

**Community Titles Institute  
Queensland  
2008 Annual Conference**

*“Destination 2020”*

**Strata Titles Invades the World**



**Gary Bugden**

**INNOVATION AND KNOWLEDGE FOR COMMUNITIES**

# The evolution of strata titles

- Robert Torrens devised the “Torrens System” of land titles in SA in 1885
- Adopted by NSW in 1900
- Progressively adopted by other Australian States and Territories
- Strata Titles was “added” by NSW in 1961
- Strata Titles progressively “added” by other Australian States and Territories



# Significance of “added”

- Strata Titles is not a system of land titles in itself
- It is an additional “layer” to another system – the Torrens System
- Not understood in many overseas jurisdictions
- Some have introduced Strata Titles without the underlying registration system
- Not the best formula for success



# Some Older Overseas Examples

- New Zealand
- Singapore
- Malaysia
- Philippines
- South Africa
- Canada
- Argentina



## Current work -

- Macau (China Protectorate)
- Indonesia
- Oman
- Dubai (UAE)
- Abu Dhabi (UAE)
- Vanuatu
- Croatia



# Sultanate of Oman - Sultani decree No 48/89

## Article 10

- (1) If the building collapses the owner of the lower storey shall rebuild that storey. If he fails to do so, the court may order the sale of that storey, unless the owner of the upper storey requests that he rebuild the lower storey at the expense of its owner to such extent as will enable the damage actually sustained on the upper floor to be made good.
- (2) In the latter case, the owner of the upper storey may prevent the owner of the lower storey from occupying it or having the use thereof until he discharges his liability, and he may obtain leave of the court to rent out such storey or occupy it in satisfaction of his entitlement.

# Bar Al Jissah Resort



# The Venetian Macau Resort





# The Venetian Macau Resort

- Site – capable of parking 90 Boeing 747 Jumbo Jets
- World's largest Casino
- 350 Shops
- 100,000 sq m Convention facilities
- 30 Restaurants
- 15,000 seat Auditorium
- 3,000 suite Hotel (70 sq m suites)



# Dubai

- 2nd largest Emirate of the 7 United Arab Emirates
- Area of 3,885 sq km
- 700 km Coastline (increased to 1,700 km)
- Population 1.5 million
- Average annual rainfall 130mm
- Temperature range 10°- 48° Celsius
- Average summer 41° Celsius



# Dubai Development Statistics

- Population is expected to increase to 1.9m by 2010
- Annual unit demand – 45,000 to 50,000
- Rents -
  - A\$60,000 – A\$70,000 units
  - A\$110,000 – A\$160,000 villas
- 82,000 units already delivered (no titles)
- 20,000 units delivered in 2007 alone
- 64,000 for delivery in 2008
- 68,000 for delivery in 2009
- Annual gains 10% - 15% currently









