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'All in a day's work' for registration of land transfers

PETALING JAYA: Registration of land transfers can now be completed within one working day and the new timeline has been almost 100% achieved in nine states: Pahang, Perlis, Terengganu, Kuala Lumpur, Negri Sembilan, Johor, Malacca, Perak and Penang.

This is the result of the Department of Director-General of Lands and Mines' (DDGLM) efforts to resolve outstanding land issues throughout the country in a bid to enhance the public delivery system, said the Ministry of Natural Resources and Environment in a

press release yesterday.

Previously, registration of land transfer at the state land administration offices took up to 105 days, which was later reduced to 30 days in 2009.

In order for the registration of land transfer to be completed within one day, applicants must abide by the detailed checklist issued by the DDGLM or by the state director of land and mines concerned.

"In the process of selling or transferring a piece of land, one must complete Form 14A in accordance with the provisions of the National

Land Code. This application form is then submitted to the land administrator or the registrar of titles depending on where the land is located," the statement said.

The application documents must be complete and free from any elements of fraud and forgery.

Although land is under the jurisdiction of state government, the DDGLM (federal) has streamlined procedures with the introduction of One Piece Flow (OPF) process in all state land administration offices in Peninsular Malaysia since January this year.

With the new process, any application for transfer categorised as "full and proper to be registered" and "fit for registration" can then be further processed and registered within one day.

This process is currently available to registration of land transfer of landed property and does not include strata titles at this point of time.

The OPF has resulted in an increase in land transactions coupled with the monetary increase of the property market.

The Valuation and Property Service Department said the value of

registration of land transfer amounted to RM22.94 billion from the month of January to March 2010.

High valuation of land transactions in the business of land transfer enables the country to generate the economy, particularly in the collection of revenue earned from stamp duty and real property gain taxes, the statement said.

Currently, the National Land Code is also being revised and the public is encouraged to provide their views and opinions through the department's website at www.kptg.gov.my.