

THE HISTORY OF STRATA TITLES LEGISLATION

- Strata Title was 1st introduced in Malaysia by way of certain sections of the National Land Code (NLC) 1965 which dealt with “subsidiary” title.
(1st January 1966) – Sec 151
- NLC provides for the establishment of the Management Corporation to manage any part of the land or building which is not registered in subsidiary title – Sec 357
- This was a response to the rapid growth of urbanization that was taking place at that time and the need to resettle urban squatters, as well as a demand from the public for the right to own their own flats and apartments
 - Before 1985, NLC had provision for the subdivision of buildings and the issuance of ‘subsidiary title’
 - Malaysia’s Strata Titles Act 1985 is modeled after New South Wales Conveyancing (Strata titles) Act 1961 and Singapore Land Titles (Strata) Act (Cap.277) 1970

WHY IS THERE A NEED FOR A SEPARATE LAW?

Scattered provisions in the National Land Code (NLC)

There is no provision for an accessory parcel

There is no provision for development in phases

No provision is allowed for fractionation or consolidation, etc



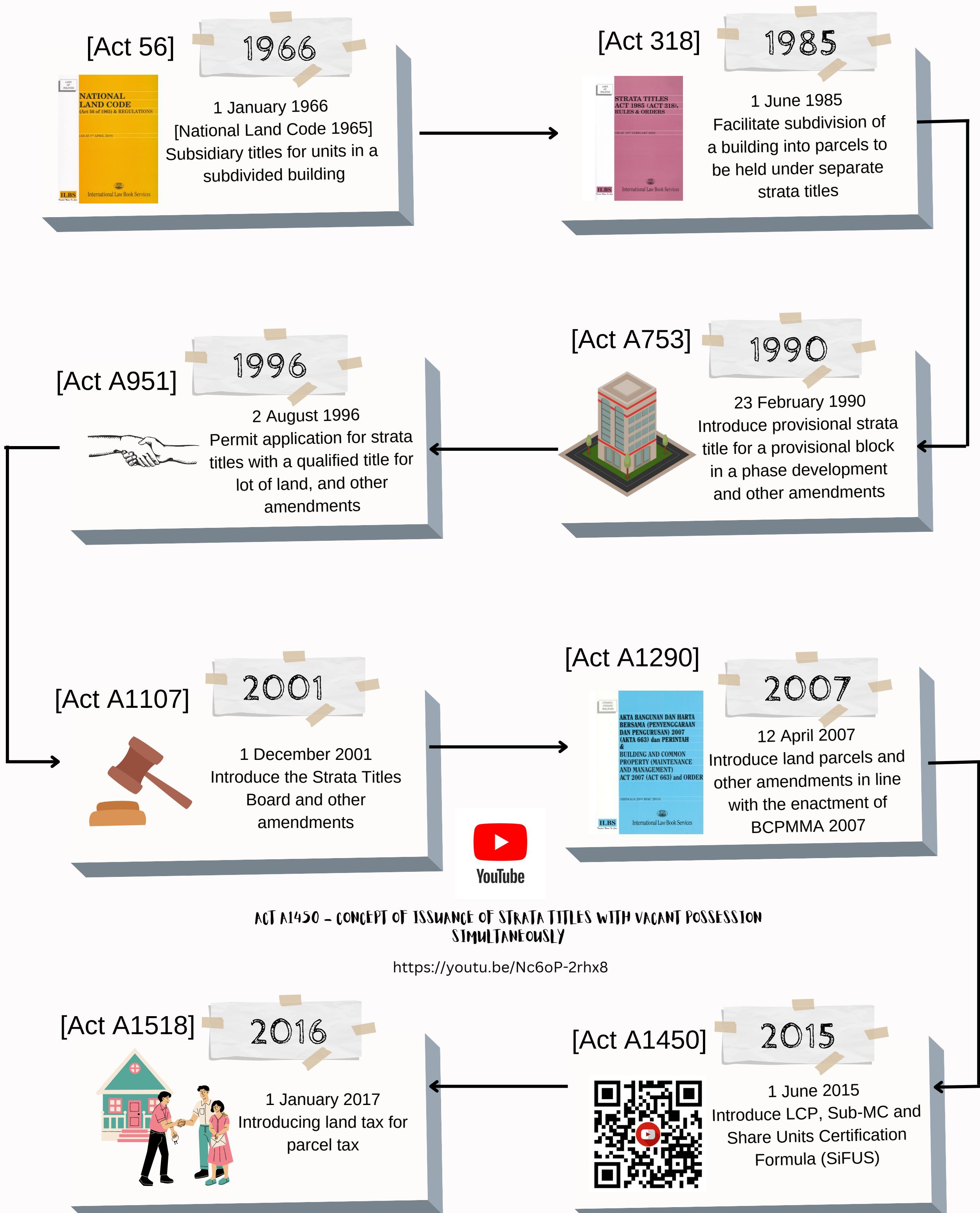
STRATA TITLE ACT (STA) 1985 (Act 318)

A new act was enacted to meet current needs by combining the provisions on Subdivision of Buildings in the National Land Code (NLC) & adding some new provisions in one act = STA (effective on June 1, 1985)



EVOLUTION OF STRATA TITLE ACT 1985 IN MALAYSIA

The Malaysian concept of subdividing a building was imported from New South Wales, Australia and was first introduced in Peninsular Malaysia on 1 January 1966 by the National Land Code (NLC), 1965



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