



INTRODUCTION TO MALAYSIAN LAND ADMINISTRATION SYSTEM & TORRENS SYSTEM



**Malaysian Technical Cooperation Programme (MTCP):
Roles & Contributions of Land Administration
In Malaysian Development.
27th August 2018
INSTUN**

Presentation Outline

Constitutional provisions on land matters

Torrens System

The Structure of Land Administration in Malaysia

Application of Land Laws in the States of Malaysia

Basic concept of Land Laws in Malaysia

Land Legislations

National Land Code Framework

Torrens' Provisions Under National Land Code

Land Grant Under National Land Code

Reservation Of Land Under National Land Code

Computerisation of Land Registration System

Electronic Land Administration System

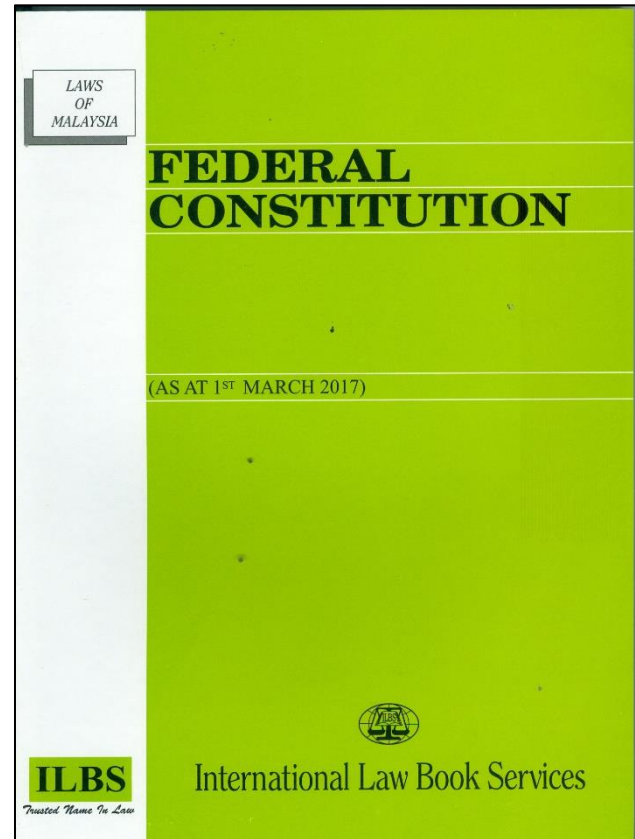
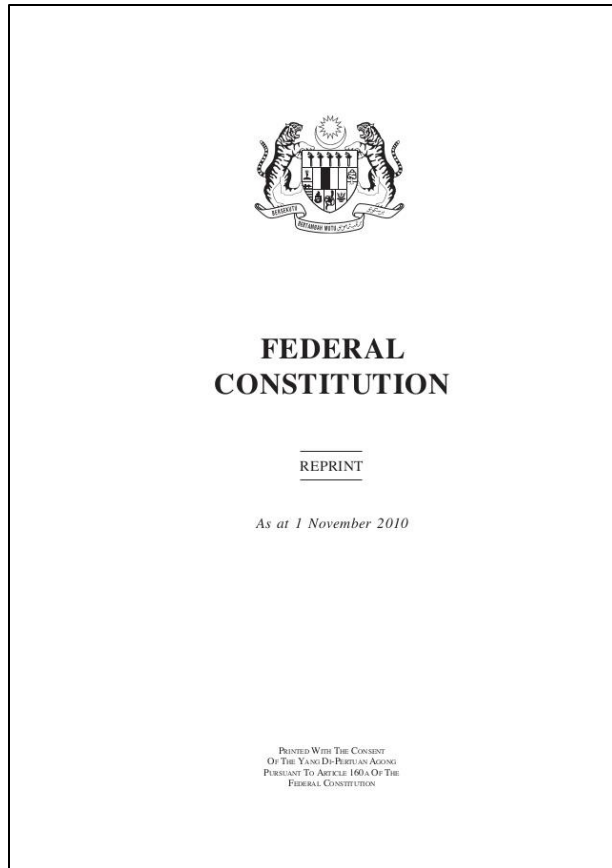


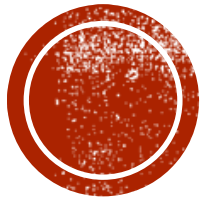
LAND ADMINISTRATION IN MALAYSIA

- The land administration organizational structure in Malaysia demarcates the power to manage land to the State Authority as land is a State matter in accordance to the Federal Constitution of Malaysia.
- The Federal Constitution of Malaysia 1957, the supreme law of the country, prescribes two-tier governmental structure; that is the Federal and State Government.



FEDERAL CONSTITUTION OF MALAYSIA





COATS OF ARMS

THE FEDERAL CONSTITUTION

ARTICLE 73 - CONFERS LEGISLATIVE POWERS TO THE FEDERAL PARLIAMENT AND THE STATE LEGISLATURES



- THUS PARLIAMENT MAY MAKE LAW FOR THE WHOLE OF MALAYSIA

ARTICLE 74 - PROVIDES THAT PARLIAMENTS MAY MAKE LAWS WITH RESPECT TO ANY OF THE MATTERS ENUMERATED IN THE FEDERAL OR CONCURRENT LIST

Constitutional Provisions On Land Matters

JURISDICTION

STATES

ARTICLE 74 (LIST II OF 9TH SCHEDULE) CONSTITUTION

SABAH & SARAWAK – ARTICLES 95D, 95E & LIST IIA OF 9TH SCHEDULE CONSTITUTION

NATIONAL LAND COUNCIL

ARTICLE 91 CONSTITUTION

FEDERAL

ARTICLE 74 (LIST I 9TH SCHEDULE), ARTICLES 76(4) & 83-86 CONSTITUTION

LAND ADMINISTRATION

TYPE OF SYSTEM

TORRENS

PRIVATE RIGHTS IN LAND CAN DERIVE ONLY FROM EXPRESS GRANT BY THE STATE; OR

SECONDARILY FROM STATE REGISTRATION OF SUBSEQUENT STATUTORY DEALING

RIGHTS

FUNDAMENTAL LIBERTIES

ARTICLE 13 CONSTITUTION

MALAY RESERVATIONS

ARTICLE 89-90 CONSTITUTION



LIST I & II OF THE 9TH SCHEDULE OF FEDERAL CONSTITUTION

MALAYSIAN CONSTITUTION LEGISLATIVE PROVISIONS 58

Federal List

9th Schedule, List I

Here are the areas in which Parliament may create laws:

| | | |
|----------------------------------|------------------------------|------------------------------------|
| External affairs | National defence | Internal security |
| Civil and criminal law | Federal citizenship | Machinery of government |
| Communication and transportation | Trade, commerce and industry | Shipping, navigation and fisheries |
| Finance | Federal works and power | Surveys |
| Education | Medicine and health | Labour and social security |
| Welfare of aborigines | Professional occupations | Federal holidays |
| Unincorporated societies | Agricultural pest control | Newspapers and publications |
| Censorship | Theatres, cinemas, films | Co-operatives |
| Tourism | Fire services | All Federal Territory matters |

For the full description see List I of the 9th Schedule of the Constitution

MALAYSIAN CONSTITUTION LEGISLATIVE PROVISIONS 59

State List

9th Schedule, List II

Here are the areas in which State Assemblies may create laws:

| | | |
|---|--|---|
| Islamic law and personal and family law for Muslims | Machinery of state government | Agriculture and forestry, incl. agricultural loans |
| Local government | Local services e.g. markets | State works and water |
| Land | State holidays | Offences for state matters |
| Inquiries for State purposes | Indemnity for State matters | Turtles and riverine fishing |
| Libraries, museums, monuments etc. ¹ | Native law and customs, incl. family law, and native courts ¹ | Incorporation of bodies set up under State law ¹ |
| Ports and harbours ¹ | Cadastral land surveys ¹ | Sabah Railway ² |

¹ Items in green are for Sabah and Sarawak only

² Item in blue is for Sabah only

For the full description see List II of the 9th Schedule of the Constitution



TORRENS SYSTEM

Two main principles in the Torrens System:

1. Mirror principle

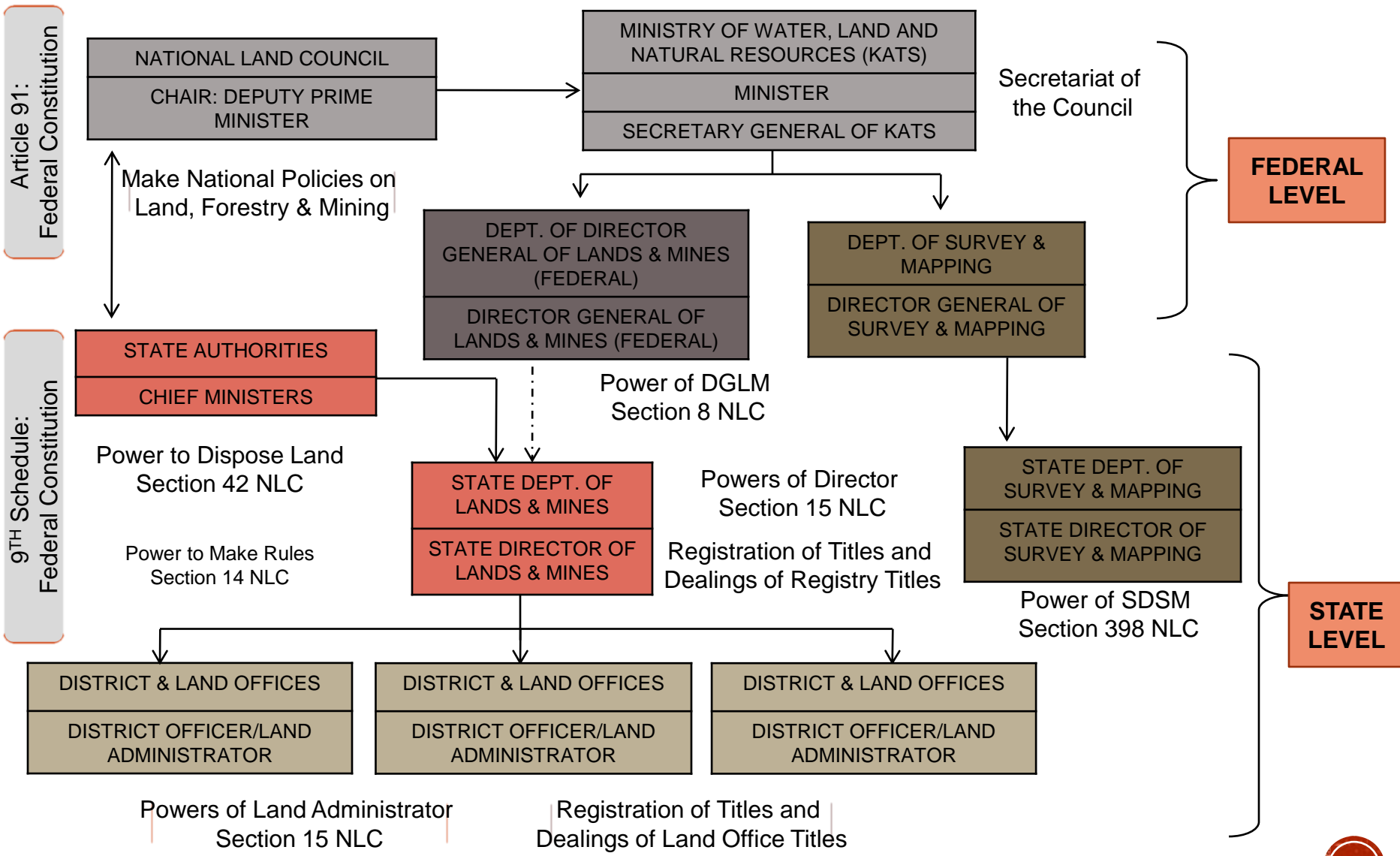
- “The register reflects all facts material to the registered proprietor’s title to land”.
- Endowed the register with the attributes of a mirror that can reveal necessary particulars relating to land

2. Curtain principle

- Emphasizes that the intending purchaser is solely concerned with the register, which, in contemplation of the law, “is the only source of information about the legal title so that he neither need nor may look behind it”.
- In *Teh Bee v K. Maruthamuthu*, Fed Court held ‘under the Torrens system, the register is everything’



