- ✓ show a legend of all parcels, all common properties and all accessory parcels, and in the case of accessory parcels, specify in the legend the **parcels they are made appurtenant to**



SCHEDULE OF PARCELS

AMENDED SCHEDULE OF PARCELS

[S. 6(3)]

- ✓ **contain a certificate by the developer's licensed land surveyor that the buildings or land parcels are capable of being subdivided**
- ✓ **contain a certificate by the developer's architect or engineer that the buildings or land parcels to be constructed in accordance with the approved plans and specifications are capable of being subdivided**



SCHEDULE OF PARCELS

AMENDED SCHEDULE OF PARCELS

[S. 6(4) & (5)]

- ✓ proposed share units shall be deemed to be the allocated share units until approved by the Director
- ✓ exhibited at all times in a conspicuous position in any office and branch office of the developer and at such place where sale of a parcel is conducted
- ✓ submitted to the Director in any application for subdivision of building or land



SCHEDULE OF PARCELS [S. 6(3)]

JADUAL PETAK

MUKA HEIGHT CONDOMINIUM
WILAYAH PERSEKUTUAN
KUALA LUMPUR
MUKIM SETAPAK
LOT 23462
KELUASAN LOT = 13279 m²
SKALA 1 : 1500



Menurut Seksyen 6 di bawah Akta Penguasaan Strata 2012, saya seorang Jurukur Tanah yang Disediakan oleh Akta Jurukur Tanah Berlesen 1968 [Akta 458] dengan ini memperakui bahawa bangunan / bangunan dan petak tanah / petak tanah yang ditunjukkan ini boleh dipotong bahagi di bawah perantakan-perantakan Akta Hakmilik Strata 1985

Bertarikh hari/bulan2012

Jurukur Tanah Yang Disediakan di bawah Akta 458

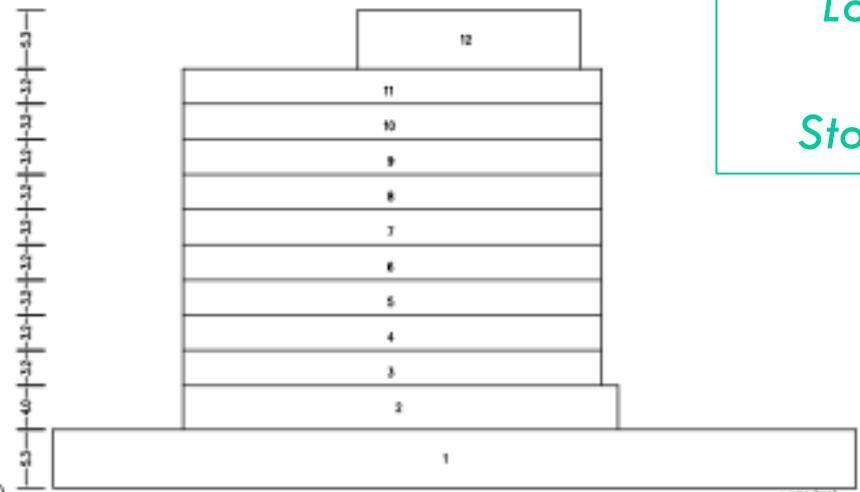
Menurut Seksyen 6 di bawah Akta Penguasaan Strata 2012, saya seorang Arkitek Berdaftar dibawah Akta Arkitek 1967 [Akta 117] / Jurutera Profesional di bawah Akta Pendaftaran Jurutera 1967 [Akta 138] dengan ini memperakui bahawa bangunan/bangunan dan petak tanah / petak tanah yang akan dibina mengikut pelan dan spesifikasi yang diluluskan dan mana-mana plan dan kepala pelan dan spesifikasi di bawah Akta Joler, Parit dan Bangunan 1974 [Akta 133] dan mana-mana undang-undang kecil yang dibuat di bawah Akta Ia, yang disediakan boleh dipotong bahagi di bawah perantakan Akta Hakmilik Strata 1985

