

PERKONGSIAN ILMU BERKAITAN DENGAN TRANSFORMASI PENTADBIRAN TANAH : PENDAFTARAN HARTANAH



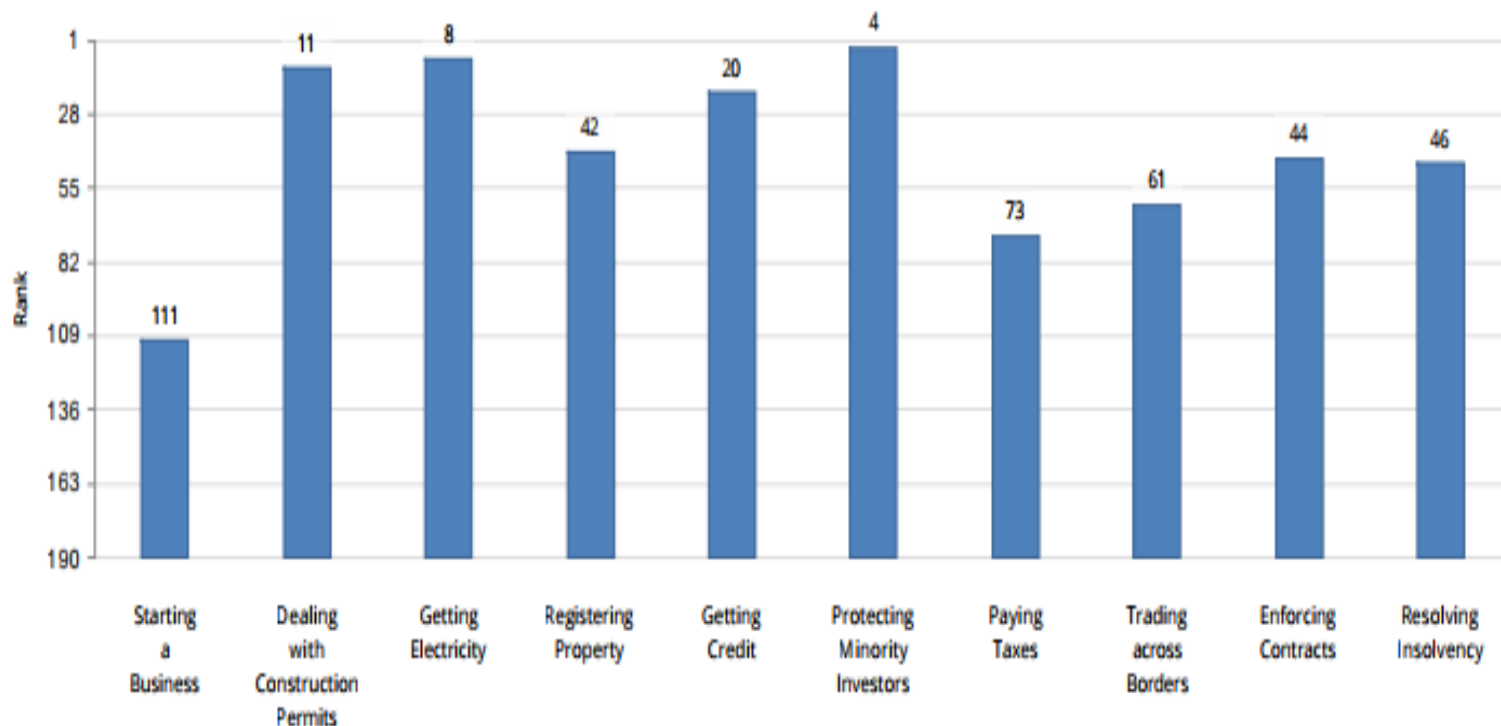
JABATAN KETUA PENGARAH TANAH DAN GALIAN (JKPTG) PERSEKUTUAN

KEDUDUKAN MALAYSIA DALAM *EASE OF DOING BUSINESS*: 2018

Economy	Ease of Doing Business Rank	Registering Property	Procedures (number)	Time (days)	Cost (percent of property value)	Quality of the land administration index (0-30)
Brunei Darussalam	56	136	7	298.5	0.6	18
Cambodia	135	123	7	56	4.3	7.5
China	78	41	4	28	3.6	19
Hong Kong S.A.R. China	5	55	5	27.5	7.7	27.5
Indonesia	72	106	5	25	8.4	11.5
Lao PDR	141	65	4	53	1	10.5
Malaysia	24	42	8	13	3.5	27.5
Myanmar	171	134	6	85	4.1	5.5
New Zealand	1	1	2	1	0.1	26
Philippines	113	114	9	35	4.3	12.5
Singapore	2	19	6	4.5	2.9	29
Taiwan, China	15	18	3	4	6.2	28.5
Thailand	26	68	5	7	7.3	18
Vietnam	68	63	5	57.5	0.6	14

KOMPONEN YANG DINILAI DALAM *EASE OF DOING BUSINESS* 2018

Rankings on Doing Business topics - Malaysia



**KEDUDUKAN MALAYSIA DALAM *EASE OF DOING BUSINESS*:
REGISTRING PROPERTY BAGI TAHUN 2014-2018**

Tahun	Kedudukan Pendaftaran Hartanah	Skor Pendaftaran Hartanah	Jumlah Hari	EODB Kedudukan Keseluruhan
2014	35	71.27	14	20
2015	36	76.35	13.5	18
2016	38	76.31	13	22
2017	40	76.29	13	23
2018	42	76.06	13	24

PRESTASI MALAYSIA PADA TAHUN 2018 (PENDAFTARAN HARTANAH)

