



IBU PEJABAT TANAH DAN SURVEI

Menara Pelita, Jalan Tun Abdul Rahman Ya'akub, Petra Jaya,
93050 Kuching, Sarawak, Malaysia
Telefon: 082-444111 Faks: 082-446611

Laman Web: www.landsurvey.sarawak.gov.my E-mel: landsurvey@sarawaknet.gov.my



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Ruj. Tuan:

Tarikh:

Chairman,
Pertubuhan Perancang Malaysia (Sarawak-Sabah Chapter),
Ultimate Professional Centre,
No. 16, 2nd Floor,
Jalan Bukit Mata,
Kuching, Sarawak.

Chairman,
Pertubuhan Arkitek Malaysia (Sarawak Chapter),
Level 3, Sublot 11, Block A1,
Saradise, Jalan Stutong
93350 Kuching, Sarawak.

SUBMISSION OF PLANS FOR STRATA SCHEME FOR PLANNING APPROVAL

Land & Survey's Planning Circular 1/2022

The Strata (Subsidiary Titles) Ordinance, 2019 (SSTO, 2019) has come into force on 1 March 2022. There are now provisions to cater for new features of strata schemes such as landed strata parcels, accessory parcels, limited common properties, etc.

2. In connection with this, planning submissions under Part X of the Land Code (using Form Q) for strata schemes must better define the components and design of the scheme in compliance with the requirement of SSTO, 2019. All submitting persons are hereby advised that ***with effect from 1 December 2022***, planning applications for strata schemes are to include details as described in the Attachment. It shall be applicable to new strata schemes and revisions/resubmissions where a new set of building plan is being proposed.

3. The Approved Plans by the State Planning Authority shall become the basis for the submission of building plans to the Local Councils by architects, and thereon the Strata Subdivision Plan by licensed surveyors. Hence, submitting persons are advised to carefully consider the space planning before making a planning submission. Previous circulars from the

State Planning Authority pertaining to submissions, resubmissions, amendment to plans, are still applicable.

4. A Guidebook for Strata Schemes in Sarawak will be available soon.

"BERSATU BERUSAHA BERBAKTI"
"AN HONOUR TO SERVE"



(Datu Abdullah bin Julaihi)
Pengarah Tanah dan Survei
Sarawak

A. Proposed building plan for planning permission/approval:

- a) All building plans (floor plan, sectional plans, elevation plans) are to be drawn and submitted with *gridlines* and *legible* (readable font sizes). Critical dimensions such as setbacks, corridor width, parcel dimension, floor height and others are to be shown.
- b) Floor plans for all basement, sub-basement and ground floors are to be drawn with site/scheme boundary lines to facilitate checking of main building lines and building setbacks.
- c) For floor plans with projection (structures) beyond the main building line and over land to be surrendered to State, or outside scheme boundary (e.g. linkways), are to be drawn with site/scheme boundary lines.

-Alternatively, the outline of the podium floor and clear gridlines can be drawn as reference if site/scheme boundary is not practical due to scale or size of land.

- d) Naming of floors/storeys should be standardised and shall be known as Ground floor, then 1st floor – onwards and M&E Floor if there is such a level/partial level. Below ground/below proposed platform level – floors shall be known as sub-basement, basement 1, 2, etc.

- If the proposed building has a mezzanine floor, it shall adhere to Building Ordinance, 1994's requirement of maximum floor area and the required headroom clearance.

e) Proposed Strata Floor Plan







The proposed ***strata parcels, accessory parcels*** and ***common area*** are to be shown on the building floor plans by using ***three (3) different colours***.

If there is ***limited common property***, the proposed area is also to be shown on the ***Proposed Strata Floor Plan*** by hatching over the affected common property.

It is ***preferable*** to show strata parcels, accessory parcels and common area ***on*** the submitted building floor plan, and the proposed usage shown via clear, legible labels. However, if it is not possible due to the complexity of the plans, a separate set of strata floor plans can be submitted. In eSPA, this is to be attached as a .pdf file.

B. Recommended Standard Colour Coding

For proposed strata scheme, the following colour codes are to be used for preparing the **Proposed Strata Floor Plan**:

| No. | Type of polygon | AutoCAD Colour Coding |
|-----|-------------------------|--|
| 1 | Building or Land Parcel |  or  Outline red (1) or solid light red (21) |
| 2 | Void |  Black (Dashed line) (250) |
| 3 | Common Area |  Beige (41) |
| 4 | Limited common area |  Hatched magenta (6) over beige (41) |
| 5 | Accessory |  Green (3) |

C. Tabulation of Floor Area

Gross floor area of each floor in each block, with a breakdown of **net floor area by usage** (for e.g. commercial floor space, SOHO floor space, residential floor space, common area floor space, accessory parcels floor space are to be shown in tabulated format on *each Proposed Strata Floor Plan* using the following standard format.

Table : Proposed Floor Usage, No. of Parcels and Floor Area for Building Parcel Scheme

| Ground Floor | | | |
|---|----------------------|--|------------------|
| Proposed Usage | No. of Parcels/Units | Net Floor Area (... sq.m/... sq.ft) (more or less) | Remarks (if any) |
| Residential | 10 | 500 sq.m./5,400 sq.ft | |
| Common area: Recreation - Gym, spa, corridor, stairs, lift & lift lobby, visitors' carpark, driveway,... | - | 725 sq.m/7830 sq.ft | |
| Accessory parcels: (i) carpark | 10 | | |
| Total Floor Area (Gross Floor Area) | - | 1225 sq.m / 13,230 sq.ft | |

*** Note: Floor area stated above is more or less only. The actual floor area will be finalised at the Strata Subdivision Plan (SSP) stage.**

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