

PENARAFAN KEDUDUKAN MALAYSIA DALAM PENILAIAN EoDB MELALUI PELAKSANAAN PENTADBIRAN TANAH SECARA ELEKTRONIK

PERSIDANGAN PENTADBIR TANAH MALAYSIA KE-25
THE EVERLY HOTEL PUTRAJAYA
29 JULAI 2019

DR DAUD BIN TALIB
PENGARAH
BAHAGIAN PERATURAN BESTARI
PERBADANAN PRODUKTIVITI MALAYSIA
PETALING JAYA



KANDUNGAN PEMBENTANGAN

01

LATAR BELAKANG

02

KENAPA PERLU EASE Of DOING BUSINESS (EoDB) ?

03

MALAYSIA DAN PRESTASI EoDB

04

**IMPAK PELAKSANAAN SISTEM E-TANAH (E-LAND) DI
MALAYSIA DAN PRESTASI EoDB**

01 - LATAR BELAKANG



- **Penglibatan Malaysia dalam EoDB seawal tahun 2007**
- **Ia diilhamkan melalui Penubuhan PEMUDAH**
- **Malaysia bermula pada kedudukan ke-24**
- **Mahu meletakkan Malaysia pada kedudukan yang lebih baik dalam Indeks Menjalankan Perniagaan Bank Dunia**
- **Pernah sekali berada pada kedudukan ke 6 terbaik pada tahun 2014**
- **Prestasi EoDB dibandingkan dengan 190 Negara/ Ekonomi**
- **Metodologi yang digunakan melalui Soal-Selidik dan Temuduga melibatkan 10 indikator pilihan**
- **Pengukuran berasaskan kepada Prosedur, Tempoh Masa dan Kos**