The Structure of Land Administration in Malaysia

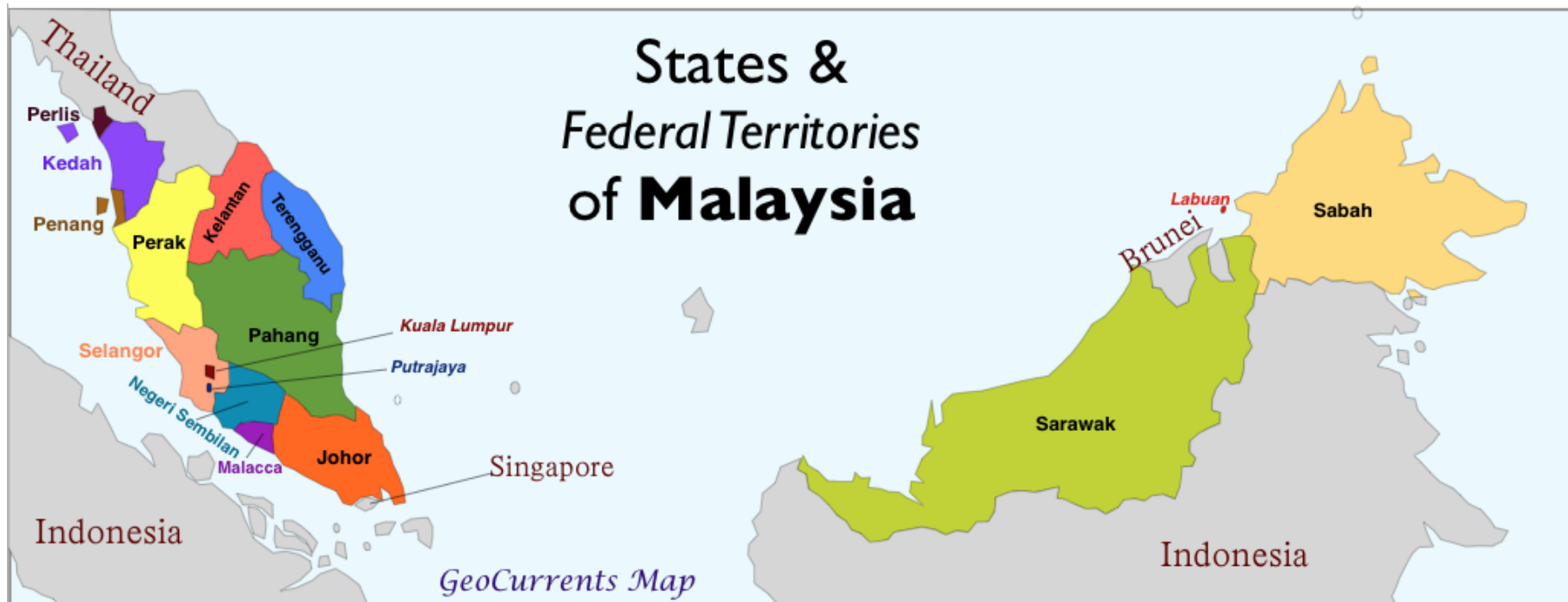


NLC = National Land Code

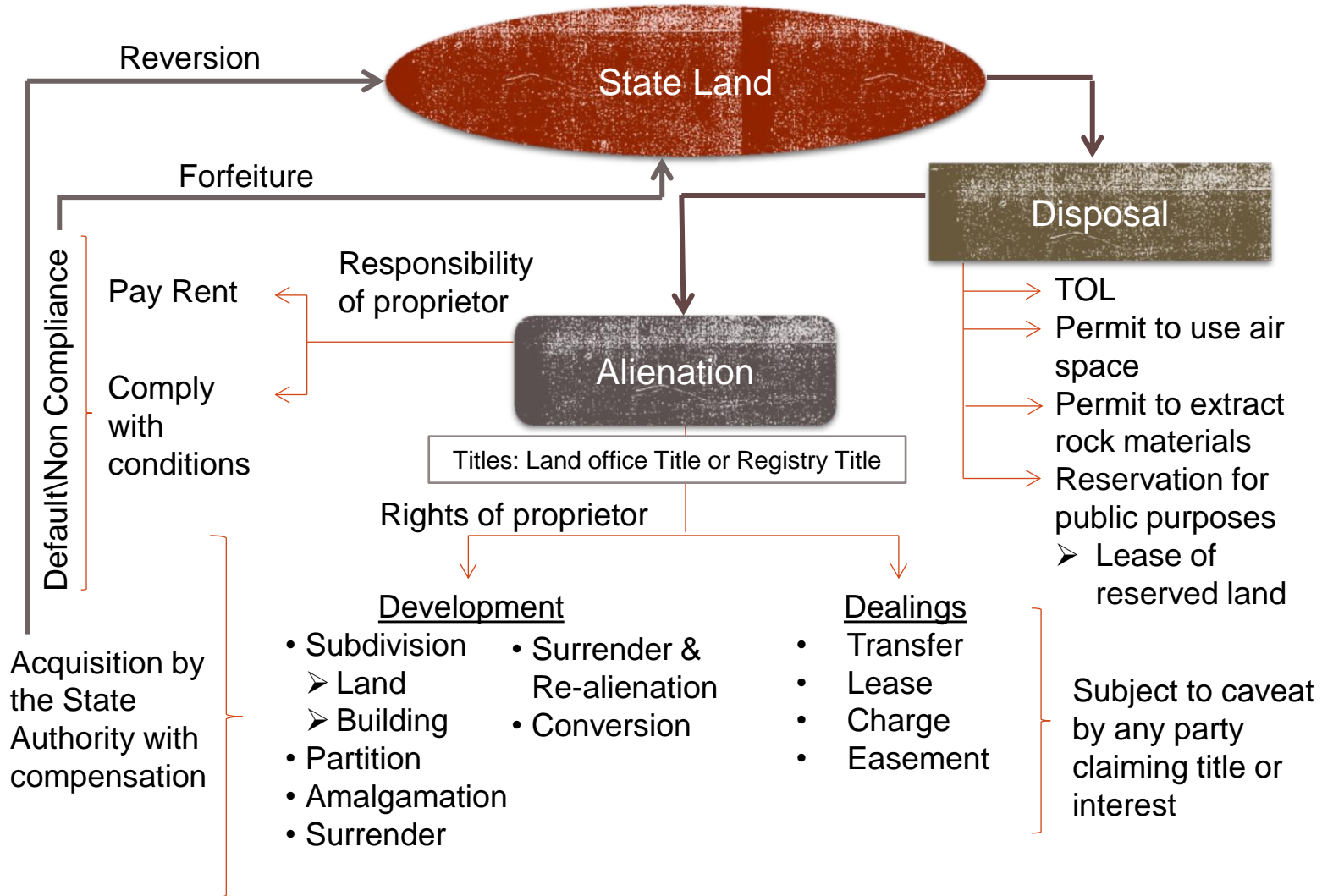


Application of Land Laws in the States of Malaysia

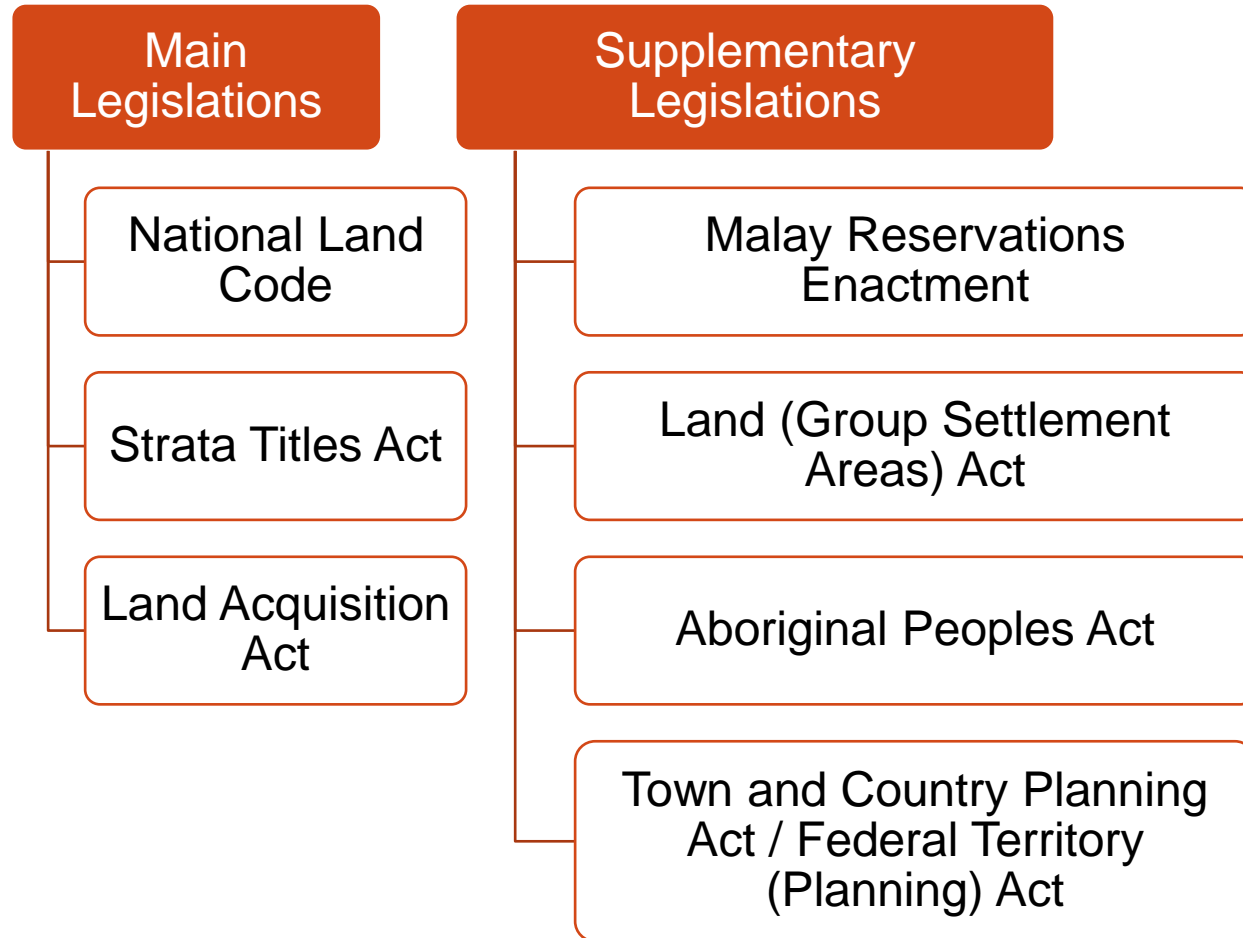
- Uniform Federal laws for States in Peninsula Malaysia, but authority lies with the States.
- Individual State laws for Sabah and Sarawak.
- For Federal Territories, the uniform laws are modified to accommodate jurisdiction of Federal Government.



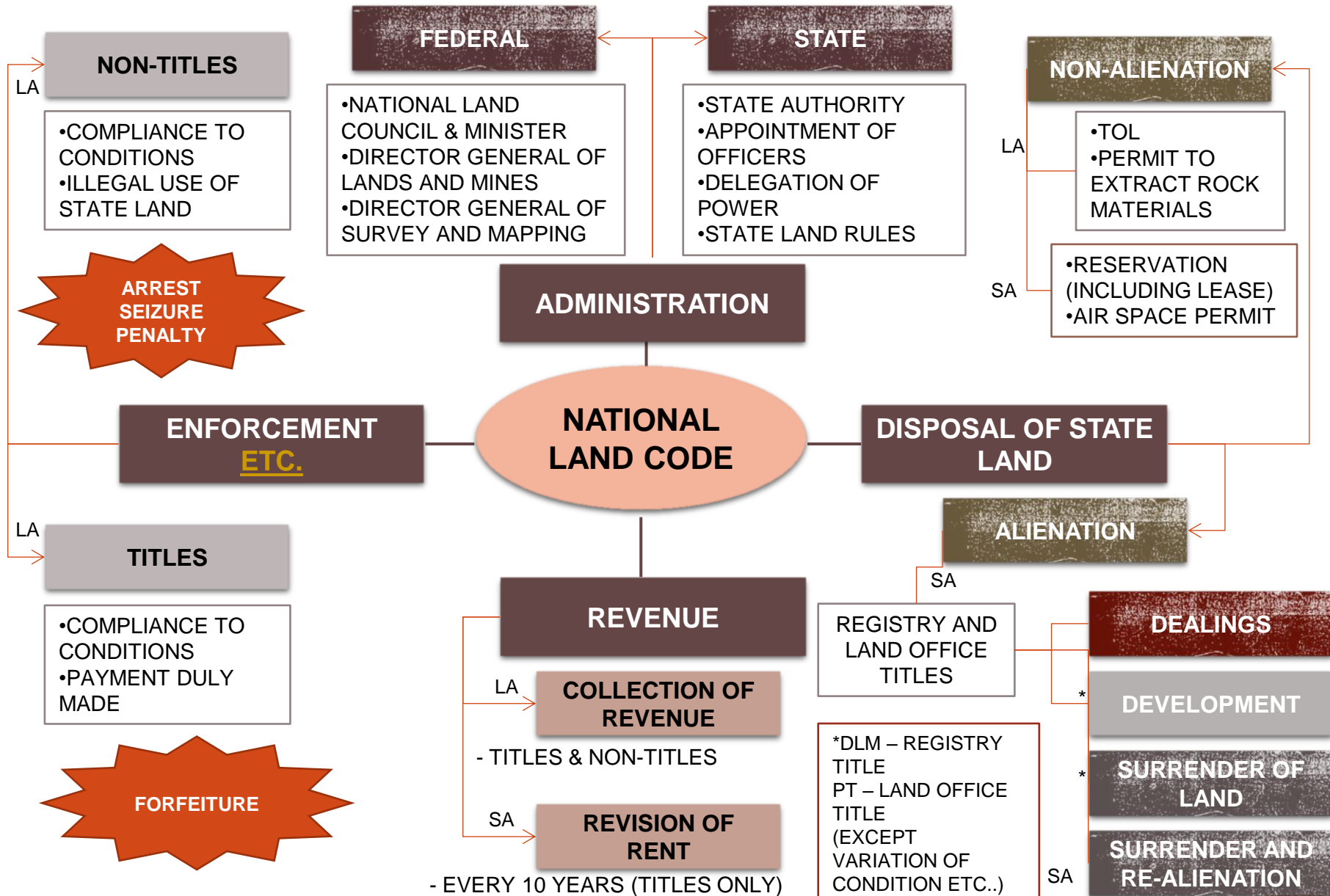
Basic concept of Land Laws in Malaysia



Land Legislations



National Land Code (NLC) Framework



DLM-DIRECTOR OF LANDS AND MINES

LA-LAND ADMINISTRATOR

SA-STATE AUTHORITY



Kanun Tanah Negara
Borang 11AK
 (Jadual Keempat Belas)

DHKK

HAKMILIK SEMENTARA
 BERSAMAAN DENGAN HAKMILIK PEJABAT PENDAFTARAN

| | | |
|------------|------------------------|-----------------------------------|
| No. | H.S.(D) : 48352 | Cukai Tahunan : RM5,983.00 |
|------------|------------------------|-----------------------------------|

Negeri : Selangor
 Daerah : Ulu Selangor
 Bandar/Pekan/Mukim : Mukim Rasa
 No. PT : PT 1695
 Luas Sementara : 190.95 Hektar
 Kategori Penggunaan Tanah : Pertanian
 No. Lembaran Piawai : 48-B
 No. Permohonan Ukur : C 264038
 No. Fail : PTHS 3C/5/2011

TANAH SIMPANAN MELAYU
 Dalam kawasan ULU RENING TAMBAHAN
 No. Pemberitahuan Warta 1300-21P.1

Pajakan selama tempoh **99** tahun berakhir pada 27 April 2098.

