

Strata Title Act

**All the 11 States in Peninsular Malaysia and
the 3 Federal Territories**

PAST!



MALAYSIA

NATIONAL LAND CODE

(Act 56 of 1965)

Part Twenty-Five – SUB-DIVIDED BUILDINGS

Chapter 1 - General

Interpretation

355. In this Part, unless the context otherwise requires –

"the building" means, when used with reference to a management corporation, the sub-divided building for which the corporation is established;

"the certified plan" means, in relation to a sub-divided building, the certified plan prepared for the building under paragraph (b) of sub-section (1) of section 155;

"the common property" means, in relation to a sub-divided building –

(a) the land on which the building stands, together with so much of the building as is excluded from the parcels; and

(b) the remainder of the lot, together with any other buildings standing thereon;

"the lot" means, in relation to a sub-divided building, the lot on which the building stands; "the management corporation" means, in the application of this Part to any particular sub-divided building, the management corporation established for that building;

"the original proprietor" means, in relation to a sub-divided building, the proprietor of the lot immediately before the sub-division;

"parcel" means one of the individual parcels into which a sub-divided building is sub-divided;

"share units" means the share units specified for the parcels of a sub-divided building in the book of the subsidiary register relating to the building;

"sub-divided building" means a building sub-divided under Chapter 4 of Part Nine or, where two or more buildings standing on one lot are so sub-divided, those buildings;

"subsidiary proprietor" means the proprietor of a parcel;

"unanimous resolution" means a resolution of the management corporation for which all the subsidiary proprietors have voted.

Part Twenty-Five – SUB-DIVIDED BUILDINGS

Chapter 1 - General

Legal proceedings

356. (1) Applications to the Court under this Part shall be by summons in Chambers.

(2) Where this Part provides for any sum to be recoverable by any person or authority from any other person or authority, the sum shall be recoverable by an action for debt in any court of competent jurisdiction.

Establishment, etc., of the corporation

357. (1) As soon as a book of the subsidiary register is opened in respect of a sub-divided building, a management corporation consisting of all the subsidiary proprietors shall be established for the building by the operation of this section.

(2) The management corporation, under the name appearing in the book of the subsidiary register relating to the building, shall be a body corporate having perpetual succession and a common seal.

(3) The management corporation shall elect a council which, subject to any restriction imposed or direction given by the corporation at a general meeting, shall perform the corporation's duties and conduct the corporation's business on its behalf and may for that purpose exercise any of the corporation's powers.

(4) The provisions of the Seventh Schedule shall have effect in relation to the management corporation and its council.

Part Twenty-Five – SUB-DIVIDED BUILDINGS

Chapter 2 - The Management Corporation

Ownership of common property and custody of issue document of title of the building

358. (1) The management corporation on its establishment shall become the proprietor of the common property and the custodian of the issue document of title of the building.

(2) The management corporation shall have in relation to the common property the powers conferred by the other Parts of this Act on a proprietor in relation to his land:

Provided That –

(i) except where it is specifically provided otherwise, those powers may be exercised only on the authority of a unanimous resolution; and

(ii) the corporation shall not have power to transfer any portion of the common property which forms part of the building or of the land on which the building stands.

Pre-existing contracts

359. The rights and liabilities of the original proprietor in a contract touching a sub-divided building shall, to the extent that they were subsisting immediately before the sub-division, devolve upon the management corporation on its establishment.

Part Twenty-Five – SUB-DIVIDED BUILDINGS

Chapter 3 - Management of the Building

By-laws for regulation of the building.

363. (1) The by-laws contained in the Eighth Schedule shall have effect in relation to every sub-divided building.

(2) The management corporation may by special resolution make by-laws (not being inconsistent with the by-laws contained in the Eighth Schedule) for regulating the control, management, administration, use and enjoyment of the building.

(3) The by-laws for the time being in force in respect of a sub-divided building shall bind the management corporation and the subsidiary proprietors to the same extent as if they constituted properly executed agreements –

(a) on the part of the management corporation with each subsidiary proprietor; and

(b) on the part of each subsidiary proprietor with every other subsidiary proprietor and with the management corporation,

to observe and perform all the provisions of the by-laws.

(4) On the application of a subsidiary proprietor or any person or body authorised in writing by him, the management corporation shall make available for inspection the by-laws for the time being in force in respect of the building.

(5) No by-law shall be capable of operating –

(a) to prohibit or restrict the transmission, transfer, lease or charge of, or any other dealing with, any parcel of a sub-divided building; or

(b) to destroy or modify any easement expressly or impliedly created by or under this Part.

(6) In sub-section (5) "easement" includes a right or obligation created by section 372.

Part Twenty-Five – SUB-DIVIDED BUILDINGS

Chapter 3 - Management of the Building

The management fund

364. (1) The management corporation shall establish a fund for administrative expenses (referred to in this Part as the management fund) sufficient in the opinion of the corporation for the purposes of controlling, managing and administering the common property, paying rent, rates and premiums of insurance and discharging any other obligation of the corporation.

(2) The management corporation may invest as it thinks fit any moneys in the management fund.


(3) For the purpose of establishing and maintaining the management fund the management corporation may –
(a) determine from time to time the amounts to be raised for the purposes mentioned in sub-section (1); and
(b) raise the amounts so determined by levying contributions on the subsidiary proprietors in proportion to the share units of their respective parcels.

(4) The management corporation shall on the application of a subsidiary proprietor or any person or body authorised in writing by him certify –

- (a) the amount of any contribution determined as the contribution of that proprietor;
- (b) the manner in which the contribution is payable;
- (c) the extent (if any) to which the contribution has been paid; and
- (d) the amount of any rate paid in respect of that proprietor's parcel by the management corporation under section 367 and not recovered by it,

and in favour of any person or body dealing with that proprietor the certificate shall be conclusive evidence of the matters certified.

(5) A subsidiary proprietor on whom a contribution is levied under sub-section (3) and, without prejudice to the conclusiveness of a certificate given under sub-section (4), his successors in title shall be jointly and severally liable for the payment of the contribution, which shall be recoverable accordingly by the management corporation.



**Building and Common Property
(Maintenance and Management) Act 2007
Act 663**

SECTIONS

Part I - Preliminary

1. Short title, application and commencement
2. Interpretation

Part II - Administration of the Act

3. Appointment of Commissioner of Buildings and other officers

Part III - Management of Building or Land Intended for Subdivision Into Parcels

4. Establishment of a Joint Management Body
5. Duty of developer to convene meeting
6. First meeting of Joint Management Body
7. Duty of Body to inform Commissioner of name of Body
8. Duties and powers of Joint Management Body
9. Annual General Meeting
10. Extraordinary general meeting
11. Joint Management Committee
12. Register of purchasers
13. Right of purchaser
14. House rules
15. Dissolution of Joint Management Body

Part IV - Building Maintenance Account

16. Developer to Open and maintain the Building Maintenance Account
17. Duties of developer as to Building Maintenance Account
18. Money's to be deposited into Building Maintenance Account
19. Moneys not to form Part of the property of developer.
20. Prohibition on collection of charges
21. Duty of developer in respect of charges for building completed before commencement of this Part.

Part V - Building Management Fund and Sinking Fund

22. Building Maintenance Fund
23. Purchaser to pay maintenance charges
24. Joint Management Body to open and maintain sinking fund

Part VI- Managing Agent

25. Appointment of managing agent
26. Independence of managing agent
27. Managing agent to lodge bond
28. Powers and duties of managing agent
29. Developer not to be relieved of his obligation to carry out repairs, etc.
30. Termination of management agreement

Part VII - Deposit and Recovery. of Charges

31. Developer to pay deposit to rectify defects on common property.
32. Recovery of charges by Joint Management Body
33. Recovery of arrears of charges
34. Failure or refusal to pay charges

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35. Representation in civil proceedings
36. Liability of directors, etc.
37. Service of notice or order
38. Power of entry
39. Examination of person acquainted with case
40. Power to compound
41. Appeals to the State Authority
42. Regulations
43. Prosecution
44. Non application of other written laws, contracts and deeds
45. Contracting out prohibited
46. Public Authorities Protection Act 1948

First Schedule

Second Schedule

An Act to provide for the proper maintenance and management of buildings and common property, and for matters incidental thereto. Whereas it is expedient for the purposes only of ensuring uniformity of law and policy with respect to local government to make laws relating to the maintenance and management of buildings and common property within Peninsular Malaysia and the Federal Territory of Labuan:

Now, Therefore, pursuant to Clause (4) of Article 76 of the Federal Constitution, It Is Enacted by the Parliament of Malaysia as follows:

Strata Title Act

**All the 11 States in Peninsular Malaysia and
the 3 Federal Territories**

PRESENT!



LAWS OF MALAYSIA

Act 318

STRATA TITLES ACT 1985

Incorporating all amendments up to 15 March 2017

Construction of the Act.

- (1) This Act shall be read and construed with the National Land Code as if it forms part thereof.
- (2) The National Land Code and the rules made thereunder, in so far as they are not inconsistent with the provisions of this Act or the rules made thereunder, or are capable of applying to parcels, shall apply in all respects to parcels held under strata titles.
- (3) Notwithstanding subsections (1) and (2), the Yang di-Pertuan Agong may, from time to time, by order provide-
 - (a) for the non-application of any provision of the National Land Code to this Act; or
 - (b) for the application of any provision of the National Land Code to this Act subject to such variations, modifications, adaptations, additions or deletions as may be specified in the order.
- (4) In the application of subsection (1) to the Federal Territory, the National Land Code shall be read as modified by the Yang di-Pertuan Agong under subsection (3) of section 5 of the Constitution (Amendment) (No.2) Act 1973.
- (5) Any reference to the State Authority in this Act in its application in the Federal Territory and in the operation of the National Land Code as modified under subsection (4), shall be construed as a reference to the Minister charged with the responsibility for land in the Federal Territory.

PART 1 - PRELIMINARY

1. Short title.

This Act may be cited as the Strata Titles Act 1985.

2. Application.

This Act shall apply only to Peninsular Malaysia, the Federal Territory of Putrajaya and the Federal Territory of Labuan.

3. Commencement.

- (1) This Act shall come into force in each State on such date as the Minister may, with the approval of the National Land Council, by notification in the Gazette, appoint.
- (2) The Act shall come into force in the Federal Territory on such date as the Minister may, by notification in the Gazette, appoint.

4. Interpretation.

In this Act, unless the context otherwise requires-

- "*accessory parcel*" means any parcel shown in a strata plan as an accessory parcel which is used-or intended to be used in conjunction with a parcel;

- **"common property"** means so much of the lot as is not comprised in any parcel (including any accessory parcel), or any provisional block as shown in a certified strata plan
- **"floor area"**, in relation to a parcel means the area occupied by that parcel
- **"land parcel"** means a unit delineated within the lot in which is comprised a building of not more than four storeys (excluding shared basement) which is held under a strata title which may have shared basement, comprises accessory parcels and common property
- **"land surveyor"** means the Director of Survey appointed under the National Land Code or a land surveyor licensed to practise as such under any law for the time being in force in relation to survey
- **"original proprietor"** means the proprietor of the lot immediately before the subdivision of building or land
- **"parcel"**, in relation to a subdivided building, means one of the individual units comprised therein, which (except in the case of an accessory parcel) is held under separate strata title, and in relation to a subdivided land, means one of the individual units of land parcel
- **"proprietor"** refers to a parcel proprietor, that is to say, a person or body for the time being registered as the proprietor of a parcel, as well as to the proprietor of a provisional block, that is to say, a person or body for the time being registered as the proprietor of a provisional block unless expressly provided otherwise

- **"provisional block"** means-
 - (a) in relation to a subdivided building, a block in respect of building proposed to be, or in the course of being, erected on building or land, for which a separate provisional strata title is applied for
 - (aa) in relation to a subdivided land, a block in respect of the proposed land parcels, for which a separated provisional strata title is applied for
 - (b) in relation to a certified strata plan, such a block in shown therein, for which a provisional strata title is to be registered and
 - (c) in relation to a book of strata register, such a block shown therein, for which a provisional strata title has been registered

- **"provisional share units"** means the share value allotted to a provisional block shown in the strata register

- **"rent"** has the meaning assigned to it under section 5 of the National Land Code and includes any annual sum payable to the State Authority of any parcel or provisional block pursuant to section 4c by way of rent and any fees due to the State Authority in respect of any arrears of rent provided by rules under section 81

- **"special building"** means any building occupied before June 1996 or any building occupied from June 1996 up to 11 April 2007, as classified by the State Authority as such
- **"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
- **"strata plan"**-
 - (a) in relation to a subdivided building, means a location plan and a storey plan, and includes a plan of division or amalgamation of any parcels shown in a certified strata plan and
 - (b) in relation to a subdivided land, means a location plan and a delineation plan, and includes a plan of division or amalgamation of any parcels shown in a certified strata plan, and in the case of land parcel with shared basement, includes a storey plan
- **"subsidiary management corporation"** in relation to limited common property means the subsidiary management corporation created under section 17 A

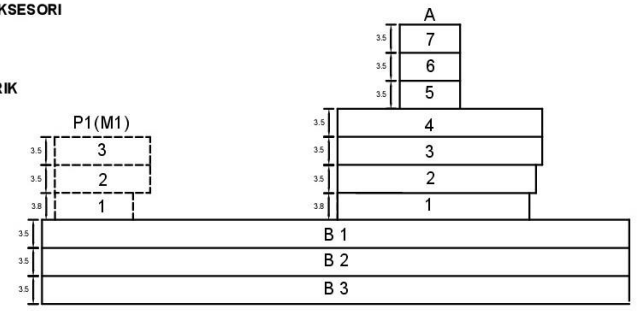


Jadual Petak Bahagi Bangunan Dan Blok Sementara

JADUAL PETAK
 PECAH BAHAGI BANGUNAN
 WILAYAH PERSEKUTUAN KUALA LUMPUR
 BANDAR KUALA LUMPUR
 SEKSYEN 47
 LOT 644 (PA 100408)
 NOMBOR HAKMILIK : GRN 73
 KELUASAN LOT : 9482m²
 NOMBOR SKIM 1234
 SKALA 1:2000

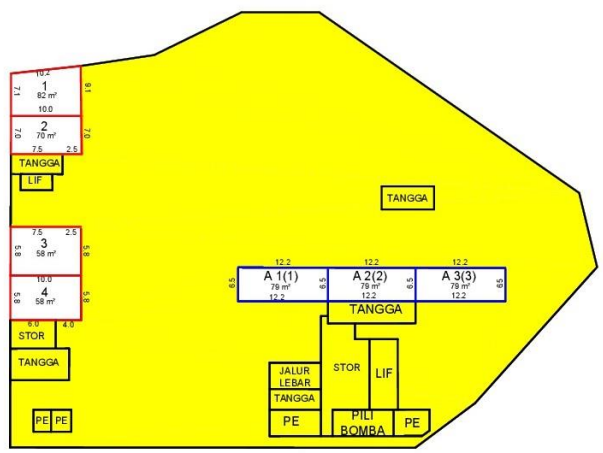
- PETUNJUK :**
- HARTA BERSAMA
 - SEMPADAN PETAK
 - SEMPADAN PETAK AKSESORI
 - BLOK SEMENTARA
 - PE PENCAWANG ELEKTRIK

KERATAN TEGAK BANGUNAN M1
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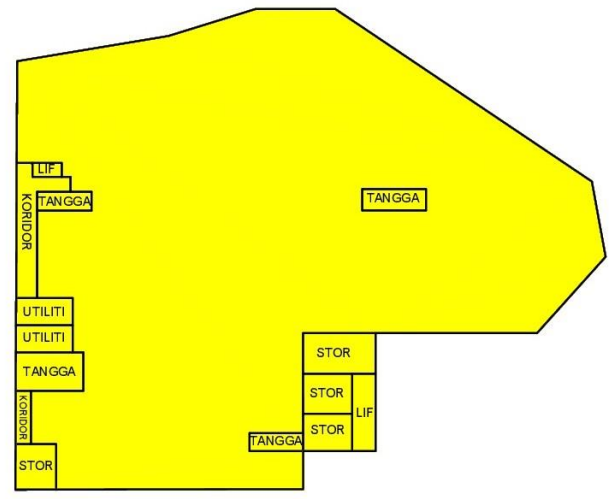
PELAN TINGKAT
 BANGUNAN M1
 TINGKAT B1

PETAK 1 HINGGA 4 DAN PETAK AKSESORI A1 HINGGA A3
 SKALA 1 : 500



PELAN TINGKAT
 BANGUNAN M1
 TINGKAT B2

SKALA 1 : 500



Saya, seorang Juruukur Tanah yang dilesenkan di bawah Akta Juruukur Tanah Berlesen 1958 [Akta 458], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa bangunan-bangunan yang dicadangkan untuk dipecah bahagi kepada petak-petak dan blok-blok sementara yang ditunjukkan ini boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20.....