Bertarikh hari/bulan2012

Arkitek Berdaftar di bawah Akta 117 /
Jurutera Profesional di bawah Akta 138

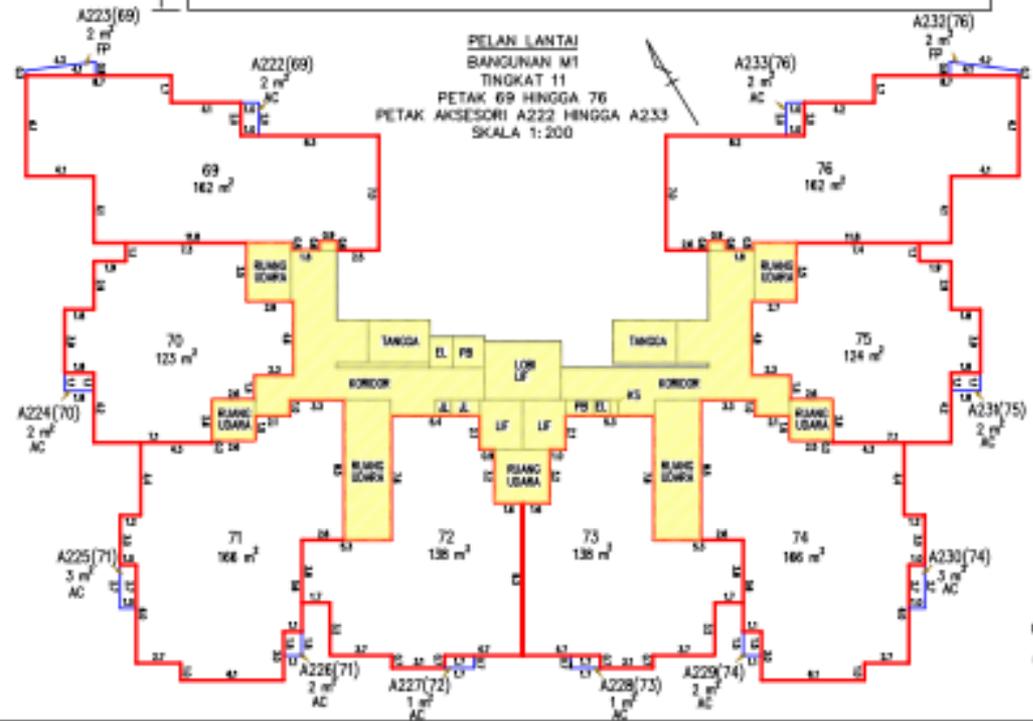
JP 123333-13

KERATAN TEGAK BANGUNAN M1
SKALA 1 : 300



Location
+
Storey Plan

PELAN LANTAI
BANGUNAN M1
TINGKAT 11
PETAK 69 HINGGA 76
PETAK AKSESORI A222 HINGGA A233
SKALA 1:200

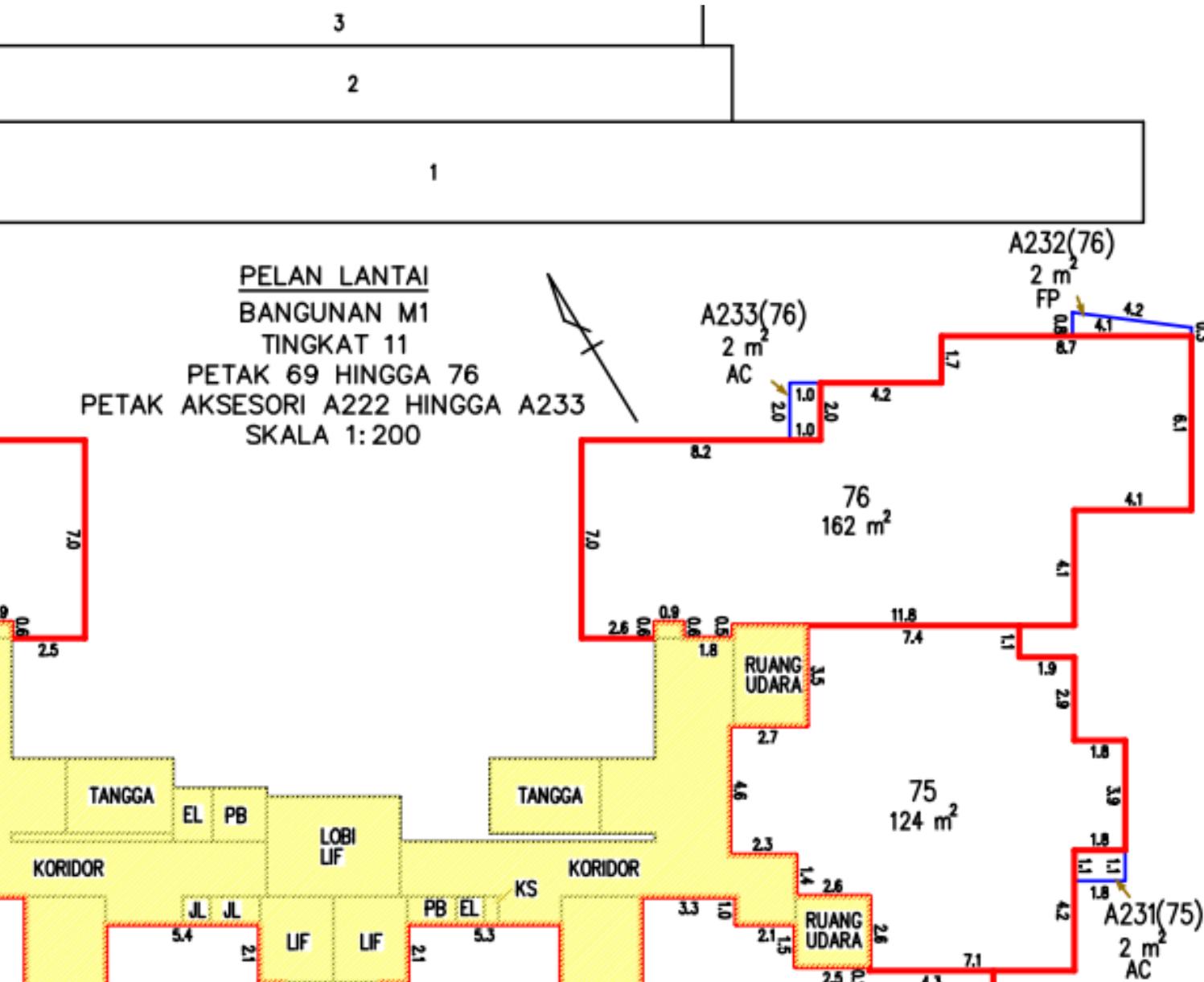


- PETUNJUK :
- HARTA BERSAMA
 - SEMPADAN PETAK
 - SEMPADAN PETAK AKSESORI
 - FB PULI BOMBA
 - EL ELEKTRIK
 - KS KAWASAN SAMPAH
 - JL JALUR LEBAR
 - AC TEMPAT LETAK
 - PH PONDINGAN HANA
 - FP PELANTAR BUNGA

NOTA :
UNIT SYER AGREGAT = 1621

SCHEDULE OF PARCELS [S. 6(3)]

Parcels, Accessory parcels & Common Property



PETUNJUK :

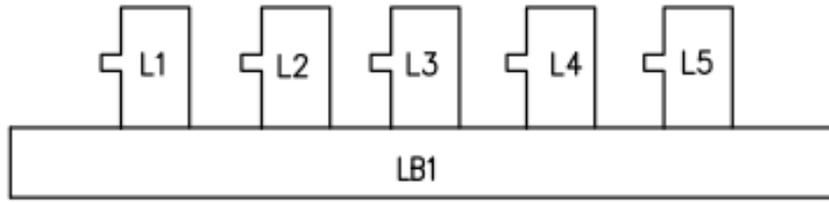
- HARTA BERSAMA
- SEMPADAN PETAK
- SEMPADAN PETAK AKSESORI
- PB PILI BOMBA
- EL ELEKTRIK
- KS KAWASAN SAMPAH
- JL JALUR LEBAR
- AC TEMPAT LETAK PENDINGIN HAWA
- FP PELANTAR BUNGA