Didaftarkan pada **5 Jun 2013**

T.M.....LL.....
Pendaftar

Dokumen hakmilik keluaran dikeluarkan pada **5 Jun 2013**

T.M.....LL.....
Pendaftar

Pelan lakar/pelan tanah, bagi maksud pengenalan, adalah dikepilkan pada Borang B2.

SYARAT-SYARAT KHAS MENGENAI HAKMILIK SEMENTARA

1. Hakmilik ini adalah tertakluk kepada peruntukan-peruntukan Kanun Tanah Negara dan kepada syarat-syarat nyata dan sekatan-sekatan berikut :



Hakmilik : 100710HSD00048352
 Tarikh : 21/08/2014
 No. Versi : 1
 No. Salinan : 1
 Muka Surat : 1 | 2 |

SDE0193374



Kementerian Tanah Negara
Boorang SDK
(Jadual Keempat Baharu)

GERAN MUKIM (3) JENIS HAKMILIK


| | |
|--------------------------------|-------------------------|
| No. Hakmilik : (3) NO HAKMILIK | Cukai Tahunan : RM54.00 |
|--------------------------------|-------------------------|

| | |
|---|----------------------|
| Negeri : Perak | Daerah : Hilir Perak |
| Daerah/Pekan/Mukim : Mukim Chempang Jeng (1) MUKIM | |
| Tempat : BANCANGAN TANAH SG SUNGAI MATI | |
| No. Lot : (3) NO LOT | |
| Luas Lot : 1.497 Hektar | |
| Kategori Penggunaan Tanah : 13 Ekar 2 Rood 29.0000 Pda. Pertanian | |
| No. Lencana Peralai : - | |
| No. Peta Cerdak : - | |
| No. Peta : - | |

PENGHITAPAN BEBAS MELAYU
Dijaja berkuatkuasa pada 11 Februari 2012
No. Pendaftaran Waris 80
Berkuatkuasa 10 Mar 2012

Tanah yang diperlihatkan di atas adalah dipungut cukai selama tempoh masa tiga puluh (30) hari selepas tarikh ini diterbitkan di bawah, terdapat kepada pemilikan-permintaan Kanan Tanah Negara, kepada kategori yang diperlihatkan di atas dan kepada syarat-syarat yang ditetapkan di bawah, sebagai bilangan bagi penyusunan cukai tahunan yang sewajarnya.

Dengan perintah Pihak Berkuasa Negara
Ditandatangani pada 9 September 2012

T.M. 
Pundit

Peta lokasi bagi hakmilik diperlihatkan, adalah diperlihatkan pada Borang B1.

SYARAT-SYARAT NYATA
Tanaman Kertanian - Gerah

Hakmilik : 21002014
Tarikh : 04/09/2012
No. Veti : 1
No. Salinan : 1
Muka Surat : 1/1/1

Kementerian Tanah Negara
Boorang 11BK
(Jadual Keempat Baharu)


HAKMILIK SEMENTARA
BERSAMAAN DENGAN HAKMILIK PEJABAT TANAH

| | |
|----------------|-------------------------|
| No. H.S.00 : - | Cukai Tahunan : RM11.00 |
|----------------|-------------------------|


| | |
|---|----------------------------|
| Negeri : Kelantan | Daerah : Jajahan Pasir Mas |
| Daerah/Pekan/Mukim/County : Mukim Lubok Kawah | |
| Tempat : Kg. Cahang | |
| No. PT : - | |
| Luas Semula : 143 Meter Persegi | |
| Kategori Penggunaan Tanah : Rancangan | |
| No. Lencana Peralai : BK-C1 & C11 | |
| No. Permohonan Uluru : C 252935 | |
| No. Peta : PPM 2 | |

DI BILANGAN KAWASAN RIZAB MELAYU
No. Pendaftaran Waris 56-9350
Berkuatkuasa 9 Disember 1990

Geran untuk selama tempoh
Ditandatangani pada 4 Januari 2012

T.M. 
Pundit

Dokumen hakmilik tahunan diterbitkan pada 4 Januari 2012

T.M. 
Pundit

Peta lokasi/jalan tanah, bagi maklumat pengiraan, adalah diperlihatkan pada Borang B1.

SYARAT-SYARAT KHAS MENGENAI HAKMILIK SEMENTARA

1. Hakmilik ini adalah terhad kepada pemilikan-permintaan Kanan Tanah Negara dan kepada syarat-syarat yang ditetapkan di bawah, sebagai bilangan bagi penyusunan cukai tahunan yang sewajarnya.

SYARAT-SYARAT NYATA

| | |
|---------------------|---------------------|
| Hakmilik : 04912012 | Tarikh : 04/09/2012 |
| No. Veti : 1 | No. Salinan : 1 |
| Muka Surat : 1/2/1 | |

D 250444B

Kementerian Tanah Negara
Boorang RPK
(Jadual Keempat Baharu)

PAJAKAN MUKIM


| | |
|--------------------|-------------------------|
| No. Hakmilik : 582 | Cukai Tahunan : RM93.80 |
|--------------------|-------------------------|

Pajakan selama 60 tahun, tempoh berakhir pada 12 Jun 2067

| | |
|---------------------------------------|------------------|
| Negeri : MELAKA | Daerah : JAJAHAN |
| Daerah/Pekan/Mukim : MUKIM SEMERJOK | |
| Tempat : KJ, TERBUKAN SEMERJOK | |
| No. Lot : Lot 268 | |
| Luas Lot : 811 Meter Persegi | |
| Kategori Penggunaan Tanah : Rancangan | |
| No. Lencana Peralai : BK-C11 | |
| No. Peta Diperangka : BK-C11 | |
| No. Peta : PETA/1A/91/240/1/1/3 | |

Tanah yang diperlihatkan di atas adalah dipungut cukai selama tempoh masa di atas oleh tiga puluh (30) hari selepas tarikh ini diterbitkan di bawah, terdapat kepada pemilikan-permintaan Kanan Tanah Negara, kepada kategori yang diperlihatkan di atas dan kepada syarat-syarat yang ditetapkan di bawah, sebagai bilangan bagi penyusunan cukai tahunan yang sewajarnya.

Dengan perintah Pihak Berkuasa Negara
Ditandatangani pada 17 April 2012

T.M. 
Pundit

Peta tanah, bagi maklumat pengiraan, adalah diperlihatkan pada Borang B1.

SYARAT-SYARAT NYATA
Untuk rumah kediaman biasa.

SEKATAN-SEKATAN KEPENTINGAN

Tanah ini tidak boleh dipindahkani, dipungut atau dipungut kembali dengan kebenaran Pihak Berkuasa Negara.

| | |
|---------------------------------|---------------------|
| Hakmilik : 00020100000000000000 | Tarikh : 26/09/2012 |
| No. Veti : 2 | No. Salinan : 2 |
| Muka Surat : 1/1/1 | |

4 1 2 1 4 4

m/s 2 DHKK

SEKATAN-SEKATAN KEPENTINGAN maklumat2 tanah

Hendaklah diperhatikan apabila hakmilik diterbitkan bagi semestaran


Tarikh mula-mula pemberitahuan : -
No. hakmilik asal (Temp. atau sementara) : DK Mukim Pasir Pekan
No. hakmilik yang terdakwa daripada ini : GT 9704V Mukim Pasir Pekan
(Ibu berketuan dan janda di atas)

REKOD KETUANPUNYAN

WAN MOHD SAIFAN BIN WAN SALLEH: 3706 Mgn.
No. k/b : Warganegara Melayu

maklumat pemilik tanah

REKOD URUSAN
PERKARA LAIN YANG MELIBATKAN HAKMILIK

T.M. 
Pundit

| | |
|-----------------------------|---------------------|
| Hakmilik : 0307150410000213 | Tarikh : 24/07/2016 |
| No. Veti : 3 | No. Salinan : 1 |
| Muka Surat : 1/1/2 | |

m/s 3 DHKK

Kementerian Tanah Negara
Boorang B1
(Jadual Keempat Baharu)

PELAN TANAH
(Hakmilik Temp)

