



# **e-Tanah (e-Land) System**

## **ELECTRONIC LAND ADMINISTRATION SYSTEM IN MALAYSIA**

**WORKING VISIT FROM MALAYSIAN TECHNICAL  
COOPERATION PROGRAMME (MTCP)**

**Date : 30 August 2018 (Thursday)**

**Time : 2.30 pm**

**Venue: Bilik Mesyuarat Mutiara, Level 15  
Wisma Sumber Asli**

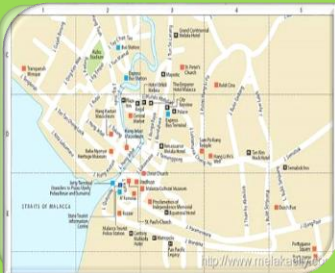
# INTRODUCTION



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.



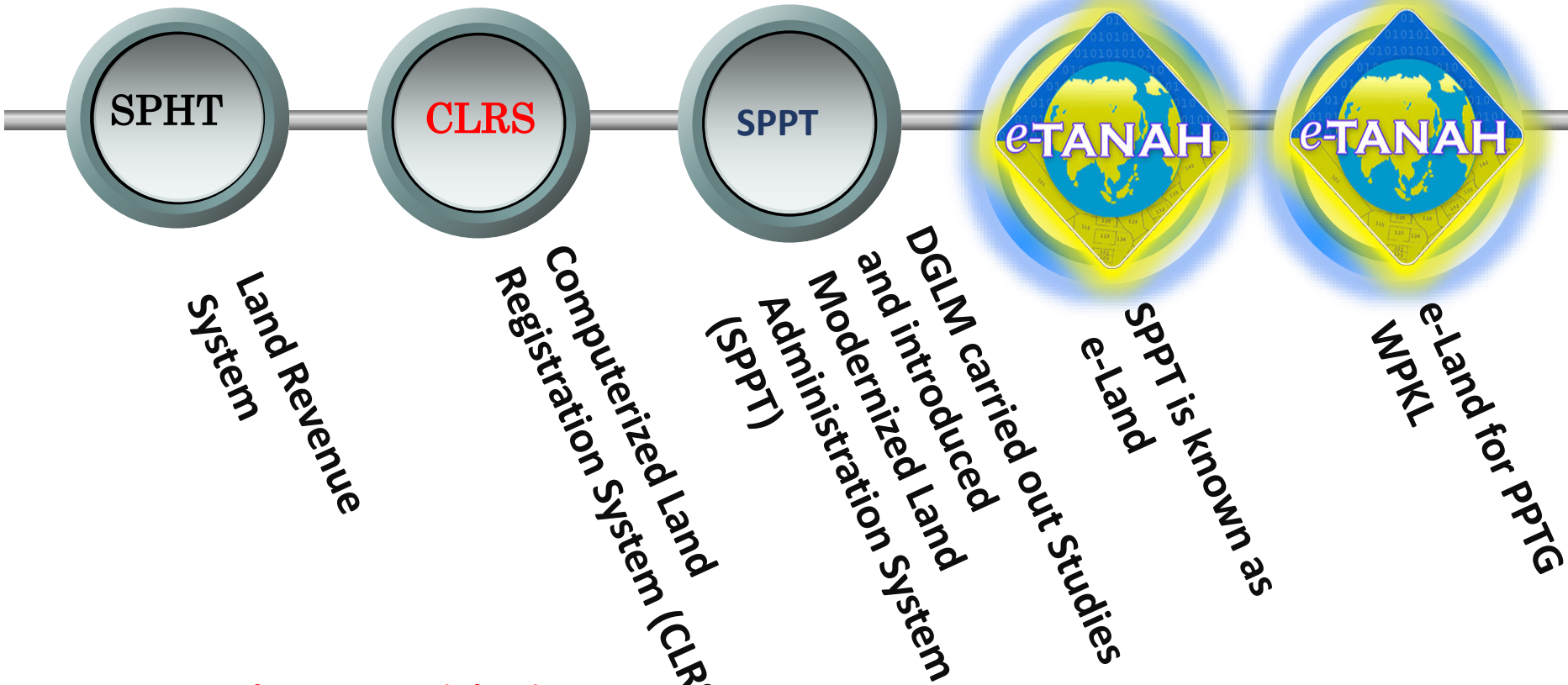
e-Land System is one of Malaysian electronic Government applications that is recognized under a national flagship application. It serves and upgrades the government service as part of Knowledge Economy (K-economy) Policy.



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.