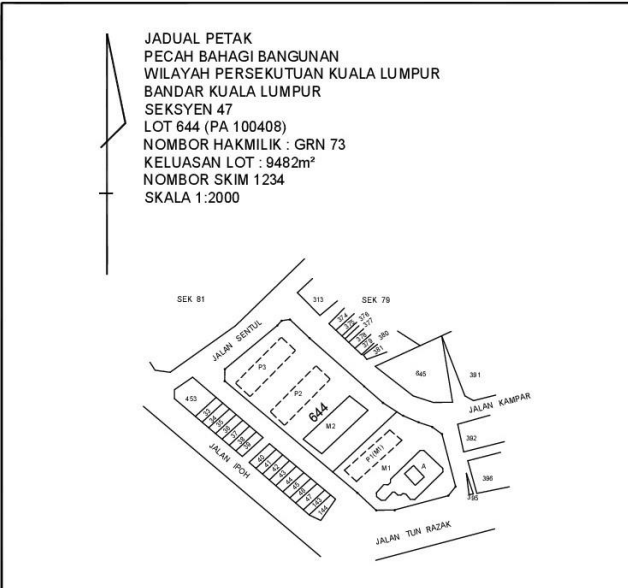
.....
 Juruukur Tanah yang dilesenkan di bawah Akta 458

Saya, seorang Arkitek Professional yang didaftarkan di bawah Akta Arkitek 1967 [Akta 117] / Jurutera Profesional yang didaftarkan di bawah Akta Pendaftaran Jurutera 1967 [Akta 138], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa bangunan-bangunan yang dicadangkan untuk dipecah bahagi kepada petak-petak dan blok-blok sementara yang akan dibina mengikut pelan dan spesifikasi yang diluluskan dan mana-mana pindaan kepada pelan dan spesifikasi di bawah Akta Jalan, Parit dan Bangunan 1974 [Akta 133] dan mana-mana undang-undang kecil yang dibuat di bawah Akta itu, yang disediakan boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20.....

.....
 Arkitek Profesional yang didaftarkan di bawah Akta 117/
 Jurutera Profesional yang didaftarkan di bawah Akta 138

JP 123451-01



Saya, seorang Juruukur Tanah yang dilesenkan di bawah Akta Juruukur Tanah Berlesen 1958 [Akta 458], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757] bahawa bangunan-bangunan yang dicadangkan untuk dipecah bahagi kepada petak-petak dan blok-blok sementara yang ditunjukkan ini boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20.....

.....
 Juruukur Tanah yang dilesenkan di bawah Akta 458

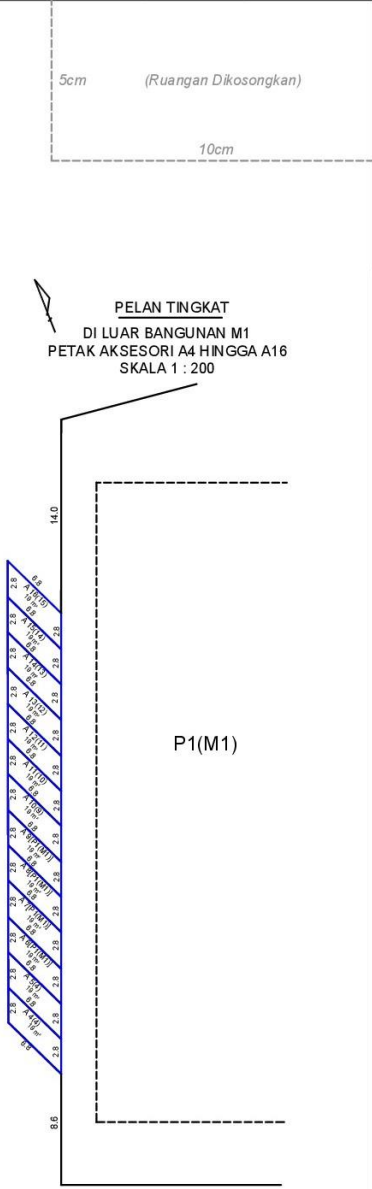
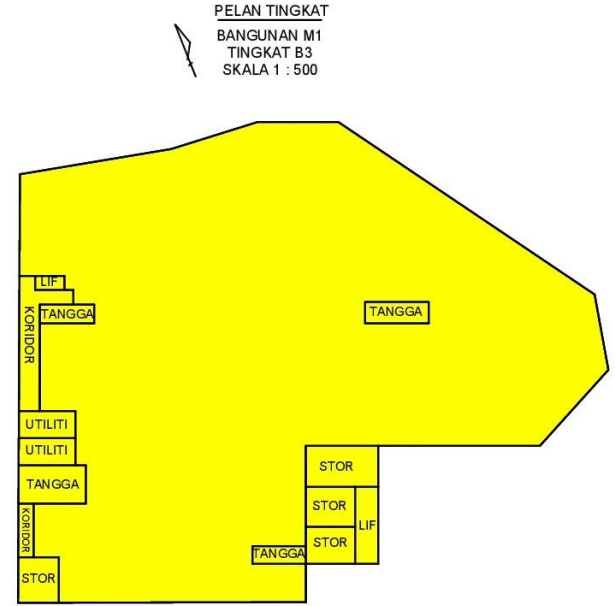
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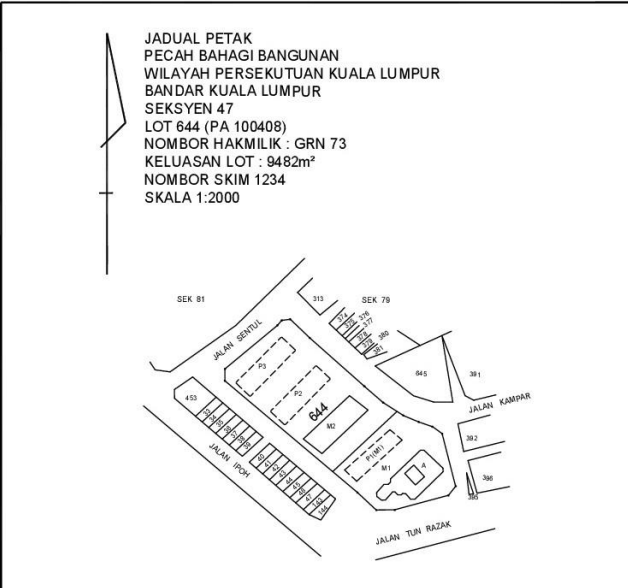
Bertarikh haribulan 20.....

.....
 Arkitek Profesional yang didaftarkan di bawah Akta 117/
 Jurutera Profesional yang didaftarkan di bawah Akta 138

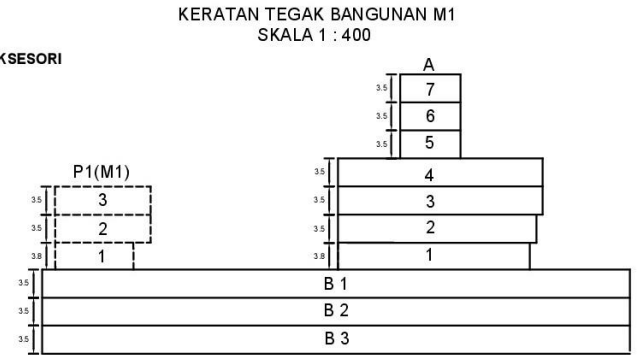
JP 123451-02

- PETUNJUK :
- HARTA BERSAMA
 - SEMPADAN PETAK AKSESORI
 - BLOK SEMENTARA





- PETUNJUK :**
- HARTA BERSAMA
 - SEMPADAN PETAK
 - SEMPADAN PETAK AKSESORI
 - BLOK SEMENTARA



Saya, seorang Juruukur Tanah yang dillesenkan di bawah Akta Juruukur Tanah Berlesen 1958 [Akta 458], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa bangunan-bangunan yang dicadangkan untuk dipecah bahagi kepada petak-petak dan blok-blok sementara yang ditunjukkan ini boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20.....

Juruukur Tanah yang dillesenkan di bawah Akta 458

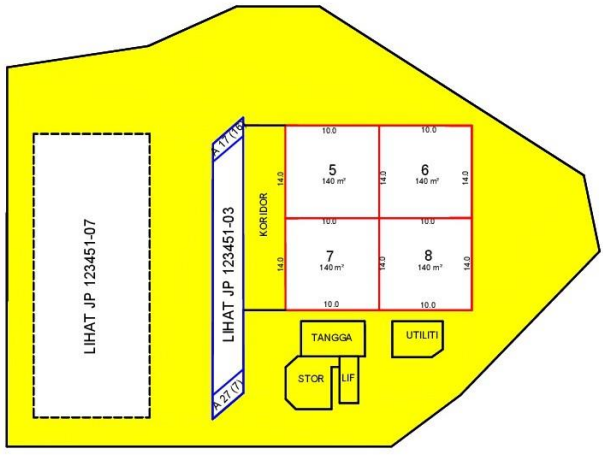
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Bertarikh haribulan 20.....

Arkitek Profesional yang didaftarkan di bawah Akta 117/
 Jurutera Profesional yang didaftarkan di bawah Akta 138

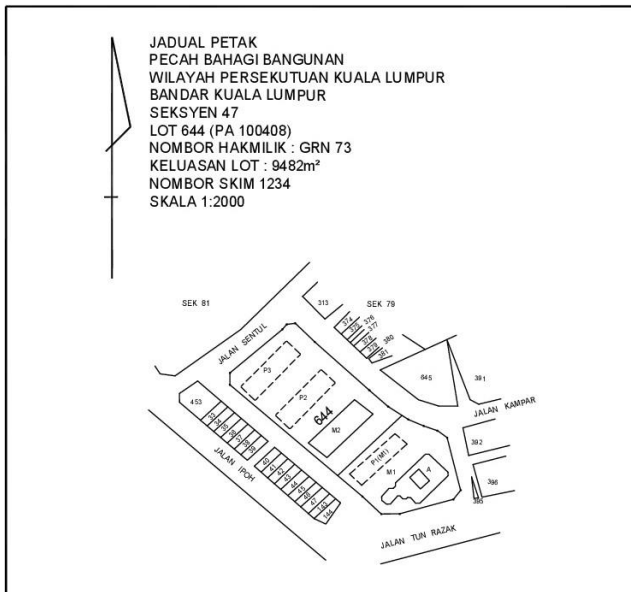
JP 123451-04

PELAN TINGKAT
 BANGUNAN M1
 MENARA A
 TINGKAT 1
 PETAK 5 HINGGA 8 DAN AKSESORI A17 HINGGA A27
 SKALA 1 : 500



PELAN TINGKAT
 BANGUNAN M1
 MENARA A
 TINGKAT 2
 PETAK 9 HINGGA 14
 SKALA 1:300





Saya, seorang Juruukur Tanah yang dilesenkan di bawah Akta Juruukur Tanah Berlesen 1958 [Akta 458], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa bangunan-bangunan yang dicadangkan untuk dipecah bahagi kepada petak-petak dan blok-blok sementara yang ditunjukkan ini boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20....

Juruukur Tanah yang dilesenkan di bawah Akta 458

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Bertarikh haribulan 20....

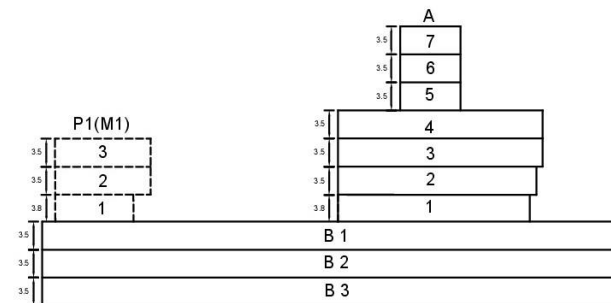
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JP 123451-07

PETUNJUK :

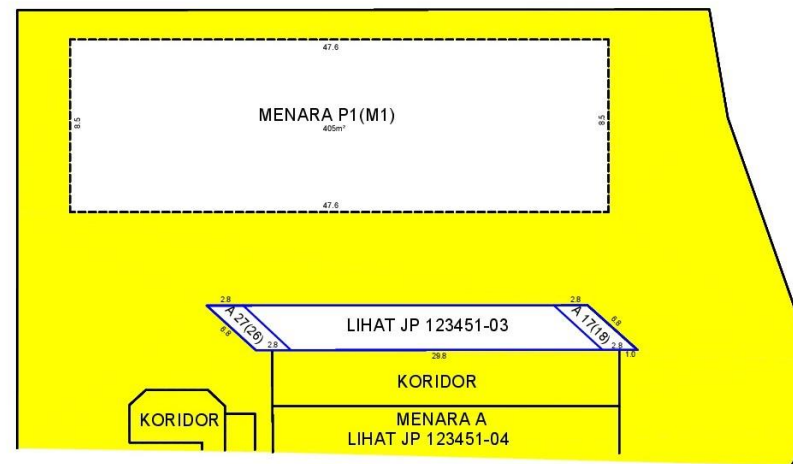
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- SEMPADAN PETAK AKSESORI
- BLOK SEMENTARA

KERATAN TEGAK BANGUNAN M1
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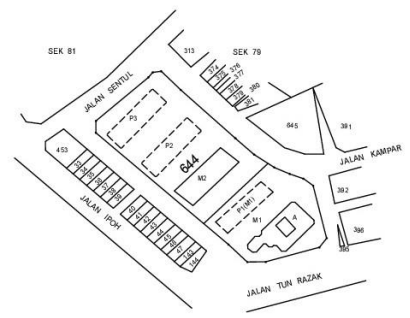


5cm (Ruang Dikosongkan)
 10cm

PELAN TINGKAT
 MENARA SEMENTARA P1(M1)
 3 TINGKAT
 SEJUMLAH 15 PETAK
 SKALA 1 : 200



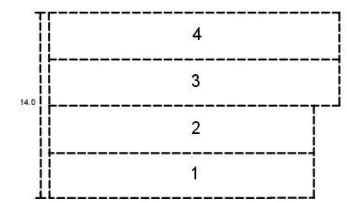
JADUAL PETAK
 PECAH BAHAGI BANGUNAN
 WILAYAH PERSEKUTUAN KUALA LUMPUR
 BANDAR KUALA LUMPUR
 SEKSYEN 47
 LOT 644 (PA 100408)
 NOMBOR HAKMILIK : GRN 73
 KELUASAN LOT : 9482m²
 NOMBOR SKIM 1234
 SKALA 1:2000



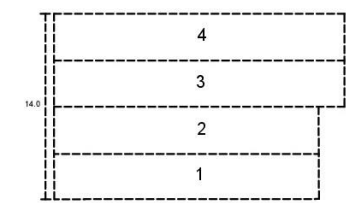
PETUNJUK :
 [Dashed Box] BLOK SEMENTARA



KERATAN TEGAK BLOK SEMENTARA P2
 SKALA 1:200



KERATAN TEGAK BLOK SEMENTARA P3
 SKALA 1:200

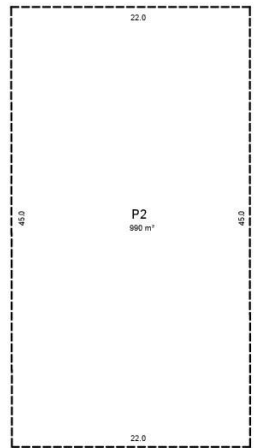


Saya, seorang Juruukur Tanah yang dilesenkan di bawah Akta Juruukur Tanah Berlesen 1958 [Akta 458], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa bangunan-bangunan yang dicadangkan untuk dipecah bahagi kepada petak-petak dan blok-blok sementara yang ditunjukkan ini boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

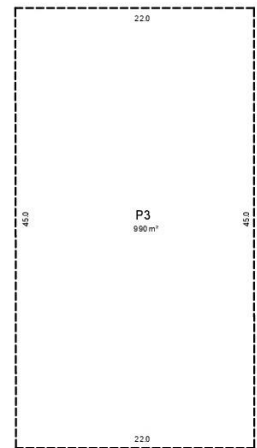
Bertarikh haribulan 20....

.....
 Juruukur Tanah yang dilesenkan di bawah Akta 458

PELAN TINGKAT
 BANGUNAN BLOK SEMENTARA P2
 4 TINGKAT
 SEJUMLAH 40 PETAK
 SKALA 1:200



PELAN TINGKAT
 BANGUNAN BLOK SEMENTARA P3
 4 TINGKAT
 SEJUMLAH 40 PETAK
 SKALA 1:200



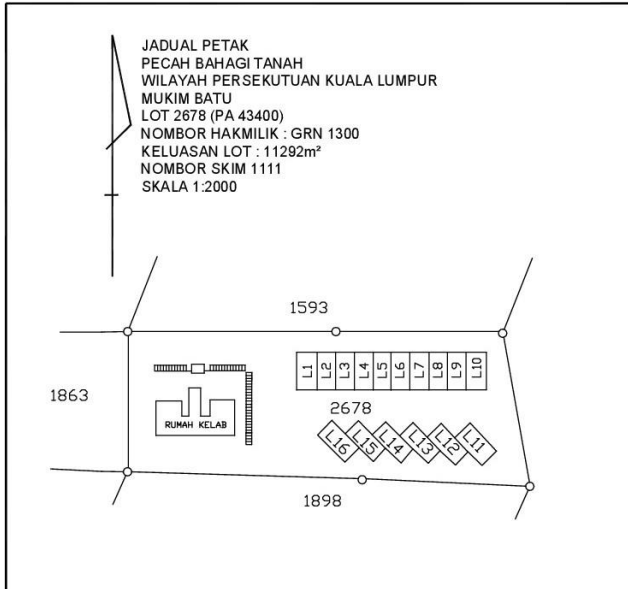
Saya, seorang Arkitek Professional yang didaftarkan di bawah Akta Arkitek 1967 [Akta 117] / Jurutera Profesional yang didaftarkan di bawah Akta Pendaftaran Jurutera 1967 [Akta 138], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa bangunan-bangunan yang dicadangkan untuk dipecah bahagi kepada petak-petak dan blok-blok sementara yang akan dibina mengikut pelan dan spesifikasi yang diluluskan dan mana-mana pindaan kepada pelan dan spesifikasi di bawah Akta Jalan, Parit dan Bangunan 1974 [Akta 133] dan mana-mana undang-undang kecil yang dibuat di bawah Akta itu, yang disediakan boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20....

