



LAWS OF MALAYSIA

Act A1518

STRATA TITLES (AMENDMENT) ACT 2016

Date of Royal Assent	31 August 2016
Date of publication in the <i>Gazette</i>	9 September 2016

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STRATA TITLES (AMENDMENT) ACT 2016

An Act to amend the Strata Titles Act 1985.

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ENACTED by the Parliament of Malaysia as follows:

Short title and commencement

1. (1) This Act may be cited as the Strata Titles (Amendment) Act 2016.

(2) This Act comes into operation in each State on a date to be appointed by the Minister, with the approval of the National Land Council in relation to that State, by notification in the *Gazette*, and the Minister may, with the approval of the National Land Council, appoint different dates for the coming into operation of different provisions of this Act.

(3) This Act comes into operation in the Federal Territory of Kuala Lumpur, the Federal Territory of Putrajaya and the Federal Territory of Labuan on a date to be appointed by the Minister by notification in the *Gazette*, and the Minister may appoint different dates for the coming into operation of different provisions of this Act.

Amendment of long title

2. The Strata Titles Act 1985 [*Act 318*], which is referred to as the “principal Act” in this Act, is amended in the long title by substituting for the words “and the disposition of titles thereto” the words “, the disposition of titles and the collection of rent”.

Amendment of preamble

3. The principal Act is amended in the preamble by inserting after the words “transfer of parcels in a building or land,” the words “collection of rent,”.

Amendment of section 4

4. Section 4 of the principal Act is amended—

- (a) in the definition of “land parcel”, by inserting after the words “four storeys” the words “(excluding shared basement)”;
- (b) in the definition of “original proprietor”, by inserting after the words “subdivision of building” the words “or land”; and
- (c) by inserting after the definition of “Registrar” the following definition:

‘ “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;’.

Amendment of section 4A

5. Subsection 4A(4) of the principal Act is amended by deleting the words “or substitute any of the Forms in”.

New section 4c

6. The principal Act is amended by inserting after section 4B the following section:

“Coming into operation of the rent of parcel or provisional block, *etc.*

4c. (1) The Minister may, with the approval of the National Land Council, by notification in the *Gazette*, appoint a date for the coming into operation of rent of parcel or provisional block in any State.

(2) Upon the coming into operation of the implementation of rent of parcel or provisional block in any State—

(a) the provisions of Part IVA shall apply;

(b) the provisions of this Act shall—

(i) in so far as the provisions relate to the procedure for the implementation of rent of parcel or provisional block and for the purposes connected therewith; and

(ii) in so far as the provisions relate to the endorsement to be made or other matters ancillary thereto for the carrying into effect of the rent of parcel or provisional block, to the document of strata title or strata register,

be read with modifications, amendments, additions, deletions, substitutions or adaptations as provided in Part IVA.”.

Amendment of section 8

7. Section 8 of the principal Act is amended—

(a) in paragraph 8(2)(b), by substituting for the words “of issuance of the certificate of completion and compliance” the words “the building is completed”;