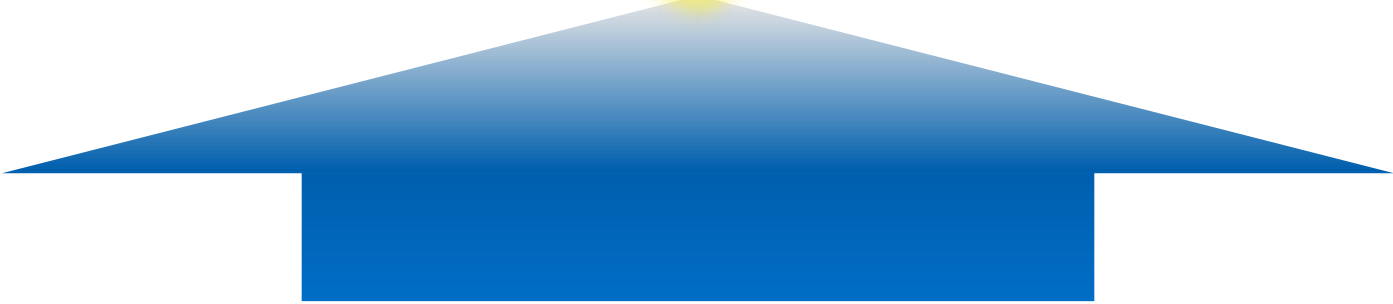
# TECHNOLOGY EVOLUTION IN LAND ADMINISTRATION

1980 → 1995 → 2000 → **2005 - Current**



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

# LAWS THAT GOVERNS e-LAND SYSTEM



**NATIONAL LAND CODE 1965 (16<sup>th</sup> SCHEDULE)**

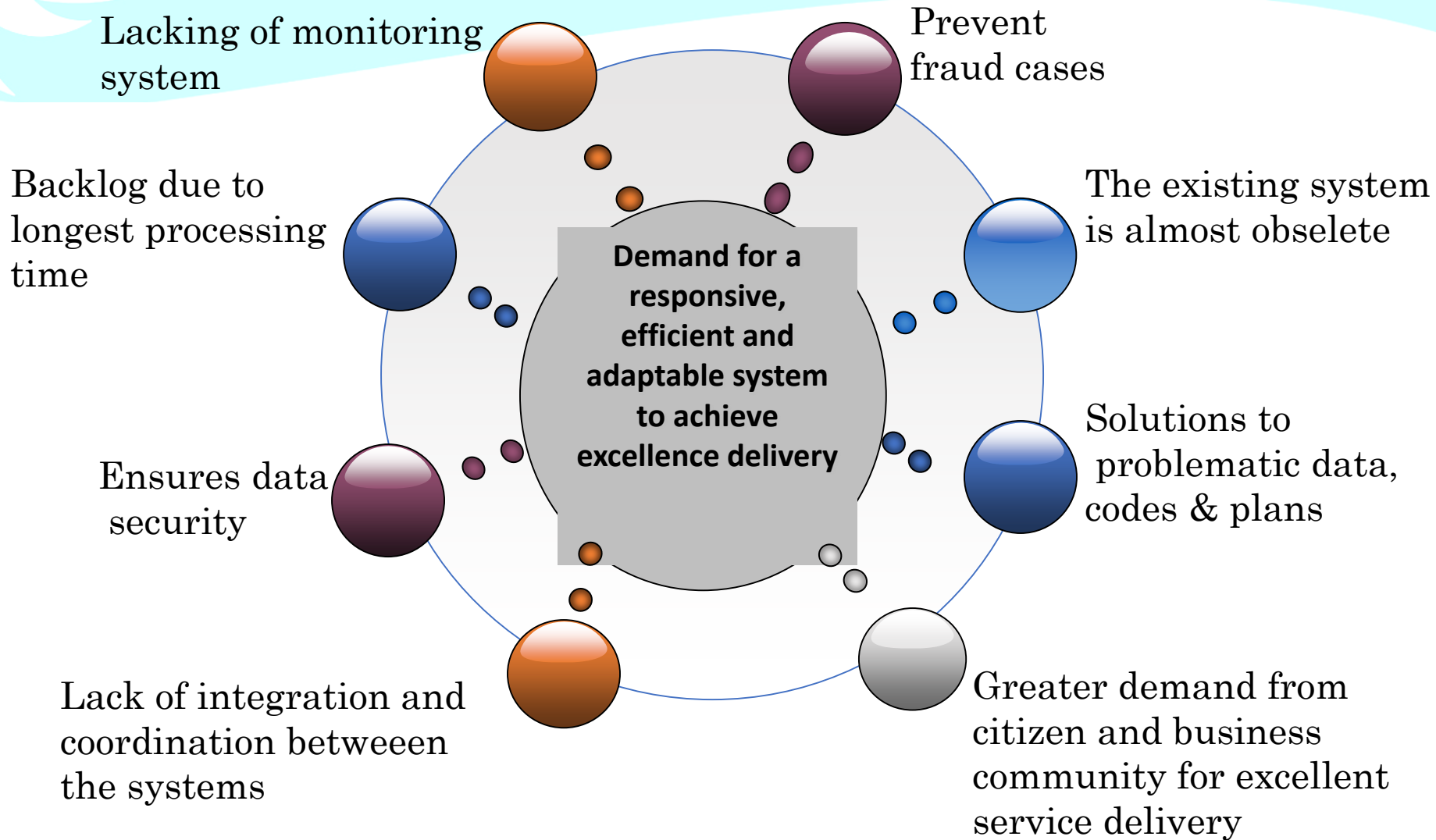
**STRATA TITLE ACT 1985 (5<sup>th</sup> SCHEDULE)**