SKALA 1: 250

DELINEATION PLAN

SKALA 1: 250

±32



34390

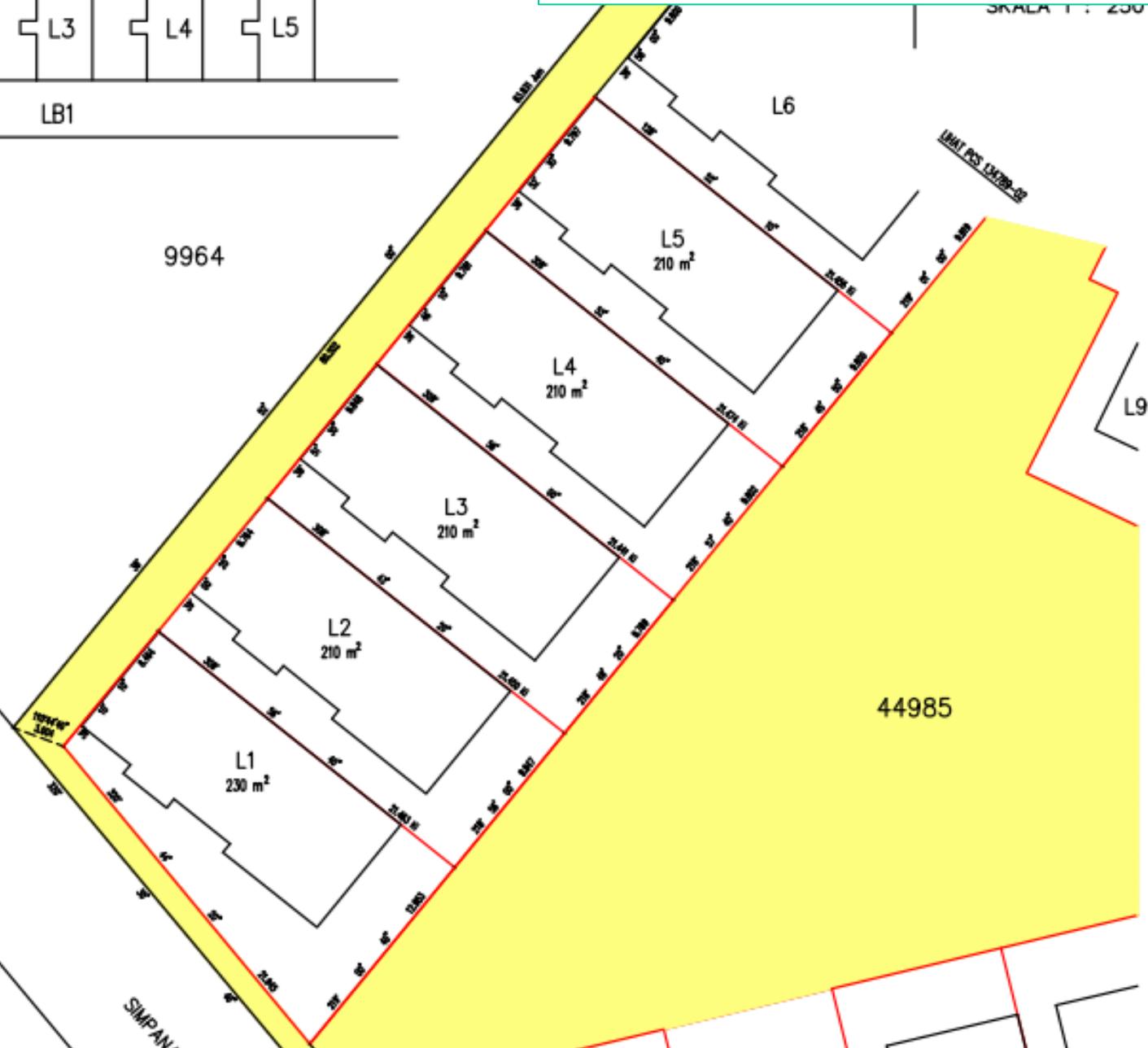
9964

44985

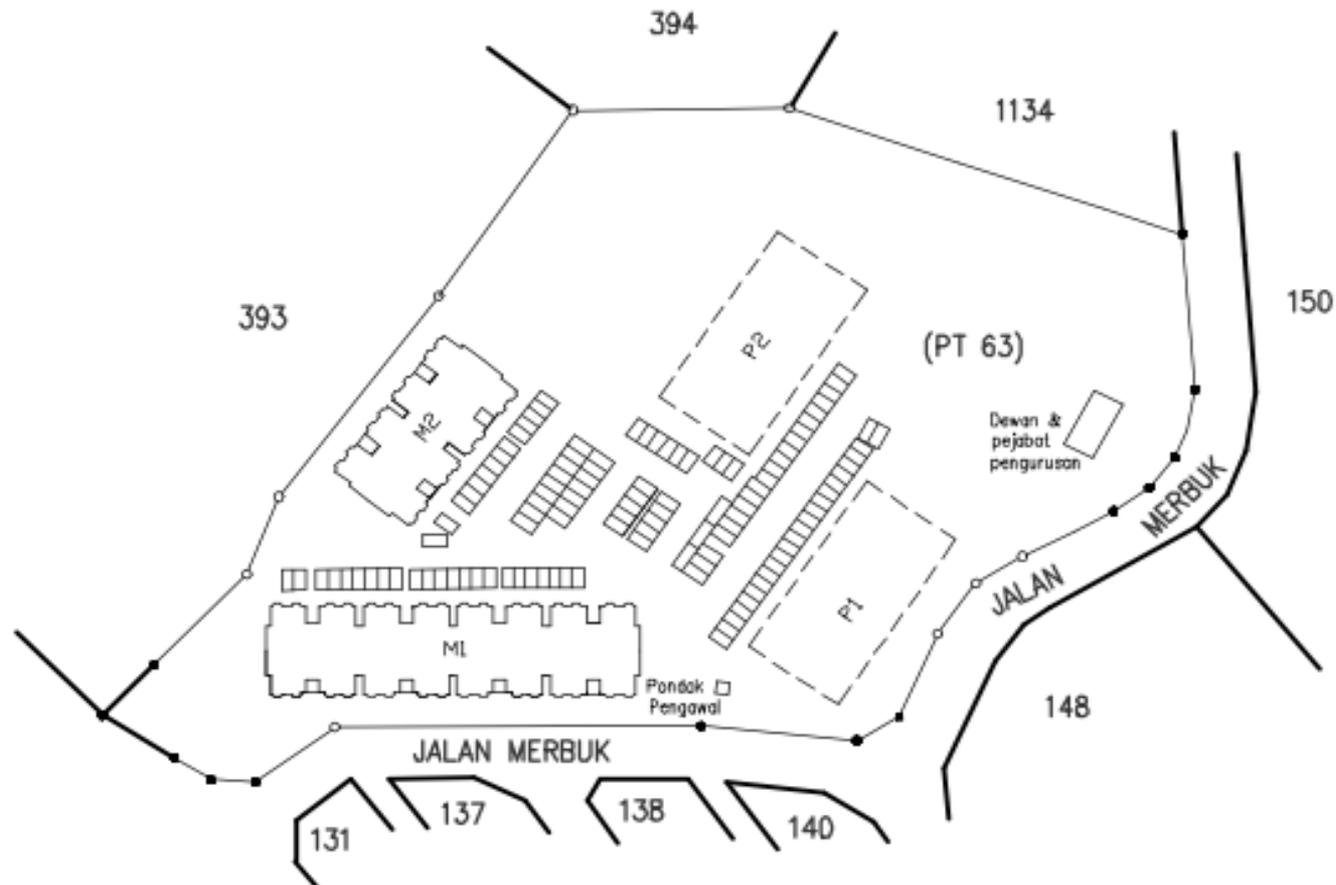
SIMPANA

L9

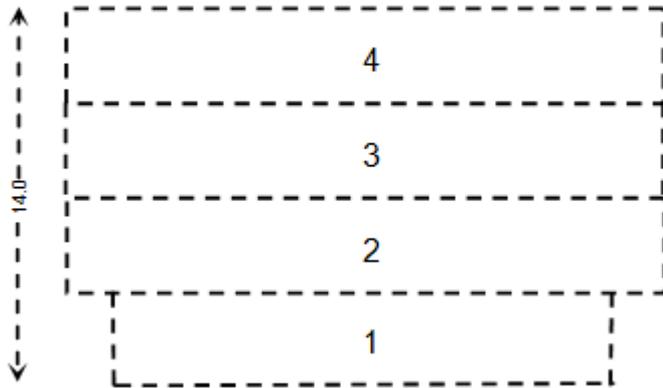
UNIT PIS 124789-92



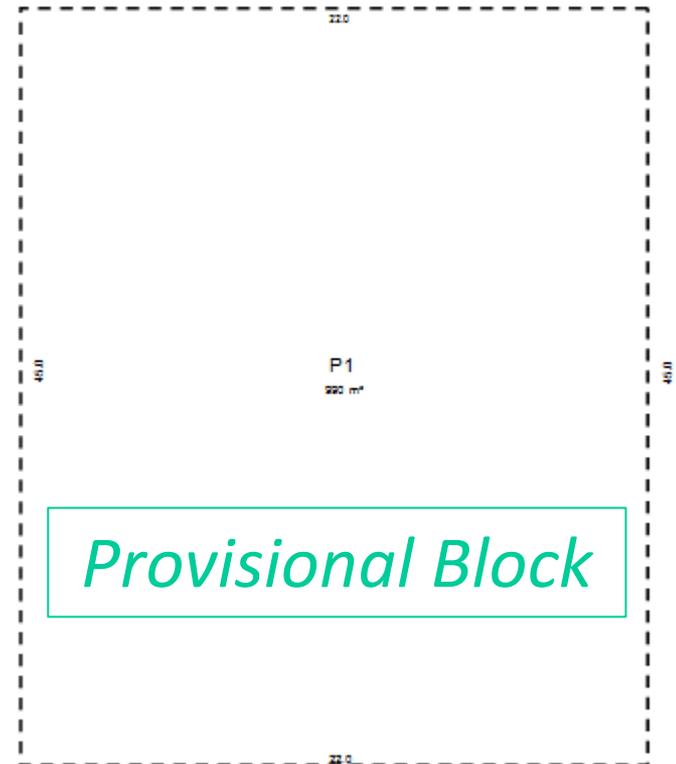
JADUAL PETAK
WILAYAH PERSEKUTUAN
KUALA LUMPUR
MUKIM SETAPAK
PT 63 (DAHULUNYA LOT 2002)
KELUASAN LOT = 16,398 m²
SKALA 1 : 2000



KERATAN TEGAK BLOK SEMENTARA P1
SKALA 1:200



PETAN LANTAI BANGUNAN BLOK
SEMENTARA P1
4 TINGKAT
SEJUMLAH 40 PETAK
SKALA 1:200



Blok Sementara P1 dan P2				
Cadangan				
Blok	Tingkat	Jumlah Petak	Petak Aksesori	Unit Syer
P1	1	10	-	
	2	10	-	
	3	10	-	
	4	10	-	
P2	1	10	-	
	2	10	-	
	3	10	-	
	4	10	-	

Table Of Allocated Share Units [S.6(1) & S.(6(3))]

JADUAL STRATA

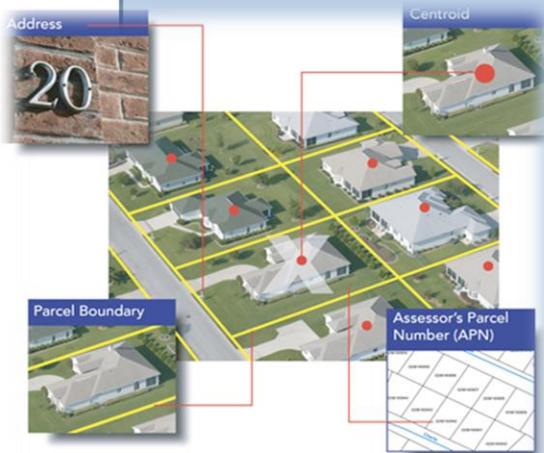
Bangunan M1 : JP 123451-01 hingga 123451-07											
Menara	Tingkat	Petak	Keluasan (m²)	Kegunaan	JP	Petak Aksesor	Keluasan (m²)	Kegunaan	JP	Unit Syer	
	B3	-	-	-	-	-	-	-	-	-	
	B2	-	-	-	-	-	-	-	-	-	
	B1	1	82	Perniagaan	123451-01	A1	79	Stor	123451-01	204	
		2	70	Perniagaan	123451-01	A2	79	Stor	123451-01	180	
		3	58	Perniagaan	123451-01	A3	79	Stor	123451-01	156	
		4	58	Perniagaan	123451-01	A4	19	TLK	123451-02	126	
					A5	19	TLK	123451-02			
A	1	5	140	Pangsapuri	123451-04	-	-	-	-	140	
		6	140	Pangsapuri	123451-04	-	-	-	-	140	
		7	140	Pangsapuri	123451-04	-	-	-	-	140	
		8	140	Pangsapuri	123451-04	-	-	-	-	140	
	2	9	86	Pangsapuri	123451-04	A10	19	TLK	123451-02	91	
		10	85	Pangsapuri	123451-04	A11	19	TLK	123451-02	90	
		11	85	Pangsapuri	123451-04	A12	19	TLK	123451-02	90	
		12	86	Pangsapuri	123451-04	A13	19	TLK	123451-02	91	
		13	85	Pangsapuri	123451-04	A14	19	TLK	123451-02	90	
		14	85	Pangsapuri	123451-04	A15	19	TLK	123451-02	90	
	3	15	192	Pangsapuri	123451-05	A16	19	TLK	123451-02	197	
		16	185	Pangsapuri	123451-05	A17	19	TLK	123451-03	195	
		17	192	Pangsapuri	123451-05	A18	19	TLK	123451-03	202	
		18	185	Pangsapuri	123451-05	A19	19	TLK	123451-03	195	
	4	19	385	Pangsapuri	123451-05	A20	19	TLK	123451-03	395	
		20	445	Pangsapuri	123451-05	A21	19	TLK	123451-03	455	
	5	21	73	Pangsapuri	123451-06	A22	19	TLK	123451-03	83	
		22	73	Pangsapuri	123451-06	A23	19	TLK	123451-03	83	
	6	23	73	Pangsapuri	123451-06	A24	19	TLK	123451-03	83	
		24	73	Pangsapuri	123451-06	A25	19	TLK	123451-03	83	
	7	25	73	Pangsapuri	123451-06	A26	19	TLK	123451-03	83	
		26	73	Pangsapuri	123451-06	A27	19	TLK	123451-03	83	
	JUMLAH	10	26	3354			23	617			3905

Ringkasan:
TLK = Tempat Letak Kereta

FORMAT JADUAL STRATA

BANGUNAN M1: JP 123-1 HINGGA 123-7

MENARA	Tingkat	Petak	Keluasan	Kegunaan	JP	Petak Aksesori	Keluasan	Kegunaan	JP	Unit Syer
	B2	1	8000	TLK	123-1	-				3000
	B2	2	4000	TLK	123-1	-				3000
	B1	-			123-2					
	B1	-			123-2					
	1	3	500	Perniagaan	123-3	A1	12	TLK	123-4	1009
						A2	12	TLK	123-4	
						A3	12	TLK	123-4	
	1	4								
	2	5								
	2	6								
A	3	7								
	3	8								
	4	9								
	4	10								
Jumlah	6	10	20000		Jumlah	20		Jumlah Unit Syer	38000	



1

WHY SCHEDULE OF PARCELS ?

