



PROCESS OF STRATA TITLE BRUNEI DARUSSALAM

Land Department

Date: 21st September 2023 [Thursday]

Time: 2.00 p.m

Venue: MODTC

Presenter:

Amal Hayati binti Haji Junaidi



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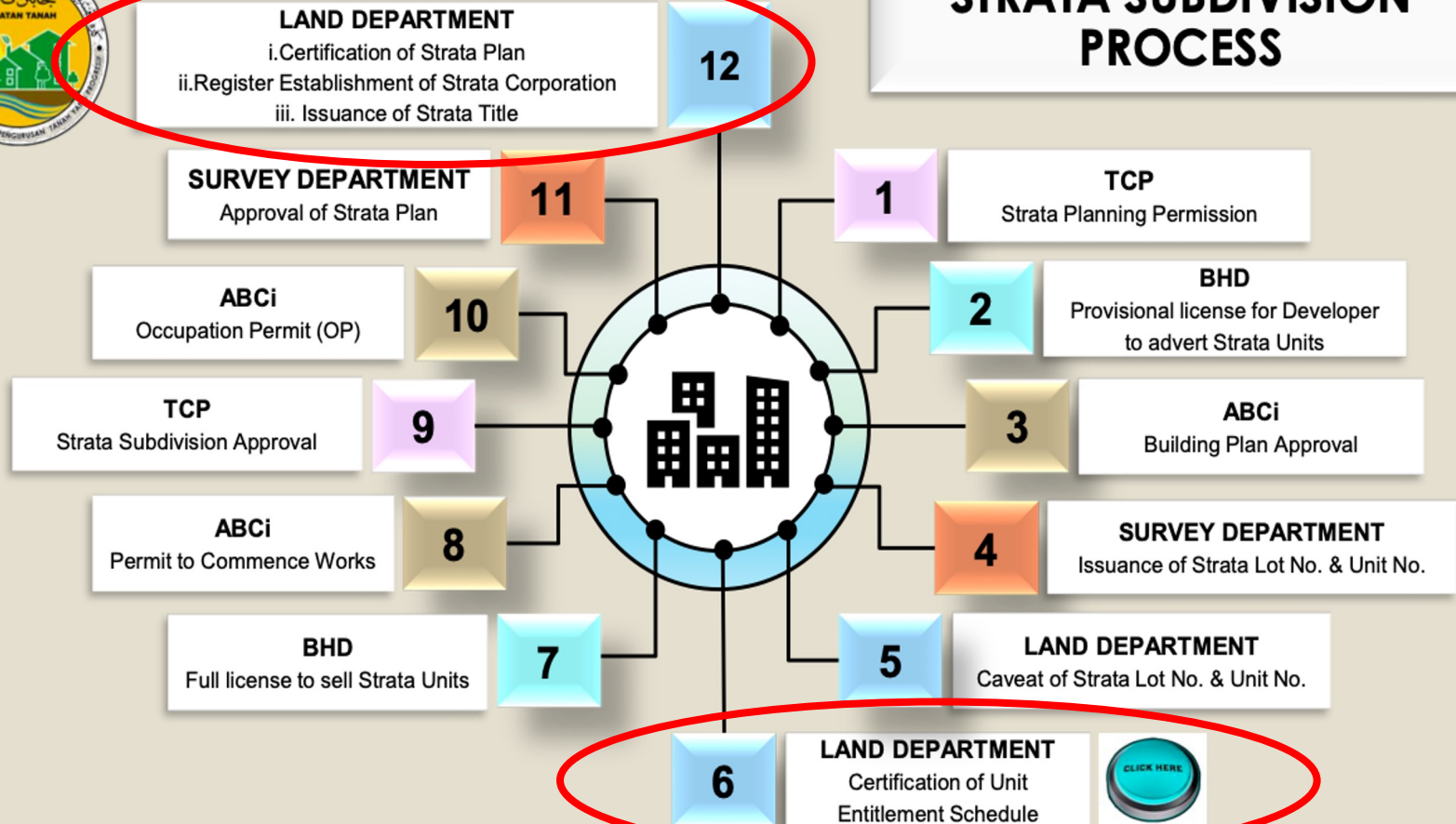
5

Current status





STRATA SUBDIVISION PROCESS





1

Certification of UNIT ENTITLEMENT

The Unit entitlement is derived on the basis of the relative value of the unit in relation to each of the other units on a strata plan.