INDIKATOR EoDB

1

**Starting a Business
(Memulakan Perniagaan)**

2

**Dealing with Construction Permits
(Kemudahan Mendapatkan Permit Binaan)**

3

**Getting Electricity
(Kemudahan Bekalan Elektrik)**

4

**Registering Property
(Pendaftaran Hartanah)**

5

**Getting Credit
(Mendapatkan kredit)**

6

**Protecting Investors
(Melindungi Pelabur)**

7

**Paying Taxes
(Membayar Cukai)**

8

**Trading Across Borders
(Perdagangan Rentas Sempadan)**

9

**Enforcing Contracts
(Menguatkuasakan Kontrak)**

10

**Resolving Insolvency
(Ketidakmampuan Membayar Hutang)**

11

**Employing Workers
(Menggajikan Pekerja)**

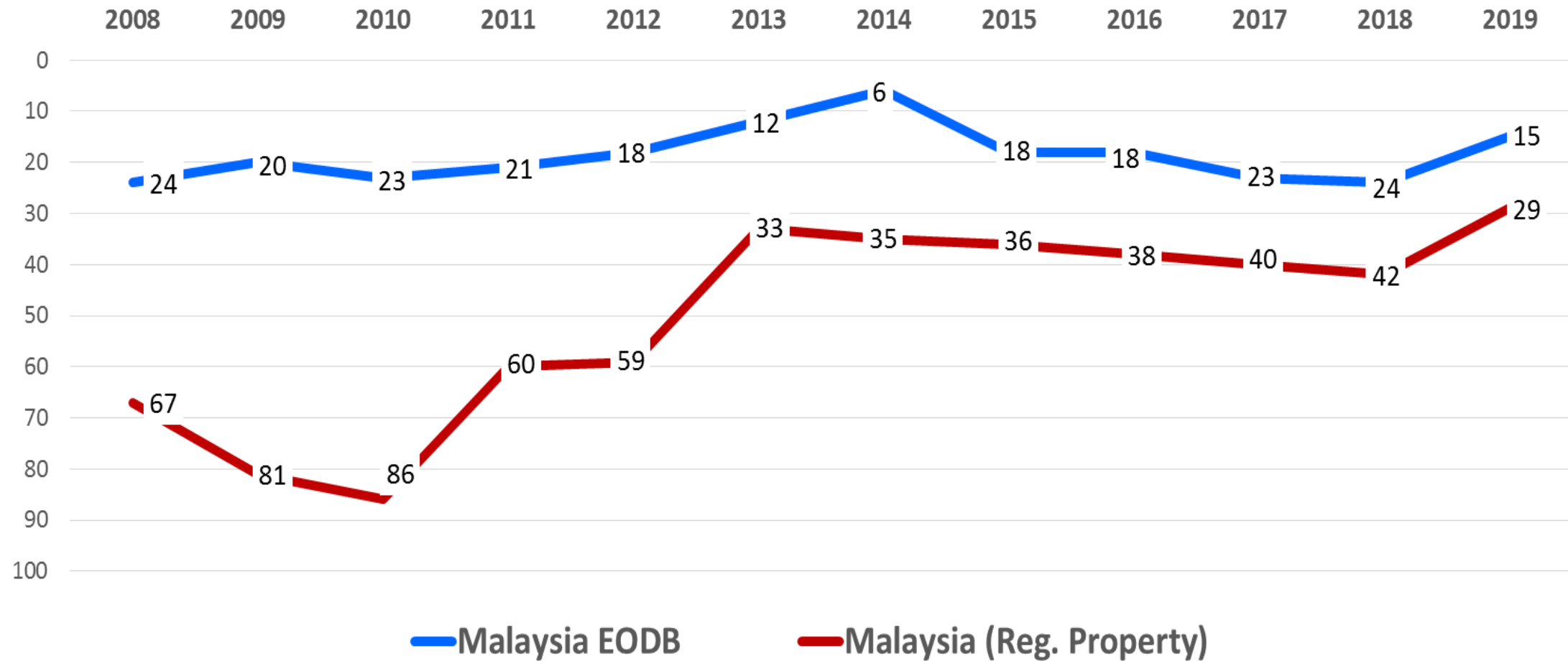
02- KENAPA PERLU EoDB ?

Negara	EoDB Ranking	Kelebihan
New Zealand	1.	3 tahun berturut-turut, transformasi digital menyeluruh, jumlah prosedur terendah
Singapura	2.	3 tahun berturut-turut, polisi imigresen yang fleksibel, sumber manusia yang professional dan sikap mesra perniagaan
Denmark	3.	Cukai korporat yang rendah, insentif kepada golongan experteriat
Hong Kong	4.	Polisi cukai yang mesra perniagaan, kadar gaji rendah, persekitaran kerja yang fleksibel
Korea Selatan	5.	3 indikator terendah, Kadar cukai korporat untuk pelabur asing, penigkatan 3% cukai untuk menampung guna tenaga sektor awam dan kebajikan sosial
Georgia	6.	Perubahan dalam kerangka Peraturan, tambah baik sistem percukaian dan 3 indikator berkaitan
Norway	7.	Tambah baik dalam cukai korporat dan indikator insolvensi
Amerika Syarikat	8.	Tambah baik halangan peraturan, indikator insolvensi, perundangan yang telus serta hak pemilikan tanah yang feksibel
United Kingdom	9.	Pencapaian masih sama seperti tahun sebelumnya walau menghadapi tekanan Brexit, Beberapa indikator mengalami kejatuhan
Macedonia	10.	Negara berpendapatan pertengahan teratas, kedudukan kedua teratas dalam inisiatif 'reforms' terutama melibatkan pembinaan

