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Landmarks without strata titles
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PENANG: Owners of several high-rise landmarks on the island, including shopping complexes, have yet to apply for strata titles within the stipulated timeframe. This was revealed in the 2005 Auditor-General's Report on Penang. The landmarks are Bukit Jambul Court, Kristal Point, Kristal Court, Prangin Mall and Taman Jelutong Jaya.

The Auditor-General Report said 92 projects had been issued with the CF (Certificate of Fitness) from 2002 to 2005. But only the landowners of 13 projects involving 3, 886 units had made the application. The landowners of the other 79 projects involving 17,661 units failed to apply for titles.

“So the state is unable to collect RM1.77mil revenue from the applications and strata ownership preparation fees during the period,” it said. The report stated that the landowners must submit the strata title applications within six months after the CF was issued, or six months after the sale and purchase agreement if the agreement was signed after the CF was issued.

Those who fail to abide by the ruling could be fined between RM10,000 and RM100,000 under Section 8 (5) of the Strata Titles Act 1985, the report said. A further fine of between RM100 and RM1,000 could be imposed daily for each day of the offence, it added. Among the reasons for failure to apply for strata titles are bankruptcy, delay in the land subdivision, problem in amalgamating the land lots.

Another reason was that the temporary land grants have either been sold or leased, the report said. The Auditor-General also commented on the National Land Council's decision that strata titles be processed within 12 months from the date of application. The report said audit checks on 50 samples revealed that only two applications had been issued the titles within 12 months.

Without strata titles there would be problems related to the selling and buying of the units, transfer of titles, mortgage and estate distribution.