2

WHAT IS SCHEDULE OF PARCELS?

3

WHEN IS SCHEDULE OF PARCELS COMPULSORY?

4

ALLOCATED SHARE UNITS

5

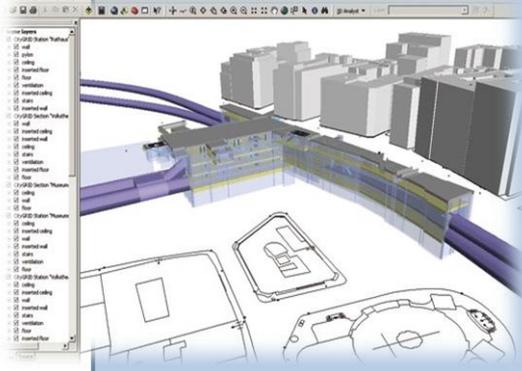
IMPACT

6

STRATA TITLES UPON VACANT POSSESSION

7

SPECIAL PLAN & SUB MC

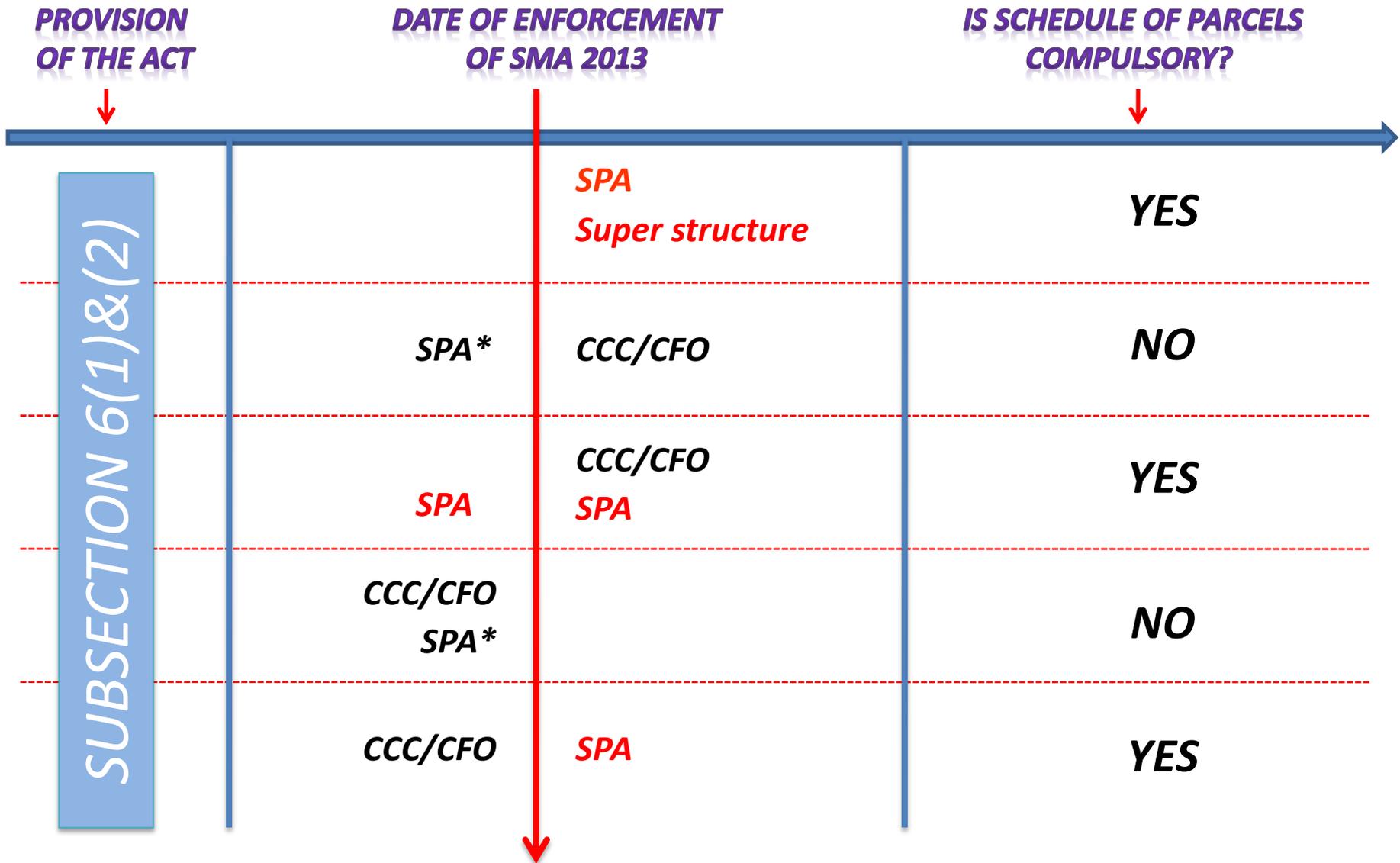


“development area”—

- (a) in relation to a **building or land intended for subdivision** into parcels, means any land on which the building or land intended for subdivision into parcels is **developed** or is **in the course of development or intended to be developed**; and
- (b) in relation to a **subdivided building or land**, means any alienated land held as one lot under final title (whether Registry or Land Office title) on which the subdivided building or land is developed;



When is Schedule of Parcels Compulsory?



* ALL SPA COMPLETED BEFORE DATE OF ENFORCEMENT OF SMA 2013

STRATA MANAGEMENT (MAINTENANCE AND MANAGEMENT) REGULATIONS 2015

6(2) *In the case where the sale of a parcel in any building or land intended for subdivision in a development area or **such sale took place before the commencement of the Act**, the developer shall include in the schedule of parcels and in Form 1, the building or buildings or land or lands in which a parcel or parcels thereof have been sold.*



STRATA MANAGEMENT (MAINTENANCE AND MANAGEMENT) REGULATIONS 2015

Schedule of parcels

6(3) If the plans or legend filed with the Commissioner together with Form 1 are altered for the reason that the building plans approved by the local authority are altered or revised—

(a) due to a requirement of the local authority; or

*(b) **with the agreement of all purchasers of the parcel** in the development area and such alterations or revisions have been approved by the local authority;*

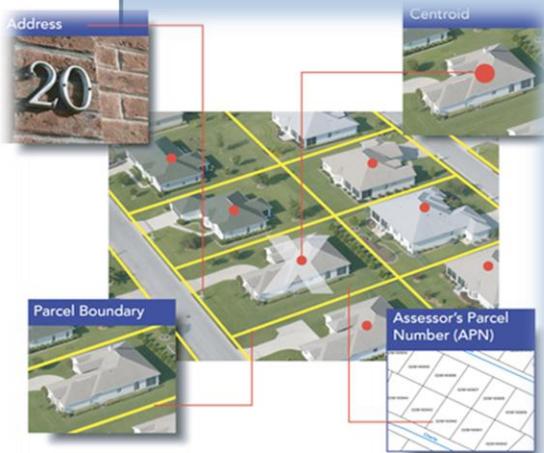
Amended schedule of parcels

7(2) If the plans or legend filed with the Commissioner together with Form 2 are altered or revised for the reason that the building plans approved by the local authority are altered or revised —

(a) due to a requirement of the local authority; or

*(b) **with the agreement of all purchasers of parcels of all affected provisional block** in the development area and such alterations or revisions have been approved by the local authority;*

*and provided that there is **no change in the proposed quantum of provisional share units for the affected provisional block,***



1

WHY SCHEDULE OF PARCELS ?

2

WHAT IS SCHEDULE OF PARCELS?

3

WHEN IS SCHEDULE OF PARCELS COMPULSORY?