.....
 Arkitek Profesional yang didaftarkan di bawah Akta 117/
 Jurutera Profesional yang didaftarkan di bawah Akta 138

JP 123451-10

Jadual Petak Pecah Bahagi Tanah



Saya, seorang Juruukur Tanah yang dilesenkan di bawah Akta Juruukur Tanah Berlesen 1958 [Akta 458], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa tanah yang dicadangkan untuk dipecah bahagi kepada petak-petak tanah yang ditunjukkan ini boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20....

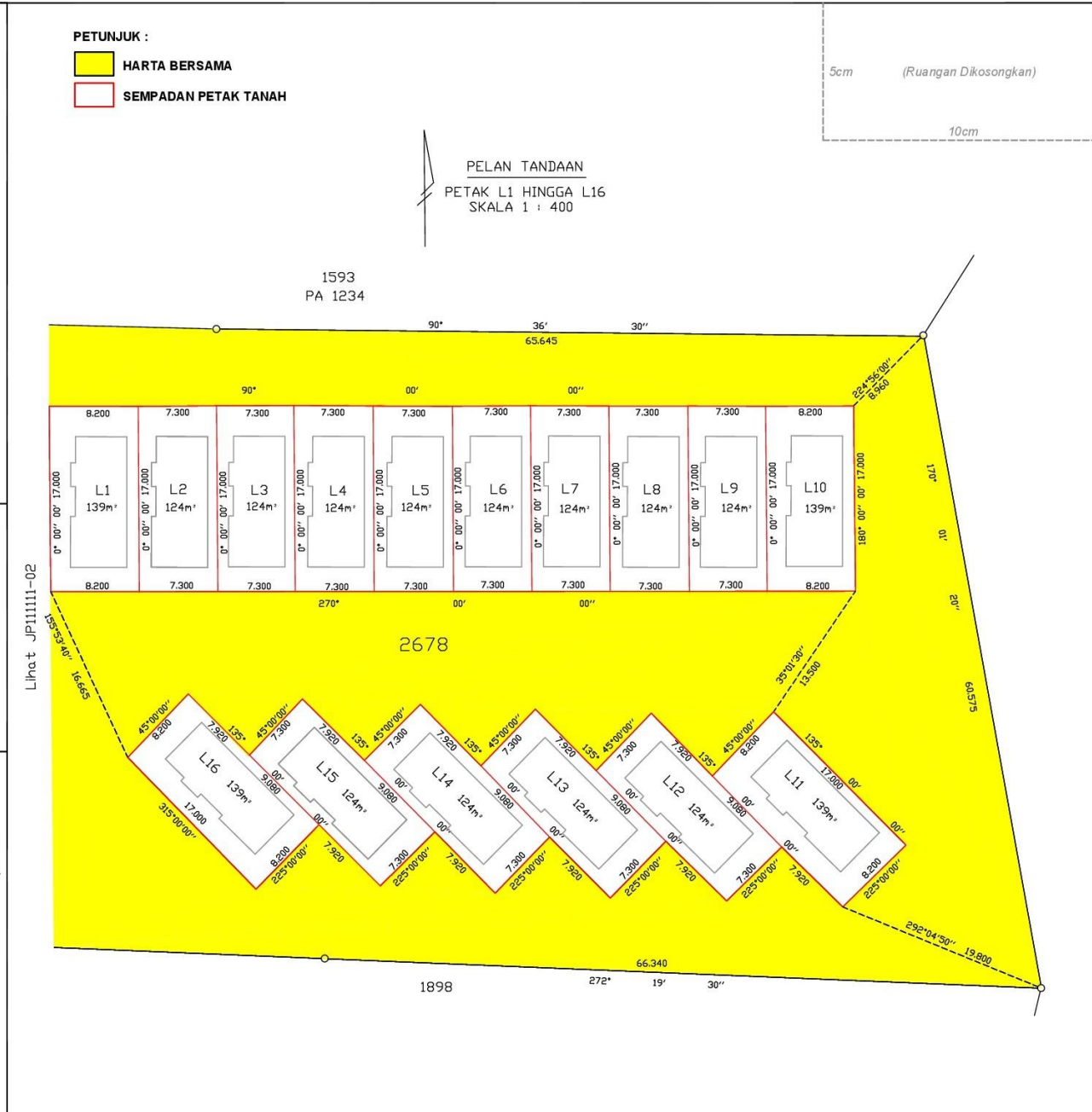
Juruukur Tanah yang dilesenkan di bawah Akta 458

Saya, seorang Arkitek Professional yang didaftarkan di bawah Akta Arkitek 1967 [Akta 117] / Jurutera Profesional yang didaftarkan di bawah Akta Pendaftaran Jurutera 1967 [Akta 138], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa tanah yang dicadangkan untuk dipecah bahagi kepada petak-petak tanah yang akan dibina mengikut pelan dan spesifikasi yang diluluskan dan mana-mana pindaan kepada pelan dan spesifikasi di bawah Akta Jalan, Parit dan Bangunan 1974 [Akta 133] dan mana-mana undang-undang kecil yang dibuat di bawah Akta itu, yang disediakan boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20....

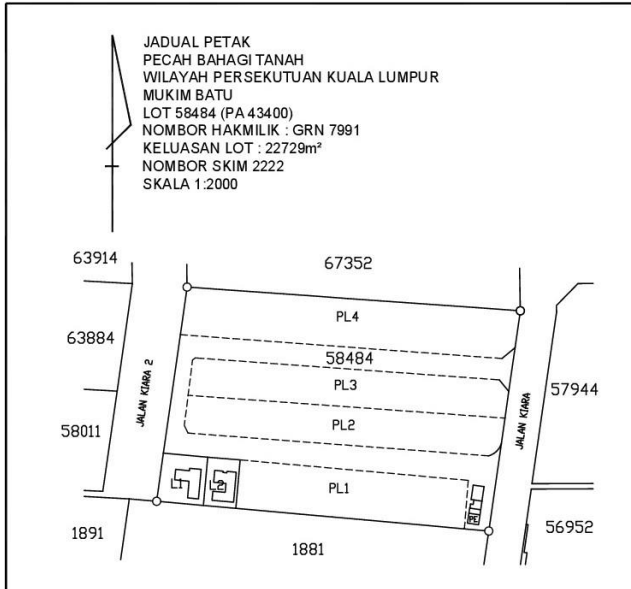
Arkitek Professional yang didaftarkan di bawah Akta 117/
Jurutera Profesional yang didaftarkan di bawah Akta 138

JP 111111-01





Jadual Petak Pecah Bahagi Tanah Dan Blok Sementara



Saya,seorang Juruukur Tanah yang dilesenkan di bawah Akta Juruukur Tanah Berlesen 1958 [Akta 458], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa tanah yang dicadangkan untuk dipecah bahagi kepada petak-petak tanah dan blok-blok sementara yang ditunjukkan ini boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20.....

Juruukur Tanah yang dilesenkan di bawah Akta 458

Saya, seorang Arkitek Profesional yang didaftarkan di bawah Akta Arkitek 1967 [Akta 117] / Jurutera Profesional yang didaftarkan di bawah Akta Pendaftaran Jurutera 1967 [Akta 138], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa tanah yang dicadangkan untuk dipecah bahagi kepada petak-petak tanah dan blok-blok sementara yang akan dibina mengikut pelan dan spesifikasi yang diluluskan dan mana-mana pindaan kepada pelan dan spesifikasi di bawah Akta Jalan, Parit dan Bangunan 1974 [Akta 133] dan mana-mana undang-undang kecil yang dibuat di bawah Akta itu, yang disediakan boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20.....

Arkitek Profesional yang didaftarkan di bawah Akta 117/
Jurutera Profesional yang didaftarkan di bawah Akta 138

JP 222222-01

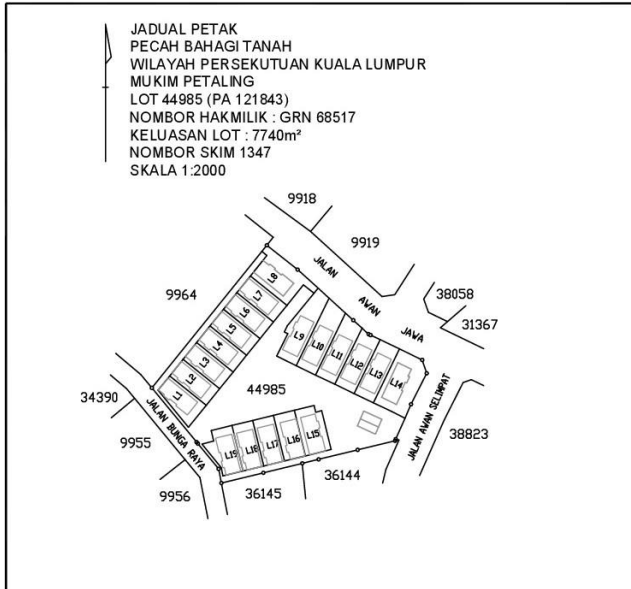
- PETUNJUK :
- HARTA BERSAMA
 - SEMPADAN PETAK
 - BLOK SEMENTARA



LIHAT JP 222222-02



**Jadual Petak Pecah Bahagi Tanah
Dengan Tingkat Bawah Yang Dikongsi**



Saya,seorang Juruukur Tanah yang dilesenkan di bawah Akta Juruukur Tanah Berlesen 1958 [Akta 458], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa tanah yang dicadangkan untuk dipecah bahagi kepada petak-petak tanah yang ditunjukkan ini boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20.....

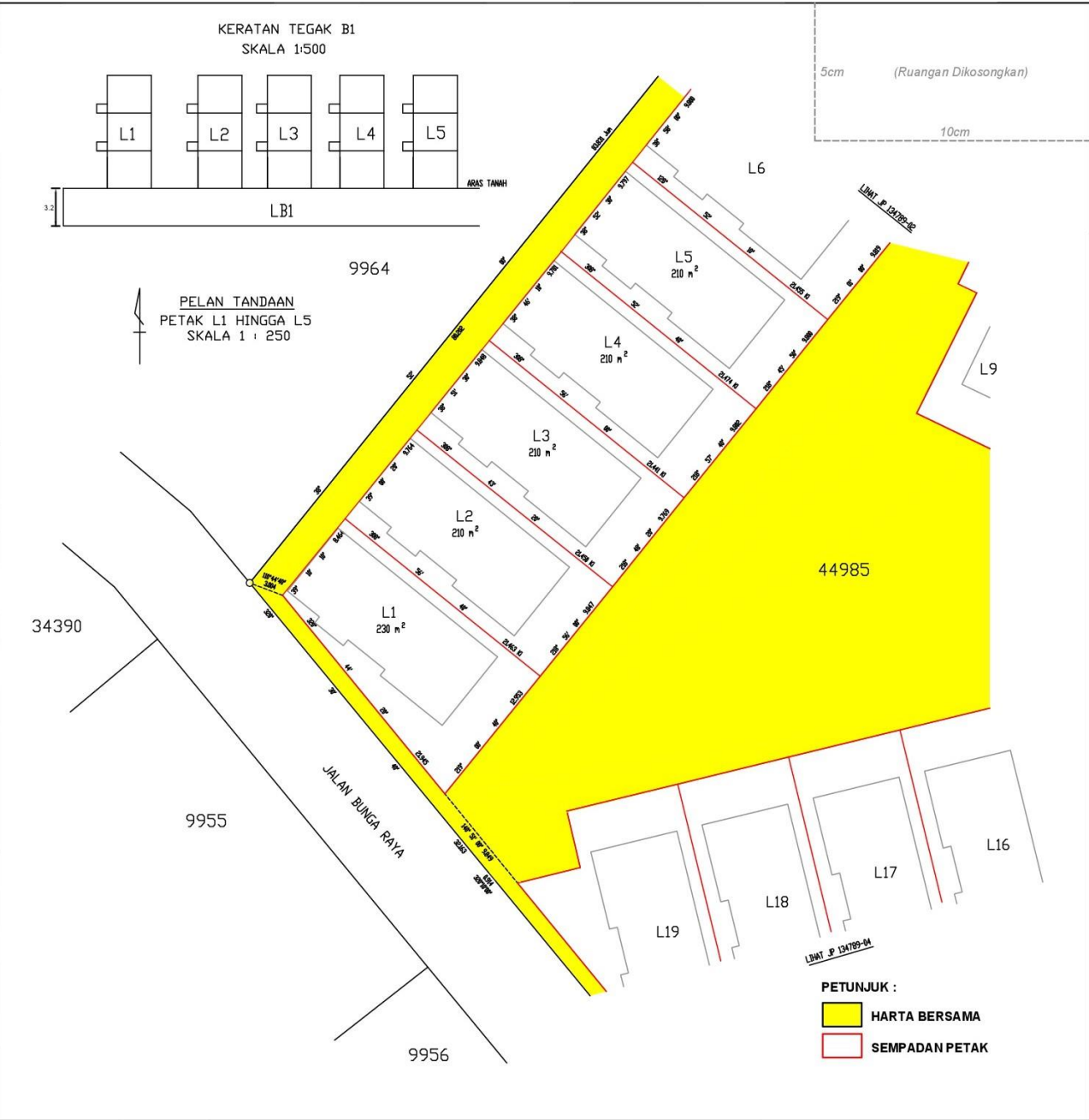
.....
 Juruukur Tanah yang dilesenkan di bawah Akta 458

Saya, seorang Arkitek Professional yang didaftarkan di bawah Akta Arkitek 1967 [Akta 117] / Jurutera Profesional yang didaftarkan di bawah Akta Pendaftaran Jurutera 1967 [Akta 138], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa tanah yang dicadangkan untuk dipecah bahagi kepada petak-petak tanah dan yang akan dibina mengikut pelan dan spesifikasi yang diluluskan dan mana-mana pindaan kepada pelan dan spesifikasi di bawah Akta Jalan, Parit dan Bangunan 1974 [Akta 133] dan mana-mana undang-undang kecil yang dibuat di bawah Akta itu, yang disediakan boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

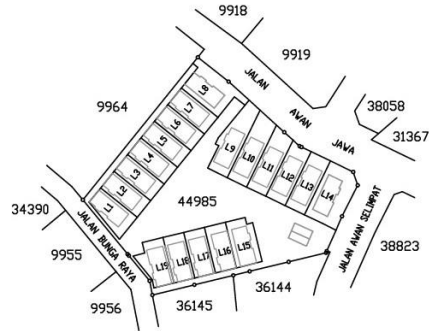
Bertarikh haribulan 20.....

.....
 Arkitek Professional yang didaftarkan di bawah Akta 117/
 Jurutera Profesional yang didaftarkan di bawah Akta 138

JP 134789-01



JADUAL PETAK
 PECAH BAHAGI TANAH
 WILAYAH PERSEKUTUAN KUALA LUMPUR
 MUKIM PETALING
 LOT 44985 (PA 121843)
 NOMBOR HAKMILIK : GRN 68517
 KELUASAN LOT : 7740m²
 NOMBOR SKIM 1347
 SKALA 1:2000



Saya,seorang Juruukur Tanah yang dilesenkan di bawah Akta Juruukur Tanah Berlesen 1958 [Akta 458], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa tanah yang dicadangkan untuk dipecah bahagi kepada petak-petak tanah yang ditunjukkan ini boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20.....

Juruukur Tanah yang dilesenkan di bawah Akta 458

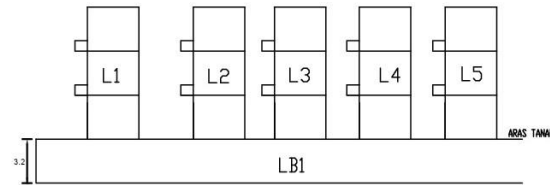
Saya, seorang Arkitek Profesional yang didaftarkan di bawah Akta Arkitek 1967 [Akta 117] / Jurutera Profesional yang didaftarkan di bawah Akta Pendaftaran Jurutera 1967 [Akta 138], memperakui menurut seksyen 6 Akta Pengurusan Strata 2013 [Akta 757], bahawa tanah yang dicadangkan untuk dipecah bahagi kepada petak-petak tanah dan yang akan dibina mengikut pelan dan spesifikasi yang diluluskan dan mana-mana pindaan kepada pelan dan spesifikasi di bawah Akta Jalan, Parit dan Bangunan 1974 [Akta 133] dan mana-mana undang-undang kecil yang dibuat di bawah Akta itu, yang disediakan boleh dipecah bahagi di bawah peruntukan Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20.....

