



PERSIDANGAN PENTADBIR TANAH MALAYSIA 27 JULAI 2018

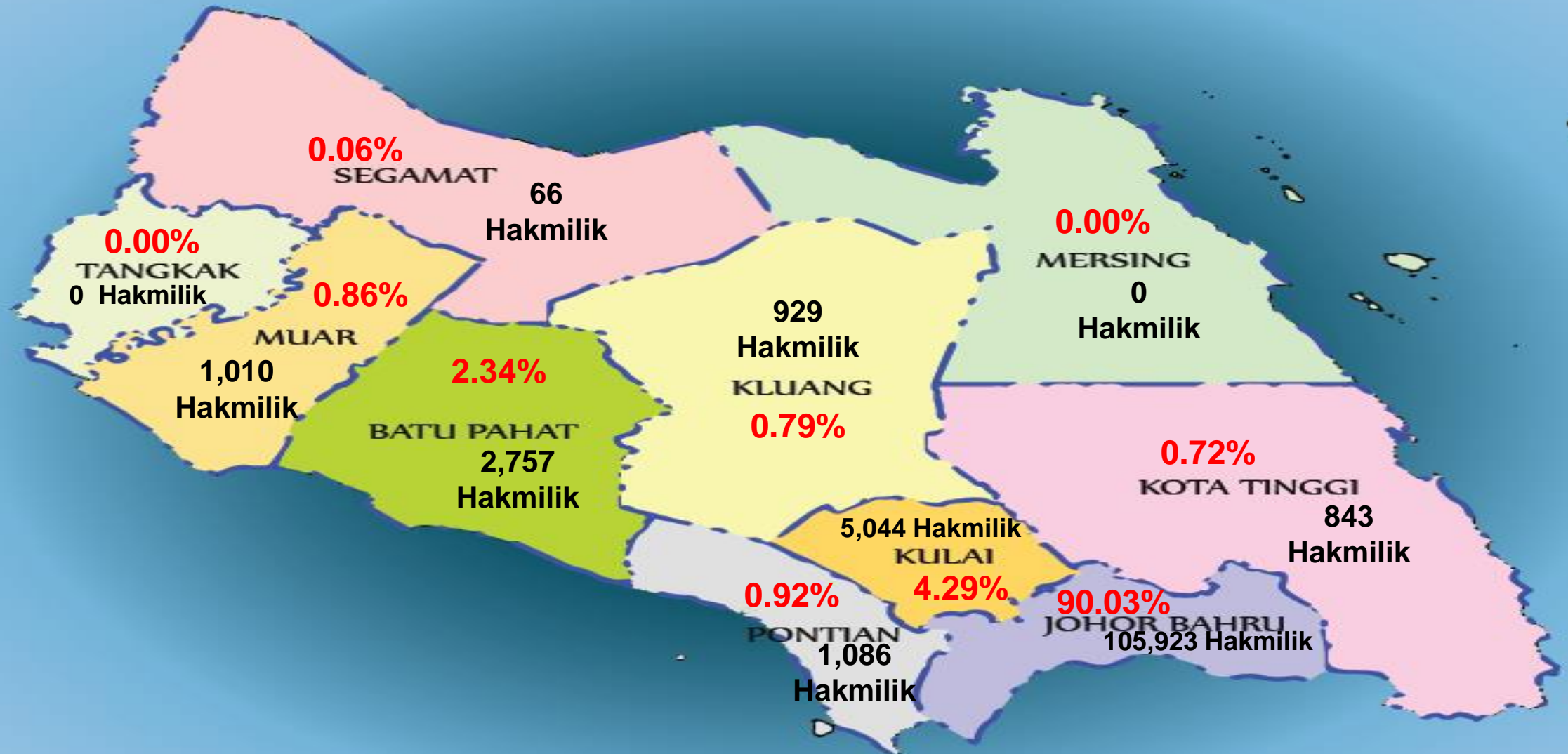
PEMBANGUNAN STRATA DARI PERSPEKTIF PENTADBIRAN TANAH JOHOR

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Timbalan Pengarah Pendaftaran
PTG Johor

OVERVIEW

- 1. Locality Strata Development**
- 2. Overlapping/Missedmatched between Planning Law and Land Law**
- 3. Issues on Johor Strata Development**
- 4. How Johor did**

LOCALITY STRATA DEVELOPMENT



OVERLAPPING/MISSED/MATCHED BETWEEN PLANNING LAW AND LAND LAW

MISSED/MATCHED BETWEEN LAND AND PLANNING

NO.	ITEM	LAND	PLANNING
1.	Provision of law	NLC and Strata Title Act	Town Country & Planning ACT TCPA (Act 172)
2.	Restriction	In the land title (as in the restriction in interest)	In the Local Plan (RTD)
3.	Variation of the land use	OSC / Ubahsyarat at the Land Office	SPC / RTD (Pengubahan)
4.	Type of development allowed	As specifically stated in the categories of the land	As any category of the permitted zoning example : commercial – Serviced apartment, SOHO, SOVO
5.	Payment	All subject to Land Rules - Sect 14 NLC	Fees as what is in the rules
6.	Appeal	YAB Menteri Besar Johor	State Planning Committee

LAND ADMINISTRATION

- ▶ Mainly at the very beginning
- ▶ OSC level or at the Land Office level itself
- ▶ LAND REVIEW / ULASAN TANAH given was vague, ambiguity, unclarity, unspecified
- ▶ Synonym with TIADA HALANGAN or; TIADA HALANGAN DENGAN SYARAT MEMATUHI ULASAN JABATAN TEKNIKAL
- ▶ Lack of understanding their main function as a main technical agency
- ▶ Lack of understanding the relation between land and planning

PLANNING AUTHORITY

- ❖ Unclear as to the component development
- ❖ Lack of understanding in block title development

Time Limit

3 Main Types Of Block Title

- ❖ Mismatched between the KMP / BP with the categories of the land use.

ISSUES ON JOHOR STRATA DEVELOPMENT

1. Strata lease ownership
2. Imposition of new stamp duties for lease re-registration
3. Development on serviced apartment and hotel
4. Utilities as part of component development in strata – Sewerage Treatment Plant (STP)
5. Concept of utilities easement

HOW JOHOR DID

- ❖ Empowerment of the land office function at the OCS level
- ❖ Restrictions to developers for serviced apartment
 - Issuance of block strata rather than individual strata for hotel and serviced apartment
- ❖ Implementation of new guidelines
 - serviced apartment
 - mixed development
- ❖ Imposition of the Registrar Caveat on the master title
- ❖ Clarity as to the restrictions in interest
- ❖ Fast Track approval – centralised at PTG level
- ❖ Pre-consultation with developers and authorities
 - IM Land Task Force
 - PDRC (Planning Dan Design Review Committee)

#JOHORLEADS

Thank you