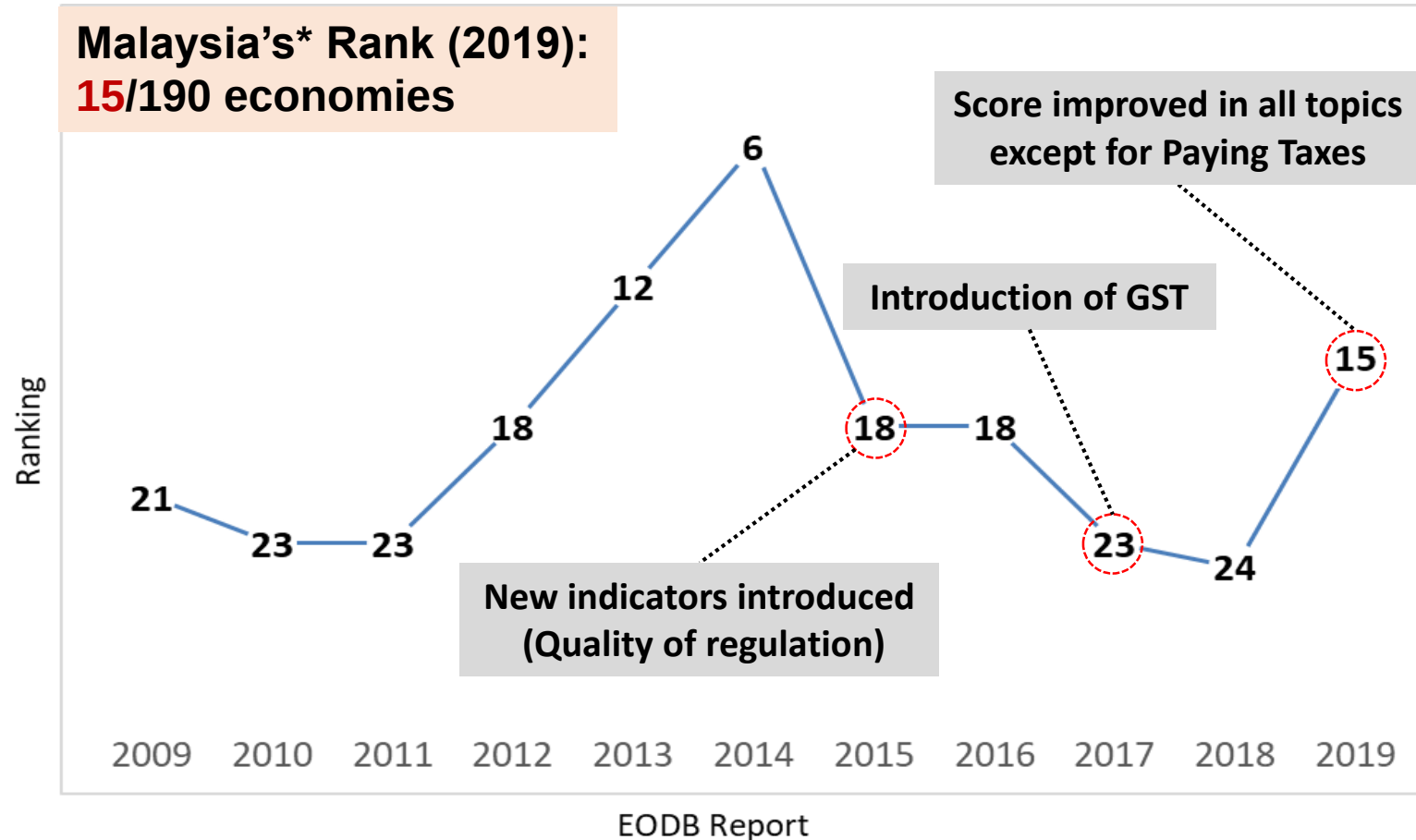
03-MALAYSIA & *PRESTASI EoDB* 2019



MALAYSIA's Performance in Doing Business 2008 - 2019



MALAYSIA'S* RANKING IN DOING BUSINESS REPORT HAS IMPROVED OVER THE YEARS

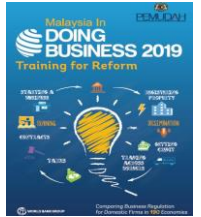


*Kuala Lumpur represents Malaysia

Source: World Bank, Doing Business Annual Reports. MPC analysis

DOING BUSINESS REPORT:

- Investigate the **regulatory compliance cost**;
- Quantitative indicators covering **10 topics** of business environment in 190 economies; and
- The goal is to provide objective data for use by governments in **reducing unnecessary regulatory compliance cost to business**.