Total value of the whole strata units	:	B\$ 2,000,000.00
Value of UNIT A1	:	B\$ 100,000.00
Unit entitlement of A1	:	$\frac{\text{Value of UNIT A1}}{\text{Total value of all units}}$
	:	$\frac{\text{B\$ 100,000.00}}{\text{B\$ 2,000,000.00}}$
	:	$\frac{1}{20}$



CHECKLISTS FOR UNIT ENTITLEMENT:

SENARAI SEMAK BAGI PENGESAHAN HAK UNIT STRATA

CHECKLIST FOR CERTIFICATION OF UNIT ENTITLEMENTS

BIL.	DOKUMEN / DOCUMENT	TANDAKAN / TICK (✓)
1	Borang Pengesahan Jadual Hak Unit Strata – 1 set <i>Form for Certification of Schedule of Strata Unit Entitlement – 1 set</i>	<input checked="" type="checkbox"/>
2	Salinan Geran Tanah – 1 set <i>A copy of Land Title – 1 set</i>	<input checked="" type="checkbox"/>
3	Surat Kebenaran Perancangan Strata dikeluarkan oleh Jabatan Perancang Bandar dan Desa – 1 salinan <i>Letter of Strata Planning Approval issued by Town and Country Planning – 1 copy</i>	<input checked="" type="checkbox"/>
4	Pelan Skim Cadangan Pemecahan Strata yang disahkan oleh Jabatan Perancang Bandar dan Desa – 1 salinan (berwarna) <i>Scheme Plan approved by Town and Country Planning – 1 copy (coloured)</i>	<input checked="" type="checkbox"/>
5	Pelan Lantai – 1 salinan <i>Floor Plan – 1 copy</i>	<input checked="" type="checkbox"/>
6	Pelan Kemajuan Tapak – 1 salinan <i>Site Development Plan – 1 copy</i>	<input checked="" type="checkbox"/>
7	Laporan Taksiran yang Lengkap – 1 salinan <i>Full Valuation Report – 1 copy</i>	<input checked="" type="checkbox"/>
8	Jadual Hak Unit Strata <i>Schedule of Unit Entitlements</i>	<input checked="" type="checkbox"/>
9	Perkiraan Hak Unit Strata <i>Computation of Unit Entitlements (Note: Hardcopy and Softcopy in Excel Spreadsheet)</i>	<input checked="" type="checkbox"/>
10	Sijil Penaksir berdaftar di bawah BoVEA – 1 salinan <i>Valuer's Certificate registered under BoVEA – 1 copy</i>	<input checked="" type="checkbox"/>
11	Resit pembayaran bagi Jadual Hak Unit Strata (B\$30.00) – 1 salinan <i>Receipt of payment for Certification of Schedule of Unit Entitlements (B\$30.00) – 1 copy</i>	<input checked="" type="checkbox"/>



(1) Vertical Strata Development

Standard Format for 'Schedule of Unit Entitlement

Unit Number	Block	Strata LOT Number	Level	Type of Use	Description	Area (m ²)	Total Area (m ²) (Principal Unit + Accessory Unit/s)	Value of Unit (\$)	Value of All Units (\$)	Unit Entitlement (UE)	Total Unit Entitlement
00-001	C	S001	Ground Floor	Residential	Principal Unit	155	169	\$100,000	\$2,000,000	1	20
		A1	Ground Floor		Accessory Unit: Parking Area	13					
		A2	Ground Floor		Accessory Unit: Compressor Room	1					



