



**COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA**

**A STUDY ON ADMINISTRATION BETWEEN VERTICAL AND HORIZONTAL
STRATA MANAGEMENT**

**Academic Project Submitted in Partial Fulfillment of the Requirements
For the award of the Degree Bachelor of Estate Management (Hons)**

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ABSTRACT

Strata living has grown in prominence to accommodate the contemporary way of life. Rapid urbanization has increased the demand for housing and related amenities within a strata scheme, driving this growth. Stratified residential properties, such as condominiums, apartments, serviced apartments, and flats, are often referred to as high-rise residences. However, there are two categories of stratified residential development; vertical (high-rise) and horizontal (landed). Many individuals are unaware of landed strata, which are essentially single-family homes issued with strata titles as opposed to individual titles. Even though both properties are strata-governed, their management and upkeep differ. As a result, this research seeks to compare vertical and horizontal strata residences management. This research aims to understand how stratified residential property in Malaysia is administered and what distinguishes vertical from horizontal strata residences. The qualitative research strategy was used exclusively in this investigation. The opinions of professionals in the fields of property management and development serve as the study's primary data, which is dissected and analyzed at length to reveal both the similarities and differences between the administration of both types of strata buildings. Based on the data collected and analyzed for this study, it was determined that homeowners in the horizontal strata are accountable for the upkeep of their building's façade, whereas those in the vertical strata defer these duties to the management company. Residents of horizontal strata, on the other hand, must pay a larger service charge than those of vertical strata. Lastly, while inhabitants of vertical strata will be responsible for their own fire insurance, those of horizontal strata will have this handled by the management body. All the aims of the study have been attained.

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CHAPTER 1

RESEARCH BACKGROUND

1.1 Introduction

Especially in metropolitan areas, the lifestyle of living in a strata complex has become increasingly popular (Samad N.A.A et al., 2018). Izanda N.S.S. and colleagues (2020) claim that the definition of strata subdivision is the process of subdividing a building into building parcels or subdividing land into parcels. In addition, Mohamad M. and his colleagues defined a stratum building as a structure that has been subdivided into parcels. These parcels may include accessory parcels and provisional blocks (if there are any) while the remainder of the building is a common property and common areas. High-rise residences are typically referred to as conventional strata residences. Examples of high-rise residences include condominiums, apartments, serviced apartments, flats and so on. Within the building, residents have access to a variety of amenities. Landed strata dwellings such as terraced houses and townhouses are introduced based on the Strata Title Act Amendment 2007 (Act A1290), notably in urban regions where land prices are higher (Mohamad M. et al.).