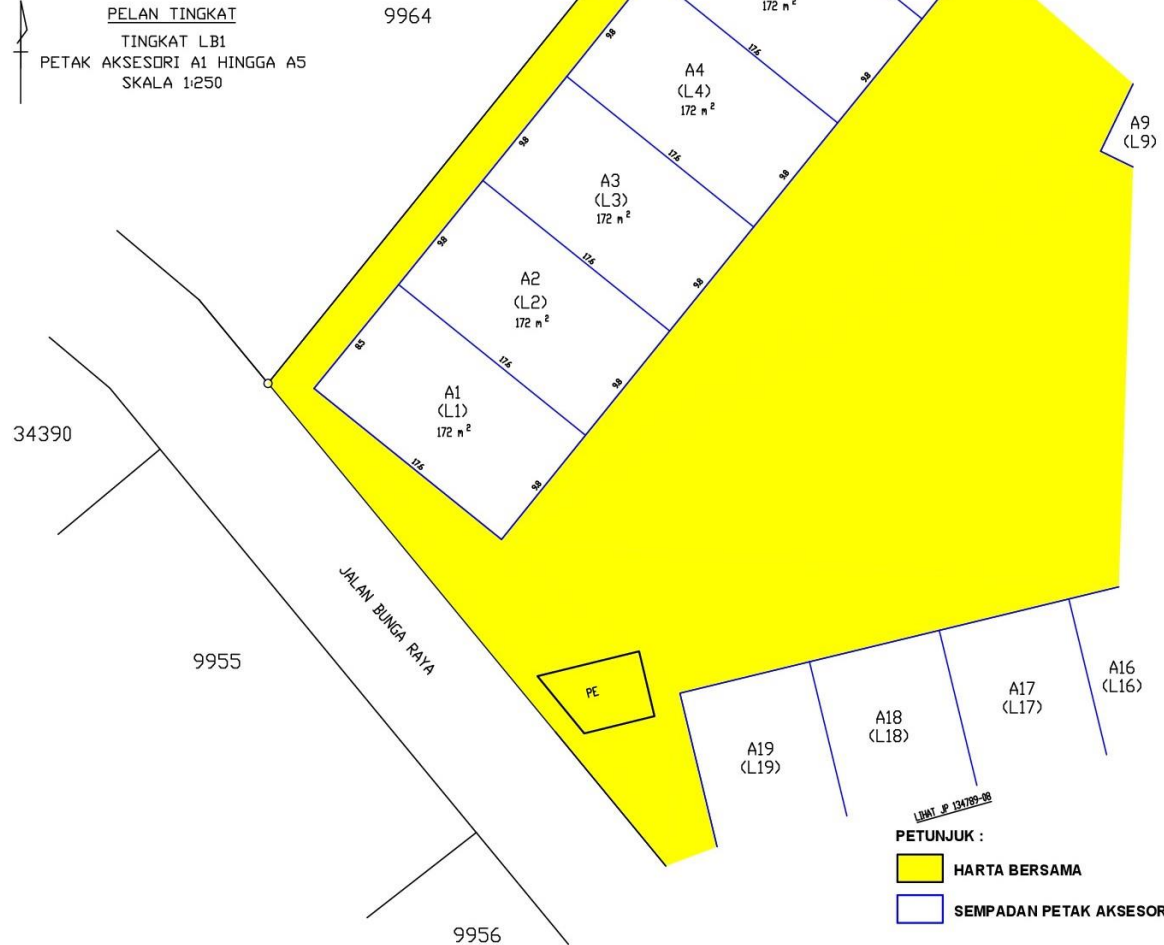
Arkitek Profesional yang didaftarkan di bawah Akta 117/
 Jurutera Profesional yang didaftarkan di bawah Akta 138

JP 134789-05

KERATAN TEGAK B1
 SKALA 1:500



PELAN TINGKAT
 TINGKAT LB1
 PETAK AKSESORI A1 HINGGA A5
 SKALA 1:250



PETUNJUK :
 HARTA BERSAMA
 SEMPADAN PETAK AKSESORI

Emerald Bay – Land & Building Parcel Development (34.66 Hectare)



PART II – APPLICATION FOR SUBDIVISION OF A BUILDING OR LAND

□ *Building or land capable of being subdivided into parcels.*

(1) Any building having two or more storeys on alienated land held as one lot under final title (whether Registry or Land Office title) shall be capable of being subdivided into parcels and any land on the same lot shall also be capable of being subdivided into parcels each of which is to be held under a strata title or an accessory parcel.

(IA) Any alienated land having two or more buildings held as one lot under final title (whether Registry or Land Office title) shall be capable of being subdivided into land parcels each of which is to be held under a strata title or as an accessory parcel.

(2) Notwithstanding subsection (1), the State Authority may, by rules, published in the Gazette, prohibit the subdivision of buildings or land of any class or description as may be specified in such rules.

❑ *Original proprietor may apply for subdivision of a building or land.*

The original proprietor of any alienated land on which there is any building or land which is capable-of being subdivided under section 6 may, subject to the provisions of this Act, apply for the subdivision thereof to the Director.

❑ *Circumstances in which it is compulsory to apply for subdivision of a building or land.*

(1) The original proprietor of any alienated land on which there is a building capable of being issued with strata titles shall, within the period specified in subsections (2) and (3), apply in accordance with subsections 8A(1) and 9(1) for subdivision of the building or land if at any time he has sold or agreed to sell any parcel in such building or land to any person.

(2) The period within which the requirements of subsection 8A(1) shall be complied with is as follows:

- (a) in the case where the sale of, or agreement to sell, any parcel of the building or the first of such sales or agreements takes place and the document that certifies the' super structure stage is issued after the commencement of this Act, the period is three months from the date of issuance of the document that certifies the super structure stage

- (b) in the case where the building is completed after the commencement of this Act and the sale of, or agreement to sell, any parcel of the building or the first of such sales or agreements took place before the commencement of this Act, the period is three months from the date the building is completed
- (c) in the case where the building is completed and the sale of, or agreement to sell, any parcel of the building or the first of such sales or agreements takes place after the commencement of this Act, the period is three months from the date the building is completed or the sale of, or agreement to sell, any parcel of the building or the first of such sales or agreements took place whichever is the later
- (d) in the case where the building was completed and the sale of, or agreement to sell, any parcel of the building or the first of such sales or agreements took place before the commencement of this Act, the period is three months from the date of the commencement of this Act
- (e) in the case where the building was completed before the commencement of this Act and the sale of, or agreement to sell, any parcel of the building or the first of such sales or agreements takes place after the commencement of this Act, the period is three months from the date of the sale of, or agreement to sell, any parcel of the building or the first of such sales or agreements took place.

(3) The original proprietor of any alienated land on which the building or land had been issued with the certificate of proposed strata plan under subsection 8A(8), shall apply for subdivision in accordance with subsection 9(1) within a period of one month from the date of issuance of the certificate of proposed strata plan.

(4) The period specified in subsection (2) may, on an application made before its expiry, be extended once by the Director of Survey for any further period not exceeding one month.

(5) The period specified in subsection (3) may, on an application made before its expiry, be extended once by the Director for any further period not exceeding one month.

(6) The application for the approval of the Director shall be treated as not being in accordance with subsection 8A(1) if the application is defective by reason of any material non-compliance with any of the requirements of subsection 9(1) pertaining to the application.

(7) Where an application is not made within the period specified in subsections (2) and (3), and, within the period of such extension granted in respect of a building or land under subsection (4) or (5), the original proprietor shall be guilty of an offence.

(8) The original proprietor who is guilty of an offence under Subsection (7) shall, on conviction-

- (a) be liable to a fine of not less than ten thousand ringgit but not more than one hundred thousand ringgit or to imprisonment for a term not exceeding three years or to both and; in the case of a continuing offence, to a further fine of not less than one hundred ringgit but not more than one thousand ringgit for every day during which the offence continues to be committed and
- (b) the court may order the original proprietor to apply for subdivision of building or land within a period specified in the order.

(9) For the purposes of paragraphs (2)(b), (c), (d) and (e), the date on which the building is or was completed shall be the date on which the certificate of completion and compliance is issued, certified by any local authority to be fit for occupation or use, or certified in accordance with the provisions of any written law for the time being in operation.

❑ *Application for certificate of proposed strata plan.*

(1) For the purpose of subsection 9(1), the original proprietor of any alienated land on which the building or land is capable of being issued with strata titles shall apply for a certificate of proposed strata plan to the Director of Survey by submitting Form 10 together with the following:

- (a) fees for the survey carried out or caused to be carried out under subsection 8A(8);
- (b) except in a case falling under paragraph (c), the original copy of the building plans approved by the local planning authority;
- (c) if the original copy of the building plans approved by the local planning authority are not available, the application under this subsection shall be accompanied by-
 - (i) plans of the building, certified by a Professional Architect or by a land surveyor as having been drawn according to the actual features of the building and as truly representing those features and
 - (ii) a certification by a duly authorized officer of the appropriate local planning authority that the building as represented by the plans mentioned in subparagraph (i), was erected with planning permission but the plans and specifications by reference to which that permission was given are no longer available, and that the local planning authority is nevertheless satisfied that the building as so represented satisfies planning requirements

- (d) a proposed strata plan comprising a location plan, storey plan and delineation plan, containing such details as are specified in subsections (2), (3), (4), (5), (6) and (7) respectively, and certified by a land surveyor as follows:
- (i) that he has made a comparison of the plans to the approved building plans prepared by a Professional Architect registered under the Architect Act 1967' or a Professional Engineer registered under the Registration of Engineers Act 19672 responsible for its construction, or in a case falling under paragraph (c), to the building plans which \ have been drawn and certified by the Professional Architect or by the land surveyor;
 - (ii) in the case of a storey plan, that the boundaries of the parcels shown thereon follow features of permanent construction appearing in the building
 - (iii) 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 a proposed parcel, which projects over a road reserve to which there subsists a permit or permits issued under section 75A of the National Land Code in respect of every such eave, awning and balcony;
 - (iv) that each of the proposed parcels has-
 - (A) an adequate means of access not passing through another parcel; and
 - (B) an adequate means of internal communication not passing through the common property;
 - (v) that it has been certified by a land surveyor that the position of each provisional block as delineated on the location plan is wholly within the boundaries of the lot in question;

- (e) in the case of any building or land parcels for the erection of which planning permission was required, a certification by the Professional Architect or by the Professional Engineer referred to in subparagraph (1)(d)(i) that the building was constructed in accordance with the plans and specifications by reference to which that permission was given; and the plans and specifications of the buildings state the date on which such permission was given and the reference number, if any;
- (j) a certified copy of the final title of the lot;
- (g) a certified copy of the document that certifies the super structure stage for the case under paragraph 8(2)(a);
- (h) a certified copy of the certificate of completion and compliance or certificate of fitness for occupancy, as the case may be, except in the case under paragraph 8(2)(a); and
 - (i) a certified copy of the schedule of parcel or amended schedule of parcels, as the case may be, filed with the Commissioner under the Strata Management Act 2013 except in the case under paragraphs 8(2)(b) and (d).

(1A) Notwithstanding subsection (1), the Director of Survey, in approving the application for the certificate of proposed strata plan-

(a) of a special building; or

(b) in any other circumstances where he deems fit, may give exemption to the documents in paragraphs (1)(e) and (h) or require any other documents together with the application.

(2) For the purpose of subdivision under subsection 6(1A), the proposed strata plan shall comprise a location plan and a delineation plan, and in the case of subdivision of land with shared basement, includes a storey plan showing the proposed accessory parcels and common property.

(3) Every location plan shall-

(a) specify the lot number, the title number of the land comprised therein and the area thereof;

(b) delineate the boundaries and boundary marks of the lot and the position of all buildings thereon, showing which of these buildings are to be subdivided and in the case of an application for subdivision of land into land parcels, delineate the boundaries and boundary marks of the lot and the parcels showing the position of all the buildings thereon;

- (c) in the case for subdivision of building, and subdivision of land into land parcels with shared basement, include a vertical section of each such building or shared basement, as the case may be, showing-
 - (i) the floor and ceiling of each storey; and
 - (ii) the height of each storey; and
- (d) contain such other details as may be determined by the Director of Survey.

(4) Every storey plan shall-

- (a) specify the lot number and the title number of the land comprised therein, and the building and numbered storey thereof to which the plan relates;
- (b) delineate, subject to the provisions of paragraphs (7)(a) and (b), each proposed parcel and define the boundaries thereof by reference to floors and walls showing the horizontal dimensions, without it being necessary to show the bearing;
- (c) indicate in respect of each such parcel the number by which it is described in the proposed strata plan;
- (d) specify the floor area of each parcel;
- (e) distinguish such parts as are not to be included in any of the parcels but are to become part of a common property; and
- (j) contain such other details as may be determined by the Director of Survey.

(5) Every delineation plan shall-

- (a) specify the lot number and the title number of the land comprised therein, and the land parcel to which the plan relates;
- (b) delineate each proposed land parcel by reference to the lot boundary showing the bearing and distance of each boundary;
- (c) indicate in respect of each such land parcel the number by which it is described in the proposed strata plan;
- (d) specify the area of each land parcel;

- (e) distinguish such parts as are not to be included in any of the land parcels but are to become part of the common property; and
- (j) contain such other details as may be determined by the Director of Survey.

(6) Every proposed strata plan shall-

(a) show a legend of-

- (i) all parcels;
- (ii) all common property; and
- (iii) all accessory parcels, and specify therein the parcels they are made appurtenant to, irrespective of whether the accessory parcels are contiguous to those specified parcels; and

(b) contain such other particulars as may be determined by the Director of Survey.

(7) Where an accessory parcel-

(a) consists of a building or parts thereof and is bounded by external walls, floors and ceilings, the dimensions and boundaries of such accessory parcel shall be shown in the proposed strata plan in accordance with the requirements of subsections (3), (4) and (5);

(b) does not consist of a building or parts thereof-

- (i) the external boundaries of the accessory parcel shall be ascertained from the building plans approved by the planning authority, and the accessory parcel shall be up to a reasonable height or to the extent of any projection above or encroachment below ground level by another part of the lot; and
- (ii) the proposed strata plan shall show a diagram of the accessory parcel with similar dimensions as those shown on the approved plans mentioned in subparagraph (i).

(8) The Director of Survey shall thereupon check the location plan, storey plan and delineation plan, whichever is applicable, carry out or cause to be carried out such survey of the land, any of the buildings thereon or any of the parcels, and shall-

- (a) issue a certificate of proposed strata plan to the applicant if he is satisfied that the plans are in order;
- (b) issue a copy of such certificate to the Land Administrator for the purpose of section 8; and
- (c) notify the Land Administrator of the amount of fees to be collected- in respect of the plans caused to be prepared in the event of the approval of the application.

(9) Where an application under subsection (1) involves a provisional block 0, blocks by virtue of section 9A, the following requirements relating 'to' the provisional block or blocks shall, in addition to the requirements of section 9 relating to the particular building or buildings or land to be subdivided, be observed in making the application:

- (a) the application shall be accompanied by the original copy of the building plans approved by the planning authority for the building or buildings to be, or in the course of being, erected;
- (b) the location plan shall include a legend, and shall delineate the position of each provisional block, showing in accordance with the approved building plans, the vertical section and dimension of the building or shared basement for land parcel, if any;
- (c) the application shall be accompanied, as forming part of the proposed strata plan, by a storey plan in respect of each provisional block, which shall delineate the external boundaries, and show, in accordance with the approved building plans, the horizontal dimensions of the building or shared basement for land parcel, if any, to which the provisional block relates, without it being necessary to show any bearings; and
- (d) the proposed strata plan shall, in respect of a provisional block or blocks in respect of land-
 - (i) delineate the proposed block by reference to the lot boundary showing the bearing and distance of each boundary;
 - (ii) specify the area for provisional block or blocks; and
 - (iii) contain such other details as may be determined by the Director of Survey.

□ *Application for subdivision of building, etc.*

(1) An application for the approval of the Director for the subdivision of building or land shall be made in Form 1 to the Land Administrator and shall be accompanied by-

- (a) such fees as may be prescribed;
- (b) such fees as so notified by the Director of Survey under paragraph 8A(8)(c);
- (c) a certificate of the proposed strata plan;
- (d) the classification certificate of a low-cost building issued under subsection 9B(3), if any;
- (e) the written consents to the making of the application of every person who, at the time of the application, is entitled to the benefit of a lease of the whole or any part thereof, other than a part corresponding precisely with, or included within, one of the parcels to be created upon subdivision;
- (j) the proposed name of the management corporation, and the address for the service of documents thereon, required to be supplied pursuant to subsection 15(3);
- (g) the issue document of title of the lot;
- (h) a certified copy of the certificate of completion and compliance or certificate of fitness for occupancy, as the case may be, except-
 - (i) in the case under paragraph 8(2)(a);
 - (ii) when the building is classified as special building and the certified copy of the certificate of completion and compliance or certificate of fitness for occupancy is not available; or

(iii) in any other circumstances where the Land Administrator is satisfied that the certified copy of the certificate of completion and compliance or certificate of fitness for occupancy may be exempted; and

(i) a certified copy of the schedule of parcels or amended schedule of parcels, as the case may be, except in the case under paragraphs 8(2)(b) and (d).

(2) No application under subsection (1) shall be made unless-

(a) the land is held under final title;

(b) the use of the land is not contrary to the land category and conditions; and

(c) the land is not subject to any charge or lien.

(3) Upon receipt of an application under subsection (1), the Land Administrator shall endorse or cause to be endorsed, a note of the making thereof on the register document of title.

(4) The Land Administrator shall thereupon if he is satisfied that the application and the other documents presented therewith are in order, transmit them to the Director together with his recommendations for approval or rejection.

❑ *Application for subdivision in the case of phased developments.*

An application under subsection 9(1), except where it relates to a low-cost building, shall include an application for the issue of provisional strata title for a provisional block in respect of a building or land proposed to be, or in the course of being, erected on the lot in question.

❑ *Application for subdivision in the case of low-cost buildings.*

(1) The State Authority may, on an application by a proprietor of any alienated land or at any time on its own motion, having regard to the location, nature of construction and the cost of the building, classify it to be a low-cost building.

(2) Without prejudice to subsection (1), the State Authority may prescribe the classification for any type of building to be a low-cost building.

(3) Upon classifying any building to be a low-cost building, the State Authority shall issue a certificate to the proprietor of the alienated land.

(4) Upon receipt of the certificate issued by the State Authority, the proprietor of the alienated land shall apply for the subdivision of the building under subsection 9(1).

(5) No building erected in a provisional block shall be classified to be a low-cost building.

❑ *Action by Director of Survey after approval of subdivision.*

(1) Upon receipt of the request by the Director and upon being informed that the fees referred to in paragraph 8A(8)(c) have been duly paid, the Director of Survey shall-

- (a) from the relevant proposed strata plan, prepare or cause to be prepared a certified strata plan
- (b) file the certified strata plan in his office;
- (c) prepare one copy of the certified strata plan for retention by the Registrar;
- (d) prepare additional copies of the certified strata plan, or copies of the various folios thereof as mentioned in subsection (4), for the purpose of attaching them to the issue documents of title to the parcels which are to be created on the subdivisions; and
- (e) transmit to the Director, the copies so prepared, together with the approved application and other accompanying documents.

