



OPENING SPEECH

**YANG BERTAMBAH
DATO SERI PADUKA AWG HAJI SUHAIMI BIN HAJI GAFAR
MINISTER OF DEVELOPMENT**

**OPENING CEREMONY
THE STRATA TITLE WORKSHOP**

Monday, 07 May 2018, 1.30pm

At

Dewan Betabur, Ministry of Development

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ
الحمد لله رب العالمين
والصلاة والسلام على أشرف الأنبياء والمرسلين
سيدنا محمد وعلى آله وصحبه أجمعين

- Yang Mulia, Awg Haji Marzuke bin Haji Mohsin
Permanent Secretary (Technical and Professional)
Ministry of Development
- Yang Mulia Dr Dyg Nor Imtihan binti Abdul Razak
Acting Permanent Secretary (Administration and Finance)
Ministry of Development
- Yang Mulia Awg Haji Amer Hishamuddin bin Pehin Orang Kaya Amar Pahlawan
Dato Seri Setia Awg Haji Zakaria, Ketua Pengarah Kerja Raya, Jabatan Kerja Raya
- Yang Mulia Awg Arefin bin Haji Jaya
Acting Survey General
Department of Survey, Ministry of Development
- Yang Mulia Datin Dyg Hajah Zainon binti Abang Haji Omarzuki
Commissioner of Land
Department of Land, Ministry of Development
- Yang Mulia Awang Haji Salleh bin Haji Jalil
Vice President of Brunei Institution of Geomatics (BIG)
- Yang Mulia Awang Haji Mohd Don bin Haji Omar
the Strata Title Workshop Director
- Distinguished Speakers (Mr See Seng Guan of Surbana Jurong Consultants PTE LTD Singapore, Mr So Sun Sing of The Association of Authorised Land Malaysia and Mr Mohd Azua bin Mohd Zain of Jabatan Ukur dan Pemetaan Malaysia)
- Distinguished BIG members and Licensed Surveyors, Ladies and Gentlemen.

السَّلَامُ عَلَيْكُمْ وَرَحْمَةُ اللَّهِ وَبَرَكَاتُهُ

Good Afternoon and 'Salam Sejahtera'

1. At the outset, I would like to thank the Joint Organizing Committee for inviting me to be the Guest of Honour for this important Workshop and I am pleased to be in the presence of many local professional surveyors.
2. I would also like to welcome our guest speakers from Australia, Malaysia and Singapore who are all experts in the various fields of Strata Title to Negara Brunei Darussalam.
3. As we all know, Strata Title is relatively new in Negara Brunei Darussalam and much has to be learnt from others who have already implemented the scheme earlier than us. In Brunei Darussalam, the Strata Act was enacted with the objective of allowing the people who wish to own property in the form of strata units within a building and hence open up the property market. It is believed that it would improve the Country's economy by encouraging the property industry expansion and also to attract both local and foreign investors in the property sector.
4. The subsidiary strata title in Brunei Darussalam will be on a maximum of 99 years lease for the original perpetuity land. As for the leasehold title, the maximum length of the subsidiary title will be one day less than the original lease provided the remaining lease is not less than 20 years.
5. With the strata title being issued, the unit owners will then be able to do usual transactions such as selling, transferring or probate administration and sub-lease their units to another approved person. The strata title can also be used as loan collateral as provided under Chapter 23 of the Land Code.
6. One of the key issues of Strata Title is the compulsory formation of Management Corporation (MC) and all of its governing challenges such as financial management including the sinking fund provision; property maintenance; dispute resolution among the strata owners; and determination of Unit entitlement by registered and licensed valuers.
7. On the point of registered valuers, I am pleased to inform that His Majesty the Sultan and Yang Di-Pertuan Negara Brunei Darussalam has consented to issue the Valuers and Estate Agents Order 2009 with amendment in 2016. With this Order, all would be Valuers and Estate Agents must be registered and licensed by the Board of Valuers and Estate Agents before practicing in Negara Brunei Darussalam. I am confident that with the formation of the Board, the practice of Valuers and Estate Agents would be properly regulated and hence increase their professionalism in delivering their services to the clients especially on Strata Title management and Unit entitlement. I would also like to see more local students to take up relevant courses in valuation and real estate with the prospect of taking up the profession.

8. In this two-day workshop, I was given to understand that the guest speakers will be sharing their knowledge and expertise on various aspects of Strata Title based on their researches and experience in their own and other countries that they have researched. I hope both the speakers and the participants will exchange knowledge and ideas so that our Strata Title system can be implemented in a more systematic and efficient way. The Ministry hopes to receive recommendations in the form of Workshop resolutions at the end of the workshop.
9. I do hope that the discussions in the workshop will be fruitful and positive action plans to be mapped out for the development of Brunei Strata Title and increase the professionalism of Bruneian licensed surveyors, valuers and estate agents.
10. I have no slightest doubt in my mind that a professional surveyor of any discipline such as Valuer, Land Surveyor and Estate Agent needs to update his or her skill and knowledge through consistent practice and continuous professional development (CPD) in order to command the trust and respect of the general public users of his/her professional services.
11. Such professional integrity and expertise cannot be over-emphasized than the recent developments both in Negara Brunei Darussalam and Asean region as a whole. With the passing of Land Code (Strata) Act Chapter 189, the Bruneian surveyors need to equip themselves with the requisite skill and knowledge to undertake the related tasks.
12. In conclusion, I would like to congratulate the joint Organizing Committee that comprise of Brunei Institution of Geomatics (BIG); Land; and Survey Departments for organizing the timely Workshop on such important subject of Strata Title.
13. I wish everyone an enjoyable and fruitful two-day Workshop and also happy networking.

Sekian
Wabillahi Taufik Walhidayah
Wassalamualaikum Warahmatullahi Wabarakatuh