**STATE LAND RULES & OTHER ACTS AND ENACTMENTS**

**CIRCULARS FROM SLO & DGLM**

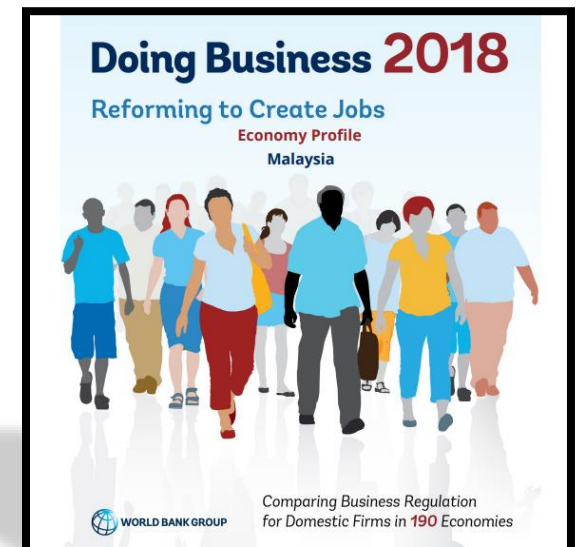
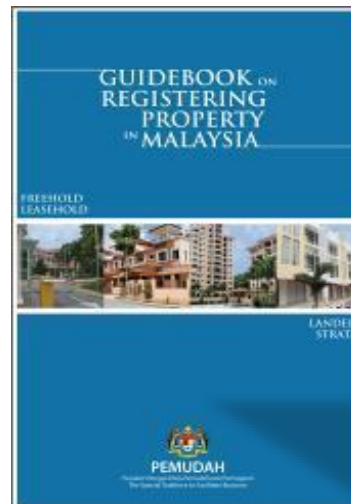
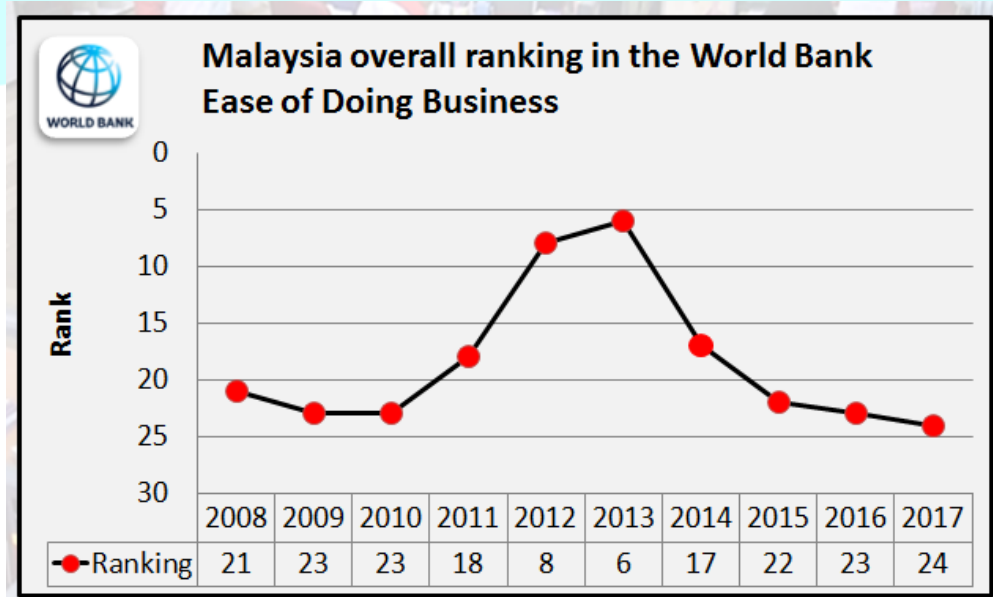


# WHY e-LAND?



# REGISTERING PROPERTY IN WORLD BANK REPORT: EASE OF DOING BUSINESS

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.
1. 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.