Saya mengesahkan bahawa pelan yang diperlihatkan di bawah ini adalah salinan besar pelan tanah yang diperkati.
Bentuk hakmilik adalah seperti berikut :

| | |
|--|-------------------|
| Jenis dan No. Hakmilik : GM 253 | Negeri : Kelantan |
| Daerah : Jajahan Tampar | |
| Daerah/Pekan/Mukim : Mukim Pasir Pekan | |
| Jenis Hakmilik : Geran Mukim | |
| No. Lencana : 12870 | |
| No. Peta Diperkati : Lot 2554 | |
| No. Lot : 0.2538 Hektar | |
| Luas Lot : (0 Ekar 652 Depa) | |


maklumat2 tanah

plan lokasi tanah

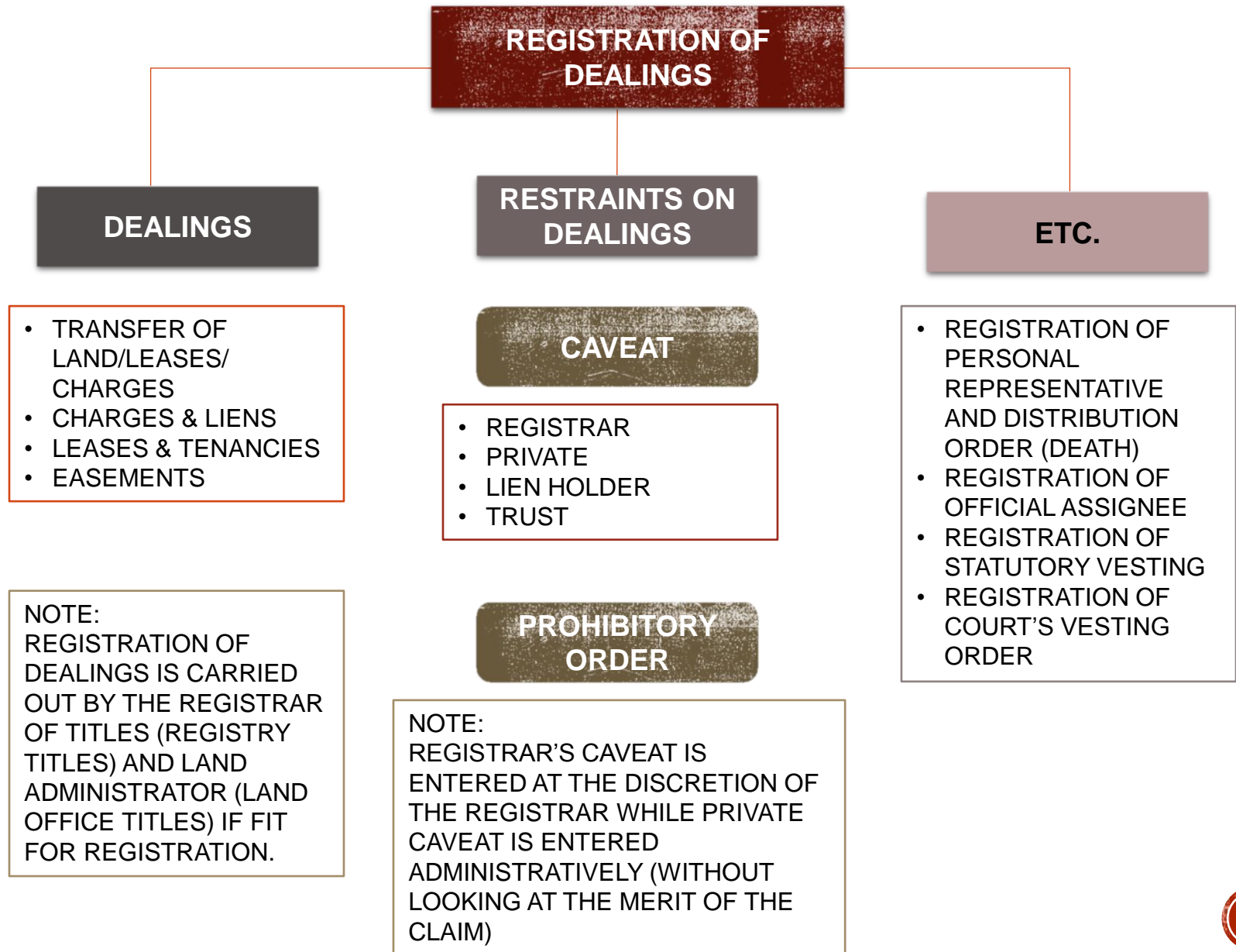
LOT 2554
MUKIM PASIR PEKAN
(DAERAH MUKIM BERSEKUTU)
JAJAHAN TAMPAK
PA 12870
SUKLA BERTU BUKHTA BENEH

27 FEB 2012

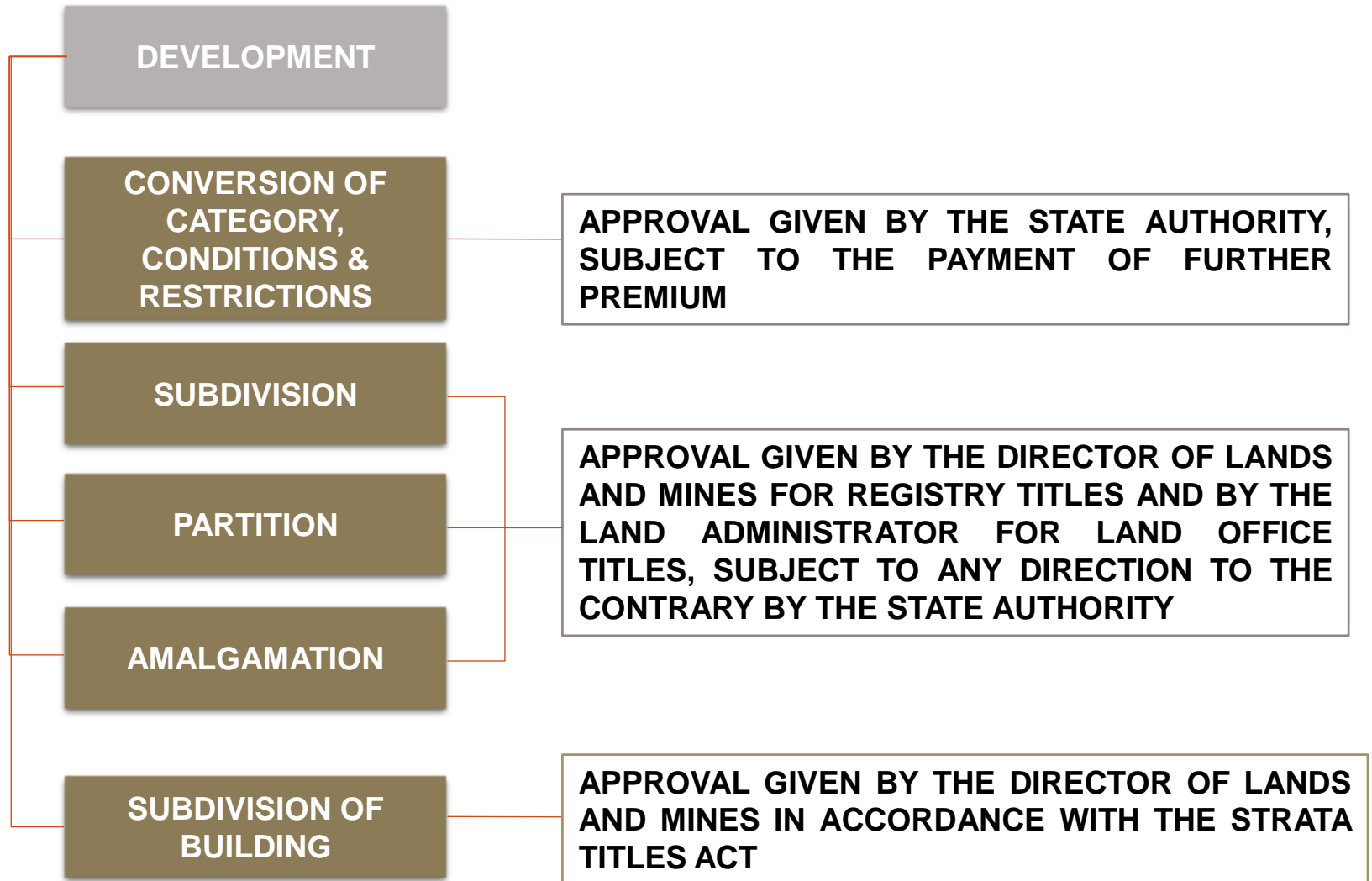
Berkuatkuasa pada hari/tarikh.....

T.M. 
Pundit

National Land Code (NLC) Framework



National Land Code (NLC) Framework



TORRENS' PROVISIONS UNDER NATIONAL LAND CODE



Torrens' Provisions Under National Land Code

92. Indefeasibility of final title, and rights of dealing etc.

(1) The alienation of State land to any person or body under final title shall confer on that person or body a title to the land which shall be indefeasible as provided in Part Twenty.

(2) The rights exercisable by any person or body to whom State land has been alienated under final title shall include the following-

- (a) the right (subject to the provisions of this Act and to any restriction in interest to which the land is for the time being subject) to sub-divide or partition the land, or amalgamate it with other land, in accordance with the provisions of Chapters 1 to 3 of Part Nine;
- (b) the right (subject as aforesaid) to sub-divide any building thereon in accordance with the provisions of Chapter 4 of Part Nine;
- (c) the right (subject as aforesaid) to effect transfers, leases, charges, surrenders, and any other dealings permitted under Division IV; and
- (d) the right (subject as aforesaid, and subject also to the provisions of his personal law and of any other law for the time being in force relating to the disposition or devolution of property on death) to dispose of the land, or any undivided share therein, by will.