4

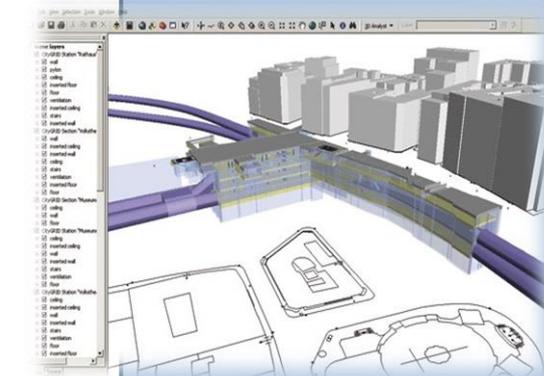
ALLOCATED SHARE UNITS

5

IMPACT

6

STRATA TITLES UPON VACANT POSSESSIO



STRATA TITLES ACT 1985 (AMENDMENT) 2013

Share Unit Entitlements [S.36]

- ✓ *the voting rights of the proprietors*
- ✓ *the proportion payable by each proprietor of the contribution levied by the management corporation according to the Strata Management Act 2013*

Termination of subdivision [S.57(4)(e)]

Distribution of profits on termination of subdivision based on open market capital values of parcels (previously based on share units)

ALLOCATED SHARE UNITS

Formula for calculation of allocated share units:

- ✓ *based on area of parcel*
- ✓ *Weightage factors*
- ✓ *accessory parcels contribute to allocated share units*



FORMULA FOR CALCULATION OF ALLOCATED SHARE UNITS

$$\text{SHARE UNIT OF A PARCEL} = (A \times F_1 \times F_2) + \sum_1^N (B \times F_3)$$

$$\text{SHARE UNIT OF A LAND PARCEL} = (A \times 0.8) + \sum_1^N (B \times F_3)$$

WHERE:

A = AREA OF PARCEL

B = AREA OF ACCESSORY PARCEL

F_1 = WEIGHTAGE FACTOR FOR THE TYPE OF PARCEL AS SPECIFIED IN TABLE A

F_2 = WEIGHTAGE FACTOR FOR THE TYPE OF PARCEL AS SPECIFIED IN TABLE B

F_3 = WEIGHTAGE FACTOR FOR THE TYPE OF PARCEL AS SPECIFIED IN TABLE C

SCHEDULE IV - STATE STRATA TITLES RULES

TABLE A: WEIGHTAGE FACTORS (F_1) FOR TYPE OF PARCELS, REFLECTING THE FREQUENCY OF USAGE AND GENERAL MAINTENANCE

No.	Type of parcel	Without air-conditioning to common areas of corridors, lobbies and foyers		With air-conditioning to common areas of corridors, lobbies and foyers	
		F_1 having benefit of common lift/escalator facility	F_1 having no benefit of common lift/escalator facility	F_1 having benefit of common lift/escalator facility	F_1 having no benefit of common lift/escalator facility
1.	<i>Apartment/Small Office Home Office (SOHO)</i>	1.00	0.85	1.30	1.15
2.	<i>Office/Institution (College) complex</i>	1.00	0.85	1.30	1.15
3.	<i>Retail complex</i>	2.00	1.70	3.20	2.90
4.	<i>Hotel/Medical centre complex</i>	2.20	1.90	2.80	2.45
5.	<i>Industrial complex</i>	1.00	0.85	1.45	1.30
6.	<i>Car park (whole floor parcel)</i>	0.75	0.65	0.85	0.75
7.	<i>Shop-houses, shop apartments & shop offices—</i>				
	<i>(a) Upper floor parcel</i>	1.00	0.85	1.30	1.15
	<i>(b) Ground floor parcel</i>	0.85	0.85	1.15	1.15

TABLE B: WEIGHTAGE FACTORS (F_2) FOR THE WHOLE FLOOR PARCEL & AREA $\geq 1000 \text{ m}^2$

No.	Parcel	F_2	Basis
1	<p><i>Whole floor parcel excluding area of vertical transportation core (lifts or escalators)</i></p> <p><i>Also include parcel with an area of 1,000 sq.m. to 3,000 sq.m.</i></p>	0.85	<p><i>(a) To reflect an equivalent net lettable area after taking into account its large circulation area only.</i></p> <p><i>(b) In a retail complex, its circulation area is much larger but is offset by the letting of such parts to retail kiosks.</i></p>
2	<p><i>Whole floor parcel including area of vertical transportation core (lifts or escalators)</i></p> <p><i>Also include parcel with an area greater than 3,000 sq.m.</i></p>	0.80	<p><i>(a) To reflect an equivalent net lettable area after taking into account its large circulation area and vertical transportation core (lifts or escalators).</i></p> <p><i>(b) In a retail complex, its circulation area is much larger but is offset by the letting of such parts to retail kiosks.</i></p>

TABLE C: WEIGHTAGE FACTORS (F_3) FOR AN ACCESORRY PARCEL

No.	Accessory parcel	F_3	Basis
1	Outside building	0.25	To reflect a non-habitable open or enclosed area outside the building.
2	Within building	0.50	To reflect a non-habitable open or enclosed area within the building.

ALLOCATED SHARE UNITS

EXAMPLE

<i>Parcel</i>	:	<i>M3/3/52</i>
<i>Accessory Parcel</i>	:	<i>A23 dan A45</i>
<i>Parcel Type</i>	:	<i>Apartment</i>
<i>Usage & General maintenance</i>	:	<i>with lift, Without air-conditioning</i>
<i>Area of Parcel</i>	:	<i>105 m²</i>
<i>Area of Accessory Parcel</i>	:	<i>13 m² (within building), 13 m² (outside building)</i>
<i>Allocated share unit</i>	:	<i>(105x1.0x1.0)+(13x0.50)+(13x0.25) 105 + 6.5 + 3.25 114.75</i>
	:	<i>115 (rounded to nearest whole number)</i>

ALLOCATED SHARE UNITS

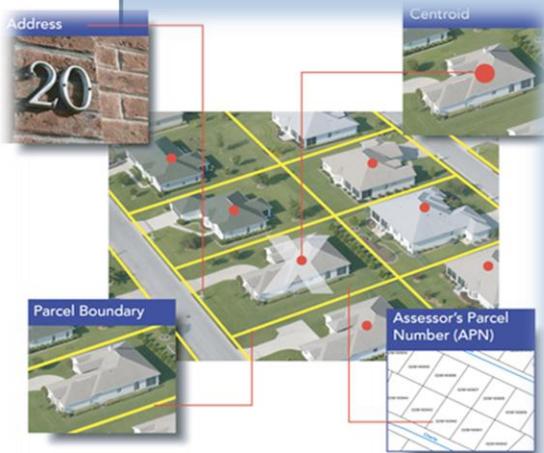
EXAMPLE

<i>Parcel</i>	:	<i>M1/1/6</i>
<i>Accessory Parcel</i>	:	<i>A6 dan A7</i>
<i>Jenis petak</i>	:	<i>Pejabat</i>
<i>Usage &</i>	:	<i>with lift & air-conditioning</i>
<i>General maintenance</i>	:	
<i>Area of Parcel</i>	:	<i>2,000 m² (whole floor)</i>
<i>Area of Accessory Parcel</i>	:	<i>2 x 12 m² (outside building)</i>
<i>Allocated share unit</i>	:	<i>(2,000x1.3x0.85)+(12 x0.25)</i> <i>+(12x0.25)</i> <i>2,210+3+3</i> <i>2,216</i>
	:	<i>2,216</i>

ALLOCATED SHARE UNITS

EXAMPLE

<i>Parcel</i>	:	<i>M2/3/82</i>
<i>Accessory Parcel</i>	:	<i>A100 (Store)</i>
<i>Parcel Type</i>	:	<i>Retail Complex</i>
<i>Usage & General maintenance</i>	:	<i>with lift & air-conditioning</i>
<i>Area of Parcel</i>	:	<i>800 m²</i>
<i>Area of Accessory Parcel</i>	:	<i>150 m² (within building)</i>
<i>Allocated share unit</i>	:	<i>(800x3.2x1.0)+(150x0. 5)</i>
		<i>2,560+75</i>
	:	<i>2,635</i>



1

WHY SCHEDULE OF PARCELS ?

2

WHAT IS SCHEDULE OF PARCELS?

3

WHEN IS SCHEDULE OF PARCELS COMPULSORY?