**Total floor area:
155+13+1 = 169**

UE: $\frac{\$100,000 + \$2,000,000}{20} = 1$



(2) Horizontal Strata Development (Landed Strata)

Standard Format for 'Schedule of Unit Entitlement



House No.	Strata LOT Number	Level	Type of Use	Description		Sub-total Area (m ²)	Total Area (m ²) = Sub-total of Ground Floor Area x No. of Floor	Value of Unit (\$)	Value of All Units (\$)	Unit Entitlement (UE)	Total Unit Entitlement
				Floor Area (m ²)	Void Area (m ²)						
26	S0001	Ground Floor	Residential	122	219	341	Example: 341 x 3 = 1023				
		First Floor		114	227	341					
		Roof		101	240	341					

No. Rujukan:
Reference No.



BORANG: PENGESAHAN
JADUAL HAK UNIT STRATA
FORM: CERTIFICATION OF
SCHEDULE OF STRATA
UNIT ENTITLEMENT

BUTIR-BUTIR PENILAI BERDAFTAR
DETAILS OF REGISTERED VALUER

Nama Penilai Berdaftar :
Name of Registered Valuer

No. Sijil Pendaftaran Penilai di bawah BOVEA:
Valuer's BOVEA Registration Certificate Number

Alamat Syarikat :
Address of Company

No. Telefon:
Telephone No.

BUTIR-BUTIR PERMOHONAN HAK MILIK STRATA
DETAILS OF STRATA TITLE APPLICATION

No. EDR :
EDR No.

No. Lot :
Lot No.

Tempat :
Location

Alamat Bangunan :
Address of Building

Kemajuan di atas Tanah:
Development on the Land

Nama Bangunan :
Name of Building

Jumlah Bilangan Unit :
Total No. of Units

Jenis Kegunaan :
Types of Use

PERAKUAN PENILAI BERDAFTAR
DECLARATION OF REGISTERED VALUER

Saya mengaku bahawa segala keterangan di atas adalah betul.
I hereby solemnly declare that all the above information is true.

Tandatangan Penilai Berdaftar :
Signature of Registered Valuer

Tarikh :
Date

UNTUK KEGUNAAN PEJABAT
FOR OFFICIAL USE

Disahkan
Certified

Sila untuk diselaraskan seperti berikut :
Please amend as follows

Ulasan :
Comment

Tandatangan & Nama Pegawai Penilai :
Signature and Name of Valuation Officer

Tarikh :
Date

COP JABATAN

Certified by (Signature) :

Name of Registered Valuer :

BoVEA Registration Number :

Dated :

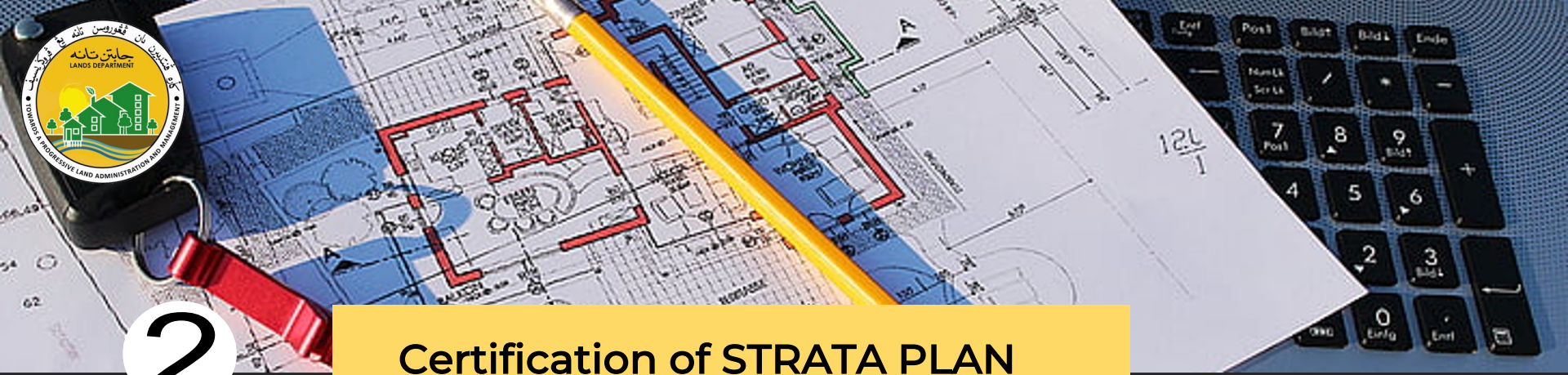
Registered Valuer's Official Seal :

