



GUIDELINES ON THE REGISTRATION OF STRATA TITLE

ISSUANCE OF STRATA TITLE



1. INTRODUCTION

- 1.1** Strata title is generally a system of registered ownership of space in multilevel buildings. The term 'strata' refers to apartments being on different levels and this strata term also applies to house-type strata (landed strata).
- 1.2** By issuing strata title to each individual strata owner, it will create a sense of belonging to the property. The estate may devolve or be transferred, leased, charged or settled in accordance with Section 10 of the Land Code (Strata).
- 1.3** When a unit is being transferred, leased, charged, settled or otherwise, it shall be described in the instrument evidencing as "Unit No..... on Strata plan No....."



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2. REQUIREMENTS

- 2.1** The basic requirement for strata development: Any building with **two or more principal units** on the same lot are capable of being subdivided (vertically or horizontally) into different units.
- 2.2** No land may be subdivided under this Strata Act if the land is held by the original proprietor for a term **less than 20 years** at the date of certification of the strata plan by the Commissioner of Land. If the remainder of the term of years is less than 20 years, it is then advisable to renew the lease term before applying for strata subdivision.
- 2.3** It is important to note, all strata units in a development shall be held for the same term of years.
- 2.4** Upon the certification of strata plan, the strata title will then be issued for a maximum of **99 years for freehold land** and on the other hand, the strata title will be registered for **the remaining term of years for leasehold land**.



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3. REGISTRATION OF STRATA TITLE

- 3.1** On the certification of a strata plan, the Commissioner shall —
- 3.1.1** Issue subsidiary strata titles in **Form 2** (Refer to Annex 13A) set out in the First Schedule of Strata Act in **the name of the original proprietor** of the lot to which the strata plan relates for each stratum estate in each of the principal units shown on the strata plan, which subsidiary strata titles may include one or more accessory units.
 - 3.1.2** Enter an appropriate memorandum on the original proprietor's extract and in the Register to the effect that the lot is subject to subsidiary strata titles in respect of the units shown on the strata plan.
 - 3.1.3** The subsidiary strata titles shall be endorsed with the amount of the annual rental payable to the Government.
 - 3.1.4** It shall not be necessary in the certificate of the subsidiary strata title referred to in paragraph 3.1.1 to mention the quantum of the undivided share in the common property to which the proprietor is entitled.
 - 3.1.5** The Commissioner of Land shall maintain a separate subsidiary strata title register which shall be in **Form 3** (Refer to Annex 13B).



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- 3.1.6** The Commissioner of Land shall keep a journal in **Form 4** (Refer to Annex 13C) of all transactions in respect of subsidiary strata titles entered in the strata title Register.
- 3.1.7** The strata unit number will be registered in this format:
BD70316S00001
- BD: District code
70316: Parent lot number
S00001: Strata lot number

4. SERVICE CHARGES FOR REGISTRATION OF STRATA TITLE

- 4.1** On receipt of a strata application, the Commissioner of Land shall reassess and determine the rent payable to the Government under the Land Code (Chapter 40) to be effective from the approval of the strata plan by the Commissioner of Land, in respect of the land to which that plan relates.
- 4.2** The registration fee and the charge for issuance of strata title including of each duplicate can be viewed from www.land.gov.bn
- 4.3** The original proprietor shall not be liable for any annual rental payable under the Land Code (Chapter 40) in respect of the lot as the title of parent lot will be inactive (dormant) until the expiry of the strata plan.



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5. DEALING WITH ACCESSORY UNIT

No subsidiary strata title relating to an accessory unit shall be issued except as part of a subsidiary strata title relating to a principal unit.

6. SUPPLEMENTARY RECORD SHEET

6.1 The Commissioner of Land shall, as soon as it becomes necessary for the purposes of this Strata Act to do so, set up in relation to any strata plan record and strata corporation, a supplementary record sheet on which he shall note appropriate memorials relating to:

6.1.1 All instruments which are registered and which affect the whole or any part of the common property, independently of the units, to which the strata plan relates.

6.1.2 All other matters which, in accordance with this Strata Act, have to be noted on the supplementary record sheet.

6.1.3 Every supplementary record sheet shall be filed in the same manner as a subsidiary strata title and the number of the supplementary record sheet shall be entered on the strata plan or recorded copy thereof.

**NEGARA BRUNEI DARUSSALAM
FORM 2**

FORM OF STRATA TITLE

**PETIKAN DARI PENDAFTARAN
EXTRACT FROM THE REGISTER**

**NOMBOR EDR
EDR NUMBER**

A. KETERANGAN FIZIKAL / PHYSICAL DETAILS

- | | |
|-------------------------------------------|---|
| 1. Daerah / District | : |
| 2. Kampong / Place / Mukim | : |
| 3. Keluasan [hektar] / Area [hectare] | : |
| 4. Nombor syit Ukur / Survey sheet number | : |

B. KETERANGAN PENDAFTARAN / REGISTRATION DETAILS

- | | |
|------------------------------------------------------------------------------------|----------|
| 1. Nombor Unit / Unit Number | : |
| 2. Nombor Strata Pelan / Strata Plan Number | : |
| 3. Hubungan kebenaran lama / Nature of title of original proprietor | : |
| EDR No.: | Lot No.: |
| 4. Tempoh peruntukan geran tanah (berapa tahun)
Term of title (number of years) | : |
| 5. Syarat-syarat Khas / Special Conditions | : |
| 6. Hal-hal yang diperbuat berikutnya / Subsequent proceedings | : |
| 7. Tarikh pendaftaran / Registration date | : |
| 8. Cukai tahunan / Annual rent | : |
| 9. Lain-lain hal / Remarks | : |

Nama / Name

Kad Pengenalan / IC
Bil / No. & Warna / Col

Bahagian/
Proportion

D. NOMBOR TAMBAHAN LAMPIRAN / SUPPLEMENTARY
SHEET NO.:

**TANAH DI KAMPONG:
MUKIM:
DAERAH:
SEKIL:
SYIT:
NOMBOR STRATA PELAN:**

Dibuat Oleh

Dibenarkan Oleh

Diperiksa Oleh

Juruukur Agung
Pejabat Ukur
Kementerian Pembangunan

Saya dengan ini mengesahkan bahawa ini adalah salinan yang betul dan keterangan yang dibuat dalam Pendaftaran Tanah Daerah ini.
I hereby certify that this is a true copy of the entry in the District Land Register.

Pejabat Tanah / Land Office :

Kementerian Pembangunan / Ministry of Development :

Pegawai Berkuasa / Officer in Charge :

Tarikh / Date :

Bilangan Geran / Number of Document Title :

ANNEX 13A