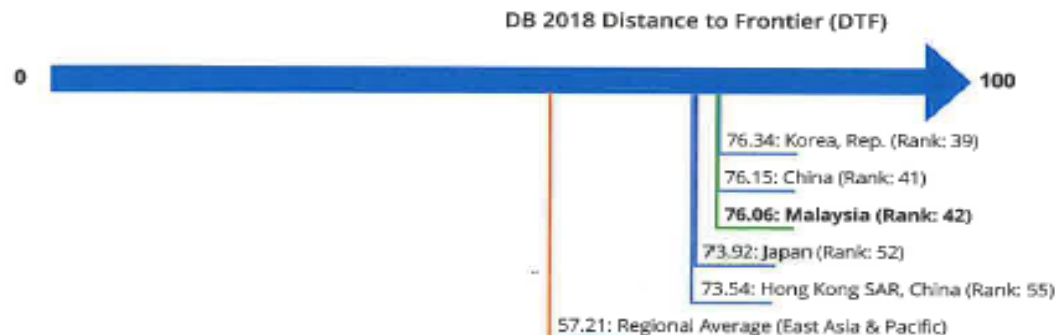
Standard Property Transfer

Property value MYR 1,914,966.70

City Covered Kuala Lumpur

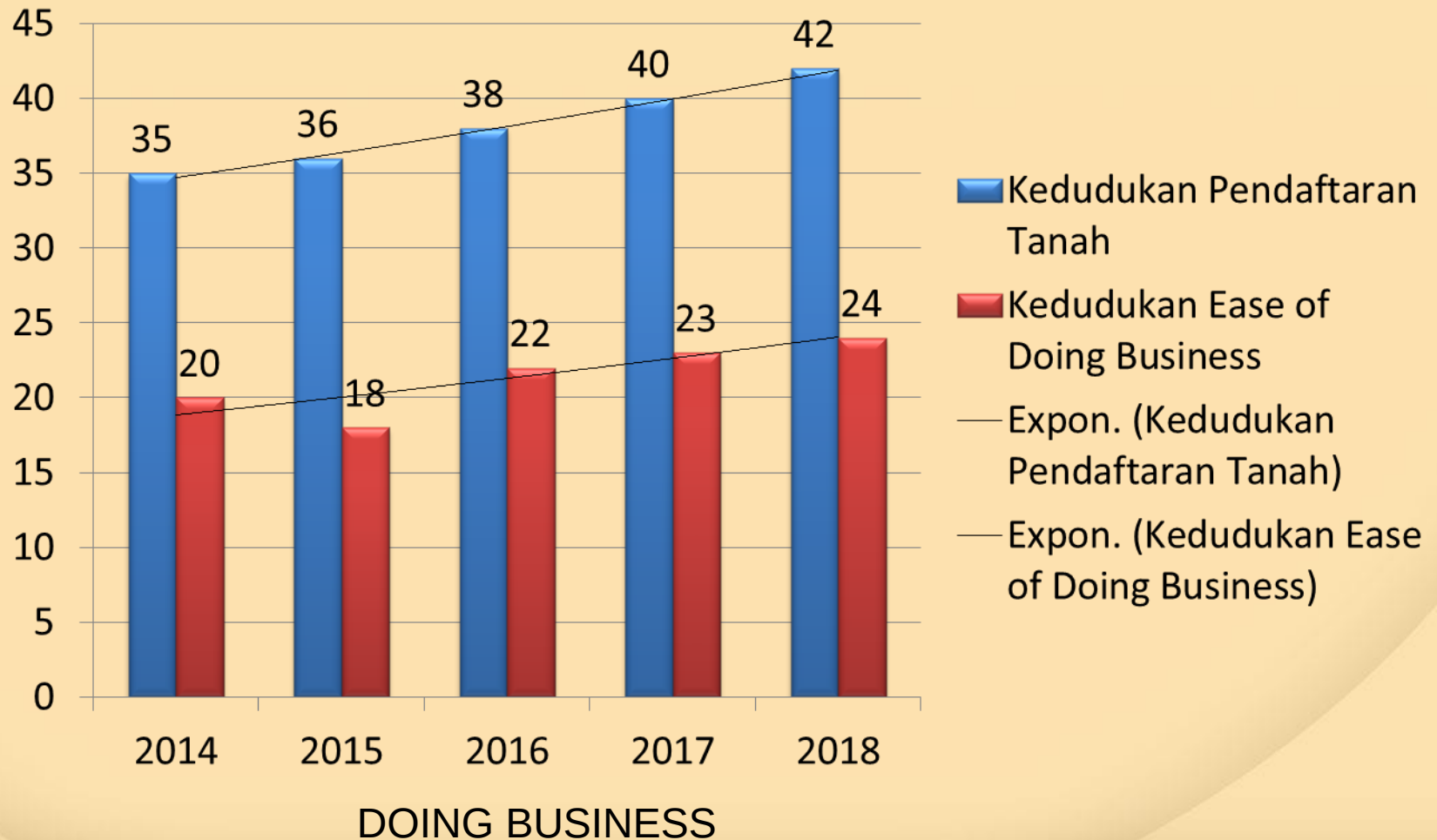
Indicator	Malaysia	East Asia & Pacific	OECD high income	Overall Best Performer
Procedures (number)	8	5.5	4.6	1.00 (4 Economies)
Time (days)	13	74.5	22.3	1.00 (3 Economies)
Cost (% of property value)	3.5	4.3	4.2	0.00 (5 Economies)
Quality of the land administration index (0-30)	27.5	15.8	22.7	29.00 (Singapore)