4

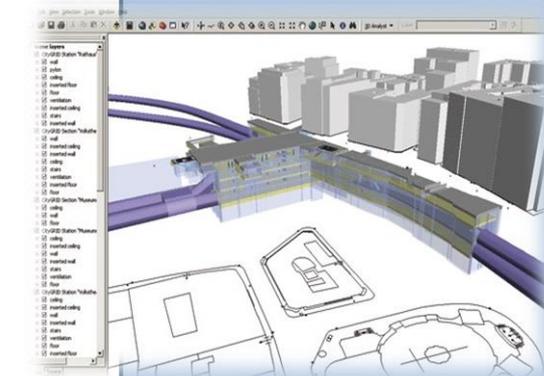
ALLOCATED SHARE UNITS

5

IMPACT

6

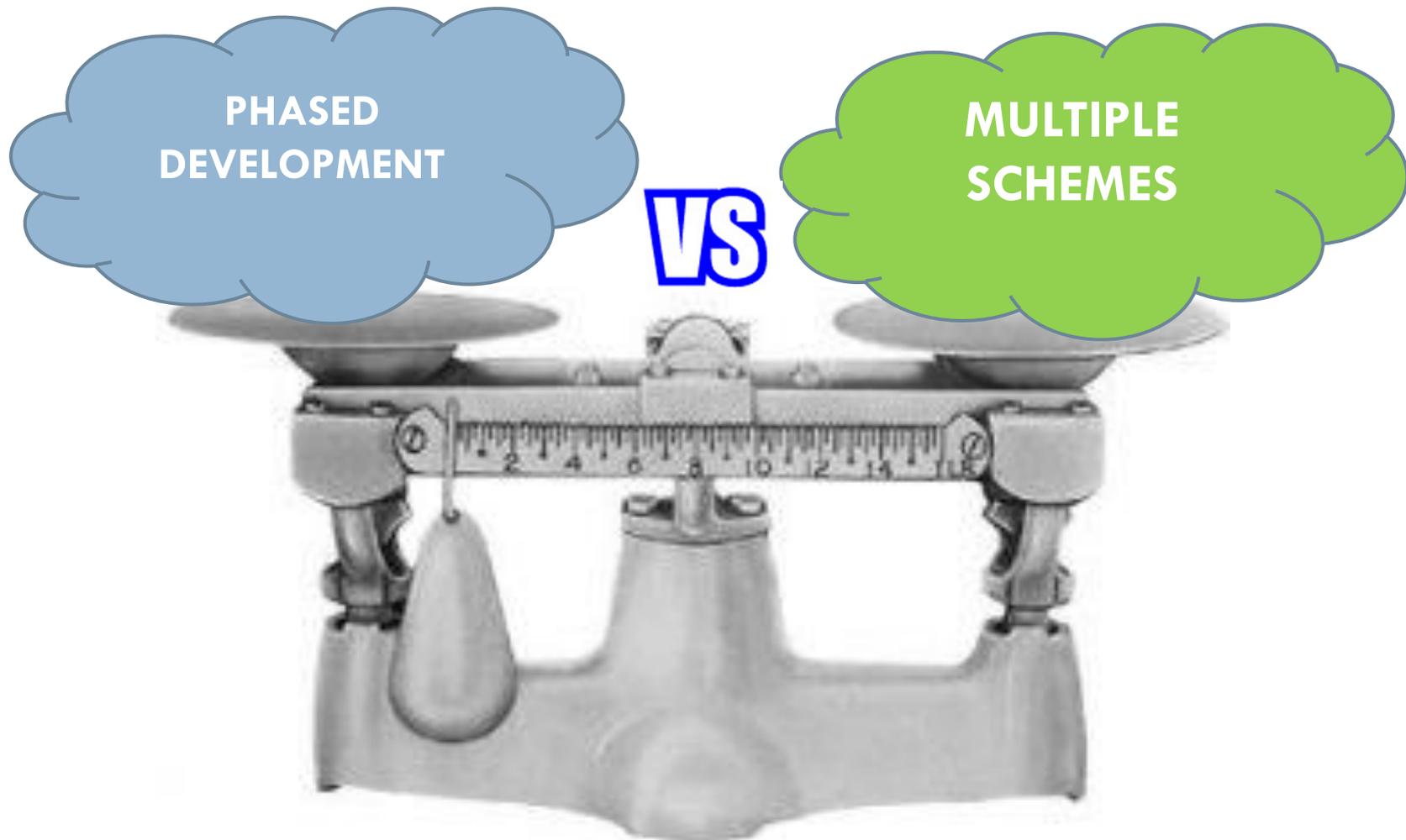
STRATA TITLES UPON VACANT POSSESSION



IMPACT ON DEVELOPERS



AVOIDING PITFALLS

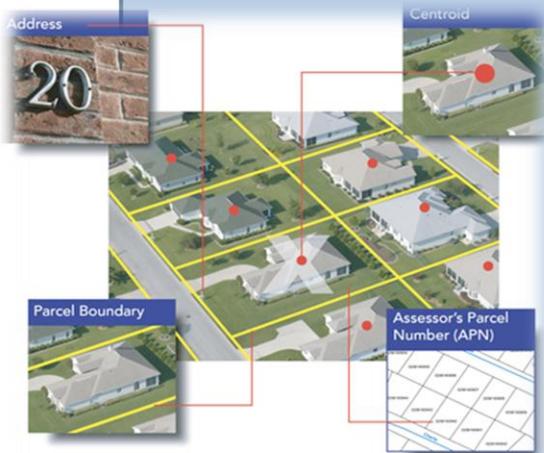


IMPACT ON PROFESSIONALS



IMPACT ON PURCHASERS





1

WHY SCHEDULE OF PARCELS ?

2

WHAT IS SCHEDULE OF PARCELS?

3

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4

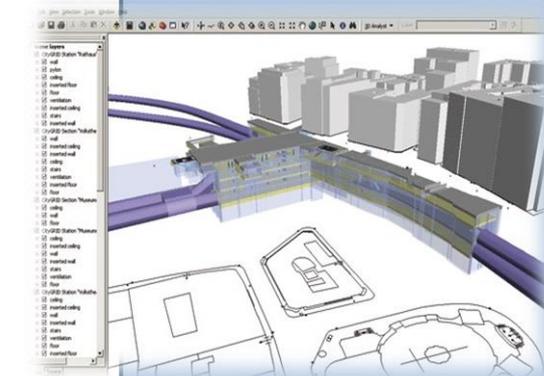
ALLOCATED SHARE UNITS

5

IMPACT

6

STRATA TITLES UPON VACANT POSSESSION



Development Order APPROVED +
CONDITIONS

BUILDING PLANS APPROVED

APPLICATION FOR SiFUS

FILE SCHEDULE OF PARCELS

SALE

SUPERSTRUCTURE STAGE

APPLICATION FOR CPSP

APPLICATION FOR STRATA TITLE

VACANT POSSESSION +
STRATA TITLE

1

"... Any development intended for subdivision into parcels for the purpose of issuance of strata titles shall apply to Land Office for SiFUS and file the Schedule of Parcels to the **Commissioner of Buildings (COB)** before the sale of any parcel"; or

"... Any development intended for subdivision into parcels for the purpose of issuance of strata titles without intention for sale shall apply to Land Office for SiFUS and file the Schedule of Parcels to the Commissioner of Buildings (COB) before the application for Certificate of **Proposed Strata Plan (CPSP)** to the Director of Survey"; or

"... Any development not intended for subdivision into parcels for the purpose of issuance of strata titles shall be exempted from SiFUS and Schedule of Parcels ..."

DO APPROVED + CONDITIONS

BUILDING PLANS APPROVED

APPLICATION FOR SiFUS

FILE SCHEDULE OF PARCELS

SALE

SUPERSTRUCTURE STAGE

APPLICATION FOR CPSP

APPLICATION FOR STRATA TITLE

**VACANT POSSESSION +
STRATA TITLE**

2

- ✓ LS prepare Schedule of Parcels based on approved building plans
- ✓ Certification by LS + Architect/Engineer

DO APPROVED + CONDITIONS

BUILDING PLANS APPROVED

APPLICATION FOR SIFUS

FILE SCHEDULE OF PARCELS

SALE

SUPERSTRUCTURE STAGE

APPLICATION FOR CPSP

APPLICATION FOR STRATA TITLE

VACANT POSSESSION +
STRATA TITLE

3

SIFUS (Formula Share Units)

- ✓ Land matters complied
- ✓ LS Appointed
- ✓ Receipt of Survey Fees deposited
- ✓ Schedule of Parcels certified by LS + Architect/Engineer
- ✓ Approved building Plans

DO APPROVED + CONDITIONS

BUILDING PLANS APPROVED

APPLICATION FOR SiFUS

FILE SCHEDULE OF PARCELS

SALE

SUPERSTRUCTURE STAGE

APPLICATION FOR CPSP

APPLICATION FOR STRATA TITLE

VACANT POSSESSION +
STRATA TITLE

4

- ✓ Schedule of Parcels filed with COB
- ✓ APDL (Permit to Sell)

DO APPROVED + CONDITIONS

BUILDING PLANS APPROVED

APPLICATION FOR SIFUS

FILE SCHEDULE OF PARCELS

SALE

SUPERSTRUCTURE STAGE

APPLICATION FOR CPSP

APPLICATION FOR STRATA TITLE

VACANT POSSESSION +
STRATA TITLE

5

✓ Schedule H(Sales Purchase Agreement) – strata titles upon vacant possession

DO APPROVED + CONDITIONS

BUILDING PLANS APPROVED

APPLICATION FOR SIFUS

FILE SCHEDULE OF PARCELS

SALE

SUPERSTRUCTURE STAGE

APPLICATION FOR CPSP

APPLICATION FOR STRATA TITLE

VACANT POSSESSION +
STRATA TITLE

6

- ✓ A certified copy of document that certifies the superstructure stage to be submitted to Land Office by proprietor within 2 weeks of the document being issued

DO APPROVED + CONDITIONS

BUILDING PLANS APPROVED

APPLICATION FOR SIFUS

FILE SCHEDULE OF PARCELS

SALE

SUPERSTRUCTURE STAGE

APPLICATION FOR CPSP

APPLICATION FOR STRATA TITLE

VACANT POSSESSION +
STRATA TITLE

7

- ✓ Application for CPSP within 3 months after super structure stage
- ✓ 1 month extension