Information:

Signature of registered valuer
BoVEA registration number

Signature of certification

Official seal of the registered valuer
Signature of registered valuer



2

Certification of STRATA PLAN

Mechanism to certify strata plan:

The plan shall be certified by the Commissioner of Land by endorsing a certificate in the prescribed form on the strata plan, certifying that the subdivision into stratum estates is in accordance with the requirements and provisions of this Strata Act

CHECKLISTS FOR STRATA PLAN:

SENARAI SEMAK BAGI PENGESAHAN PELAN STRATA

CHECKLIST FOR CERTIFICATION OF A STRATA PLAN

BIL.	DOKUMEN / DOCUMENT	TANDAKAN / TICK (✓)
1	Borang Permohonan Pengesahan Pelan Strata (Form 1) yang lengkap diisi – 1 set <i>Completed fill-in application form for Certification of a Strata Plan (Form 1) – 1 set</i>	<input checked="" type="checkbox"/>
2	Geran Tanah Asal <i>Original Copy of Land Title</i>	<input checked="" type="checkbox"/>
3	Salinan Geran Tanah – 1 salinan <i>A copy of Land Title – 1 copy</i>	<input checked="" type="checkbox"/>
4	Salinan Kad Pengenalan Pemilik-pemilik Tanah – 1 salinan <i>A copy of Landowners Identity Card – 1 copy</i>	<input checked="" type="checkbox"/>
5	Resit Pembayaran Cukai Tanah Terkini – 1 salinan <i>Latest land tax payment receipt – 1 copy</i>	<input checked="" type="checkbox"/>
6	Surat Kebenaran Pecah Bahagi Strata dikeluarkan oleh Jabatan Perancang Bandar dan Desa – 1 salinan <i>A copy of Letter of Strata Subdivision Approval issued by Town and Country Planning – 1 copy</i>	<input checked="" type="checkbox"/>
7	Sijil Kesiapan Bangunan – 1 salinan <i>Occupational Permit (OP) – 1 copy</i>	<input checked="" type="checkbox"/>
8	Pelan Strata ' Transparency ' (asal dan 1 salinan) yang telah diluluskan dan ditandatangani oleh Juruukur Agung. Pelan asal hendaklah dimasukkan ke dalam ' drawing tube '. <i>Strata Plan 'Transparency' (original and a copy) approved and endorsed by Surveyor General. Original plan must be kept in drawing tube.</i>	<input checked="" type="checkbox"/>
9	Rajah Geran Strata (asal) disediakan oleh Juruukur Tanah Berlesen dan telah ditandatangani oleh Juruukur Agung. <i>Strata Title Diagram (original) prepared by Licensed Land Surveyor and endorsed by Surveyor General.</i>	<input checked="" type="checkbox"/>
10	Jadual kira-kira Pemilikan mengikut ' share '. Nota: Jika tanah dimiliki lebih daripada seorang sahaja – 1 set <i>Calculation Schedule of Ownership according to share.</i> Note: for multiple ownership only – 1 set	<input checked="" type="checkbox"/>
11	Salinan Borang Pengesahan dan Jadual Hak Unit Strata yang telah disahkan oleh Bahagian Penilaian, Jabatan Tanah – 1 salinan <i>A copy of certification form and Schedule of Unit Entitlements certified by Valuation Section, Lands Department – 1 copy</i>	<input checked="" type="checkbox"/>
12	Resit Pembayaran Pengesahan Pelan Strata (B\$20.00) – 1 salinan <i>Receipt of payment for certification of a strata plan (B\$20.00) – 1 copy</i>	<input checked="" type="checkbox"/>

