One of the main complaints of purchasers has been the delay in the issuance of strata titles.

Purchasers of strata subdivided units had been urging for an indefeasible title to their property even before the National Land Code. However, the subsidiary title system introduced by the Code was found wanting and faced the problem of delay in the issuance of subsidiary titles. This led to the Strata Titles Act 1985.

The Strata Titles Act brought fresh promises. However, it failed to overcome the delay in the issuance of strata titles. The main impediment of the delay has been the vast and cumbersome processes which is mainly due to bureaucracy and weak government machinery.

The delay in the issuance of strata titles has serious implications for both developers and purchasers. The authorities need to reduce unnecessary administrative bottlenecks to expedite the issuance of strata titles.

Key words : Strata titles, delay, causes and implications.