MALAYSIA: WORLD BANK DB 2019 INDICATORS

TOPICS		Rank 2019	EODB Scores			DB2019: Best Performer Globally
		2019	2019	2018		
	MALAYSIA	15	80.60	78.03	2.57	New Zealand (86.59)
	Starting a Business	122	82.78	80.14	2.64	New Zealand (99.98)
	Dealing with Construction Permits	3	86.96	82.19	4.77	Hong Kong SAR (88.24)
	Getting Electricity	4	99.27	94.33	4.94	United Arab Emirates (100)
	Registering Property	29	80.38	76.06	4.32	New Zealand (94.89)
	Getting Credit	32	75.00	75.00	=	New Zealand (100)
	Protecting Minority Investors	2	81.67	81.67	=	Kazakhstan (85.00)
	Paying Taxes	72	76.06	76.07	0.01	Hong Kong SAR (99.71)
	Trading Across Borders	48	88.47	84.11	4.36	Austria, Italy, Spain and 12 other European economies (100)
	Enforcing Contracts	33	68.23	68.23	=	Singapore (84.53)
	Resolving Insolvency	41	67.17	62.51	4.66	Japan (93.45)



PEMUDAH

Pasukan Petugas Khas Pemudahcara Perniagaan *Special Task Force To Facilitate Business*



TABLE 1.1 Ease of doing business ranking

Rank	Economy	EODB score	EODB score change
1	New Zealand	86.59	0.00
2	Singapore	85.24	+0.27
3	Denmark	84.64	+0.59
4	Hong Kong SAR, China	84.22	+0.04
5	Korea, Rep.	84.14	-0.01
6	Georgia	83.28	+0.48
7	Norway	82.95	+0.25
8	United States	82.75	-0.01
9	United Kingdom	82.65	+0.33
10	Macedonia, FYR	81.55	+0.32
11	United Arab Emirates	81.28	+2.37
12	Sweden	81.27	0.00
13	Taiwan, China	80.90	+0.24
14	Lithuania	80.83	+0.29
15	Malaysia	80.60	+2.57
16	Estonia	80.50	+0.01
17	Finland	80.35	+0.05
18	Australia	80.13	-0.01
19	Latvia	79.59	+0.33
20	Mauritius	79.58	+1.29

***TOP 20* COUNTRIES
IN
DOING BUSINESS RANKING 2019**

15



04 -Impact of e-Tanah (e-Land) System In Malaysia's EoDB Performance

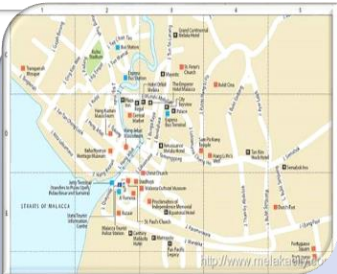
INTRODUCTION on e-LAND (e-Tanah)



Land administration is the focal point of an efficient land management and sustainable development in Malaysia. The services consist of cadastral mapping and compilation of property registration, establishing spatial data infrastructure and standards for data exchange between private and public users.

