



# e-TANAH SYSTEM

**INNOVATION IN LAND ADMINISTRATION  
AT FEDERAL TERRITORY OF KUALA LUMPUR**

**BY  
FEDERAL TERRITORY LAND & MINES OFFICE**

**01**

**Background of e-Tanah System**

**02**

**Implementation of e-Tanah System**

**03**

**Benefits Realized**

**04**

**Improvement Initiatives**



An aerial photograph of a modern city skyline. In the foreground, a cluster of skyscrapers is visible, with the most prominent one on the right having a distinctive blue, lattice-like top section. The background shows a dense urban landscape with many other buildings and a clear blue sky with some clouds. The text "Background e-Tanah System" is overlaid in the center of the image.

# Background e-Tanah System





# THE BACKGROUND OF e-TANAH SYSTEM

The e-Tanah System is an Integrated Electronic Land Administration System developed for the purpose of improving land administrative procedures and processes in Malaysia which is inline with the Government Transformation Programme (GTP) Roadmap 2.0.



Its objective is to have an integrated web-enabled computerised system that enhanced the efficiency and effectiveness of land office services.





# KEY FEATURES OF e-TANAH SYSTEM



**Web-based And Work-based Application System**



**Single Point Of Access For External (Public) And Internal User**



**Authentication Of Land & Strata Titles By Digital Signature**



**Integrated With Other Government Agency Systems**



**Disaster Recovery Center To Ensure System Operationally During Time Of Disaster**





An aerial photograph of a modern city skyline, likely Kuala Lumpur, Malaysia. The image shows a dense cluster of skyscrapers and modern buildings. In the foreground, a prominent skyscraper with a blue, lattice-like top section stands out. The city extends into the distance under a blue sky with scattered clouds. The text "Implementation of e-Tanah System in KL" is overlaid in white, bold font across the center of the image.

# Implementation of e-Tanah System in KL





# IMPLEMENTATION OF e-TANAH

## Phase 1

**REGISTRATION**

**STRATA**

**REVENUE**

**CONSENT**

**AUCTION**

## Phase 2

**LAND DISPOSAL**

**LAND DEVELOPMENT**

**ENFORCEMENT**

**LAND ACQUISITION**

Gazetted  
By

**19 June  
2017**

Used  
By

**28 Dec  
2017**







# Benefits e-Tanah System





# BENEFITS OF e-TANAH SYSTEM

## Enhancing Efficiency



Land Title Search Via Online (Private Search)



