



# **LAWS OF MALAYSIA**

**Act A1450**

**STRATA TITLES (AMENDMENT) ACT 2013**

Date of Royal Assent      ...      ...      28 January 2013

Date of publication in the  
*Gazette*      ...      ...      ...      7 February 2013

# LAWS OF MALAYSIA

Act A1450

## STRATA TITLES (AMENDMENT) ACT 2013

An Act to amend the Strata Titles Act 1985.

[ ]

**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 2013.

(2) This Act comes into operation in each State on such date as may 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 the preamble**

2. The Strata Titles Act 1985 [*Act 318*], which is referred to as the “principal Act” in this Act, is amended in the preamble by substituting for the words “and the Federal Territory of Putrajaya” the words “, the Federal Territory of Putrajaya and the Federal Territory of Labuan”.

**Amendment of section 2**

3. Section 2 of the principal Act is amended by substituting for the words “and the Federal Territory of Putrajaya” the words “, the Federal Territory of Putrajaya and the Federal Territory of Labuan”.

**Amendment of section 4**

4. Section 4 of the principal Act is amended—

- (a) by deleting the definition of “aggregate share units”;
- (b) by deleting the definition of “Board”;
- (c) by deleting the definition of “by-laws”;
- (d) by inserting after the definition of “building” the following definition:

‘ “certificate of proposed strata plan” means the certificate certifying the proposed strata plan prepared under section 8A or 20A, as the case may be;’;

- (e) in the definition of “certified strata plan”, by substituting for the words “subsection 13(1)” the words “section 13 or 22, as the case may be”;
- (f) in the definition of “Commissioner”, by substituting for the words “section 3 of the Building and Common Property (Maintenance and Management) Act 2007 [*Act 663*]” the words “section 4 of the Strata Management Act 2013 [*Act \_*]”;
- (g) in the definition of “common property”, by substituting for the words “an approved” the words “a certified”;

- (h) by deleting the definition of “council”;
- (i) by deleting the definition of “initial period”;
- (j) by substituting for the definition of “land parcel” the following definition:

‘ “land parcel” means a unit delineated within the lot in which is comprised a building of not more than four storeys which is held under a strata title; which may have shared basement, comprises accessory parcels and common property;’;

- (k) in the definition of “location plan”, by substituting for the words “10(2)” the words “8A(3) or 20A(3), as the case may be”;
- (l) in the definition of “low-cost building”, by substituting for the word “10B” the word “9B”;
- (m) by deleting the definition of “managing agent”;
- (n) in the definition of “management corporation”—

- (i) by substituting for the words “an approved strata plan” the words “a certified strata plan”; and
- (ii) by substituting for the word “39” the word “17”;

- (o) by deleting the definition of “management fund”;
- (p) in the definition of “provisional block”—

- (i) in paragraph (a), by substituting for the words “a proposed strata plan,” the words “a subdivided building,”;
- (ii) by inserting after paragraph (a) the following paragraph:
  - “(aa) in relation to a subdivided land, a block in respect of the proposed land parcels, for which a separate provisional strata title is applied for”; and
- (iii) in paragraph (b), by substituting for the words “an approved strata plan” the words “a certified strata plan”;