(2) The certified strata plan referred to in paragraph (1)(a) shall be a plan delineating, on as many folios as may be considered most suitable for the purpose, the storeys of the building or buildings to be subdivided, and the parcels within each storey and every folio shall contain also-

- (a) a plan of the land, showing the position of every building thereon; and
- (b) except for land parcels, a vertical section of the building or buildings to be subdivided, showing the position therein of the storey or storeys to which it relates.
- (c) (Deleted).

(3) For the purposes of the preparation of any such certified strata plan, the boundary of any parcel of a building with any other parcel, or with any part of the building which is not included in any of the parcels, shall, except in so far as it may have been otherwise provided in the relevant storey plans, 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 shall be defined by its demarcation on the land.

(4) The number of additional copies of the certified strata plan to be prepared pursuant- to' paragraph (1)(d) shall be as follows:

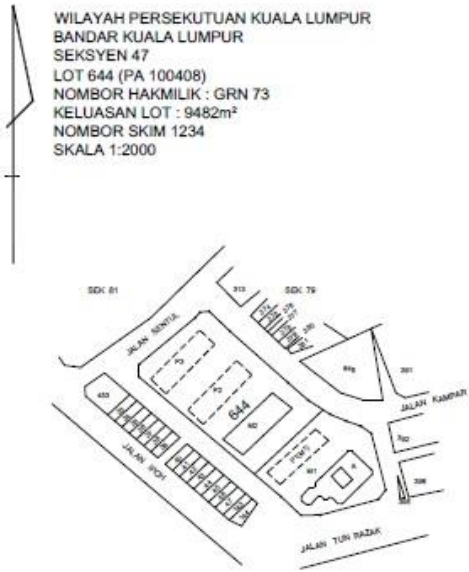
- (a) where any such plan consists of one folio only, the number of copies shall be equal to the number of parcels shown thereon; and
- (b) where any such plan consists of two or more folios, the number of copies of each folio to be so prepared shall be equal to the number of parcels shown on that folio.

(5) For the purposes of this section, the certified strata plan in respect of a provisional block shall contain a plan showing the position of the provisional block and the vertical section and dimension of the building or shared basement for land parcel, if any,

□ *Issue of strata titles to individual parcels.*

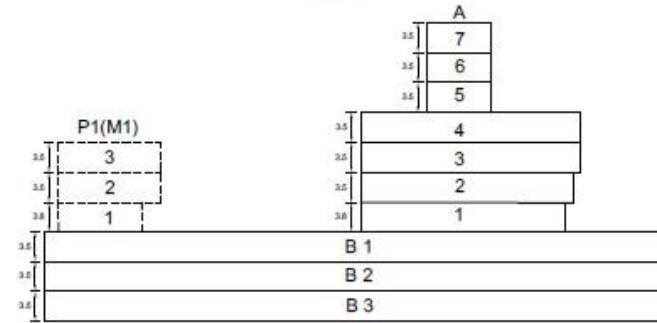
Upon receiving from the Director of Survey the documents referred to in paragraph 13(I)(e), and upon being informed by the Land Administrator that the fees for preparation and registration of strata- titles have been paid, the Director shall direct the Registrar to open a book of the strata register in accordance with the provisions of section 15 and prepare, register and issue strata titles in accordance with the provisions of section 16,

WILAYAH PERSEKUTUAN KUALA LUMPUR
 BANDAR KUALA LUMPUR
 SEKSYEN 47
 LOT 644 (PA 100408)
 NOMBOR HAKMILIK : GRN 73
 KELUASAN LOT : 9482m²
 NOMBOR SKIM 1234
 SKALA 1:2000



PETUNJUK :
 [Dashed Box] BLOK SEMENTARA

KERATAN TEGAK BANGUNAN M1
 SKALA 1 : 400



5cm (Ruangan Dikosongkan)
 10cm

Saya, seorang Juruukur Tanah yang dilesenkan di bawah Akta Juruukur Tanah Berlesen 1958 [Akta 458], memperakui bahawa pengukuran dari mana pelan ini telah disediakan, telah dijalankan dan ditanda di atas tanah oleh saya atau di bawah arahan saya sendiri secara langsung di lapangan semata-mata mengikut Peraturan-peraturan Juruukur Tanah Berlesen, dan bahawa pelan ini secara tepat mewakili pengukuran yang telah disempurnakan pada haribulan 20.....

Bahawa saya bertanggungjawab sepenuhnya ke atas salah betulnya ukuran ini.

Bertarikh haribulan 20.....

Juruukur Tanah yang dilesenkan di bawah Akta 458

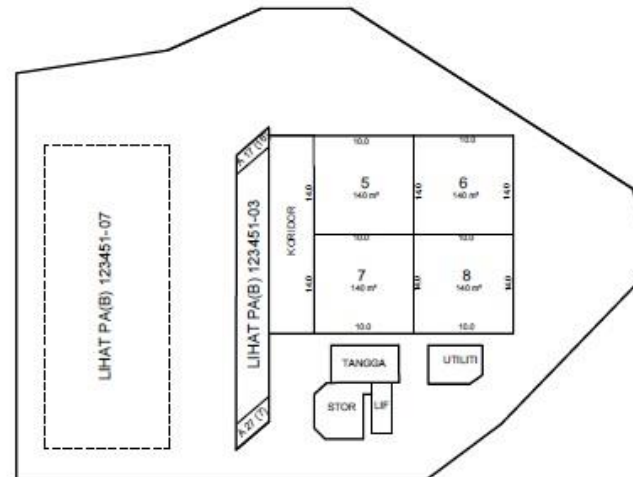
FAIL UKUR PUBLWP 90_2015
 FAIL PTG WP 6/2345/15
 LEMBAR PIAWAI 85-B
 BK 2005

DILULUSKAN OLEH:

PA(B) 123451-04

PELAN TINGKAT

BANGUNAN M1
 MENARA A
 TINGKAT 1
 PETAK 5 HINGGA 8 DAN AKSESORI A17 HINGGA A27
 SKALA 1 : 500

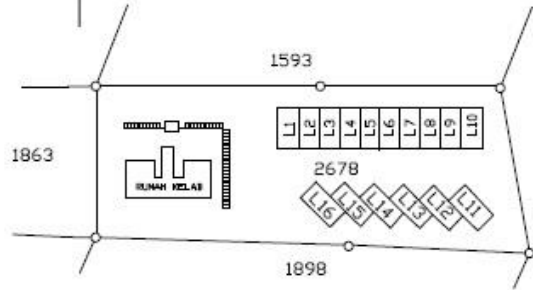


PELAN TINGKAT

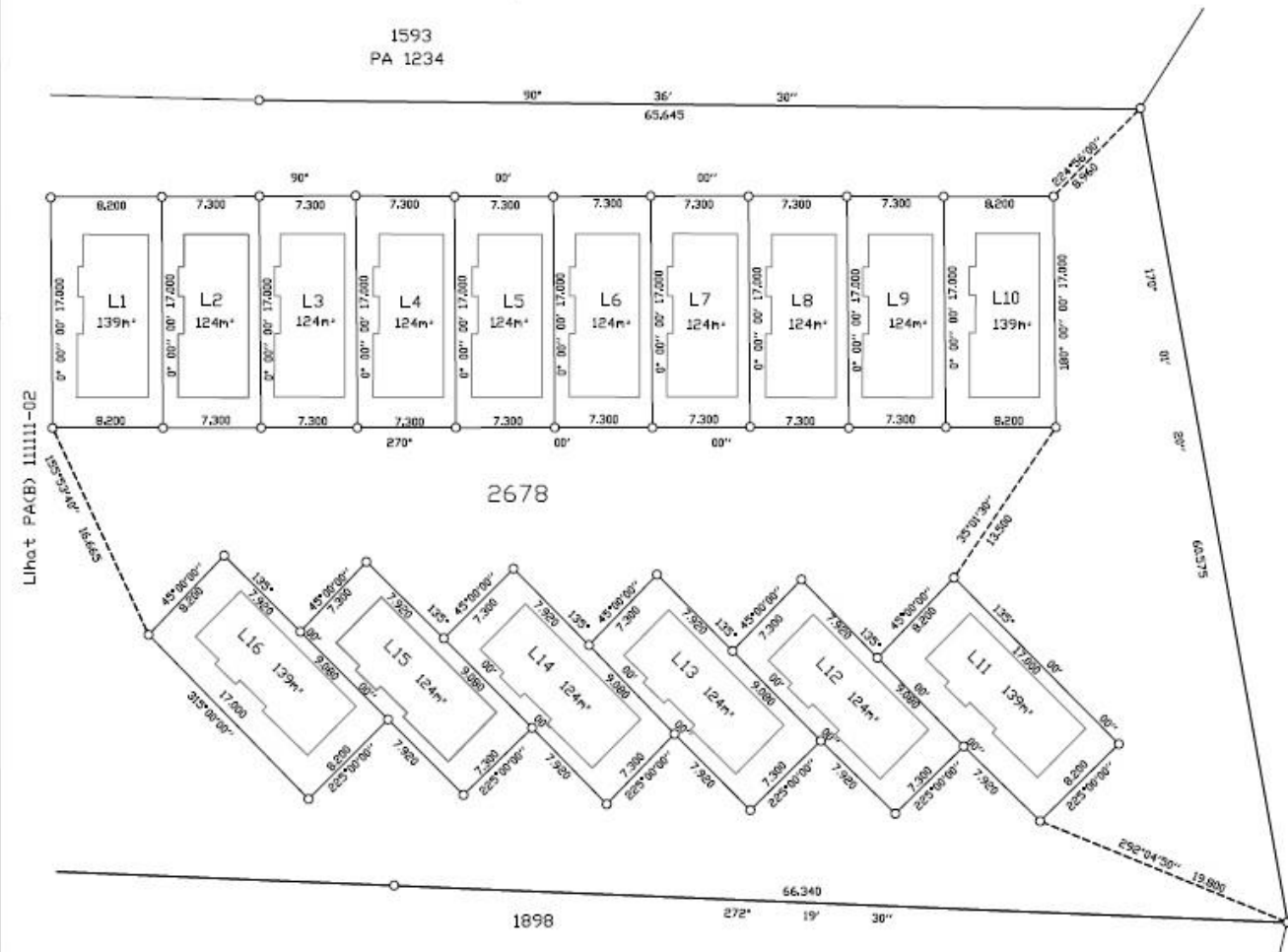
BANGUNAN M1
 MENARA A
 TINGKAT 2
 PETAK 9 HINGGA 14
 SKALA 1:300



WILAYAH PERSEKUTUAN KUALA LUMPUR
 MUKIM BATU
 LOT 2678 (PA 43400)
 NOMBOR HAKMILIK : GRN 1300
 KELUASAN LOT : 11292m²
 NOMBOR SKIM 1111
 SKALA 1:2000



PELAN TANDAAN
 PETAK L1 HINGGA L16
 SKALA 1 : 400



Saya, seorang Juruukur tanah yang dilesenkan di bawah Akta Juruukur Tanah Berlesen 1958 [Akta 458], memperakui bahawa pengukuran dari mana pelan ini telah disediakan, telah dijalankan dan ditanda di atas tanah oleh saya atau di bawah arahan saya sendiri secara langsung di lapangan semata-mata mengikut Peraturan-peraturan Juruukur Tanah Berlesen, dan bahawa pelan ini secara tepat mewakili pengukuran yang telah disempurnakan pada haribulan 20.....

Bahawa saya bertanggungjawab sepenuhnya ke atas salah betulnya ukuran ini.

Bertarikh haribulan 20.....

Juruukur Tanah yang dilesenkan di bawah Akta 458

FAIL UKUR PUBLWP 100_2015
 FAIL PTG WP 9/2345/15
 LEMBAR PIAWAI 85-B
 BK 2100

DILULUSKAN OLEH:

PA(B) 111111-01

PART III – REGISTRATION OF STRATA TITLES

□ *Preparation and maintenance of strata register.*

(1) The Registrar shall prepare and maintain for the purposes of this Act a register of strata titles to be known as the strata register.

(2) The strata register shall consist of a series of books, each relating to one lot, and every such book shall contain-

- (a) an index in Form 2 to the individual parcels and, if any, appurtenant accessory parcels and to the individual provisional block, if any, comprised in the lot;
- (b) a statement in Form 3 which subject to subsections (4), (5) and (6) shall-
 - (i) set out, or where appropriate summarize so far as they relate to matters capable of affecting any of those parcels or provisional blocks, all express conditions, restrictions-in-interest, memorials, endorsements and other entries which appeared on the register document of title to the lot at the time the statement was authenticated by the Registrar; or
 - (ii) confirm that there were no such entries;
- (c) a copy of the certified strata plan prepared under paragraph 13(1)(a); and
- (d) a register document of title in Form 4 in respect of a parcel and in Form 4A in respect of a provisional block.

(3) The name of the management corporation, and the address for the service of documents thereon, required to be stated in the index in Form 2 shall be supplied to the Registrar by the proprietor of the lot.

(3A) Where the proprietor of the lot, after being given reasonable notice by the Registrar, fails to supply the name of the management corporation or the address for service of documents thereon as required by subsection (3), the Registrar-

- (a) as regards the name of the management corporation, shall himself determine the name to be stated in the index in Form 2; or
- (b) as regards the address for service, shall cause to be stated in the index in Form 2 the postal address of any building erected within the lot.

(4) For the purposes of the statement in Form 3, no account shall be taken of any lease, tenancy or any caveat relating to a part of the building which corresponds precisely with, or is included within one of the parcels created on the subdivision, or of any charge of, or lien over, such a lease; but any such lease, tenancy, caveat or charge shall be endorsed on the register document of title to the parcel in question.

(5) The Registrar shall, in the case of private caveats or Registrar's caveats appearing on the register document of title to the lot, if satisfied that such caveats affect only particular parcels created on the subdivision, endorse such caveats on the register documents of title to the parcels in question, and endorse or cause to be endorsed, a note of the cancellation of such caveats on the register document of title to the lot.

(6) Where the Registrar is unable to ascertain to his satisfaction the caveats which affect the particular parcels, may instead of setting out or summarizing them, endorse 1 statement in Form 3 to the effect that the lot is so subject on the caveats entered on the register document of title to the lot:

Provided that the Registrar may at any time thereafter, if it can be ascertained to his satisfaction that any of such caveats relate to particular parcels, endorse such caveats on the register documents of title to the parcels in question and endorse or cause to be endorsed, a note of the cancellation of such caveats on the register document of title to the lot.

AKTA HAKMILIK STRATA 1985

Borang 4

[Seksyen 16]

HAKMILIK STRATA **BUMIPUTRA**

| | | | |
|------------------------------|--------------------|------------------|-----------------|
| NO. HAKMILIK GERAN 444980 | NO. BANGUNAN M1 | NO. TINGKAT 2 | NO. PETAK 49 |
|------------------------------|--------------------|------------------|-----------------|

Cukai tanah: TIADA berakhir pada TIADA

Pajakan selama: TIADA berakhir pada TIADA

Negeri : JOHOR DARUL TA'ZIM
Daerah : JOHOR BAHRU
*Bandar/Pekamp/Mukim : PULAI
Jenis Hakmilik : H/M PE JABAT PENDAFTAR
No. Lot : 55041
Petak Aksesori : A92
Unit Syer bagi Petak : 11
Syarat Nyata : TERTAKLUK KPD SEKATAN &
Sekatan Kepentingan : SYARAT DLH/MGN 444980
No. Pelan : PA(B) 155079-05
No. Buku Daftar Strata : 994

Jumlah unit syer bagi semua bangunan yang dipecahbagikan atas tanah... 2577

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 20 FEB 2012 haribulan 20



G
Pendaftar

Hakmilik :
Tarikh :
No. Versi :
Muka Surat :

REKOD PERBADANAN PENGURUSAN
PERBADANAN PENGURUSAN CINTA AYU
RESORT APARTMENT
20 KM 28, JALAN PONTIAN LAMA,
81110 PULAI, JOHOR.



REKOD PEMILIK
MEMORIAL, PENGENDORSAN DAN CATATAN LAIN



PULAI SPRINGS RESORT BERHAD
20 KM 28, JALAN PONTIAN LAMA,
81110 JOHOR BAHRU, JOHOR.

| | | | |
|--------------|--------------|-------------|-----------|
| NO. HAKMILIK | NO. BANGUNAN | NO. TINGKAT | NO. PETAK |
| 444980 | M1 | 2 | 49 |

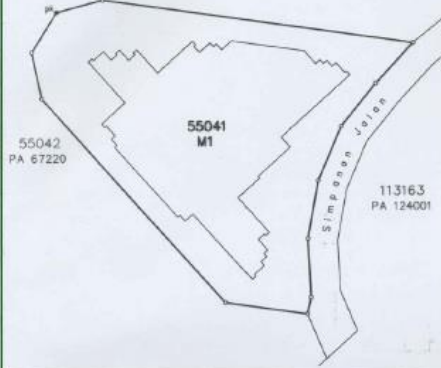
| NO. UNIT SYER | NO. UNIT SYER | NO. UNIT SYER | NO. UNIT SYER |
|---------------|---------------|---------------|---------------|
| 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | 32 |
| 33 | 34 | 35 | 36 |
| 37 | 38 | 39 | 40 |
| 41 | 42 | 43 | 44 |
| 45 | 46 | 47 | 48 |
| 49 | 50 | 51 | 52 |
| 53 | 54 | 55 | 56 |
| 57 | 58 | 59 | 60 |
| 61 | 62 | 63 | 64 |
| 65 | 66 | 67 | 68 |
| 69 | 70 | 71 | 72 |
| 73 | 74 | 75 | 76 |
| 77 | 78 | 79 | 80 |
| 81 | 82 | 83 | 84 |
| 85 | 86 | 87 | 88 |
| 89 | 90 | 91 | 92 |
| 93 | 94 | 95 | 96 |
| 97 | 98 | 99 | 100 |

[Faint signature and stamp area]

REKOD PERBADANAN PENGURUSAN
PERBADANAN PENGURUSAN CINTA AYU
RESORT APARTMENT
20 KM 28, JALAN PONTIAN LAMA,
81110 PULAI, JOHOR.