DO APPROVED + CONDITIONS

BUILDING PLANS APPROVED

APPLICATION FOR SIFUS

FILE SCHEDULE OF PARCELS

SALE

SUPERSTRUCTURE STAGE

APPLICATION FOR CPSP

APPLICATION FOR STRATA TITLE

**VACANT POSSESSION +
STRATA TITLE**

8

- ✓ Application for Strata Title within 1 month after CPSP
- ✓ 1 month extension

DO APPROVED + CONDITIONS

BUILDING PLANS APPROVED

APPLICATION FOR SIFUS

FILE SCHEDULE OF PARCELS

SALE

SUPERSTRUCTURE STAGE

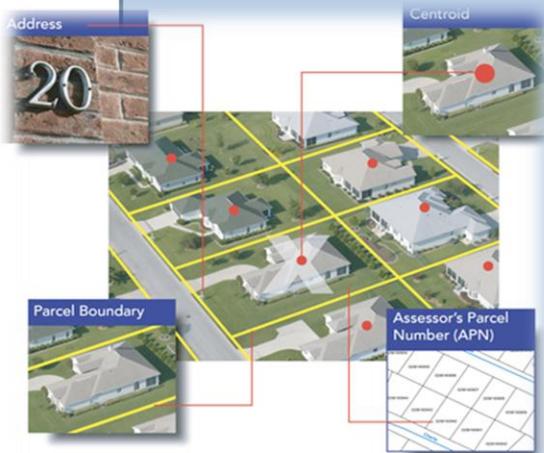
APPLICATION FOR CPSP

APPLICATION FOR STRATA TITLE

VACANT POSSESSION +
STRATA TITLE

9

- EXEMPTION** : Prove Strata Title delay not caused by applicant
- ✓ Notification of Super Structure Stage within 2 weeks
 - ✓ CPSP issued
 - ✓ Application to Land Office \geq 90 days
 - ✓ Application to Controller of Housing before date of 1st VP



1

WHY SCHEDULE OF PARCELS ?

2

WHAT IS SCHEDULE OF PARCELS?

3

WHEN IS SCHEDULE OF PARCELS COMPULSORY?

4

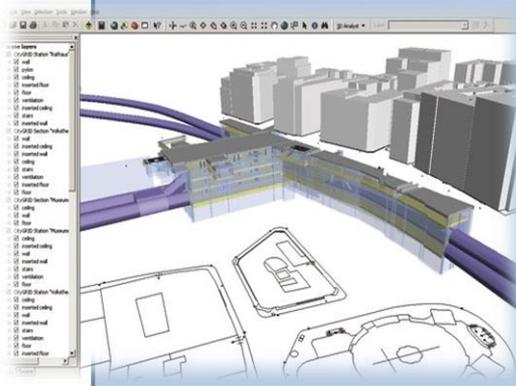
ALLOCATED SHARE UNITS

5

IMPACT

6

STRATA TITLES UPON VACANT POSSESSION



New Amendments to Strata Titles & Related Legislation



KEY CHANGES IN STRATA TITLES (AMENDMENTS) 2016 [D.R. 9/2016]

- ✓ **RENT OF PARCEL OR PROVISIONAL BLOCK**
- ✓ **SPECIAL BUILDING**
- ✓ **ACQUISITION OF STRATIFIED PROPERTY**
- ✓ **OTHERS**



KEY CHANGES IN STRATA TITLES (AMENDMENTS) 2016 [D.R. 9/2016]

- ✓ **RENT OF PARCEL OR PROVISIONAL BLOCK [S.4C & PART IVA & B (S.23A - 23P)]**
 - **coming into operation**
 - **upon strata titles registered**
 - **rent of lot 'suspended' – payable upon termination of scheme (NLC)**
 - **proprietor's responsibility**
 - **dealings**
 - **forfeiture for non-payment of sum demanded**
 - **vesting**



KEY CHANGES IN STRATA TITLES (AMENDMENT) ACT 2016 [D.R. 9/2016]

- ✓ **SPECIAL BUILDING [S.8A(1A), 9A(1)(h), 20A(1A), 20B(1e)]**
 - **certification by the Professional Architect or by the Professional Engineer that the building was constructed in accordance with the plans and specifications by reference to which that permission was given....**
 - **certified copy of the certificate of completion and compliance or certificate of fitness for occupancy**



KEY CHANGES IN STRATA TITLES (AMENDMENT) ACT 2016 [D.R. 9/2016]

LAND ACQUISITION ACT – S.9, 22, 23, 26 & 66

- ✓ **ACQUISITION OF STRATIFIED PROPERTY (PART VIIIA – S.57A & SEVENTH SCHEDULE)**
 - **Acquisition of the whole lot with subdivided building or land**
 - **Acquisition of part of the lot with subdivided building or land**
 - **Acquisition of common property**
 - **Acquisition of parcel or provisional block**



KEY CHANGES IN STRATA TITLES (AMENDMENT) ACT 2016 [D.R. 9/2016]

✓ OTHERS

- Court may order the original proprietor to apply for subdivision of building or land within a period specified in the order [S.8(8)(b)]
- **Special plan prepared by LLS** [S.7A(2)(a)] – (Limited Common Property Plan)
- Ownership of common property and custody of issue document of title [S.17B]
- Subdivision and amalgamation of parcel, the express conditions of the affected parcel and the new parcel are not in contrary and must be the same with one another [S.25(1A)]



STRATA TITLE - MALAYSIA

AKTA HAKMILIK STRATA 1985

Borang 4
[Seksyen 16]

HAKMILIK STRATA

NO. HAKMILIK	NO. BANGUNAN	NO. TINGKAT	NO. PETAK
--------------	--------------	-------------	-----------

Cukai tanah:

Pajakan selama berakhir pada

Negeri :
Daerah :
*Bandar/Pekan/Mukim :
Jenis Hakmilik :
No. Lot :
Petak Aksesori :
Unit Syer bagi Petak :
Syarat Nyata :
Sekatan Kepentingan :
No. Pelan :
No. Buku Daftar Strata :

Jumlah unit syer bagi semua bangunan yang dipecahbagikan atas tanah

Petak dan petak aksesori yang tersebut di atas yang terletak di atas tanah adalah dipegang bagi tempoh hakmilik itu sepenuhnya oleh pemilik yang pada masa itu dinamakan dalam rekod kepunyaan di dalam ini, tertakluk kepada peruntukan Akta Hakmilik Strata 1985, kepada peruntukan undang-undang kecil yang dibuat di bawahnya dan lebih khusus lagi kepada memorial, pengendorsan dan catatan lain. Mana-mana urusan terhadap hakmilik strata ini adalah tertakluk kepada sekatan dan syarat sebagaimana dalam hakmilik tanah.

Menurut kuasa hakmilik ini, pemilik tersebut juga menikmati hak mengundi dalam perbadanan pengurusan mengikut kadar unit syer bagi petak ini sebagaimana yang dinyatakan, yang berhubungan dengan jumlah unit syer bagi semua bangunan yang dipecahbagikan atas tanah itu.

Bertarikh padaharibulan.....20

T.M

Pendaftaran

Hakmilik :
Tarikh :
No. Versi :
Muka Surat :

REKOD PERBADANAN PENGURUSAN



AKTA HAKMILIK STRATA 1985

Borang 4
[Seksyen 16]

HAKMILIK STRATA

NO. HAKMILIK	NO. BANGUNAN	NO. TINGKAT	NO. PETAK
--------------	--------------	-------------	-----------

Pajakan Negeri (WP) 32314 : 141
No. Tingkat : 3
No. Petak : 404

Cukai tanah:

Pajakan selama **90 TAHUN** berakhir pada **23 Jun 2011**

Negeri : Wilayah Persekutuan Kuala Lumpur
Daerah : Tiada
*Bandar/Pekan/Mukim : Mukim Petaling
Jenis Hakmilik : Hakmilik Pejabat Pendaftar
No. Lot : Lot 3991
Petak Aksesori : **A413**
Unit Syer bagi Petak : **117**
Syarat Nyata :
Sekatan Kepentingan : } Tertakluk kepada sekatan dan syarat dalam Hakmilik Pajakan Negeri (WP) 32314
No. Pelan : **PA(B) 6.3042-3B**
No. Buku Daftar Strata : **2088**

Jumlah unit syer bagi semua bangunan yang dipecahbagikan atas tanah **59,095**

Petak dan petak aksesori yang tersebut di atas yang terletak di atas tanah adalah dipegang bagi tempoh hakmilik itu sepenuhnya oleh pemilik yang pada masa itu dinamakan dalam rekod kepunyaan di dalam ini, tertakluk kepada peruntukan Akta Hakmilik Strata 1985, kepada peruntukan undang-undang kecil yang dibuat di bawahnya dan lebih khusus lagi kepada memorial, pengendorsan dan catatan lain. Mana-mana urusan terhadap hakmilik strata ini adalah tertakluk kepada sekatan dan syarat sebagaimana dalam hakmilik tanah.

Menurut kuasa hakmilik ini, pemilik tersebut juga menikmati hak mengundi dalam perbadanan pengurusan mengikut kadar unit syer bagi petak ini sebagaimana yang dinyatakan, yang berhubungan dengan jumlah unit syer bagi semua bangunan yang dipecahbagikan atas tanah itu.

