

# UNIVERSITI TEKNOLOGI MARA

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(Hons)

INVESTIGATION OF DELAY ISSUES ON APPLICATION STRATA  
TITLE SYSTEM AT PULAU PINANG

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## **ABSTRACT**

Strata Titles is a form of ownership of structures or blocks constructed on alienated land with multi-storey or multi-level land parcels. The term ' Strata ' refers to the unit being subdivided. On the other hand, the delay issues that influence to provide transference of strata title for tenant become a major problem and be the question of the effective system for application strata title in Malaysia. The aim of this study is to investigate the application of strata title in Malaysia, and for the objective of this study is to identify the problem of delay issue in carrying out strata title and to investigate the effectiveness of the current system of implementation of strata title. The Research study was focused on collecting data that been met from selected respondents which are Licensed Surveyor, PTG, and DSMM around Pulau Pinang. The methodology of this study was focused on interviewing and distribution of questionnaire feedback from respondents. The expected outcome from this study is to analyze the effectiveness of the current system in strata application title. The significance of this study is to find the problems that always be the issue of applying the strata title. Besides this, the study is to see the efficiency of the current strata system, is it efficient in solving all the problems or there are still lacking in the system that needs to be improved for more effective to handle all the problems on providing the strata title.

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# CHAPTER 1

## INTRODUCTION

### 1.1 Research Background

Strata Titles is a form of ownership of structures or blocks constructed on alienated land with multi-storey or multi-level land parcels. The term ' Strata ' refers to the unit being subdivided. Highly demand from tenant for strata property has caused the changes in pattern of property ownership. High-rise buildings have grown and offered different types of property ownership than landed property. The implementation of Strata Title Act (STA 1985), the strata property can be secured from the absence of strata title. Unconsciously, unregistered Strata Title (ST) may cause trouble for the tenants. The importance of documentation strata title might cover the owner from various uncertainties. These are serious effects on the ownership and difficulties in obtaining financing and uncertainties of the future for the building (Khadijah, 2002). The problems that triggered the issuance failure of transferring strata title can be the tenant who causes an issue may delay the title (Kamaruzzaman et al.,2010). The other factor shows the problem can cause from the management of the building that takes advantage to tenants and delays the ownership of strata title. (Faridah, 2003).

Based on the previous research, in order to achieve the research study, there are some of the methods have been applied, which are interviewing session by in person and the other methods are by distribution of questionnaire using mail to the selected respondent according to (Kamaruzzaman et. al, 2010; Nurul, 2017).

The significance of this study is to list out some of the problems that always be the issue of applying the strata title. Next, this study also to provide the flow of work for applying