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

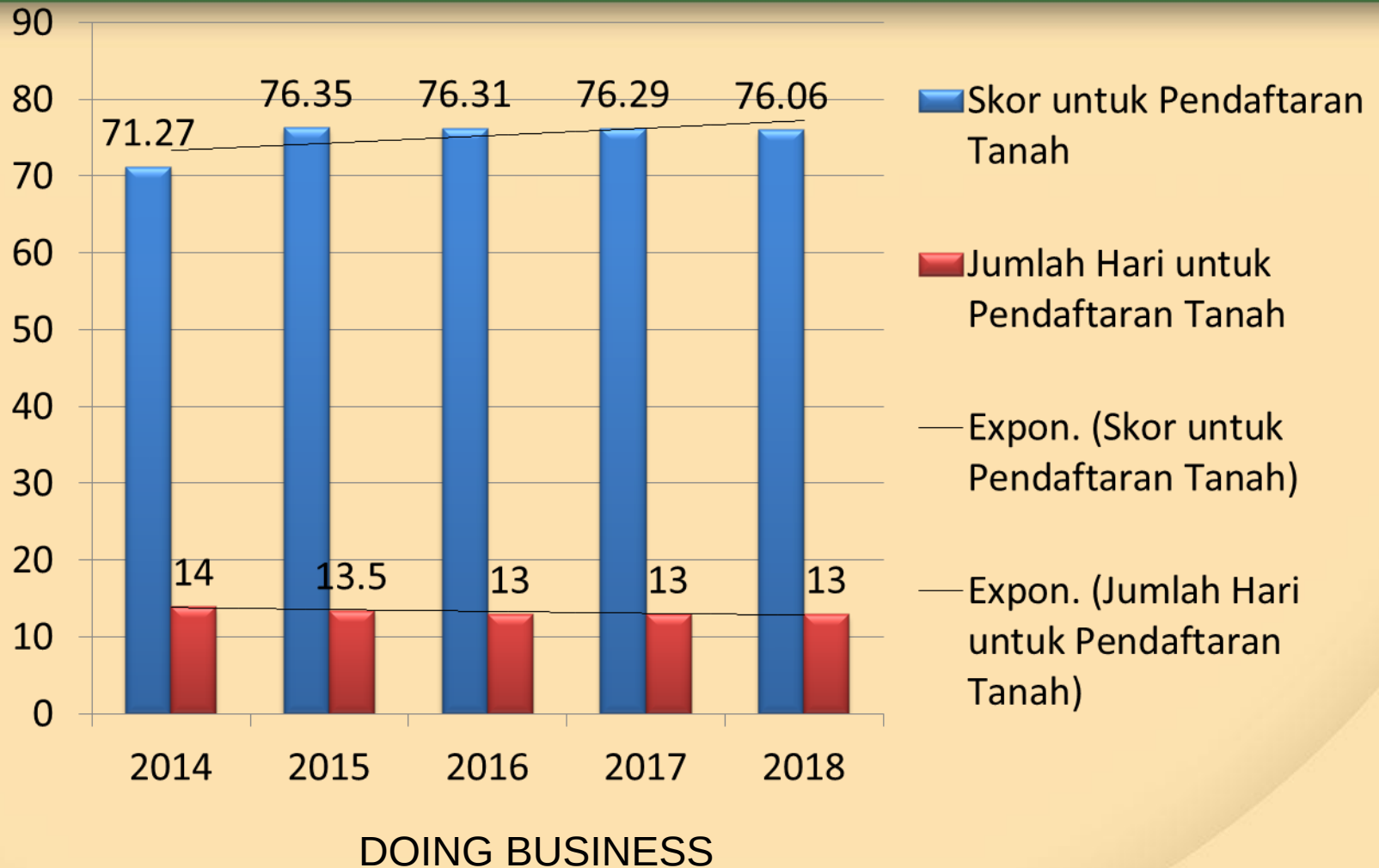


Note: The ranking of economies on the ease of registering property is determined by sorting their distance to frontier scores for registering property. These scores are the simple average of the distance to frontier scores for each of the component indicators.

KEDUDUKAN MALAYSIA DALAM PENDAFTARAN HARTANAH DAN *EASE OF DOING BUSINESS* 2014-2018



SKOR DAN JUMLAH HARI YANG DIAMBIL MALAYSIA UNTUK PENDAFTARAN TANAH 2014-2018



MENGAPA DUNIA BERMINAT UNTUK PENGURUSAN TANAH YANG EFISIEN?