- - STRATA PLAN - - -

Saya _____
Juruukur Tanah yang berlesen dibawah Undang-Undang Juruukur Tanah Yang Berlesen, 1979 memperakui bahawa pengukuran yang daripada mana pelan ini telah disediakan, telah dilaksanakan oleh saya atau dibawah arahan dan pengawasan saya sendiri di tempat kerja dengan mematuhi peraturan-peraturan Juruukur Tanah Yang Berlesen, 1981 dan bahawa pelan ini adalah betul dan pengukuran telah selesai dilaksanakan pada _____ haribulan _____

Signature

Juruukur Tanah yang Berlesen

Tarikh :

Menurut seksyen 14 (1) (e) dibawah Perintah Darurat Akta Kanun Tanah (Strata) 1999, saya _____

Juruukur Agung dengan ini memperakui bahawa pelan ini telah disediakan dengan betul mengikut akta dan semua bangunan-bangunan ditunjukkan diatas pelan strata yang terkandung sepenuhnya didalam sempadan.

Signature

Juruukur Agung

Tarikh :

Adalah dengan ini disahkan bahawa pelan pecah bahagi kepada estet strata ini adalah mengikut keperluan dan kedudukan Bab 19 Akta Kanun Tanah (Strata) Penggal 189.

Tarikh / Date: _____

Bil. Lot & EDR / Lot & EDR Number: _____

Bil. Perbadanan Strata / Strata Corporation No: _____

(Untuk diberikan / To be assigned)

Signature

Pesuruhjaya Tanah

Tarikh

21/09/2023

(Bob 27(3) Akta Kanun Tanah (Strata) Penggal 189)

Skala 1:XXXX

STBM190001
Syit 01 of xx



3

Formation of STRATA CORPORATION

A Strata Corporation is constituted when the strata plan for the development is approved by the Surveyor General and certified by the Commissioner of Land.

**“Strata corporation registration number”
(SC/EDR BD 59577/003/2016)**

SC: Strata corporation
EDR BD: District Code
59577: Parent Lot Number
003: Strata Corporation number
2016: Year of registration

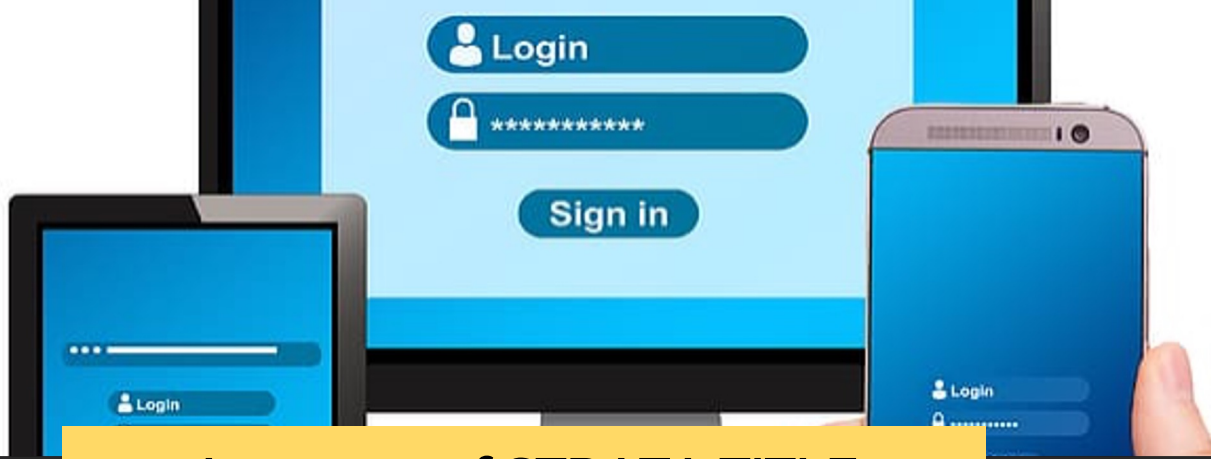




Strata Corporation Register Book

Information to be registered:

Strata corporation registration number
Name of strata corporation
Certification date of strata plan
Total number of strata units
Strata plan number (i.e. **STBM15001-008**)
EDR number of parent lot
EDR number of strata units
Name of the landowner
Postal address
Contact number
Remarks



4

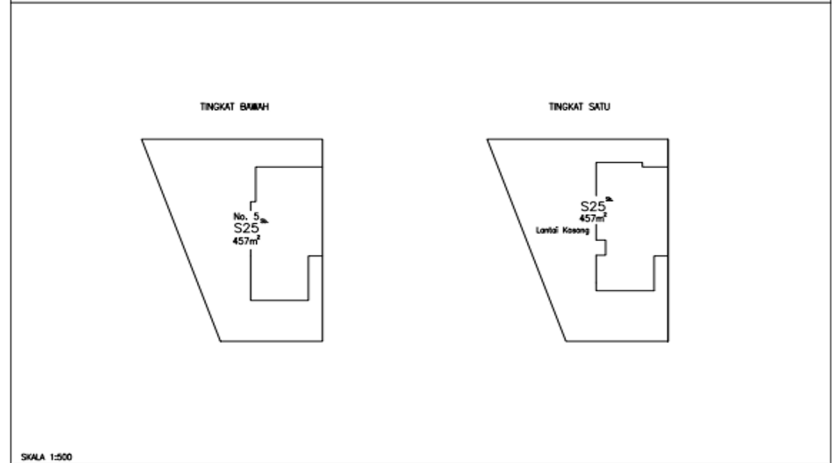
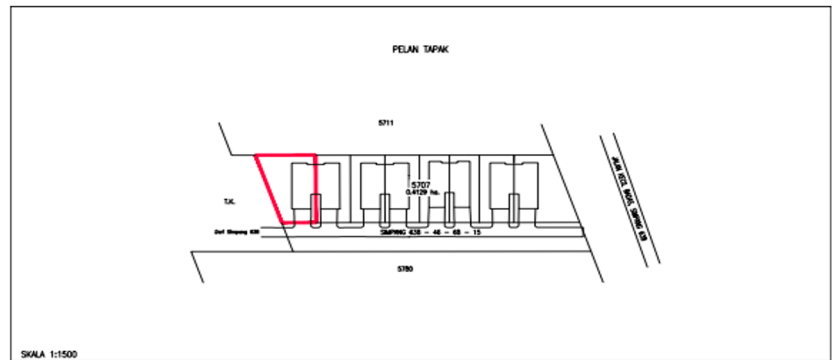
Issuance of STRATA TITLE


On the certification of a strata plan, the Commissioner shall issue subsidiary strata title in the name of the original proprietor of the lot

The strata title will then be issued for a maximum of **99 years** for **freehold land** and on the other hand, the strata title will be registered for the **remaining term of years** for **leasehold land**.



STRATA TITLE DIAGRAM



	Strata Lot : S25 Aksesori : - Di Atas Lot : 5707 Kampung : LUMUT TERSUSUN Mukim : LIANG Daerah : BELAIT Strata Pelan : STKB170003-03	Dibuat Oleh : Jurukur Bersatu Konsultan	Diperiksa Oleh : Dibenarkan Oleh :
		Jurukur Tanah Yang Berlesen	Jurukur Agung, Jabatan Ukur, Kementerian Pembangunan, Negara Brunei Darussalam.