Bertarikh pada **30** haribulan **APRIL** 20 **2008**



[Signature]
Pendaftaran

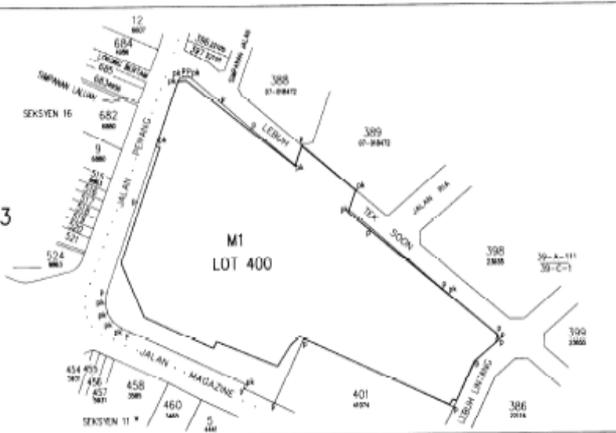
Hakmilik :
Tarikh :
No. Versi :
Muka Surat :

REKOD PERBADANAN PENGURUSAN

De Tropicana Management Corporation
Jalan 2/116B, Kuchai Entrepreneurs Park
Jalan Kuchai Lama
58200 Kuala Lumpur

KOMTAR, PULAU PINANG

NEGERI PULAU PINANG
DAERAH TIMOR LAUT
GEORGE TOWN
SEKSYEN 17
LOT 400 (PA 41074)
NO. HAKMILIK : PAJAKAN
NEGERI 2513
LUAS LOT : 2.553 HA
SKALA 1:2000
NO:SKIM STRATA 862



KERATAN TEKAK BANGUNAN M1 SKALA 1:1000



JADUAL C

BUKUKAN UNIT SYER DAN HUBUNG KATI PETAK DENGAN PETAK AKSES SERI BAGI BANGUNAN M1			
PETAK	PETAK AKSES/SERI		UNIT SYER
	NO. PETAK	NO. PAJIB	
667	TIADA	TIADA	195 / 109490
668	TIADA	TIADA	215 / 109490
669	TIADA	TIADA	183 / 109490
670	TIADA	TIADA	327 / 109490
671	TIADA	TIADA	367 / 109490

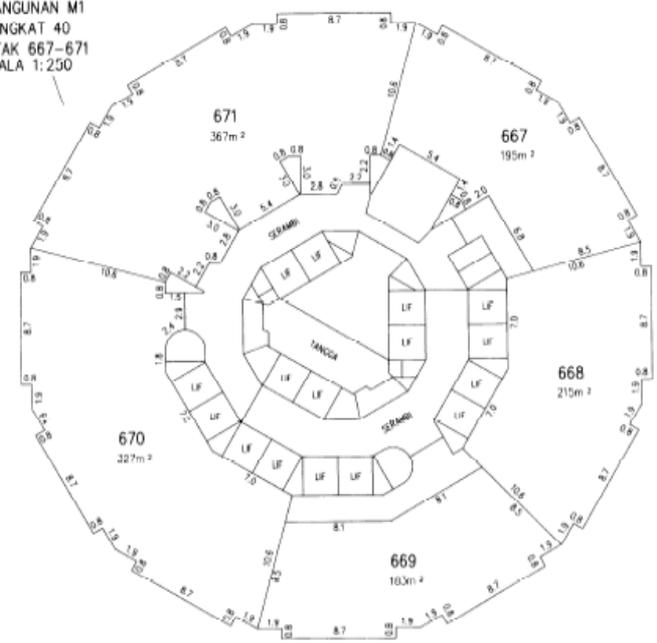
JADUAL A

BUKUKAN PAJIB BAGI BANGUNAN M1		
BANGUNAN	TINGKAT	PAJIB
	1	16555-02-16
	2	16555-17-25
	3	16555-26-39
	4	16555-40-54
	5	16555-55-60
	6	16555-61
	7	16555-62
	8	16555-63
	9	16555-64
	10	16555-65
	11	16555-66
	12	16555-67
	13	16555-68
	14	16555-69
	15	16555-70
	16	16555-71
	17	16555-72
	18	16555-73
	19	16555-74
	20	16555-75
	21	16555-76
	22	16555-77
	23	16555-78
	24	16555-79
	25	16555-80
	26	16555-81
	27	16555-82
	28	16555-83
	29	16555-84
	30	16555-85
	31	16555-86
	32	16555-87
	33	16555-88
	34	16555-89
	35	16555-90
	36	16555-91
	37	16555-92
	38	16555-93
	39	16555-94
	40	16555-95
	41	16555-96
	42	16555-97
	43	16555-98
	44	16555-99
	45	16555-100
	46	16555-101
	47	16555-102
	48	16555-103
	49	16555-104
	50	16555-105
	51	16555-106
	52	16555-107
	53	16555-108
	54	16555-109
	55	16555-110
	56	16555-111
	57	16555-112
	58	16555-113
	59	16555-114
	60	16555-115
	61	16555-116
	62	16555-117
	63	16555-118
	64	16555-119
	65	16555-120

NOTA:
SEMUA SEMPADAN PETAK ADALAH SEMPADAN DINDING DATUJAN

FAIL UKUR PUBL. PP(B)11/2004
FAIL PTG PTC/PB/DTL/570
LEMBAR PIWAI 39-A-111 & 39-C-1
BK 28221-28228

PELAN LANTAI BANGUNAN M1
TINGKAT 40
PETAK 667-671
SKALA 1:250



Saya MOHAMAD HUSNI BIN HUSSAIN, seorang Jurukur Tanah yang dilen di bawah Akta Jurukur Tanah Berlesen 1958 (Akta 458), memaksud bahawa pengukuran darimana pelan ini telah disediakan, telah dipraktikkan dan ditanda di atas tanah oleh saya atau di bawah arahan saya sendiri secara langsung di lapangan semata-mata mengikut Peraturan-peraturan Jurukur Tanah Berlesen, dan bahawa pelan ini secara tepat mewakili pengukuran yang telah disempurnakan pada

21 haribulan JUN 20 02

Bahawa saya bertanggungjawab sepenuhnya keatas salah betulnya ukuran ini.

Bertarikh 27 haribulan FEBRUARI 20 04

Jurukur Tanah Yang Dilen Di bawah Akta 458

DILULUSKAN OLEH:

Marzuki bin Mohd Kassim, AMN
Pegarah Ukur dan Pemetaan
Pulau Pinang

Borang 4e*(Jadual Keenam)***HAKMILIK STRATA**

NO. HAKMILIK	NO. BANGUNAN	NO. TINGKAT	NO. PETAK
Geran 78727	M1A	22	269

Cukai :

Pegangan untuk selama-lamanya

Negeri : WILAYAH PERSEKUTUAN KUALA LUMPUR

Daerah : Kuala Lumpur

*Bandar/Pekan/Mukim : Mukim Petaling

No. Lot : Lot 101787

Luas Petak : 89 Meter Persegi

Petak Aksesori : A1033

Jumlah Luas Petak Aksesori : 12 Meter Persegi

Unit Syer Petak : 101

No. Pelan Strata Yang Diperakui : PA(B)125725-37

No. Rekod Daftar Strata Berkomputer : 3125

Petak dan petak aksesori (jika ada) yang tersebut di atas yang terletak di atas tanah ini adalah dipegang bagi tempoh hakmilik itu sepenuhnya oleh pemilik yang pada masa itu dinamakan dalam rekod kepunyaan di dalamnya, tertakluk kepada Akta Hakmilik Strata 1985, kepada peruntukan kaedah-kaedah yang dibuat di bawahnya dan lebih khusus lagi kepada memorial, pengendorsan dan catatan-catatan lain. Apa-apa urusan terhadap hakmilik strata ini adalah tertakluk kepada sekatan kepentingan dan syarat nyata yang dinyatakan di dalamnya.

Menurut kuasa hakmilik ini, pemilik tersebut juga menikmati hak mengundi dalam perbadanan pengurusan yang berkadaran dengan unit - unit syer bagi petak ini sebagaimana yang dinyatakan, berhubung dengan jumlah unit syer bagi semua petak di atas tanah ini.

Bertarikh 13 Jun 2017

.....t.t.....

Pendaftar

Pelan bagi petak dan petak aksesori (jika ada), bagi tujuan pengenalpastian, dilampirkan di Borang Se.

SYARAT NYATA

Tanah ini hendaklah digunakan untuk perdagangan bercampur
bagi tujuan pangsapuri servis, kedai/pejabat sahaja

SEKATAN KEPENTINGAN

-

REKOD PERBADANAN PENGURUSAN

PARKLANE OUG (ZONE E) MANAGEMENT CORPORATION
NO. 1, JALAN 1/152, TAMAN OUG PARKLANE, 58200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA
LUMPUR

REKOD KETUANPUNYAAN

AKISAMA LAND SDN. BHD., No. Syarikat : 769409-W, 1/1 Bahagian
LOT 35, JALAN EMPAT, OFF JALAN CHAN SOW LIN, 55200 WILAYAH PERSEKUTUAN KUALA LUMPUR

REKOD URUSAN

PERKARA LAIN YANG MELI BATKAN HAKMILIK



Pendaftar

PAPARAN SAHAJA

Thank You