- Tanah dan bangunan secara umumnya mewakili antara $\frac{1}{2}$ hingga $\frac{3}{4}$ kekayaan negara di dunia;
- Dasar dan pengurusan tanah yang berkualiti adalah sangat penting untuk mendapatkan hakmilik tanah, pasaran tanah yang berfungsi dengan baik dan pengurusan tanah yang mapan serta menyumbang kepada pembangunan ekonomi, sistem penyampaian yang efisien kepada rakyat dan pemuliharaan alam sekitar.
- Hampir 70% daripada populasi dunia tidak mempunyai akses kepada sistem pengurusan tanah yang berpatutan.

CADANGAN PENAMBAHBAIKAN BAGI PENDAFTARAN HARTANAH TAHUN 2018

DB 2018 = 42nd

Quick Win (DB2019) yang boleh dilaksanakan pada Q1 2018.

1. *Single Window Search* – Menggabungkan prosedur 1, 2 & 3 :
carian hakmilik, syarikat dan kebangkarapan. – **jimat 2
prosedur dan 1 hari.**

2. Menghapuskan prosedur tandatangan SPA dan mengisi
Borang 14A – **jimat 1 prosedur dan 1 hari.**

3. Mengurangkan jumlah hari untuk prosedur 3 dari 1 – 20 (5)
ke 1 hari ; MOT dihantar untuk duti setem dan penilaian oleh
JPPH – **jimat 4 hari.**

4. Menggabungkan prosedur 7 dan 8 – **jimat 1 prosedur dan 4
hari.**

Save 2
procedures & 1
day
16th
Msia – 18th

No. 1 + No. 2
Save 3 proc & 2
days
13rd
Msia – 17th

No. 1 + No. 2 + No.
3
Save 3 proc + 6
days
12th
Msia – 17th

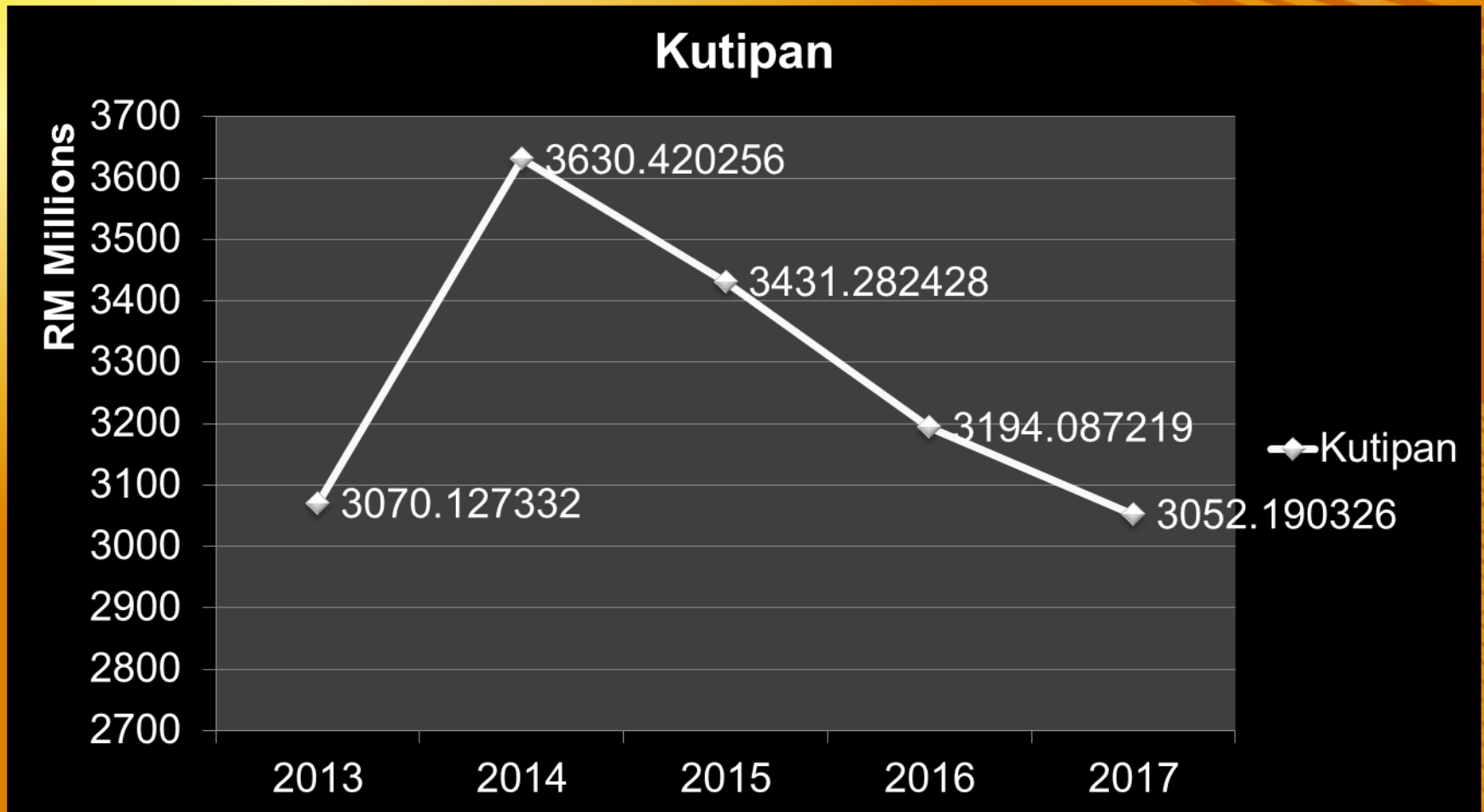
No. 1 + No. 2 + No.
3 + No. 4
Save 4 proc & 10
days
6th
Msia – 16th