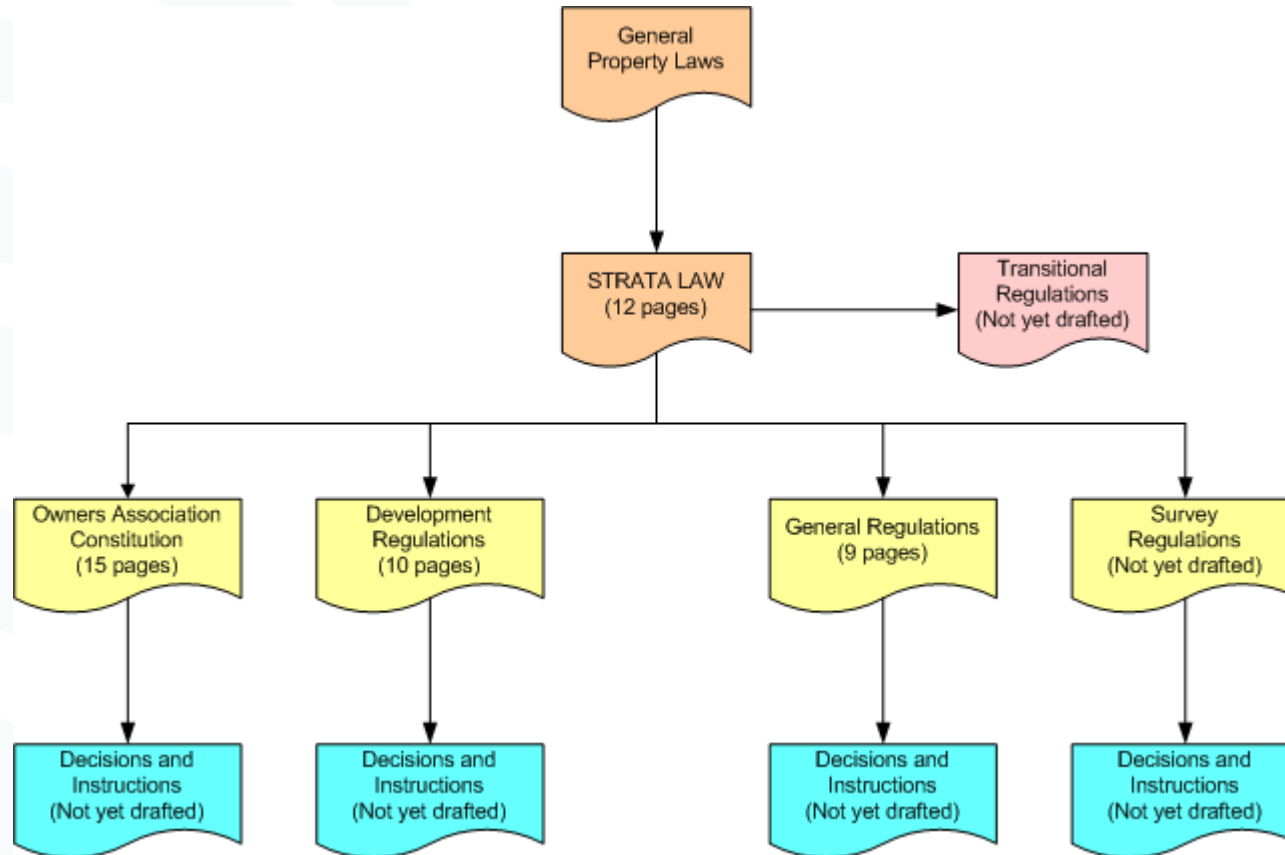






# Dubai Strata Law

(Jointly Owned Property Law)



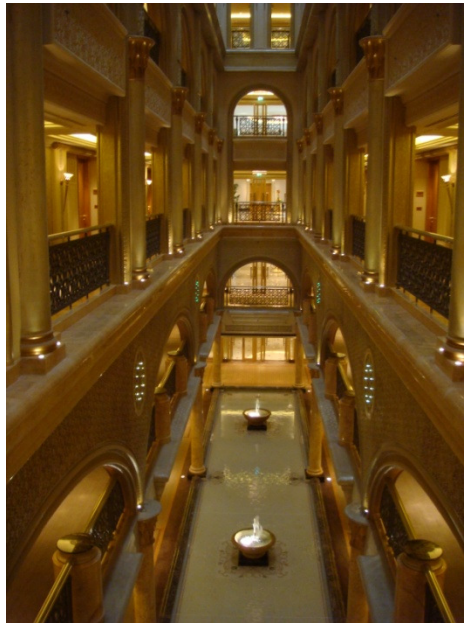
# Abu Dhabi

- First settled in 3,000 BC
- Population 900,000 (80% expatriates)
- Largest Emirate (67,340 square kilometres)
- Occupies 86.7% of the UAE
- 400 kilometres of coastline
- 70% of UAE's wealth
- World's largest oil producer
- Average wealth us\$17m (420,000 citizens)











# Masdar Development

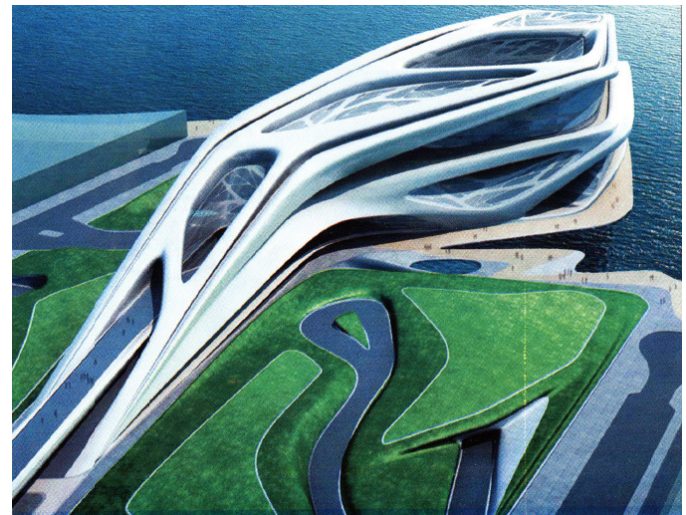
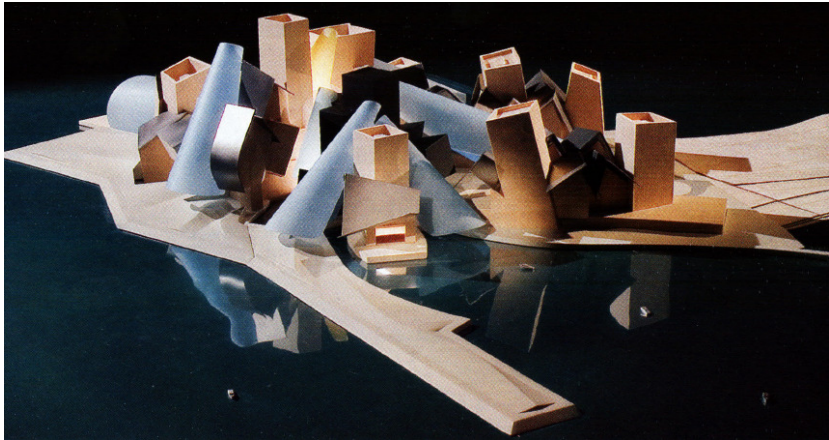


- US\$22 billion
- 32,000 people
- No carbon footprint on the earth
- Will house the Masdar Institute
- Objective is to discover and develop renewable energy to power the world post the oil era.









# Abu Dhabi Project

## Entire Real Estate Regulatory System

- Review and prepare strategic plan for GIS and Cadastral system
- Review and reform title registration system
- Review land ownership restrictions
- Draft new laws –
  - Escrow Law
  - Brokers Law
  - Strata Law
  - Real Estate Commission
- Foundations for private survey profession



# Should I go to the Middle East?

- Strong demand for management skills
- Very good tax free rewards
- Very exciting work
- Need to joint venture (if planning to start a business)
- Bureaucratic nightmare
- Very different culture
- Very....very HOT !!
- Next 2-3 years will be tough



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