NEGERI JOHOR
DAERAH JOHOR BAHRU
MUKIM PULAI
LOT 55041 (PA 67220)
NOMBOR HAKMILIK GERAN 444980
KELUASAN LOT = 17388 m²
SKALA 1:1500
SKIM 1046



FAIL UKUR PUBLJ 594-2010
FAIL PTG/OSC/02/03/11/0300/0049/2010
LEMBAR PIAWAI 65AIII & 65AIV
BK 87353 - 87355

Siapa SO SUN SING seorang Anakul Tanah yang diaman di bawah Akta 458 Anakul Tanah Bertanah 1958 mempunyai haknya beraja ukur dan reka pada ini telah dibuktikan telah dipindakan dan ditanda di atas tanah dan siap oleh di bawah arahan dan perintah saya sendiri secara rasmi dengan haknya reka-reka mengikut Peraturan-peraturan Anakul Tanah Bertanah dan bertanah pada ini adalah merupakan dengan haknya beraja ukur yang telah siap pada 13 hurbulan April 2011

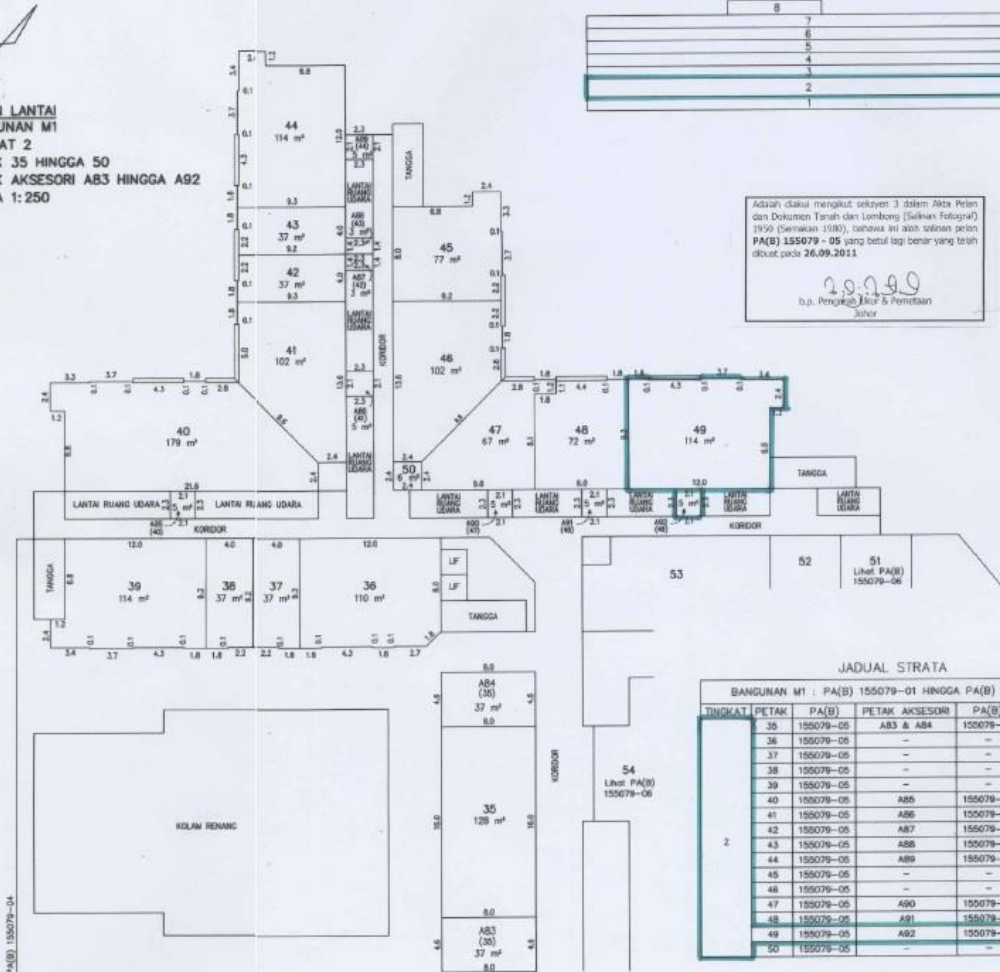
bertakrif 16 hurbulan Jan 2011

Anakul yang diaman di bawah Akta 458

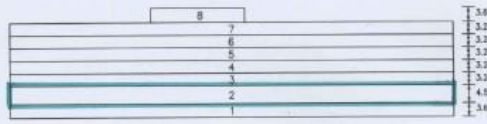
DILUKLUSKAN OLEH
(Anastrian Bte Deltian)
Pengaruh Ukur dan Pemetaan
Johor

PA(B) 155079-05

PELAN LANTAI
BANGUNAN M1
TINGKAT 2
PETAK 35 HINGGA 50
PETAK AKSESORI AB3 HINGGA A92
SKALA 1:250



KERATAN TEGAK BANGUNAN M1
SKALA 1:750



Adalah diakui mengikut seksyen 3 dalam Akta Pelan dan Dokumen Tanah dan Lembang (Seksyen Fotografi) 1950 (Semakan 1998), bahawa ini adalah salinan pelan PA(B) 155079-05 yang betul lagi benar yang telah dibuat pada 26.09.2011.

[Signature]
b.p. Pengukur Ukur & Pemetaan
Johor

JADUAL STRATA

| BANGUNAN M1 : PA(B) 155079-01 HINGGA PA(B) 155079-22 | | | | | |
|--|-----------|-----------|----------------|-----------|-----------|
| TINGKAT | PETAK | PA(B) | PETAK AKSESORI | PA(B) | UNIT SYER |
| 2 | 35 | 155079-05 | AB3 & AB4 | 155079-05 | 20/2577 |
| | 36 | 155079-05 | - | - | 11/2577 |
| | 37 | 155079-05 | - | - | 3/2577 |
| | 38 | 155079-05 | - | - | 3/2577 |
| | 39 | 155079-05 | - | - | 11/2577 |
| | 40 | 155079-05 | AB5 | 155079-05 | 18/2577 |
| | 41 | 155079-05 | AB6 | 155079-05 | 10/2577 |
| | 42 | 155079-05 | AB7 | 155079-05 | 4/2577 |
| | 43 | 155079-05 | AB8 | 155079-05 | 4/2577 |
| | 44 | 155079-05 | AB9 | 155079-05 | 11/2577 |
| 45 | 155079-05 | - | - | 7/2577 | |
| 46 | 155079-05 | - | - | 10/2577 | |
| 47 | 155079-05 | AB0 | 155079-05 | 7/2577 | |
| 48 | 155079-05 | AB1 | 155079-05 | 7/2577 | |
| 49 | 155079-05 | AB2 | 155079-05 | 11/2577 | |
| 50 | 155079-05 | - | - | 1/2577 | |

REKOD PEMILIK
MEMORIAL, PENGENDORSAN DAN CATATAN LAIN

Hakmilik :
Tarikh :
No. Versi :
Muka Surat :

* potong mana-mana yang tidak berkenaan

REKOD PANDU-01

AKTA HAKMILIK STRATA 1985

BORANG 3

(Seksyen 15)

PENYATA DAFTAR STRATA

BUKU BAGI HAKMILIK NO. **GN 333840**.....

Jadual terlampir mengandungi semua memorial, endorsan dan lain-lain catatan, yang terdapat pada hari ini dalam daftar dokumen hakmilik yang tersebut di atas, yang berhubungan dengan perkara-perkara yang boleh melibatkan mana-mana petak *atau mana-mana blok sementara dari hari ini yang dipegang di bawah hakmilik strata *atau hakmilik strata sementara yang merupakan subsidiari kepadanya, yang bukannya perkara-perkara yang boleh melibatkan hanya satu daripada petak-petak ini *atau hanya satu daripada blok-blok sementara ini.

27 OCT 2011

Bertarikh pada.....haribulan.....20.....



GA
Pendaftar

JADUAL

SYARAT - SYARAT NYATA

- i) Tanah ini hendaklah digunakan untuk bangunan bertingkat bagi tujuan Apartment, dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan.
- ii) Segala dasar dan syarat nyata yang ditetapkan dan dikuatkuasakan dari semasa ke semasa oleh Pihak Berkuasa Berkenaan hendaklah dipatuhi.

SEKATAN-SEKATAN KEPENTINGAN

- a. Tuanpunya tanah tidak dibenarkan menawar atau menjualkan unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan.
- b. Hakmilik tanah ini apabila dipecahkan kepada hakmilik "Strata" pecahan hakmilik strata tersebut apabila sahaja bertukar hakmilik kepada seorang Bumiputra/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak, digadai atau dipindahmilik dengan apa cara sekalipun kepada orang yang bukan Bumiputra/Syarikat Bumiputera tanpa persetujuan Penguasa Negeri.

AKTA HAKMILIK STRATA 1985

Borang 4

[Seksyen 16]

HAKMILIK STRATA

| NO. HAKMILIK | NO. BANGUNAN | NO. TINGKAT | NO. PETAK |
|--------------|--------------|-------------|-----------|
| GERAN 333840 | — | — | L 5 |

Cukai tanah: **TIADA** berakhir pada.....
 Pajakan selama.....
 Negeri : **JOHOR DARUL TA'ZIM**
 Daerah : **JOHOR BAHRU**
 *Bandar/Pekan/Mukim : **PULAI**
 Jenis Hakmilik : **HAKMILIK PEJABAT PENDAFTAR**
 No. Lot : **74497**
 Petak Aksesori : **—**
 Unit Syer bagi Petak : **10**
 Syarat Nyata : **{ TERTAKLUK KEPADA SEKATAN DAN SYARAT**
 Sekatan Kepentingan : **{ DALAM HAKMILIK GERAN 333840**
 No. Pelan : **PA18)155026**
 No. Buku Daftar Strata : **899**

Jumlah unit syer bagi semua bangunan yang dipecahbagikan atas tanah..... **216**

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.

27 OCT 2011

Bertarikh pada.....haribulan.....20.....



GA
Pendaftar

Hakmilik :
 Tarikh :
 No. Versi :
 Muka Surat :

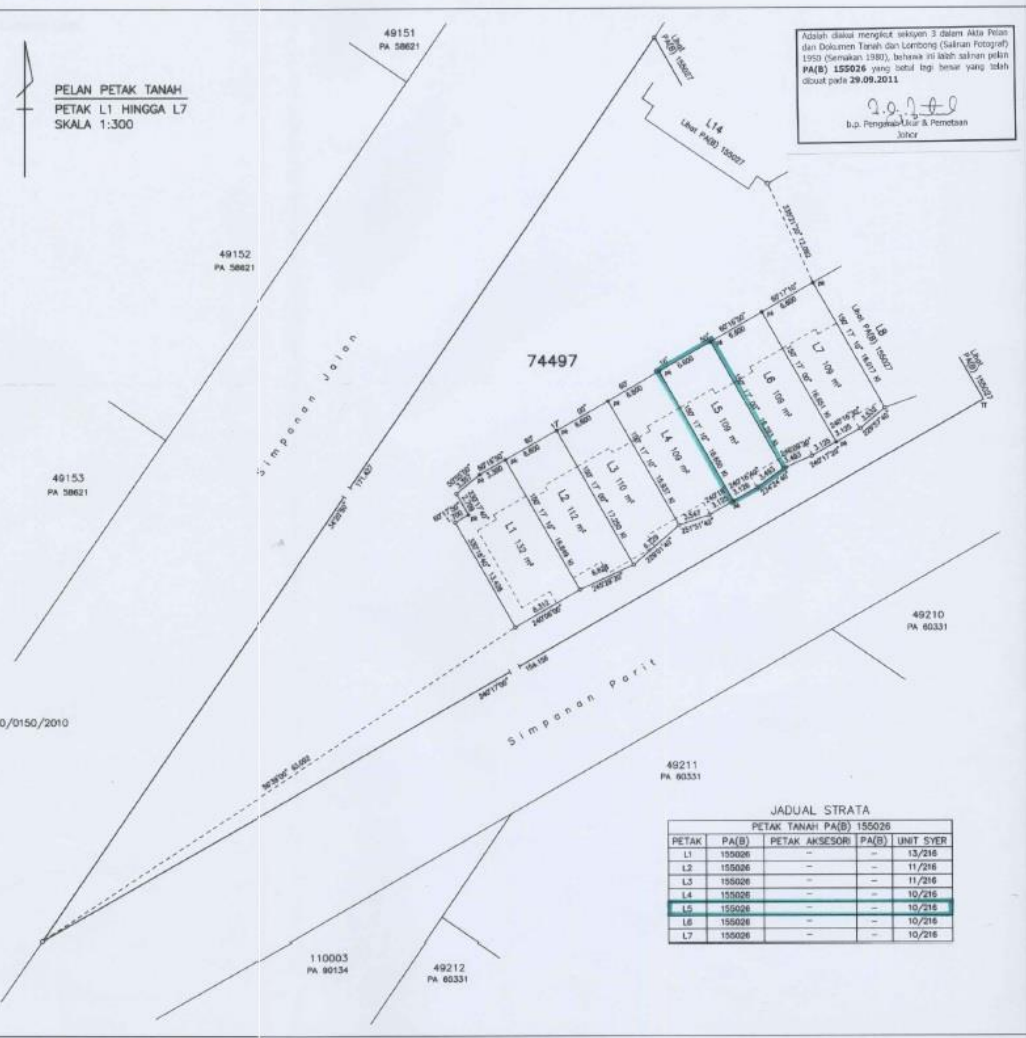
REKOD PERBADANAN PENGURUSAN
 PERBADANAN PENGURUSAN
 PANGSAPURI BAYOU 2
 PANGSAPURI BAYOU, SERAI CLUB HOUSE
 JALAN PERANGINAN, LEISURE FARM,
 81560 GELANG PATAH, JOHOR.

NEGERI JOHOR
DAERAH JOHOR BAHRU
MUKIM PULAI
LOT 74497 (PA 72960)
NOMBOR HAKMILIK GERAN 333840
KELUASAN LOT = 5780 m²
SKALA 1:1000
SKIM 1044

PELAN PETAK TANAH
PETAK L1 HINGGA L7
SKALA 1:300

Adalah di sini mengikut skem 3 dalam Akta Petan dan Dokumen Tanah dan Loting (Galian Fotograf) 1950 (Sesuai 1987), bahawa ini ialah salinan petak PA(B) 155026 yang betul lagi benar yang telah dibuat pada 29.09.2011

[Signature]
b.p. Pengarah U.T. & Pemetaan
Johor



Saya, SO SUN SING, seorang pemegang tanah yang ditunjuk di bawah Akta 438 Jambak Tanah Terapan 1958 membolehkan salinan terbitan ini untuk mana-mana pihak yang berkepentingan dan diizinkan di atas tanah ini untuk digunakan sebagai dokumen dan penyediaan setiap maklumat yang diperlukan untuk tujuan ini. Salinan ini adalah sah dan sahaja untuk tujuan ini dan tidak boleh digunakan untuk tujuan lain. Salinan ini adalah sah dan sahaja untuk tujuan ini dan tidak boleh digunakan untuk tujuan lain.

FAIL UKUR PUBLJ 659-2010
FAIL PTG/OSC/02/03/11/0300/0150/2010
LEMBAR PIAWAI 70 AII

Bertulis 25 halaman Februari 2011

[Signature]
Arwah yang ditunjuk di bawah Akta 438

22.9.2011

DILULUSKAN OLEH
(Anwarizam Bin Dahlan)
Pengarah U.T. & Pemetaan
Johor

PA(B) 155026

JADUAL STRATA
PETAK TANAH PA(B) 155026

| PETAK | PA(B) | PETAK AKSESORI | PA(B) | UNIT SYER |
|-------|--------|----------------|-------|-----------|
| L1 | 155026 | - | - | 13/216 |
| L2 | 155026 | - | - | 11/216 |
| L3 | 155026 | - | - | 11/216 |
| L4 | 155026 | - | - | 10/216 |
| L5 | 155026 | - | - | 10/216 |
| L6 | 155026 | - | - | 10/216 |
| L7 | 155026 | - | - | 10/216 |

REKOD PEMILIK
MEMORIAL, PENGENDORSAN DAN CATATAN LAIN

Hakmilik :
Tarikh :
No. Versi :
Muka Surat :

* potong mana-mana yang tidak berkenan

□ *Limited common property and subsidiary management corporations allowed.*

(1) The management corporation may designate limited common property and create one or more subsidiary management corporations only for the purpose of representing the different interests of parcel proprietors by way of comprehensive resolution conducted under the Strata Management Act 2013.

(2) Limited common property designated by a comprehensive resolution passed by the management corporation shall-

- (a) describe, identify or define the boundaries or area of the limited common property in the special plan prepared by a land surveyor;
- (b) specifies each parcel comprised in that special plan whose proprietors are' entitled to the exclusive benefit of the limited common property; and
- (c) conform with any other details as may be determined by the Director of Survey.

(3) The management corporation shall make an application in Form 9 for the approval of the Director for the issue of certificate of subsidiary management corporation for the designated limited common property and shall be accompanied by-

- (a) such fee as may be prescribed;
- (b) a copy of the comprehensive resolution together with a certificate signed by the Commissioner certifying the receipt of the same filed with him by the management corporation; and
- (c) a special plan prepared under subsection (2), as approve by comprehensive resolution.