**DECISION OF THE CABINET**  
**MEETING ON 13 OGOS 2014**

**The Cabinet Meeting agreed that the e-Land System was implemented in phases and started with the Federal Territory of Kuala Lumpur Land and Mines (PTGWPKL) and extended to 8 other states if Puncak Tegap Sdn. Bhd. (PTSB) passed the Proof of Concept and the Natural Resources and Environment Ministry was satisfied with PTSB's performance at PTGWPKL**

**Government's Commitment**

**(Concession payment throughout concession period):**

**RM1,619,079,655.00**



# BUSINESS MODEL OF PFI

- The e-Land project is based on Private Finance Initiative (PFI) between the Government and private sector using **Build-Maintain-Transfer (BMT)** model
  - Puncak Tegap Sdn. Bhd. (PTSB) will invest, develop, implement and manage the e-Tanah during the concession period
  - Government will govern the project with clear policies and procedures
- Concession period for **14 years** with 2 years of development and 12 years of operation for each state

# GOVERNMENT PAYMENT METHOD

Centralised  
Secured Land  
DataBank  
(CSLDB) Fee

Transaction  
Fee

## CSLDB FEE

the fees chargeable based on the number of land titles and strata titles deposited in the Centralised Secured Land Data Bank for safety, accurate and fast data

## TRANSACTION FEE

the fees chargeable based on any dealing/transaction processes through e-Tanah



This charge is directly proportional to the amount of ownership records. Total titles are projected to increase by 3% annually. Two-tier charge rate:

- i. RM15.00 per year for each record of ownership for the first 5 years; and
- ii. RM9.00 for each record of ownership for the next 7 years.

## CSLDB FEE





This charge is directly proportional to the number of transactions that go through the e-Land system. The number of transactions is projected to increase by 2% annually. Two-tier charge rate:

- i. RM4.50 per transaction for the first 5 years; and
- ii. RM2.50 per transaction for the next 7 years.