STRATA TITLE

PETIKAN DARI PENDAFTARAN
EXTRACT FROM THE REGISTER



NEGARA BRUNEI DARUSSALAM

Form 2

Section 21(1)(a)

FORM OF STRATA TITLE

NOBOMR EDR
EDR NUMBER
BD S00116

A. KETERANGAN FIZIKAL / PHYSICAL DETAILS

- Daerah / District : BRUNEI MUARA
- Kampung / Mukim / Place : KILANAS
- Keluasan [Meter Perseg] / Area [Sq. M.] : 170.2 SQ. M.
- Nombor Syit Ukur / Survey Sheet Number : -

B. KETERANGAN PENDAFTARAN / REGISTRATION DETAILS

- Nombor Tingkat / Floor Number : 00
- Nombor Unit / Unit Number : 002
- Nombor Blok / Block Number : F
- Nombor Unit Strata / Strata Unit Number : BD7031600002F
- Hubungan kebenaran asal / Nature of title of original proprietor :
EDR NO : 59577 LOT NO : 70316
- Tempoh peruntukkan geran tanah [berapa tahun] /
Term of title [number of years] : 99
W.E.F 21/05/2016
- Syarat-syarat Khas / Special Conditions :
PERUMAHAN AM.
- Hal-hal yang diperbuat berikutnya / Subsequent proceedings :
- Tarikh pendaftaran / Registration date : 16/04/2018
- Cukai tahunan / Annual rent : B\$20.00

B. KETERANGAN PENDAFTARAN / REGISTRATION DETAILS

11. Lain-lain hal / Remarks

PENDAFTARAN DITANDA TANGANI OLEH:
DAYANG SAHARANA BINTI HAJI AHMAD PADA 16/04/2018.

CL/BPS/BD/59577 (S/11/2016).

HAK UNIT: 102/1000 UNIT AKSESORI: 14.2 SQ.M

REMAJUAN BAGI TANAH BRUNEI EDR NO: BD 59577 LOT NO: 70316.
(SIGNED BY: DAYANG SAHARANA BINTI HAJI AHMAD)

TEMPOH PERUNTUKKAN GERAN TANAH 99 TAHUN BERMULA DARI TARIKH PELAN STRATA DISAHKAN OLEH PESURUHJAYA TANAH SEPERTI TERKANDUNG DALAM AKTA KANUN TANAH (STRATA) PENGGAL 189 DI BAWAH BAB 9(2)(I). RUJUK MEMO JABATAN UKUR BIL: (343)DLM.SS/TOPO/G/34 BERTARIKH 08/11/2017. KELUASAN DIBETULKAN DENGAN MEMASUKKAN KELUASAN UNIT AKSESORI SEPERTI TERKANDUNG DALAM AKTA KANUN TANAH (STRATA) PENGGAL 189 DI BAWAH BAB 9(3)(1)(A). RUJUK MEMO JABATAN UKUR BIL: (343)DLM.SS/TOPO/G/34 BERTARIKH 08/11/2017. BAHAGIAN PEMILIK DISELARASKAN BERPANDUKAN KELUASAN YANG TELAH DIBETULKAN. RUJUK SURAT ISBI DEVELOPMENT AND TRADING SENDIRIAN BERHAD BERTARIKH 05/04/2018. DIDAFTARKAN PADA HARI INI 09/02/2019. RUJUK FAIL: CL/BPS/BD/59577.
(DITANDA TANGANI OLEH: DAYANG SAHARANA BINTI HAJI AHMAD).

C. KETERANGAN PEMILIK / OWNER'S DETAILS

Nama / Name	Kad Pengenalan / IC Bil / No & Warna / Col	Bahagian / Proportion
1. PG HJ ISMAIL BIN PG HJ SALIM	00-021122 K	8510/17020
2. PENGIRAN HAJAH MAIMUNAH BINTI PENGIRAN HAJI SALIM	00-025427 K	4255/17020
3. ZURAINI BINTI ABIDIN	00-121322 K	4255/17020

D. NOMBOR TAMBAHAN LAMPIRAN / SUPPLEMENTARY SHEET NO.:

STBM15001-008



5

Current STATUS

BIL.	DISTRICT	TOTAL NO. OF STRATA TITLES
1.	Brunei Muara	252
2.	Belait	68
3.	Tutong	-
4.	Temburong	-

THANK YOU



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