Quit Rent Can Be Checked and Pay Through Online



Faster Dealings on Strata Title As It Is Computerised



Strata Rolls Is Computerised Enabling Faster Search

## Improving Effectiveness



Single Point Of Contact (SPOC) Enabling Counters To Process Multi Transactions



Notification of Presents Status Through Email

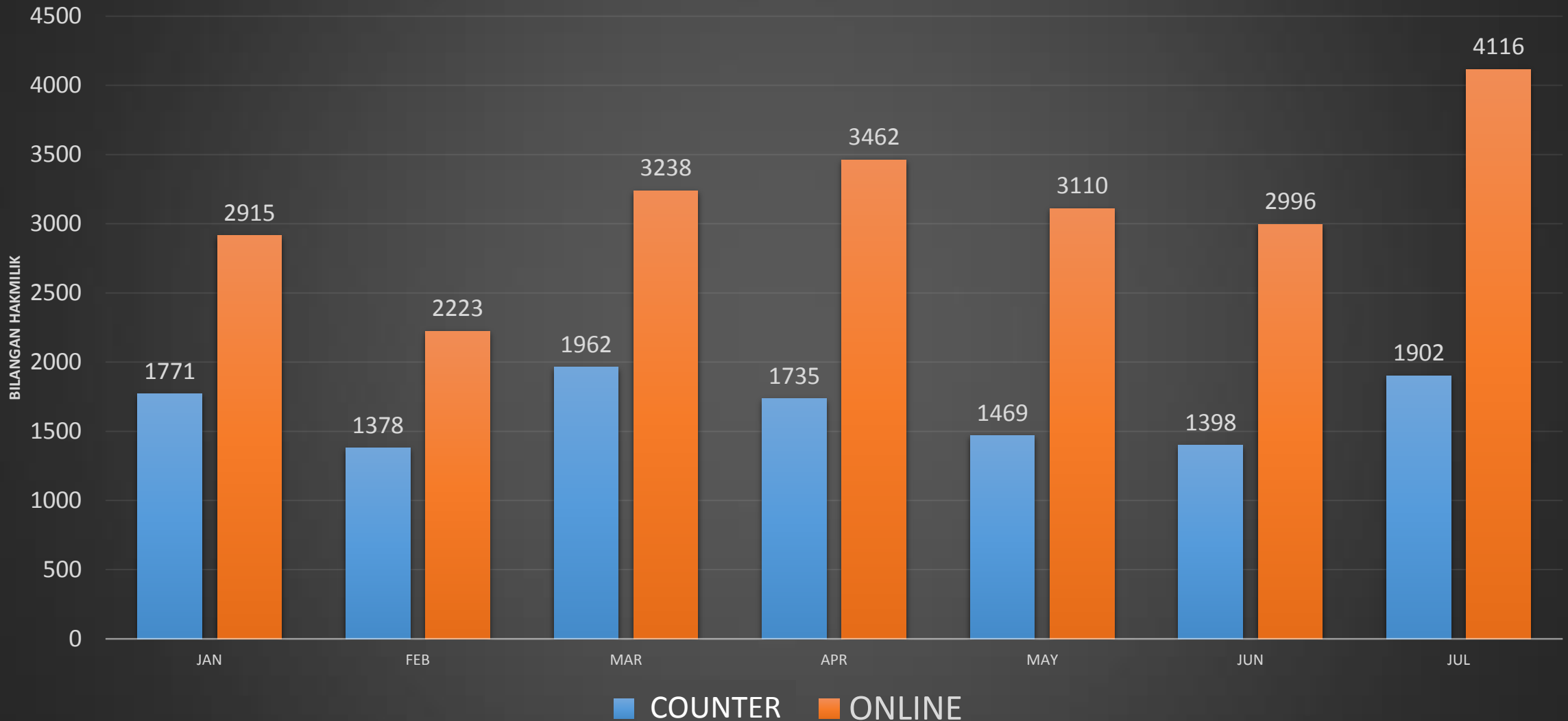


Notification to Local Authority (DBKL) On Details of New Proprietor





## Land Title Search [Private Search] Statistics 2018







# **Improvement Initiatives**

---

# **e-Tanah System**



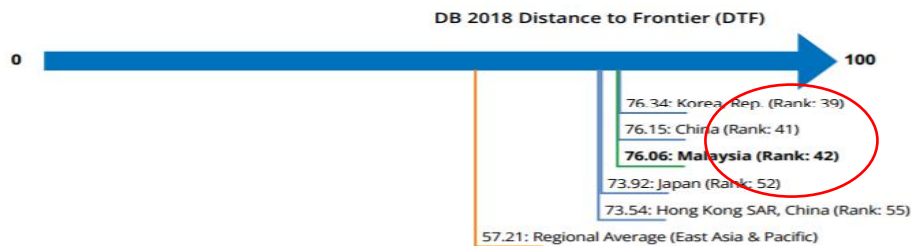
## Doing Business 2018 Malaysia

### Standard Property Transfer

Property value	MYR 1,914,966.70
City Covered	Kuala Lumpur

Indicator	Malaysia	East Asia & Pacific	OECD high income	Overall Best Performer
Procedures (number)	8	5.5	4.6	1.00 (4 Economies)
Time (days)	13	74.5	22.3	1.00 (3 Economies)
Cost (% of property value)	3.5	4.3	4.2	0.00 (5 Economies)
Quality of the land administration index (0-30)	27.5	15.8	22.7	29.00 (Singapore)

Figure – Registering Property in Malaysia and comparator economies – Ranking and DTF



Note: The ranking of economies on the ease of registering property is determined by sorting their distance to frontier scores for registering property. These scores are the simple average of the distance to frontier scores for each of the component indicators.