## TRANSACTION FEE



# e-LAND SYSTEM DESIGN

## e-TANAH PORTAL

### Main Applications

#### Public Module

Customer Service

E-Carian

E-Bayar

SPOC

#### Core Modules

Strata

Registration

Consent

Revenue

Land Disposal

Land Acquisition

Land Development

Enforcement

Auction

### Supporting Applications

Business Intelligence

GIS

Document Management

Portal & Content Management

Applications Security

Business Process Management

User Admin Management

Reporting

Audit Trail

Technical Support

Notification

### Technology Platforms & Infrastructure

Data Center

Server

WORM

Network

DRC

Infrastructure Security

### Integrations

eKadaster

MyGDI

eTaPP

VIS

eStamping

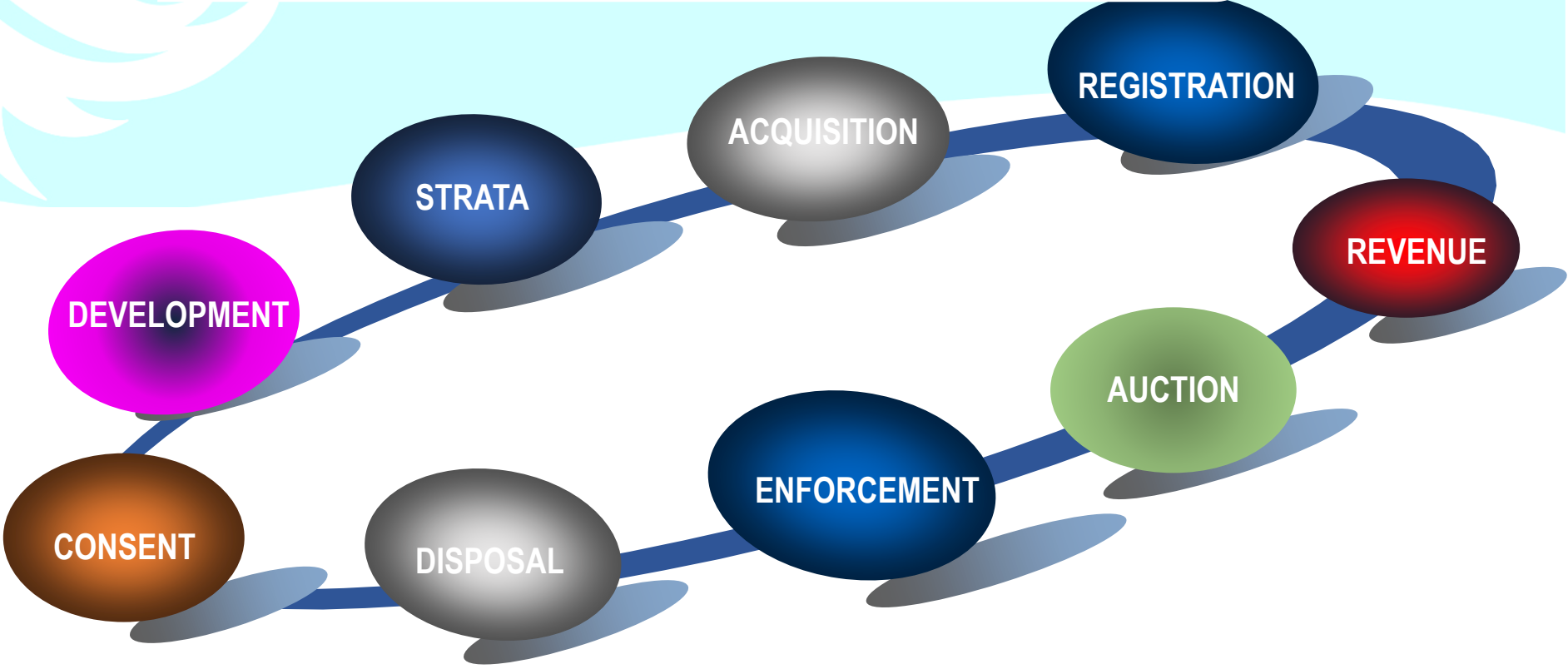
SPEKS

OSC/PBT

Payment Gateway

eMMKN & Related Systems

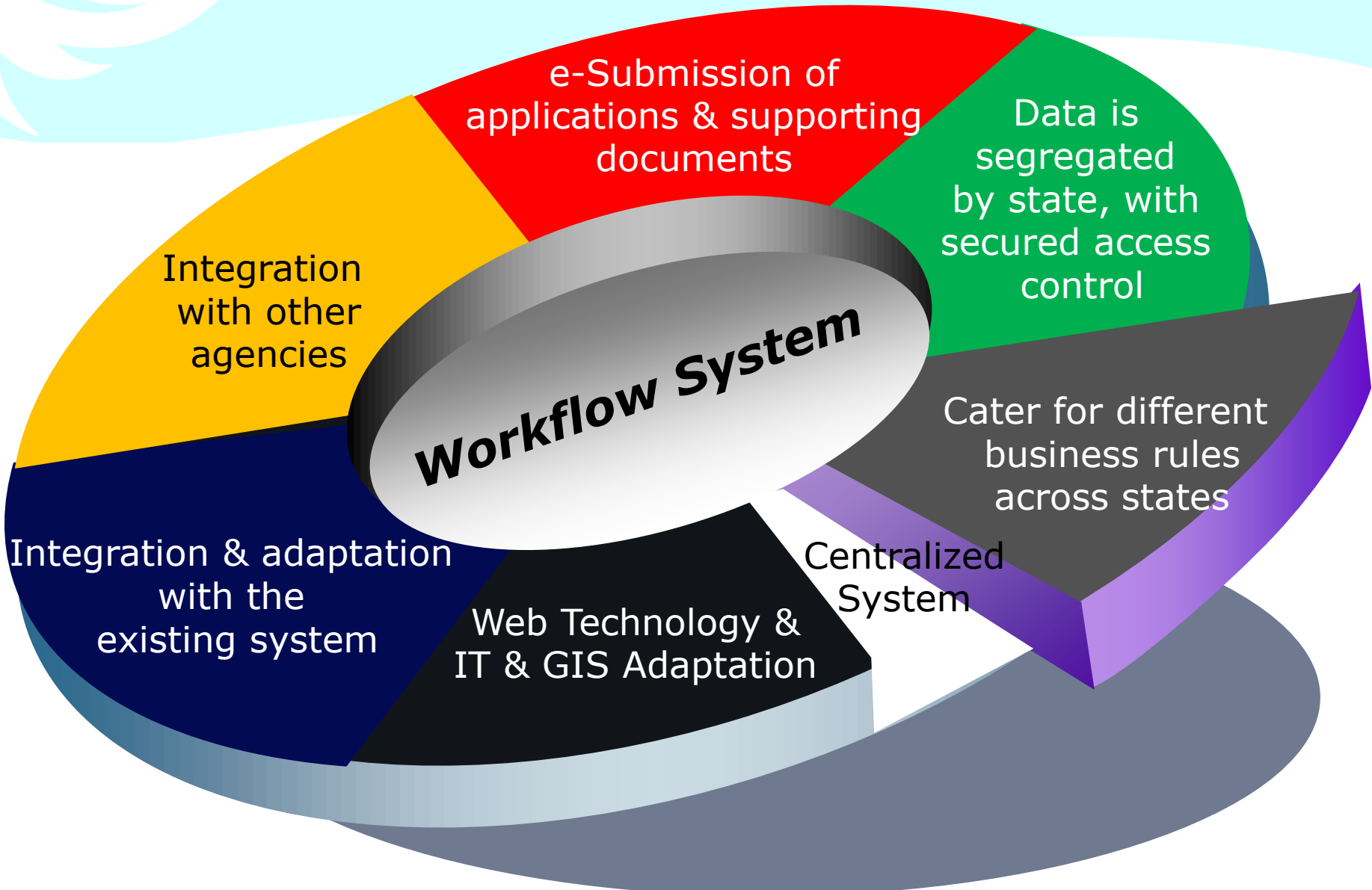
# MODULES IN e-LAND SYSTEM

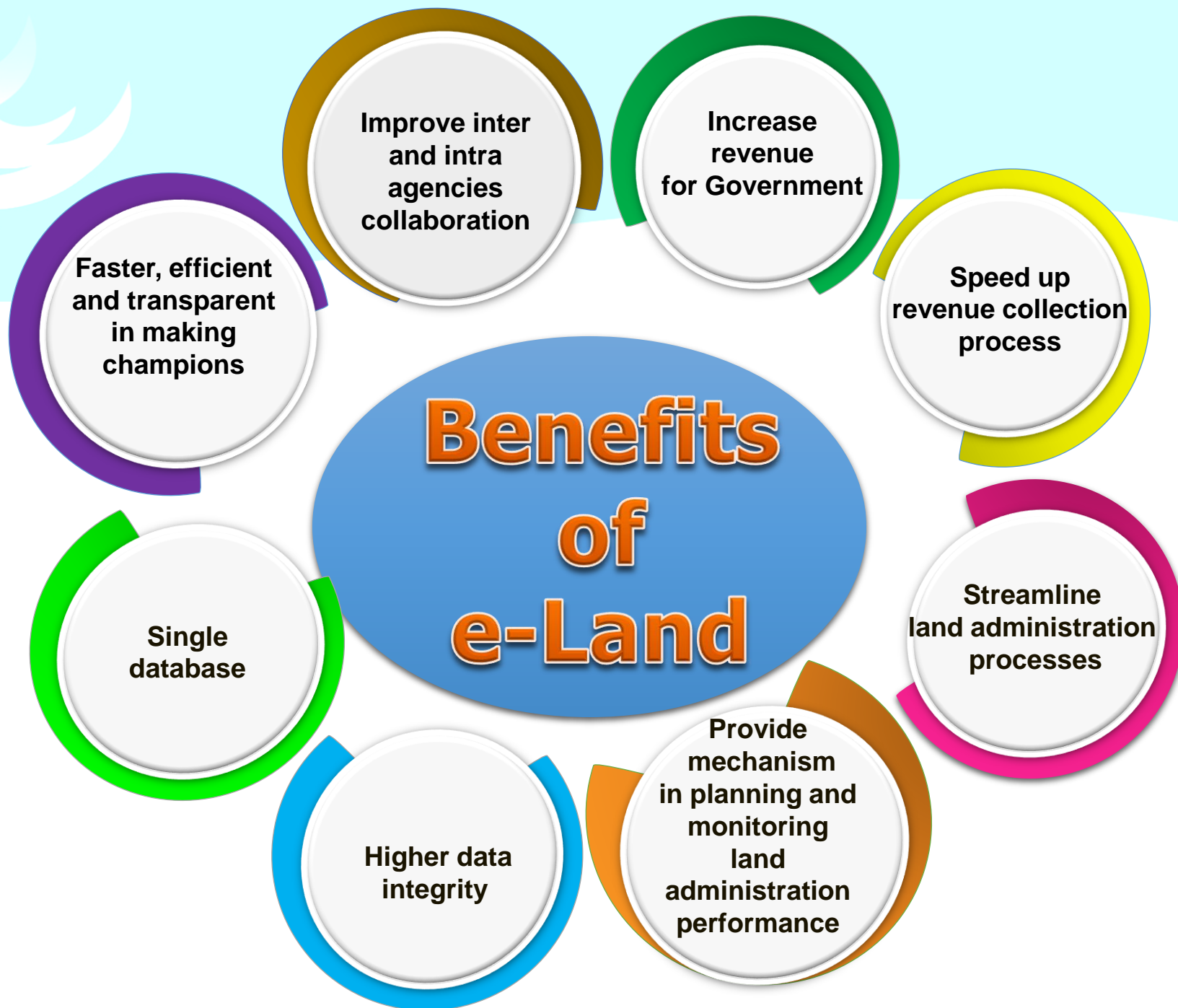


## SUPPORTING MODULES

1. Technical Support	2. Portal	3. Document Management System	4. Geographic Information System (GIS)
5. Workflow & Routing	6. Audit Trail & Security	7. Reporting	