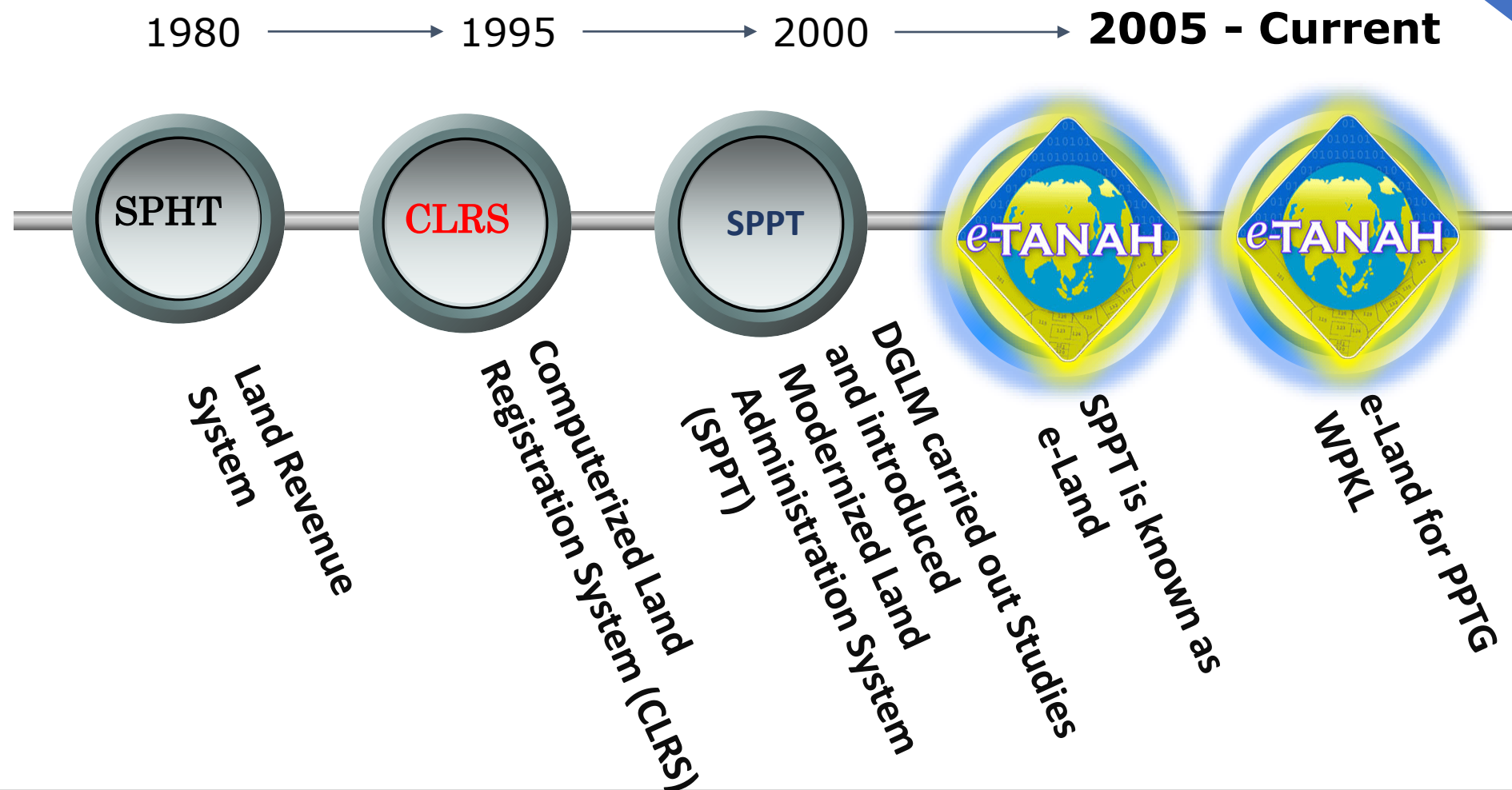


e-Land System is one of Malaysian electronic Government applications that is recognized under a national flagship application. It serves and upgrades the government service as part of Knowledge Economy (K-economy) Policy.



The system provides links and integrations of all land administration processes and databases within a single system through the Sixteenth Schedule of the National Land Code(NLC) 1965; Electronic Land Management System.

TECHNOLOGY EVOLUTION IN LAND ADMINISTRATION



DGLM = Department of Director General of Lands & Mines
PPTG WPKL = Federal Territories Director of Lands and Mines Office

BENEFITS OF e-TANAH SYSTEM

Enhancing Efficiency



Land Title Search Via Online (Private Search)



Quit Rent Can Be Check 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

Registering Property 2019

1. Malaysia has managed to reduce numbers of **procedures, time** and **cost** of transaction in conveyancing.
2. Registration of **land transfers** at the land registrar **is only within one (1) working day** instead of 105 days previously.
3. The improvements and changes have assisted **more foreign and local investments to Malaysia** and further strengthened Malaysia's position in World Bank Ease of Doing Business.

