



Guidelines for Computation of Unit Entitlement (Residential) Under Land Code (Strata) Chapter 189

1. GENERAL

- 1.1 Unit Entitlements determine the shares in which unit owners make monetary contributions to the strata corporation and are responsible for liabilities of the strata corporation.
- 1.2 A developer of any building intended for subdivision into units in a development area shall not sell any unit unless a schedule of unit entitlements showing the proposed unit entitlements of each unit and the total unit entitlements of all the units has been filed with the Commissioner of Land.
- 1.3 The unit entitlements have to be indicated clearly in the Sales and Purchase Agreement which is the contract between the developer and the purchaser.
- 1.4 There is a provision for unit entitlements to be reassessed. For instance, when a variation plan involves the inclusion in a unit of part of the common property or the erection of one or more units on the common property, the unit entitlements of all units that will be on the land to which the plan relates shall be reassessed.
- 1.5 It is also important that, no change shall be made to the unit entitlements of any unit after the strata plan is approved by the Surveyor General and certified by the Commissioner of Land.



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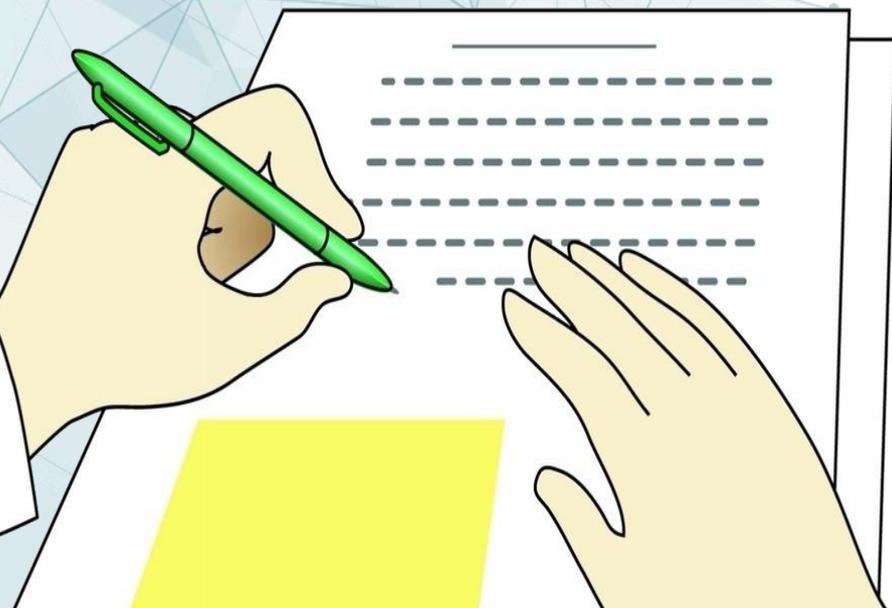
2. REQUIREMENTS

2.1 The Unit Entitlement sheet must be:

- 2.1.1** A4 size (210mm x 297mm)
- 2.1.2** Printed on 110 GSM white paper
- 2.1.3** Submit in hardcopy and Softcopy

2.2 The Unit Entitlement must show a:

- 2.2.1** Heading of “SCHEDULE OF UNIT ENTITLEMENTS” in upper case
- 2.2.2** Computation of Unit Entitlement
- 2.2.3** Certificate of Registered Valuer





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3. COMPUTATION OF UNIT ENTITLEMENTS

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

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

Therefore, the Unit Entitlement for UNIT A1 is 1 out of 20



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4. SCHEDULE OF UNIT ENTITLEMENTS

A Strata Plan shall include a '*Schedule of Unit Entitlements*' in relation to the units.

4.1 Information to be included in the schedule of Unit Entitlements:

- 4.1.1 Lot Number
- 4.1.2 House Number
- 4.1.3 Block
- 4.1.4 Level
- 4.1.5 Area of Principal Unit
- 4.1.6 Area of Accessory Unit
- 4.1.7 Total Area
- 4.1.8 Value of a Unit
- 4.1.9 Total Value of all Units
- 4.1.10 Unit Entitlement
- 4.1.11 Total Unit Entitlement

Unit Number	Block	Strata LOT Number	Level	Type of Use	Description	Area (m ²)	Total Area (m ²) (Principal + Accessory Unit/s)	Value of Unit (\$)	Value of All Units (\$)	Unit Entitlement (UE)	Total Unit Entitlement
00-001	C	S001	Ground Floor	Residential	Principal Unit	155	169	\$100,000	\$2,000,000	1	20
					Accessory Unit: Parking Area	13					
					Accessory Unit Compressor Room	1					
00-002	C	S002	Ground Floor	Shop	Principal Unit	155					
					Principal Unit						
					Principal Unit						
		A3	Ground Floor	Office							
				Supermarket	Principal Unit						

Table 1: Standard Format for 'Schedule of Unit Entitlement'



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4.2 Unit Entitlements must be shown in a schedule box in upper case in the following format:

4.2.1 Unit Entitlements must be shown as a **whole number**

4.2.2 Unit numbers should be shown in **ascending order**

4.2.3 The unit entitlements should be presented (i.e. **1 out of 20**)

5. RECOGNISED VALUER

The recognized valuer by the Commissioner of Land must be registered under the Board of Valuers and Estate Agents Order 2009 (BoVEA).





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6. CERTIFICATION OF SCHEDULE FROM REGISTERED VALUER

- 6.1 A recognized valuer must certify that the schedule of unit entitlements is correct.
- 6.2 The certification must be located in the bottom right hand corner of the page in the following format which includes the information:
 - 6.2.1 Name of the registered valuer
 - 6.2.2 BoVEA registration number
 - 6.2.3 Date of certification
 - 6.2.4 Official seal of the registered valuer

Certified by (Signature) :
Name of Registered Valuer :
BoVEA Registration Number :
Dated : The day..... of 20.....
Registered Valuer's Official Seal :	



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7. CERTIFICATION OF SCHEDULE OF UNIT ENTITLEMENT BY COMMISSIONER OF LAND

- 7.1 Commissioner of Land has to certify the Registered Valuer's certificate on the Unit Entitlement Sheet.
- 7.2 The certification is authenticated by the Land Office's seal and the signature of the officer in charge.
- 7.3 The service of the certification is chargeable (Refer to www.land.gov.bn).