# FEATURES OF e-LAND SYSTEM





Improve inter and intra agencies collaboration

Increase revenue for Government

Speed up revenue collection process

Streamline land administration processes

Provide mechanism in planning and monitoring land administration performance

Higher data integrity

Single database

Faster, efficient and transparent in making champions

# Benefits of e-Land

# POSITIVE IMPACTS



- **Improve registration property processes in Malaysia**
- **Improve Malaysia's ranking in Ease of Doing Business Report by World Bank: rank 24**

- **Facilitate land optimization**
- **Improve service delivery in land administration**
- **Improve working culture in land administration**

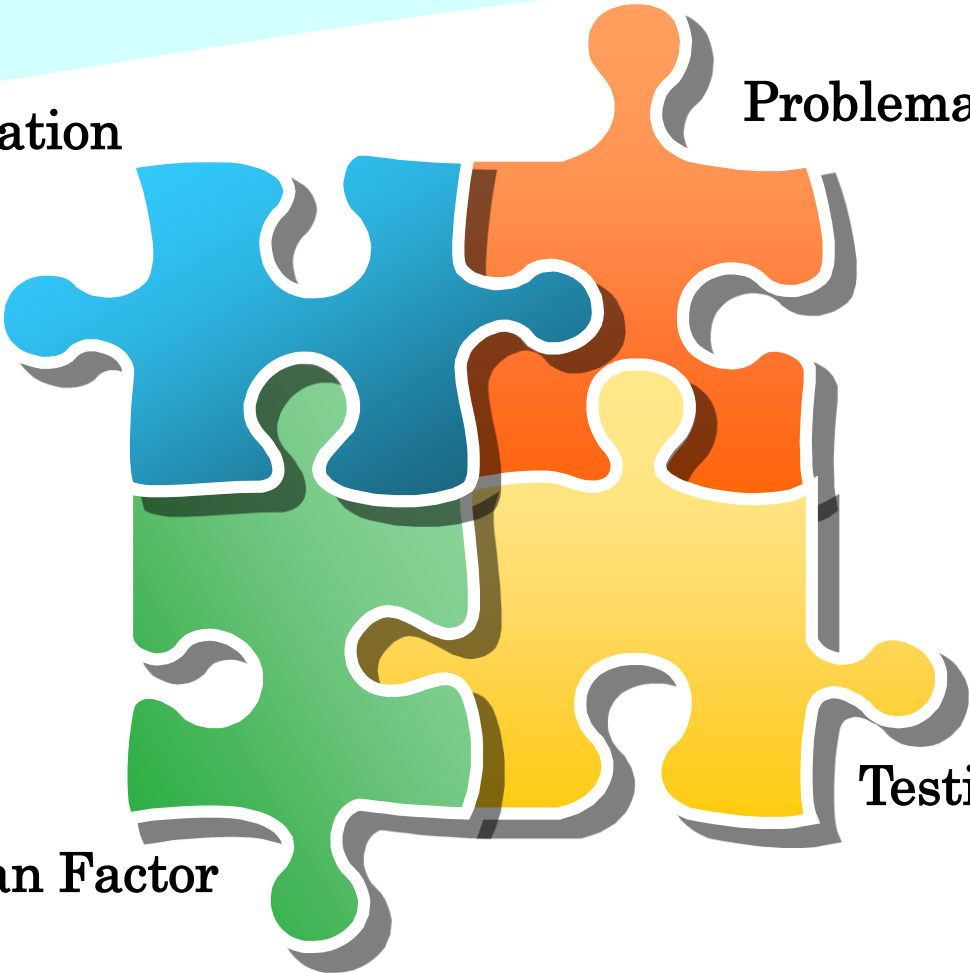
- **Speed up property development**
- **Stimulate property transactions and value**
- **Increase government revenue**
- **Improve accessibility of government services in land administration**