Registering Property 2019

Time: 11.5 days



Procedures: 6

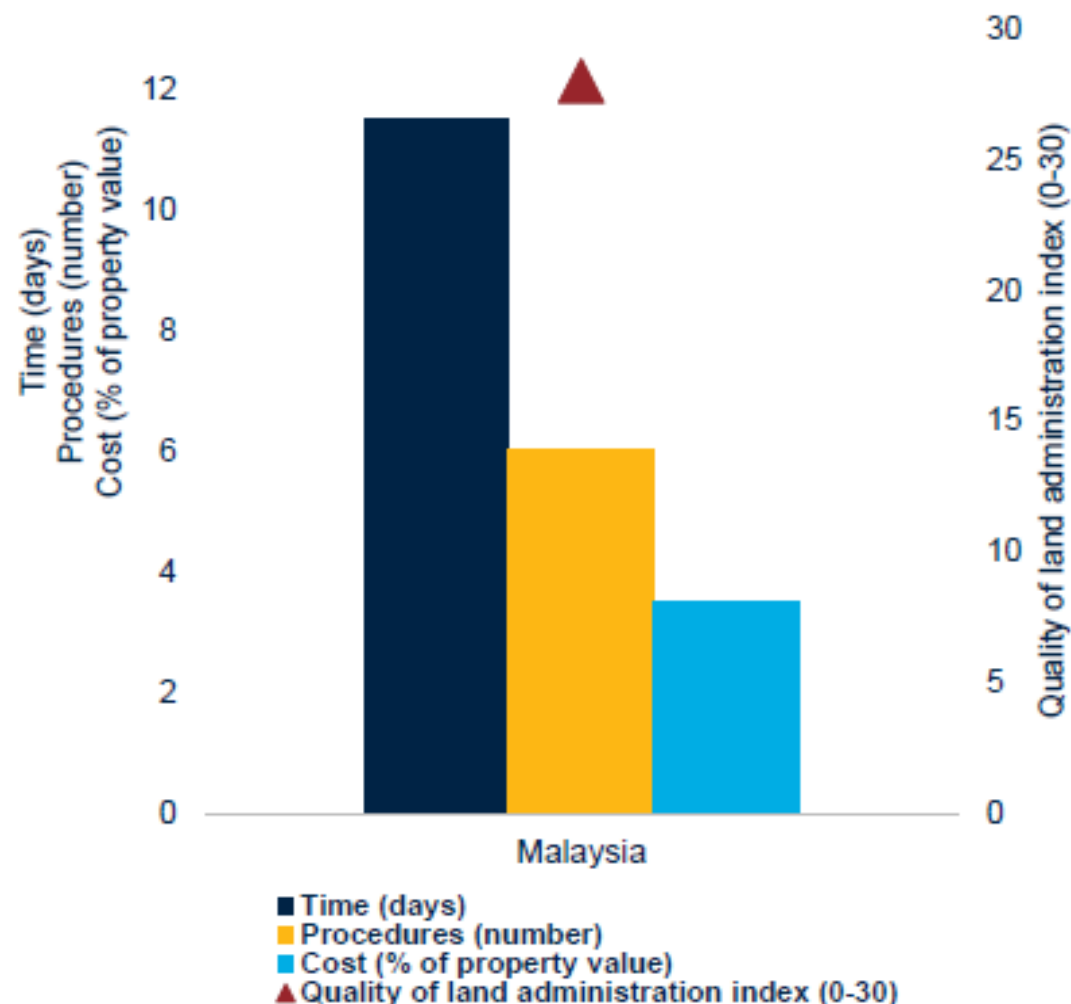


Cost: 3.5% of property value



Quality of land administration index: 27.5 out of 30

- Malaysia ranked **29th** in *Doing Business 2019*.
- Malaysia scored **80.38** points for the Registering Property indicator.



