

EVERYTHING THE CONDOMINIUM DEVELOPER SHOULD HAVE TOLD YOU, BUT DIDN'T

HALIM ABDULLAH



PELANDUK PUBLICATIONS

CONTENTS

Terminology

Introduction

PART I – LOOK BEFORE YOU LEAP

- 1 • Definition 3
- 2 • What are you Buying? 11
- 3 • Importance of the Developer 20
- 4 • The Designs 29

PART II – A QUESTION OF VIABILITY

- 5 • Market Conditions 43
- 6 • Location, Location, Location 51
- 7 • Pricing 58

PART III – CONDOMINIUM REALITIES

- 8 • Condominium Living 71
- 9 • The Lack of Tide 85
- 10 • Investment Perspectives 93
- 11 • The Problem with the By-laws 101
- 12 • The Point of Management 109

Conclusion 123

<i>Appendix 1</i> - Housing Developers (Control and Licensing) Regulations, 1989	127
<i>Appendix 2</i> - Second Schedule (Strata Titles Act, 1985)	141
<i>Appendix 3</i> - Third Schedule (Strata Titles Act, 1985)	149