Torrens' Provisions Under National Land Code

What are Dealings?

- i. Transfer of land (Section 214 – 220)
- ii. Leases and Tenancies (Section 221-228)
- iii. Charges and liens (Section 241- 281)
- iv. Easements (Section 282 -291)

All dealings stated above are required under the NLC to be executed using the statutory form and properly attested. Once registered, it confers indefeasibility as to the person or body named in the title as provided under section 340. It is only fit for registration if it complies with provisions in section 301 and rent has been paid.



Torrens' Provisions Under National Land Code

340. Registration to confer indefeasible title or interest, except in certain circumstances.

- (1) The title or interest of any person or body for the time being registered as proprietor of any land, or in whose name any lease, charge or easement is for the time being registered, shall, subject to the following provisions of this section, be indefeasible.
- (2) The title or interest of any such person or body shall not be indefeasible-
 - (a) in any case of fraud or misrepresentation to which the person or body, or any agent of the person or body, was a party or privy; or
 - (b) where registration was obtained by forgery, or by means of an insufficient or void instrument; or
 - (c) where the title or interest was unlawfully acquired by the person or body in the purported exercise of any power or authority conferred by any written law.
- (3) Where the title or interest of any person or body is defeasible by reason of any of the circumstances specified in sub-section (2)-
 - (a) it shall be liable to be set aside in the hands of any person or body to whom it may subsequently be transferred; and



Torrens' Provisions Under National Land Code

340. Registration to confer indefeasible title or interest, except in certain circumstances. (continued...)

(b) any interest subsequently granted thereout shall be liable to be set aside in the hands of any person or body in whom it is for the time being vested:

Provided that nothing in this sub-section shall affect any title or interest acquired by any purchaser in good faith and for valuable consideration, or by any person or body claiming through or under such a purchaser.

(4) Nothing in this section shall prejudice or prevent-

(a) the exercise in respect of any land or interest of any power of forfeiture or sale conferred by this Act or any other written law for the time being in force, or any power of avoidance conferred by any such law; or

(b) the determination of any title or interest by operation of law.



Torrens' Provisions Under National Land Code

384. Private searches.

Any person or body may, at any time during normal office hours of any Registry or Land Office, but subject to payment of the prescribed fee and such other conditions (if any) as may be prescribed, inspect and take notes of or extracts from-

- (a) any register of title, Presentation Book or Correction Notebook maintained by the Registrar or any predecessor in office; and
- (b) any instrument of dealing or application presented or made to, or in the custody of, the Registrar.

385. Official searches.

(1) Any person or body may apply to the Registrar for an official search in respect of any land.

(2) Any such application shall be accompanied by the prescribed fee, and the Registrar shall, as soon as may be after the receipt thereof, issue to the applicant a certificate of search under his hand and seal-

- (a) specifying the person or body for the time being registered as proprietor of the land and, if he is registered as such as trustee or as representative, indicating that fact;



Torrens' Provisions Under National Land Code

385. Official searches. (continued...)

- (b) summarising, so far as they relate to matters which are still effective, all memorials and other entries on the register document of title thereto;
- (ba) specifying the express conditions and restrictions in interest to which the land is subject;
- (c) indicating whether, at the time of issue of the certificate (which shall be precisely stated therein)
 - (i) any instrument of dealing has been presented for registration on the register document of title to the land;
 - (ii) any application for the endorsement or entry of any matter on that document has been made under Chapter 7 of Part Eighteen, Chapter 1 of Part Nineteen, Chapter 2 of Part Twenty-one or Part Twenty-two; and
 - (iii) a copy of any prohibitory or other order relating to the land or any share or interest therein has been presented to or served on the Registrar pursuant to the provisions of this Act or any other written law for the time being in force.



Torrens' Provisions Under National Land Code

386. Compensation.

Any purchaser of any alienated land, or any share or interest therein, who suffers any loss or damage by reason of any error in, or omission from, any certificate of search shall be entitled to such compensation as may be agreed or determined in accordance with the provisions of section 434.



LAND GRANT UNDER NATIONAL LAND CODE



Land Grant Under National Land Code

Type of Titles

Registry Title – is the register of grants and State leases issued by the Registrar of Titles from the Registry of the State. (Section 158). 1 Registry in 1 State.

Characteristics of Registry Titles are:

- i. Town or village land;
- ii. Any country land exceeding 4 hectares

Land Office Title – is the register of Mukim grants and Mukim leases issued by the Land Administrator (Section 159). 1 Land Office in 1 District.

Characteristic of Land office title is country land not exceeding 4 hectares.



Registry Title in Malaysia (Front)

DHKK

Kanun Tanah Negara
Borang 5BK
(Jadual Keempat Belas)

GERAN

No. Hakmilik : 171238

Cukai Tahunan : RM93.00

Negeri : NEGERI SEMBILAN
Daerah : Tampin
Bandar/Pekan/Mukim : Pekan Gemencheh Baru
No. Lot : Lot 13734
Luas Lot : 111 Meter Persegi
Kategori Penggunaan Tanah : Bangunan
No. Lembaran Piawai : 79-C
No. Pelan Diperakui : 42797
No. Fail : PTT. 1/5/1209

Tanah yang diperihalkan di atas adalah dipegang untuk selama-lamanya oleh tuan punya pada masa namanya disebut dalam rekod ketuanpunyaan di bawah, tertakluk kepada peruntukan-peruntukan Kanun Tanah Negara, kepada kategori yang dinyatakan di atas dan kepada syarat-syarat nyata dan sekatan-sekatan kepentingan yang dinyatakan di bawah, sebagai balasan bagi pembayaran cukai tahunan yang sewajarnya.

Dengan perintah Pihak Berkuasa Negeri

Didaftarkan pada 13 Ogos 2007

T.M U.T.....
Pendaftar

Pelan tanah, bagi maksud pengenalan, adalah dikepilkan pada Borang B1.

SYARAT-SYARAT NYATA

Tanah ini bendaklah digunakan untuk bangunan perniagaan sahaja

SEKATAN-SEKATAN KEPENTINGAN

Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri

Hakmilik : 050672GRN00171238
Tarikh : 13/12/2007
No. Versi : 2
No. Salinan :
Muka Surat : 1 | 2 |

1258313



Registry Title in Malaysia (Back)

DIKTI

Hendaklah dipenuhi apabila hakmilik diketuarkan bagi sambungan

Tarikh mula diberimilik : 14 Oktober 2003
No. hakmilik asal (Tetap atau sementara) : HSD 13118 Pekan Gemench Baru
No. hakmilik yang terdahulu daripada ini :
(jika berlainan daripada di atas)


REKOD KETUANPUNYAAN

PESURUHJAYA TANAH PERSEKUTUAN : 1/1 bhn.
JKPTG, ARAS 2, WISMA SUMBER ASLI, NO. 25, PERSIARAN PERDANA, PRESINT 4, 62574 PUTRAJAYA, MALAYSIA.

REKOD URUSAN

PERKARA LAIN YANG MELIBATKAN HAKMILIK

KAWASAN MAJLIS DAERAH TAMPIN


Pendaftar

Hakmilik : 050672GRN00171238
Tarikh : 13 12/2007
No. Versi : 2
No. Salinan : 2
Muka Surat : 2 | 2 | 1



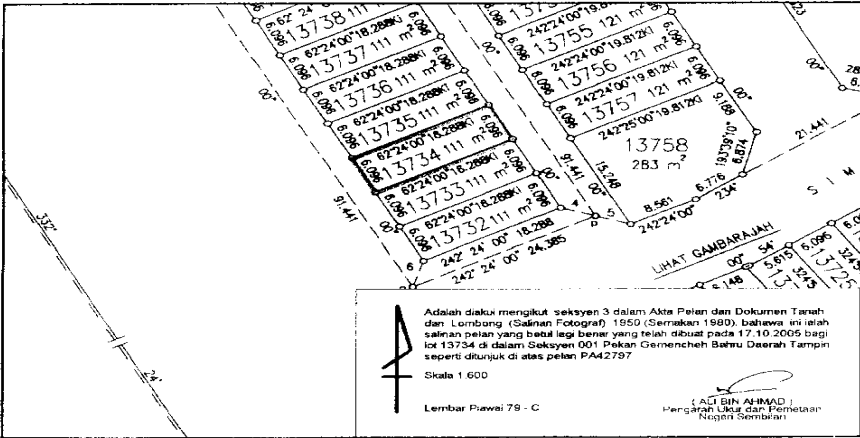
Registry Title in Malaysia (Certified Plan)

Kami Tanah Negara *DHKK*
Borang B1
Jadual Keempat Belas

PELAN TANAH
(Hakmilik Tetap)