MALAYSIA MADE PROPERTY TRANSFER SIMPLER

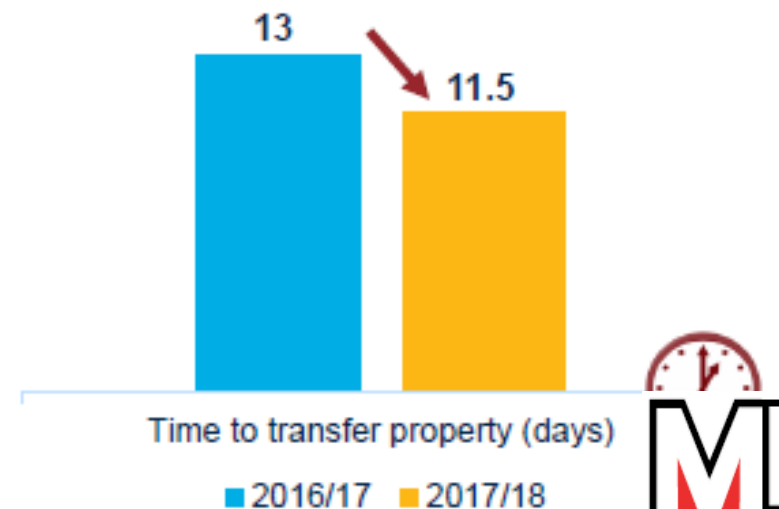
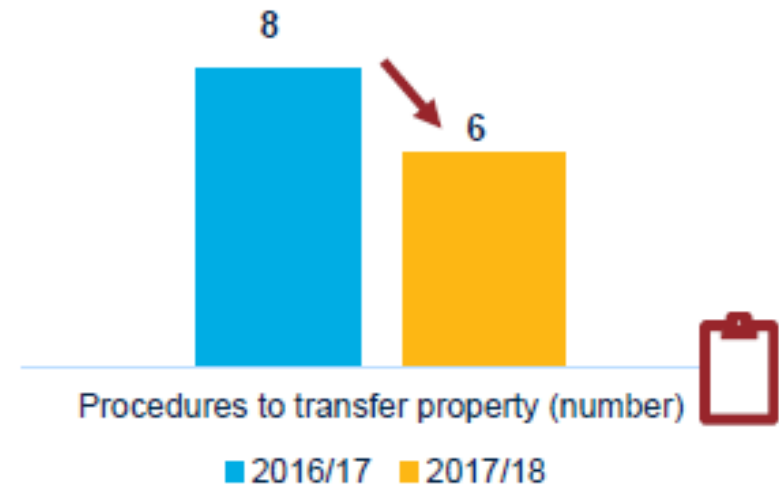


How did Malaysia make property transfer simpler in 2017/2018?

Malaysia **implemented an online single window** platform to carry out property searches.

On December 28, 2017, the **e-Tanah single window search services portal** became fully operational.