(4) Upon receipt of the application, the Director shall then refer the application to the Director of Survey and the Director of Survey shall thereupon check the special plan and shall-

- (a) advise the Director as to whether the plans are in order; and
- (b) notify the Director of the amount of fees to be collected in respect of such work been done.

(5) The Director shall thereupon if he is satisfied that the application and the other documents presented therewith are in order, accept and issue a certificate certifying that the subsidiary management corporation is a body corporate constituted under this Act on the day specified in the certificate.

(6) The subsidiary management corporation may sue and be sued.

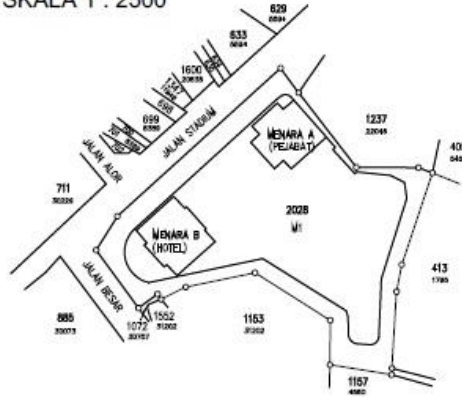
Share units of parcels.

Every parcel shall have a share value as approved by the Director and expressed in whole numbers to be known as share unit.

Provisional share units of a provisional block.

Every provisional block shall have a share value as approved by the Director, which shall be expressed in whole numbers and taken as provisional share units.

PELAN KHAS (HARTA BERSAMA TERHAD)
NEGERI JOHOR
DAERAH JOHOR BAHRU
BANDAR JOHOR BAHRU
LOT 2028 (PA 10073)
NOMBOR HAKMILIK: GRN 10104
KELUASAN LOT: 17,196m²
NOMBOR SKIM: 1234
SKALA 1 : 2500



Saya seorang Juruukur Tanah yang dilesenkan di bawah Akta Juruukur Tanah Berlesen 1968 [Akta 458], memperakui bahawa pengukuran Harta Bersama Terhad dari mana pelan ini telah disediakan di bawah peruntukan subseksyen 17A(2) Akta Hakmilik Strata 1965 [Akta 318], dijalankan oleh saya atau di bawah arahan saya sendiri secara langsung di lapangan, dan bahawa pelan ini mewakili pengukuran yang disempurnakan pada harbulan 20.....

Bahawa saya bertanggungjawab sepenuhnya ke atas salah betulnya pelan ini.

Bertarikh harbulan 20.....

Juruukur Tanah yang dilesenkan di bawah Akta 458

FAIL UKUR: PUBLIB100_2010 (HBT)
FAIL PEJ. TANAH: PTG/15/25/2010
PETA KADASTER 100-A
BUKU KERJALUAR: BK 1010 (HBT)

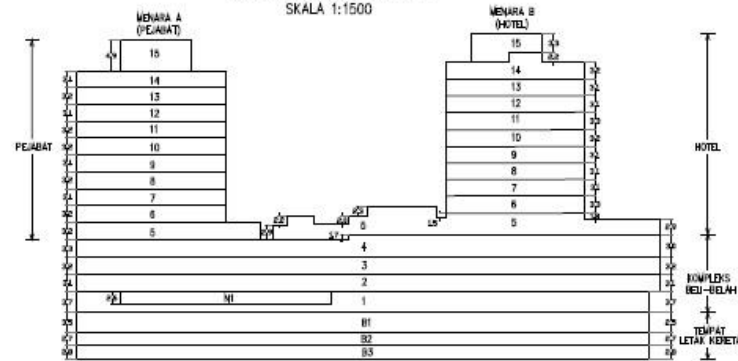
Pelan Khas ini telah disemak dan didapati TERATUR menurut kehendak subseksyen 17A(4) Akta Hakmilik Strata 1965 [Akta 318].

Bertarikh harbulan 20.....

(NAMA PENGARAH UKUR DAN PEMETAAN NEGERI)
Nama Pengarah Ukur dan Pemetaan Johor

PK(HBT) 10-21

KERATAN TEGAK BANGUNAN M1
SKALA 1:1500

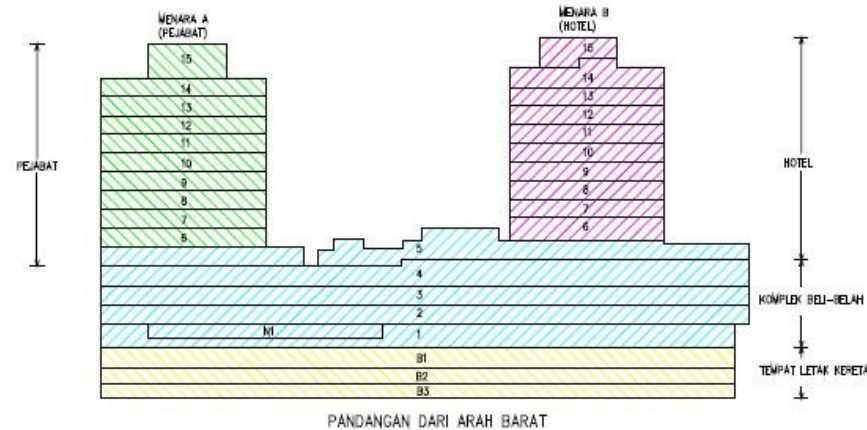


PETUNJUK:



AHU: PENDINGIN HAWA
AIR: SALURAN AIR
BK: LANTAI RUANG UDARA
EK: SALURAN ELEKTRIK
HR: GELUNG HOS
RU: RUANG UDARA
TEL: SALURAN TELEFON
THA: TANGKI AIR BOMBA
TSA: TANGKI SIMPANAN AIR
MATE: MULTIPLE ACCESS TELEVISION
PABX: PRIVATE AUTOMATIC BRANCH EXCHANGE
SDF: SUBSCRIBER DISTRIBUTION FRAME
WC: WATER CLOSET

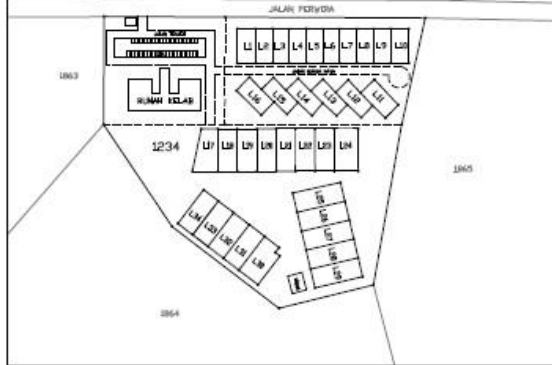
PELAN TINGKAT
DINDING LUAR BANGUNAN M1
TINGKAT B3 HINGGA 15
SKALA 1:750



PANDANGAN DARI ARAH BARAT

NOTA : DINDING LUAR TINGKAT B3 HINGGA B1 ADALAH HARTA BERSAMA PERBADANAN PENGURUSAN, DINDING LUAR TINGKAT 1 HINGGA 5 ADALAH HARTA BERSAMA TERHAD KOMPLEKS BELU-BELAH, DINDING LUAR MENARA A TINGKAT 6 HINGGA 15 ADALAH HARTA BERSAMA TERHAD PEJABAT, DINDING LUAR MENARA B TINGKAT 6 HINGGA 15 ADALAH HARTA BERSAMA TERHAD HOTEL.





PELAN KHAS (HARTA BERSAMA TERHAD)
 NEGERI JOHOR
 DAERAH JOHOR BAHRU
 BANDAR JOHOR BAHRU
 LOT 1234 (PA 10010)
 NOMBOR HAKMILIK: GRN 10104
 KELUASAN LOT: 17,196m²
 NOMBOR SKIM: 5678
 SKALA 1 : 2000



PELAN TANDAAN

PETAK TANAH DAN PETAK TANAH DENGAN
 TINGKAT BAWAH TANAH YANG DIKONGSI
 PETAK TANAH L1-L34
 SKALA 1: 400
 PA(B) 12345-1

PETUNJUK:

-  HBT 1 HARTA BERSAMA TERHAD PETAK TANAH
-  HBT 2 HARTA BERSAMA TERHAD PETAK TANAH DENGAN TINGKAT BAWAH TANAH YANG DIKONGSI
-  HARTA BERSAMA
-  SEMPADAN HARTA BERSAMA TERHAD
- OKU: TEMPAT LETAK KERETA ORANG KELAINAN UPAYA
- PP: POS PENGAWAL
- TLK: TEMPAT LETAK KERETA



Saya seorang Jurukur Tanah yang dilesenkan di bawah Akta Jurukur Tanah Berlesen 1958 [Akta 456], memperakui bahawa pengukuran Harta Bersama Terhad dari mana pelan ini telah disediakan menurut kehendak subseksyen 17A(2) Akta Hakmilik Strata 1985 [Akta 318], dijalankan oleh saya atau di bawah arahan saya sendiri secara langsung di lapangan, dan bahawa pelan ini mewakili pengukuran yang disempurnakan pada haribulan 20.....

Bahawa saya bertanggungjawab sepenuhnya ke atas salah betulnya pelan ini.

Bertarikh haribulan 20.....

Jurukur Tanah yang dilesenkan di bawah Akta 458

FAIL UKUR: PUBLJB200_2010 (HBT)
 FAIL PEJ. TANAH: PTG/16/26/2010
 PETA KADASTER 100-B
 BUKU KERJALUAR: BK 2020 (HBT)

Pelan Khas ini telah disemak dan didapati TERATUR menurut kehendak subseksyen 17A(4) Akta Hakmilik Strata 1985 [Akta 318].

Bertarikh haribulan 20.....

(NAMA PENGARAH UKUR DAN PEMETAAN NEGERI)
 Pengarah Ukur dan Pemetaan Johor

PK(HBT) 11-1

PART VIA – COLLECTION OF RENT

□ *Interpretation.*

In this Part, unless the context otherwise requires-

"existing documents of strata titles" means any documents of strata title registered and issued before the coming into operation of section 4c;

"existing issue document of title of the lot" means any existing issue document of title of the lot issued before the coming into operation of section 4c;

"existing issue document of strata title" means existing issue document of strata title issued before the coming into operation of section 4c.

□ *Rent to be debt due to State Authority.*

The rent payable in respect of each parcel or provisional block is a debt due to the State Authority and, without prejudice to the provisions of this Act relating to forfeiture of the parcel or provisional block for non-payment thereof, may be recoverable by action brought pursuant to section 16 of the National Land Code.

❑ *Forfeiture for non-payment of sum demanded.*

(1) The Land Administrator shall not during the period specified in Form II accept any payment by or on behalf of any person or body of a lesser amount than the sum thereby demanded.

(2) The Land Administrator shall, at the expiration of the period stated in Form 11 the whole of that sum has not been paid to him, by order-

- (a) declare the parcel or provisional block to be forfeited to the State Authority; and
- (b) vested and registered in the name of any statutory authority as prescribed to hold the parcel or provisional block on behalf, and for the benefit, of the State Authority.

❑ *Interpretation.*

In this Part, unless the context otherwise requires, the words-

- 1) "affected", in relation to a parcel, means affected or intended to be affected by a division or amalgamation;
- 2) "amalgamation" means an amalgamation of parcel;
- 3) "application" means an application to divide or amalgamate parcels;
- 4) "division" means a division of a parcel;
- 5) "new", in relation to a parcel, means resulting or intended to result from a division or amalgamation.

❑ *Power to divide and amalgamate parcels.*

(1) A parcel proprietor may, with the approval of the Director-

- (a) divide his parcel into two or more new parcels, each to be held by him under a separate strata title; or
- (b) where he holds two or more contiguous parcels, amalgamate them to form one parcel to be held by him under a single strata title.

(IA) No application under subsection (1) shall be made unless-

- (a) in relation to the .division of a parcel, the express conditions for the new parcels are not contrary to the express conditions of the affected parcel; or
- (b) in relation to amalgamation of parcels-
 - (i) the express conditions for the affected parcels are not contrary with one another; and
 - (ii) the express conditions for the new parcel are not contrary to the express condition of the affected parcels.

(2) For the purposes of paragraph (1)(b) any two or more parcels shall be taken to be contiguous if each of them shares at least one boundary, including a boundary which consists of a floor or ceiling, with another of them.

(3) Where the division of a parcel or the amalgamation of two or more parcels results in the creation of any additional or new common property, the proprietor shall obtain the written consent of the management corporation and the approval from the relevant authorities before making the application under section 28 for the approval of the Director.

PART VI – RIGHTS AND OBLIGATIONS ATTACHING TO INDIVIDUAL PARCELS AND PROVISIONAL BLOCKS

□ *Rights of support, service and shelter.*

(1) In favour of and against each parcel proprietor there shall be implied a right of support and a right of service.

(2) Each parcel proprietor shall be entitled to have his parcel sheltered by all such parts of the subdivided building or land as are capable of affording shelter and may, for the purpose of replacing, renewing or restoring any such shelter, enter upon the common property or any other parcel.

(3) The rights and obligations mentioned in subsections (1) and (2) shall be effective without memorial or notification in the strata register, and there shall be implied in respect of them such ancillary rights and obligations as are reasonably necessary to make them effective.

(4) In this section-

- 1) "right of support" means a right to subjacent and lateral support by the common property and by every other parcel capable of affording support;
- 2) "right of service" means rights to the passage or provision of water, sewage, drainage, gas, electricity, garbage, artificially cooled or heated air and other services (including telephone, radio and television services) through or by means of pipes, wires, cables or ducts.

□ *Share unit entitlements.*

The value of each parcel, except in the case of an accessory parcel where no share value shall be allotted, shown in the schedule of share units shall be taken as the share unit entitlement, and in the case of a provisional block the value shall be taken as the provisional share unit entitlement. The share units of a parcel or the provisional share units in the case of a provisional block as specified in the strata title or in the provisional strata title, as the case may be, shall determine-

- (a) the voting rights of the proprietors; and
- (b) (Deleted);
- (c) the proportion payable _ by each proprietor of the contribution levied by the management corporation according to the Strata Management Act 2013.

PART VIII – TERMINATION OF SUBDIVISION OF SUBDIVIDED BUILDING OR LAND

□ *Power of court when subdivided building or land is damaged.*

(1) When a subdivided building or land is damaged but is not totally destroyed, a court of competent jurisdiction on the application of the management corporation, a parcel proprietor, or a registered chargee of any parcel, may by order, settle a scheme for the reinstatement or the continued use of the building in whole or in part and any such scheme may include provision for the transfer of the interests of the proprietors of parcels which have been wholly or partially destroyed to the other parcel proprietors in proportion to their share units.

(2) In the exercise of its powers under subsection (1), the court may make such orders as it deems necessary or expedient for giving effect to the scheme, including orders-

- (a) directing the application of insurance moneys received by the management corporation in respect of damage to the building;
- (b) directing payment of money by the management corporation or by the parcel proprietors or some or one or more of them;
- (c) directing such amendment -or replacement of the certified strata plan and such consequential amendment or replacement of the strata register as the court thinks fit; and
- (d) imposing such terms and conditions as the court thinks fit.

(3) Where an application is made under subsection (1), any insurer who has effected insurance on the building to which the application relates (or on any part thereof) shall have the right to appear on the hearing of the application

❑ *Termination of subdivision.*

(1) The management corporation, where-

- (a) the building is totally destroyed; or
- (b) the parcel proprietors seek to demolish the building or, in the case of ~ building which has been partially destroyed, the remaining parts of the building; or
- (c) there is only one proprietor for all the parcels, after making sure that no land revenue is outstanding may be directed by unanimous 'resolution to take action to terminate the subdivision of the building or land; and, subject to any order of a court of competent jurisdiction made under subsection (7), the management corporation if so directed shall lodge with the Registrar a notification in Form 8 together with the issue documents of title of the land and the parcels and of provisional blocks, if any.

(2) On receipt of a notification under subsection (1) and if the Registrar is satisfied, he shall make a memorial of the notification in the register and the strata register, and shall inform the Director of Survey that he has done so.

(3) On the making of a memorial under subsection (2) III respect of a subdivided building or land-

- (a) the subdivision shall be terminated and the proprietors shall cease to be proprietors of the parcels and provisional blocks; and
- (b) the management corporation shall become the proprietor of the lot as the trustee of the former proprietors.

(4) Where the management corporation becomes the proprietor of the lot under subsection (3)-

- (a) any registered charge on a parcel which existed immediately before the termination of the subdivision shall be converted into a personal obligation of the chargor to pay to the chargee what is due under the charge;

❑ *No dealing in accessory parcel independent of a parcel.*

No accessory parcel or any share or interests therein shall be dealt with independently of the parcel to which such accessory parcel has been made appurtenant as shown on the approved strata plan.

❑ *No dealing in provisional block.*

- (1) No provisional block or any share or interests therein shall be dealt with.
- (2) Where any dealing of a provisional block has been registered, such registration shall not pass any title or interest in the said provisional block, and the Registrar shall, upon discovery of the registration, cancel the registration and no person or body affected by such cancellation shall be entitled to any compensation.