Saya mengesahkan bahawa pelan yang dikepikan di bawah ini adalah salman benar pelan tanah yang diperakui.
Butiran hakmilik adalah seperti berikut :

| | | |
|------------------------|---|----------------------|
| Jenis dan No. Hakmilik | : | GRN 171238 |
| Negeri | : | NEGERI SEMBILAN |
| Daerah | : | Tampin |
| Bandar/Pekan/Mukim | : | Pekan Gemencheh Baru |
| Jenis Hakmilik | : | Geran |
| No. Lembaran | : | 79-C |
| No. Pelan Diperakui | : | 42797 |
| No. Lot | : | Lot 13734 |
| Luas Lot | : | 111 Meter Persegi |



Adalah diaku mengikut seksyen 3 dalam Akta Pelan dan Dokumen Tanah dan Lombang (Salinan Fotograf) 1950 (Seksyen 198D) bahawa ini ialah salinan pelan yang betul lagi benar yang telah dibuat pada 17.10.2005 bagi lot 13734 di dalam Seksyen 001 Pekan Gemencheh Bahru Daerah Tampin seperti ditunjuk di atas pelan PA42797


Skala 1:600

Lembar P1awai 79 - C

LADI BIN AHMAD I
Pegawai Ukur dan Pemetaan
Negeri Sembilan

18 AUG 2007

Bertarikh pada hari/bulan

 *W2*
Pendaftar



Land Office Title in Malaysia (Front)

(13) dlm. M.B.M.B./JPH/ (15/1984/ 34/ 869 / 1)

DHRK

Kan. Tanah Negara
Borang SEK
(Jadual Keempat Belas)

Pajakan Mukim

| | |
|-------------------|--------------------------|
| No. Hakmilik : 34 | Cukai Tahunan : RM103.00 |
|-------------------|--------------------------|

Pajakan selama 99 tahun, tempoh berakhir pada 12 Mac 2083.

| | |
|---------------------------|--------------------------------------|
| Negeri | : MELAKA |
| Daerah | : MELAKA TENGAH |
| Mandar/Pekan/Mukim | : MUKIM BUKIT KATIL |
| Tempat | : |
| No. Lot | : Lot 868 |
| Luas Lot | : 2.3042 Hektar (2.3042 Hektar) |
| Kategori Penggunaan Tanah | : Pertanian |
| No. Lembaran Pajawal | : 34-B-III |
| No. Pejan Diperakui | : 9242 |
| No. Fail | : PDMT02110FT29 |

Tanah yang diperihalkan di atas adalah dipegang untuk selama tempoh tahun di atas oleh tuan punya pada masa namanya disebut dalam rekod kenampunyaan di bawah, terakluk kepada peruntukan-peruntukan K. M. B. M. B. Tanah Negara, kepada kategori yang dinyatakan di atas dan kepada syarat-syarat nyata dan sekatan-sekatan yang dinyatakan yang dinyatakan di bawah, sebagai balasan bagi pembayaran cukai tahunan yang sewajarnya.

Dengan perintah Pihak Berkuasa Negeri

Dikafatkan pada 13 Mac 1984

T.M. Ut.....
Pendaftar

Tanah, bagi maksud pengenalan, adalah dipaparkan pada Borang B1.

SYARAT-SYARAT NYATA
Untuk tanaman getah sahaja.

SEKATAN-SEKATAN KEPENTINGAN
Tanah ini tidak boleh di pindahkan atau dipajak kecuali

| | |
|-------------|-------------------|
| Hakmilik | : 040108PM0011001 |
| Tarikh | : 28/11/2006 |
| No. Versi | : 3 |
| No. Salinan | : |
| Muka Surat | : 1 1 2 1 |



Land Office Title in Malaysia (Back)

7008/05/01

dengan kebenaran Pihak Berkuasa Negeri.

Hendaklah dipanuhkan apabila hakmilik dikeluarkan bagi sambungan

1. Nama pemberimilikan :
2. Jenis hak (Tetap atau sementara) :
3. Bilangan yang terdahulu daripada ini :
(atau daripada di atas)


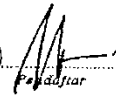
REKOD KETUANFUYAAN

1. NOMBOR AJARAN : 7008/05/01
2. NAMA AJARAN : MANDARAYA MELAKA DERSEJARAH, 1/1 bgn.
3. NAMA LALUAN : LALUAN AYER KEROH, 75450 MELAKA


REKOD URUSAN

1. NOMBOR PINDAAN CUKAI TANAH : 7008/05/01
2. TARikh : 12 Oktober 2005 jam 12:46:05 petang

PERKARA LAIN YANG MELIBATKAN HAKMILIK

Hakmilik : 040108PM00000001
Tarikh : 28/11/2006
No. Versi : 3
No. Sutan :
Muka Surat : 2 | 2 |



Land Office Title in Malaysia (Certified Plan)

DHCK

Kanun Tanah Negara
Borang B1
(Jadual Keempat Belas)

PELAN TANAH
(Makhluk Tetap)

Saya mengesahkan bahawa pelan yang di epitkan di bawah ini adalah salinan benar pelan tanah yang diperakui.
Butiran hakmilik adalah seperti berikut :

| | |
|------------------------|--|
| Jenis dan No. Hakmilik | : PM 34 |
| Negeri | : MELAKA |
| Daerah | : MELAKA TENGAH |
| Bandar/Pekan/Mukim | : MUKIM BUKIT KATIL |
| Jenis Hakmilik | : Pajakan Mukim |
| No. Lembaran | : 34-B-III |
| No. Pelan Diperakui | : 9242 |
| No. Lot | : Lot 868 |
| Luas Lot | : 2.3042 Hektar (5 Ekar 2 Rood 31.0000 Pole.) |

NO. LOT 868
MUKIM BUKIT KATIL
DAERAH MELAKA TENGAH
NEGERI MELAKA
NO. SYIT PIAWAI 34-B-III
NO. PELAN 9242

- 9 NOV 2006

Bertarikh pada haribulan.....

Pentadbir Tanah
MELAKA TENGAH

T.M.
Pendaftar



**RESERVATION OF LAND
UNDER NATIONAL LAND
CODE**



Reservation Of Land Under National Land Code

Reservation of State Land by State Authority (Section 62)

State Authority may by notification in the Gazette reserve any state land for public purpose.

The Notification gazette shall comprise of these information:

- (a) Description of the reserve land
- (b) Description of the purpose the land is reserved
- (c) Designated officer who is in control of the reserved land
- (d) Conclusive evidence that the land so described is reserved for public purpose



Gazette of a Reserve

P.U. (B) 248-249.

1698

NATIONAL LAND CODE

RESERVATION OF LAND FOR A PUBLIC PURPOSE

In exercise of the powers under subsection 62(1) of the National Land Code [Act 56/65] conferred upon the Federal Government and delegated to it, the Land Executive Committee of the Federal Territory of Kuala Lumpur has reserved the land described in the Schedule for a public purpose, to wit, a site for water tank and has designated that the Director of the Waterworks Department, Selangor shall have control of the reserved land.

SCHEDULE

District—Federal Territory of Kuala Lumpur. Mukim—Batu. Plan No.—P.A. 112787. Lot No.—56236. Area—533 square metres.

Dated 27 May 2003
[PTG/WP: 11/399/94; PN(PU³)213/XXVIII]

TAN SRI SAMSUDIN BIN OSMAN
*Chairman,
Land Executive Committee
Federal Territory of
Kuala Lumpur*

P.U. (B) 249.

KANUN TANAH NEGARA

PERIZABAN TANAH BAGI MAKSUD AWAM

PADA menjalankan kuasa di bawah subseksyen 62(1) Kanun Tanah Negara [Akta 56/65] yang diberikan kepada Kerajaan Persekutuan dan yang diwakilkan kepadanya, Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur telah merizabkan tanah yang diperihalkan dalam Jadual bagi maksud awam, iaitu, suatu tapak untuk sistem pembedungan dan perkhidmatan pembedungan dan telah menetapkan bahawa Pesuruhjaya Tanah Persekutuan hendaklah mempunyai kawalan terhadap tanah rizab itu.

JADUAL

Daerah—Wilayah Persekutuan Kuala Lumpur. Mukim—Petaling. No. Pelan—P.A. 112907. No. Lot—38065. Luas—4.177 hektar.

Bertarikh 27 Mei 2003
[PTG/WP: 11/348/92; PN(PU²)213/XXVIII]

TAN SRI SAMSUDIN BIN OSMAN
*Pengerusi,
Jawatankuasa Kerja Tanah
Wilayah Persekutuan
Kuala Lumpur*



COMPUTERISATION OF LAND REGISTRATION SYSTEM



Computerisation of Land Registration System

All registration of titles, dealings and non dealings are done via computer at the Land Registry and Land Offices in Peninsular Malaysia.

The migration from manual registration to computerised registration was implemented in 1995 in Federal Territory of Kuala Lumpur before it was followed by other States. It involves conversion of manual titles into computerised titles.

Computerized Land Registration System covers;

- i. Registration of titles;
- ii. Registration of dealings;
- iii. Document verifications prior to registration;
- iv. Land searches;
- v. Presentation Records;
- vi. Payments notifications and receipts;
- vii. Progress Reports.