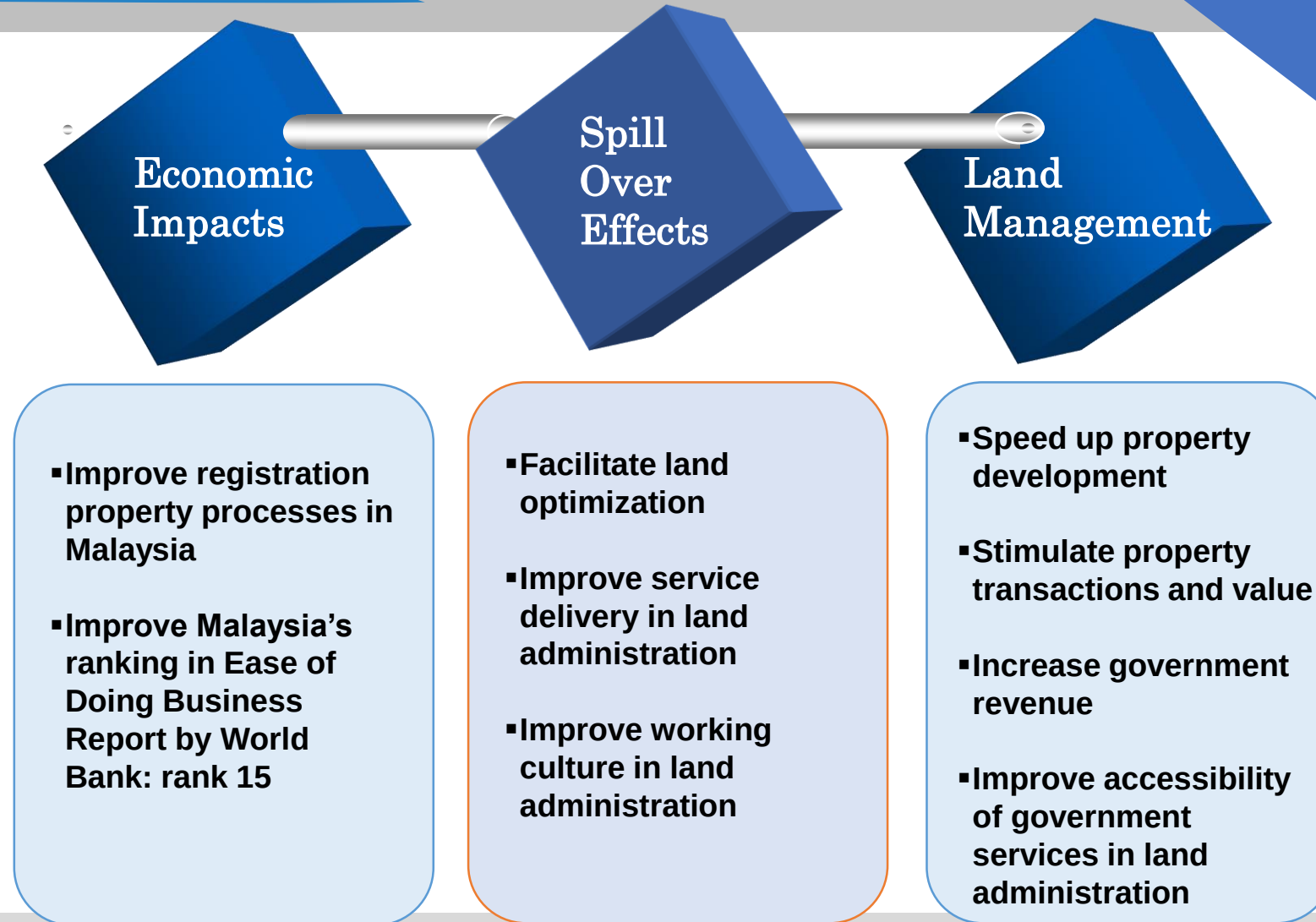
This single window allows users to retrieve information from the land registry, the company registry and the insolvency department in a **single search**.



REGISTERING PROPERTY IN MALAYSIA : DETAILS

No.	Procedure	Time to Complete	Associated Costs
1	Lawyer conducts the land title, the company and the bankruptcy searches online <i>Agency: e-Tanah online single window</i>	Less than one day, online	MYR 55
2	Buyer and seller sign sales-purchase agreement in presence of lawyer and lawyer fills out Form 14A Memorandum of Transfer <i>Agency: lawyer's office</i>	1 day	MYR 16,574.41
3	Memorandum of Transfer (14A) sent to Stamp Office for adjudication of Stamp Duty and valuation by JPPH <i>Agency: Stamp Office assessment and payment system</i>	1 day	no charge
4	Payment of stamp duty and stamping of Form 14A <i>Agency: Inland Revenue Board of Malaysia (IRBM)</i>	1 day	MYR 56,461.74
5	The transfer is registered at the Land Office/Registry <i>Agency: Land Office</i>	4 days	MYR 130
6	Update the name of the buyer at the Municipality <i>Agency: Kuala Lumpur City Hall</i>	1 day	No charge

IMPACTS of e-LAND?



TERIMA KASIH



Smart Regulation Department
Malaysia Productivity Corporation
daud@mpc.gov.my
03-79557266 | www.mpc.gov.my