## Goal

- To improve Malaysia's position in the World Bank's 'Doing Business In Malaysia' Report by reducing the number of steps in property ownership process in Malaysia.

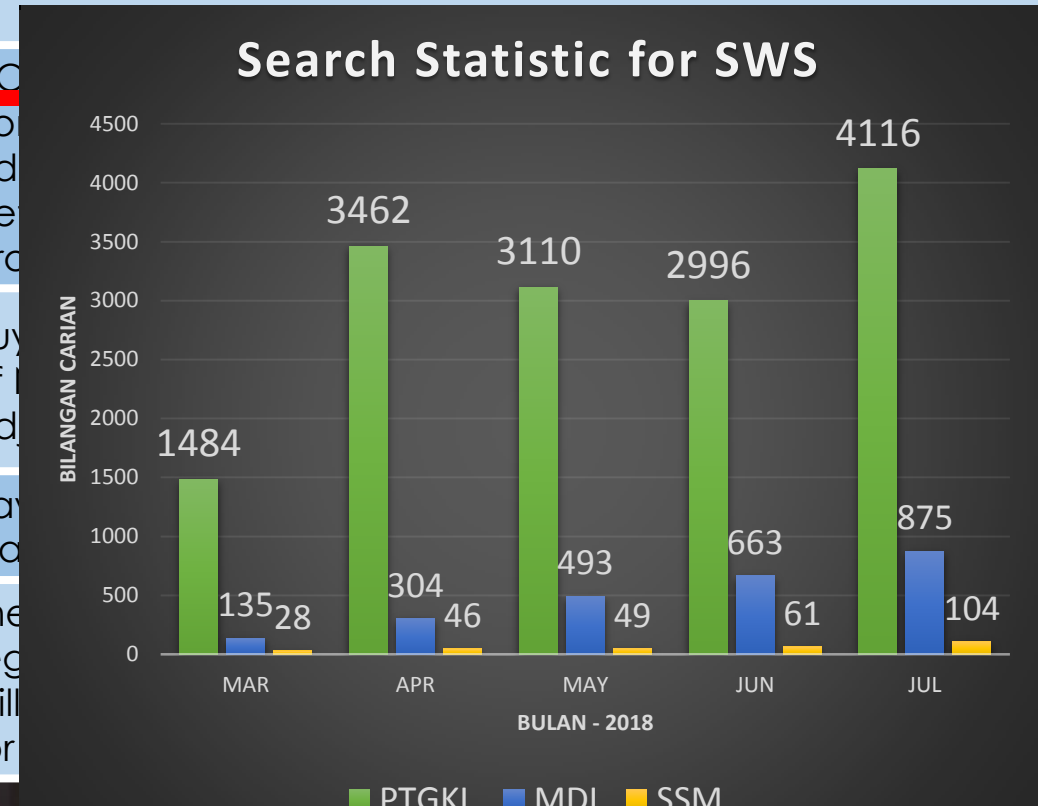




# SINGLE WINDOW SEARCH

## CURRENT PROCEDURE OF REGISTERING PROPERTY WITH PROPOSED IMPROVEMENTS

No.	Current Procedure	No.	Proposed Procedure Improvements
1	Lawyer conducts a land title search.	1	Intended buyer or his agent conducting search of land title, company and its insolvency status through Single Window Search via e-Tanah System.
2	Lawyer conducts a company search.		
3	Lawyer conducts a winding-up search.		
4	Buyer and seller sign sales-purchase agreement in presence of lawyer and lawyer fills out Form 14A Memorandum of Transfer.	-	NO co ad be pro
5	Memorandum of Transfer (14A) sent to Stamp Office for adjudication of Stamp Duty and valuation by JPPH.	2	Buy of ad
6	Payment of stamp duty and stamping of Form 14A.	3	Pay Sta
7	The transfer is registered at the Land Office/Registry.	4	The reg will for
8	Update the name of the buyer at the Municipality.		







e-Tanah KL Support  
Federal Territory Land & Mines Office



+603-2693 6429



<http://www.ptgwp.gov.my/portal>



[etanahklsupport@ptgwp.gov.my](mailto:etanahklsupport@ptgwp.gov.my)

Powered by,

**PuncakTegap**