PENDAFTARAN TANAH DI MALAYSIA

		WBDB 2018 RECORD			WBDB 2019 RECOMMENDATION		
No	Procedure	Proc	Days	RM	Proc	Days	RM
1.	Lawyer conducts land title search	1	1	30	1	1	54
2.	Lawyer conducts company search	1	<1	12			
3.	Lawyer conducts winding up search	1	<1	12			
4.	Sign SPA and fills out Form 14A	1	1		-	-	-
5.	MOT sent for stamp duty and valuation	1	1-20 (5)	0	1	1	-
6.	Payment stamp duty and stamping	1	1		1	1	-
7.	Register transfer at Land Office	1	3-4(4)	130	1	1	130
8.	Update name of buyer at Municipality	1	1	0			
	Total	8	13		4	4	184
	Quality of land administration index		27.5/30.0		27.5/30.0		

No	Procedure	Proc	Days	RM	Who	Remark
1	Lawyer conducts land title search (JKPTG)	1	1	54.00	JKPTG	Single Window Search (link;XXX) / Single Payment
	Lawyer conducts company search (SSM)					
	Lawyer conducts winding up search (INSOL)					
2.	Sign SPA and fills out Form 14A	1	1		Bar Council	- This procedure is not necessary by land Office - To eliminate the procedure because not a procedure and not involve authorities - Under section 211 NLC instrument signed by natural person needed to be attested and instrument signed by body corporate does not need the attestation
3.	MOT sent for stamp duty and valuation	1	1	0	JPPH	Effective 1st January 2018 JPPH defined warehouse(industrial property) as standard property (link : https://www.jp-ph.gov.my/V2/piagam.php?versi=2)
4.	Payment stamp duty and stamping	1	1		LHDN	
5.	Register transfer at Land Office	1	1	130	JKPTG	- Push & Pull mail on information to Local Council & Others - Put on Web-site - No need to go LC to updates buyers
	Update name of buyer at Municipality					

KUTIPAN DUTI SETEM BAGI SURAT CARA PINDAH MILIK HARTA TANAH 2013-2017





Terima kasih