

**AN ANALYSIS ON THE ISSUANCE OF STRATA TITLES  
PURSUANT TO STRATA TITLES ACT 1985**

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## **ABSTRACT**

Strata titles symbolize an absolute ownership of a strata property. Absolute ownership is a principle of indefeasibility of title which has been embodied in the Torren's System. To constitute a legal ownership, one must have his name registered in the title issued by the Land Office. However, disputes arise as there are many strata properties built yet a few titles issued. Some of the issues arose as there are developers who did not apply for strata titles and there is no effective enforcement of the law to punish these errant developers. This research aims to analyze the problems in issuance of strata titles pursuant to the Strata Titles Act 1985 together with an overview of the law governed strata titles in New South Wales, Australia. This research also includes a few recommendations that may be taken for consideration to curb the issues at hand.

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