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

Schedule of parcels to be filed with the Commissioner before sale of any parcel

6. (1) The developer of any building or land intended for subdivision into parcels in a development area shall not sell any parcel or proposed parcel unless-
- (a) a schedule of parcels showing the proposed share units of each parcel or proposed parcel and the total share units of all the parcels has been filed with the Commissioner under this Part; and
 - (b) in the case of any phased development, the schedule of parcels filed with the Commissioner shows the proposed quantum of provisional share units for each provisional block.
- (2) In the case of any phased development, the developer 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.
- (3) A schedule of parcels filed under subsection (1) or an amended schedule of parcels filed under subsection (2) shall-
- (a) comprise a location plan, storey plan and delineation plan as specified in section 10 of the Strata Titles Act 1985;
 - (b) 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;

- (c) contain a certificate by the developer's licensed land surveyor that the buildings or land parcels shown in the schedule of parcels or amended schedule of parcels, as the case may be, are capable of being subdivided under the provisions of the Strata Titles Act 1985;
- (d) 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 and any amendments to the plans and specifications under the Street, Drainage and Building Act 1974 [Act 133] and any by-laws made under that Act, prepared by the developer's architect or engineer, are capable of being subdivided under the provisions of the Strata Titles Act 1985; and
- (e) contain such other details as may be specified by the Commissioner.

(4) The proposed share units of each parcel or proposed parcel as shown in the schedule of parcels filed with the Commissioner under subsection (1), and the proposed allocation of the provisional share units among the parcels in a provisional block as shown in the amended schedule of parcels filed with the Commissioner under subsection (2) shall be deemed to be the allocated share units assigned to each parcel for the purpose of Part IV of this Act, until such time as the share units of each parcel have been approved by the Director pursuant to section 18 of the Strata Titles Act 1985.

(5) A copy of the schedule of parcels or an amended schedule of parcels, as the case may be, filed with the Commissioner under his Part shall be-

- (a) 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; and
- (b) submitted to the Director in any application for subdivision of building or land under the provisions of the Strata Titles Act 1985.

(6) Any developer who fails to comply with subsection 0), or (5) commits an offence and shall, on conviction, be liable a fine not exceeding five hundred thousand ringgit or to imprisonment for a term not exceeding five years or to both.

(7) Any person who-

- (a) knowingly makes or produces or causes to be made or produced any false or fraudulent certification that purports to comply with the requirement of paragraph (3)(c) or (d); or
- (b) negligently makes or produces or causes to be made or produced any false certification that purports to comply with the requirement of paragraph (3)(c) or (d),


commits an offence and shall, on conviction, be liable to imprisonment for a term not exceeding three years or to a fine not exceeding two hundred and fifty thousand ringgit or to both.

PART IV

STRATA MANAGEMENT BEFORE EXISTENCE OF MANAGEMENT CORPORATION

Allocated share units

8. (1) Where the sale of a parcel by a developer was made before the commencement of this Act and no share units have been assigned to each parcel by the developer's licensed land surveyors, the share units for each parcel shall be assigned by any person or body who has a duty or is responsible under this Part to maintain and manage any building or land intended for subdivision into parcels and the common property in accordance with the formula set out in the First Schedule, and such assignment shall be deemed to be the allocated share units of each parcel when the assignment is filed with the Commissioner.
- (2) The allocated share units assigned to each parcel by the developer's licensed land surveyors or the share units for each parcel assigned pursuant to subsection (1) shall be deemed to be the allocated share units assigned to each parcel for the purpose of this Part until such time as the share units of each parcel have been approved by the Director pursuant to section 18 of the Strata Titles Act 1985.



FIRST SCHEDULE
[Section 8]
FORMULA FOR THE COMPUTATION OF THE
ALLOCATED SHARE UNITS OF PARCELS IN
RELATION TO BUILDING OR LAND INTENDED
FOR SUBDIVISION INTO PARCELS

Interpretation

1. In the application of this Schedule-

- (a) "area of parcel" or "area of accessory parcel" means the area of the respective parcel, including a land parcel, as specified in the sale and purchase agreement between the developer and the purchaser;
- (b) if any of the area referred to in subparagraph (a) is not specified in the sale and purchase agreement between the developer and the purchaser, that area shall be determined in accordance with the approved building plan relating to that parcel or by such other means as are fair and equitable;
- (c) for the avoidance of doubt, the "area of parcel" for a land parcel shall be the area of the land comprised in the land parcel; and
- (d) "whole floor parcel" means a parcel that is made up of either a whole floor or a block of contiguous whole floors that is part of a building and comprises within itself significantly large circulation area or vertical transportation core (lifts or escalators).

Formula for the computation of allocated share units

2. (1) The allocated share units of a parcel shall be calculated as follows:

Allocated

share units = (area of parcel x WF, x WF) + (area of accessory parcel x WF,
of a parcel

(2) In the above formula-

(a) areas are expressed in square metres;

(b) WFJ is the weightage factor for the type of parcel as specified III Table 1;

(c) WF, is the weightage factor for whole floor parcel as specified in Table 2;

(d) VI/F; is the weightage factor for accessory parcel as specified in Table 3:

(e) if there is more than one accessory parcel. the component formula for the accessory parcel

(area of accessory parcel x WF,) shall be added applied to each accessory parcel and then shall be added to the formula: and

(f) share units shall be expressed as a whole number and any fraction or decimal shall be rounded to the nearest whole number.

(For example: 108.4 = 108; 108.5 = 109; 108.7 = 109)

Weightage factor (WF₁) for types of parcel

3. Table 1 shows the weightage factors (WF₁) for the types of parcels, reflecting the frequency of usage and general maintenance of the common property which is as follows:

TABLE 1

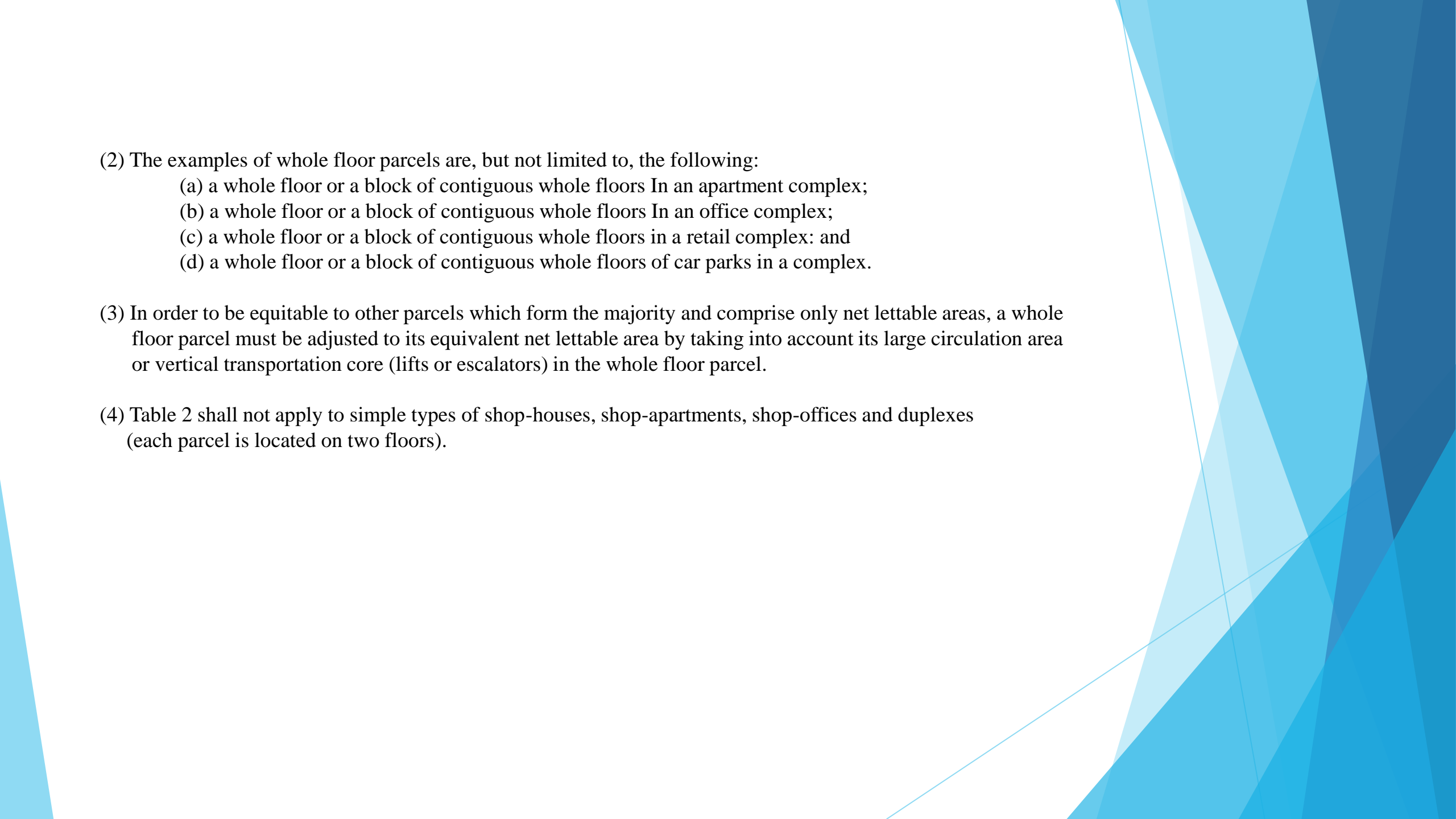
| No. | Type of parcel | Without air-conditioning to common areas of corridors, lobbies and foyers | | With air-conditioning to common areas of corridors, lobbies and foyers | |
|-----|---|---|--|--|--|
| | | WF_1 having benefit of common lift/escalator facility | WF_1 having no benefit of common lift/escalator facility | WF_1 having benefit of common lift/escalator facility | WF_1 having no benefit of common lift/escalator facility |
| 1. | Apartment/Small Office Home Office (SOHO) | 1.00 | 0.85 | 1.30 | 1.15 |
| 2. | Office/Institution (College) complex | 1.00 | 0.85 | 1.30 | 1.15 |
| 3. | Retail complex | 2.00 | 1.70 | 3.20 | 2.90 |
| 4. | Hotel/Medical centre complex | 2.20 | 1.90 | 2.80 | 2.45 |
| 5. | Industrial complex | 1.00 | 0.85 | 1.45 | 1.30 |
| 6. | Car park (whole floor parcel) | 0.75 | 0.65 | 0.85 | 0.75 |
| 7. | Shop-houses, shop-apartments & shop-offices — | | | | |
| | (a) Upper floor parcel | 1.00 | 0.85 | 1.30 | 1.15 |
| | (b) Ground floor parcel | 0.85 | 0.85 | 1.15 | 1.15 |
| 8. | Land parcels | Not applicable | Not applicable | Not applicable | Not applicable |

Weightage factor (WF_2) for whole floor parcel

4. (1) Table 2 shows the weightage factors (WF_2) for the whole floor parcel which are as follows:

TABLE 2

| <i>No.</i> | <i>Parcel</i> | <i>WF₂</i> | <i>Basis</i> |
|------------|---|-----------------------|--|
| 1. | Whole floor parcel excluding area of vertical transportation core (lifts or escalators) | 0.85 | <i>(a)</i> To reflect an equivalent net lettable area after taking into account its large circulation area only. <i>(b)</i> In a retail complex, its circulation area is much larger but is offset by the letting of such parts to retail kiosks. |
| 2. | Whole floor parcel including area of vertical transportation core (lifts or escalators) | 0.80 | <i>(a)</i> To reflect an equivalent net lettable area after taking into account its large circulation area and vertical transportation core (lifts or escalators). <i>(b)</i> In a retail complex, its circulation area is much larger but is offset by the letting of such parts to retail kiosks. |
| 3. | Not whole floor parcel | 1 | Not applicable |


- 
- (2) The examples of whole floor parcels are, but not limited to, the following:
- (a) a whole floor or a block of contiguous whole floors In an apartment complex;
 - (b) a whole floor or a block of contiguous whole floors In an office complex;
 - (c) a whole floor or a block of contiguous whole floors in a retail complex: and
 - (d) a whole floor or a block of contiguous whole floors of car parks in a complex.
- (3) In order to be equitable to other parcels which form the majority and comprise only net lettable areas, a whole floor parcel must be adjusted to its equivalent net lettable area by taking into account its large circulation area or vertical transportation core (lifts or escalators) in the whole floor parcel.
- (4) Table 2 shall not apply to simple types of shop-houses, shop-apartments, shop-offices and duplexes (each parcel is located on two floors).

Weightage factor (WF₃) for accessory parcel

5. (1) Table 3 shows the weightage factors (WF₃) for an accessory parcel which are as follows:

TABLE 3

| <i>No.</i> | <i>Accessory parcel</i> | <i>WF₃</i> | <i>Basis</i> |
|------------|-------------------------|-----------------------|--|
| 1. | Outside building | 0.25 | To reflect a non-habitable open or enclosed area outside the building. |
| 2. | Within building | 0.5 | To reflect a non-habitable open or enclosed area within the building. |

- 
- (2) An accessory parcel is an open or enclosed part of the development area that has been made appurtenant to a parcel and cannot be disposed of independently of the parcel.
 - (3) The examples of accessory parcels are, but not limited to, car bays, garden areas, roof areas and store rooms located away from the parcels.
 - (4) In order to be equitable before incorporating into the allocated share units of a parcel, the area of an accessory parcel must be adjusted to reflect that it is non-habitable and generally of lower construction cost.
 - (5) For the purpose of ascertaining the weightage factor in accessory parcels, the following interpretations shall apply:
 - (a) "outside building", in relation to an accessory parcel, means that the accessory parcel is located on a part of the development area which is outside a building and is neither part nor deemed to be part of a building; and
 - (b) "within building", in relation to an accessory parcel, means that the accessory parcel is located on a part of the development area which is within a building and forms part or deemed to form part of the building.

Register of parcel owners

30. (1) The developer, during the developer's management period, or the joint management body, as the case may be, shall prepare and maintain a register in such form as the Commissioner may require, containing the following particulars in respect of all the parcels in the development area:
- (a) the allocated share units assigned to each parcel;
 - (b) the floor area of the parcel referred to in paragraph (a);
 - (c) the name and address of every parcel owner and if the parcel owner is not a resident of Malaysia, the address in Malaysia at which notices may be served on the parcel owner; and
 - (d) the name and address of the solicitor acting for the parcel owner in the sale and purchase of the parcel, if any.
- (2) Any developer who fails to comply with subsection (1) commits an offence and shall, on conviction, be liable to a fine not exceeding ten thousand ringgit or to imprisonment for a term not exceeding three years or to both.
- (3) If a joint management body fails to comply with subsection (1), every member of the joint management committee commits an offence and shall, on conviction, be liable to a fine not exceeding ten thousand ringgit or to imprisonment for a term not exceeding three years or to both.
- (4) In proceedings against the member of the joint management committee for an offence under subsection (3), it is a defence if the member proves that-
- (a) the offence was committed without his knowledge, consent or connivance; and
 - (b) he had taken all reasonable precautions and had exercised due diligence to prevent the commission of the offence.

PART VIII

INSURANCES

Duty to insure buildings

93. (1) Any person or body who has a duty or is responsible under this Act to maintain and manage any building shall insure such building under a damage policy with a licensed insurer in accordance with this Part.
- (2) A damage policy means a contract of insurance providing, in the event of the building being destroyed or damaged by fire, lightning, explosion, bursting or overflowing of water tanks or pipes, windstorms and any other occurrence specified in the policy, for-
- (a) the rebuilding of the building or its replacement by a similar building in the event of its destruction so that every part of the rebuilt building or the replacement building is in a condition not worse or not less extensive than that part or its condition when that part was new;
 - (b) the repair of damage to, or the restoration of the damaged portion of the building in the event of its being damaged but not destroyed, so that the repaired or restored portion is in a condition not worse or not less extensive than that portion or its condition when that portion was new;
 - (c) the payment of expenses incurred in the removal of debris; and
 - (d) the remuneration of architects and other persons whose services are necessary as an incident to the rebuilding, replacement, repair or restoration.
- (3) A damage policy may provide that, instead of the work and the payments being carried out or made on the occurrence of any of the events specified in subsection (2), the liability of the insurer is, on the occurrence of any such event, limited to an amount specified in the policy that is not less than the valuation of the building as determined in section 94.

Amount to be insured

94. (1) Any building shall be insured for at least the reinstatement value of the building indicated by the last valuation obtained for the building.
- (2) For the purpose of determining the reinstatement value of the building that is required to be insured under this Part, a reinstatement valuation of the building shall be obtained from a registered valuer at least once every five years.
- (3) The cost of such valuation shall be paid out from the maintenance account.

Land parcels

97. The insurance required to be effected under this Part does not apply to land parcels, and each parcel owner or proprietor shall be responsible to insure his building on the land parcel.

Insurable interest

99. The joint management body, management corporation or subsidiary management corporation, shall be deemed-
- (a) for the purposes of effecting any insurance under subsection 93(1), to have an insurable interest in the building equal to the amount to be insured under subsection 94(1); and
 - (b) for the purposes of effecting any insurance under section 98, to have an insurable interest in the subject matter of the insurance.

Obligation to rebuild

100. Subject to any order or resolution made under Part VIII of the Strata Titles Act 1985, all payments of money from an insurer in respect of destruction of or damage to a building shall be immediately applied in rebuilding, replacing, repairing or restoring the building.

New Part VIIIA:

EFFECT OF ACQUISITION OF SUBDIVIDED BUILDING OR LAND.

This is to provide for the procedures as stipulated in the new Seventh Schedule regarding the modifications of the relevant strata register upon taking formal possession of any Subdivided building or land.

The types of acquisitions are:

1. Acquisition of the whole lot with subdivided building or land.
2. Acquisition of part of the lot with subdivided building or land.
3. Acquisition of common property.
4. Acquisition of parcel or provisional block.

Strata Title Act

**All the 11 States in Peninsular Malaysia and
the 3 Federal Territories**

FUTURE????

FUTURE????

- **Private Lease Scheme (“PLS”)**
- **Spatium**
- **3D Cadastral**
- **Building Information Model (“BIM”)**
- **Underground City**



Gate Tower Building Japan



Unilever Building Rotterdam

THANK YOU

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the frame, creating a modern, layered effect against the white background.