Computerisation of Land Registration System

| States | Date of Implementation |
|-----------------|---------------------------|
| Kuala Lumpur | 1 April 1995 |
| Perlis | 1 February 1996 |
| Kedah | 1 March 1998 |
| Terengganu | 1 March 1998 |
| Pahang | 1 March 1998 |
| Selangor | Beginning 1 February 1999 |
| Putrajaya | 1 June 2000 |
| Johor | 1 April 2001 |
| Kelantan | 1 April 2001 |
| Melaka | 1 April 2001 |
| Negeri Sembilan | 1 April 2001 |
| Perak | 1 April 2001 |
| Pulau Pinang | 1 April 2001 |



ELECTRONIC LAND ADMINISTRATION IN MALAYSIA (E-TANAH)



Electronic Land Administration in Malaysia (e-Tanah)

PUBLIC PORTAL

Customer Service

e-Search

e-Payment

EXTERNAL INTEGRATION

SPDK
(e-Cadastre)

e-KPTG

MyGDI

SPEKS

1Stop Payment Agency

INTERNAL PORTAL

One Stop Service Counter (SPOC)

Core Applications

DISPOSAL

LAND DEVELOPMENT

REGISTRATION

REVENUE

ENFORCEMENT

CONSENT

STRATA TITLE

LAND ACQUISITION

AUCTION

Supporting Applications

REPORTING

TECHNICAL SUPPORT

SECURITY

GIS

DMS

DISASTER RECOVERY CENTRE (DRC)

Introduction of a new e-Land System transform land administration from semi-automated to fully automated. This system will replace the Computerisation of Land Registration System (CLRS) gradually.

Electronic Land Administration in Malaysia (e-Tanah)

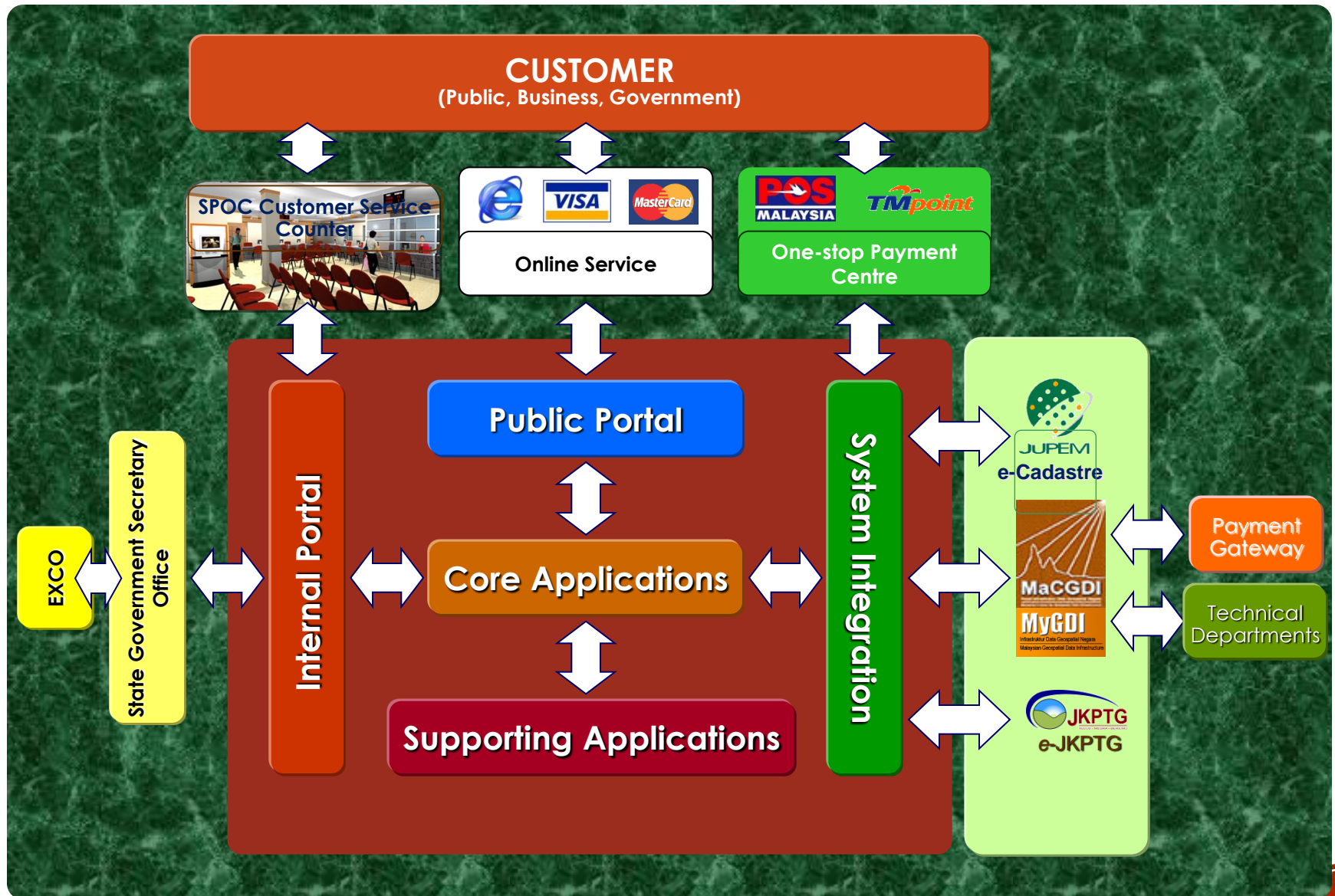
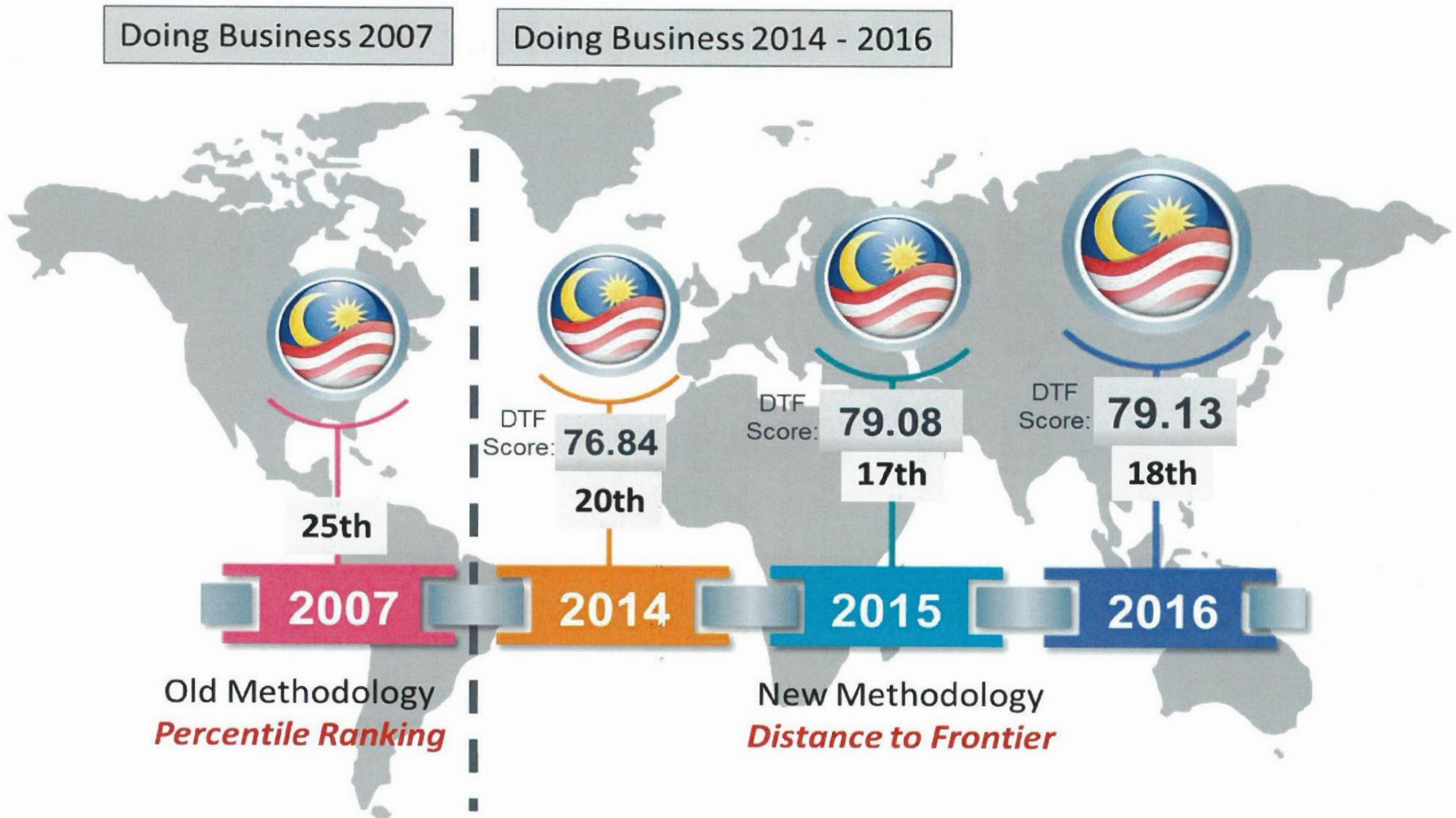


Figure 4: Overall Performance and Trends



THANK YOU