# CHALLENGES

Implementation

Problematic Data



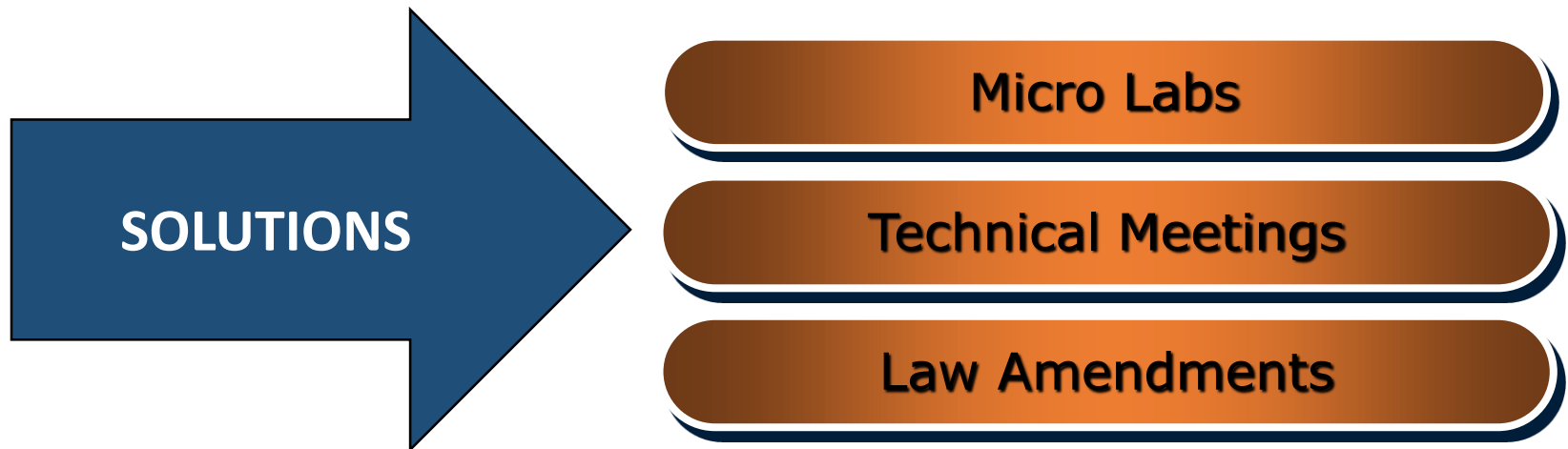
Human Factor

Testing Method

# ISSUES & CHALLENGES

## IMPLEMENTATION

1. Different workflow for each district within the state
2. National Land Code (NLC) 1965 & state laws – existing clauses
3. Lack of experts in both technical and land administration/law



# ISSUES & CHALLENGES

## PROBLEMATIC DATA

1. Data from CLRS & Revenue System – applications *in-silo* but both systems using the same information
2. Missing B1/B2 Plan – plan is required during data collection activities but some of the plans were not in place, need to be reproduced by Survey Department and it consumes time and effort
3. District and Town/Village/Mukim Codes – too varied and no standard codes between Land Offices and Survey Department



## SOLUTIONS

Micro Labs

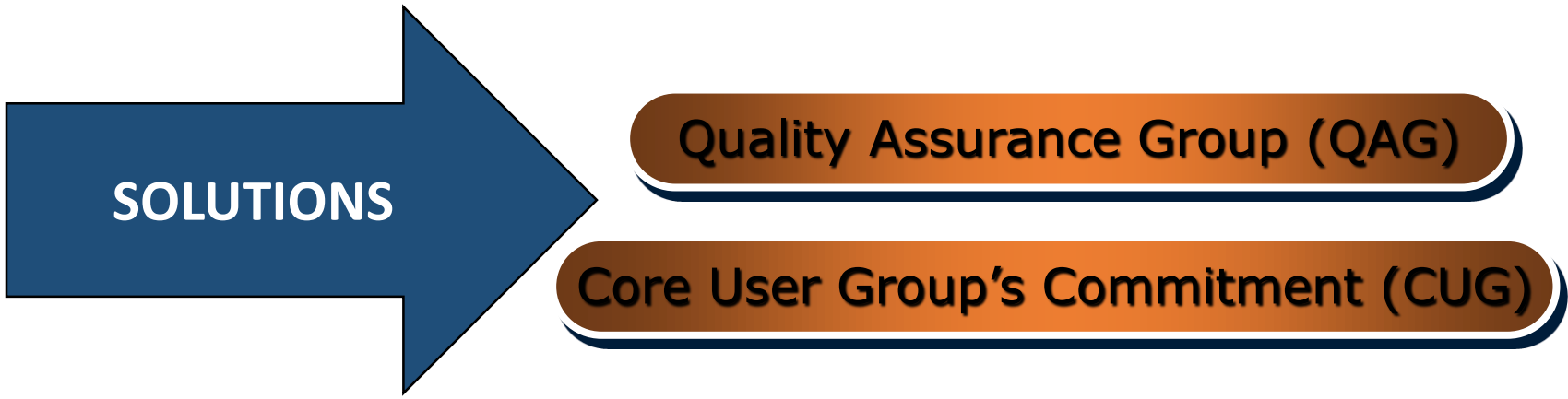
Translation Table

Technical Meetings

# ISSUES & CHALLENGES

## TESTING METHOD

1. **PAT & FAT – Rigid and comprehensive testing, covering all business matters and scenario in land administration**

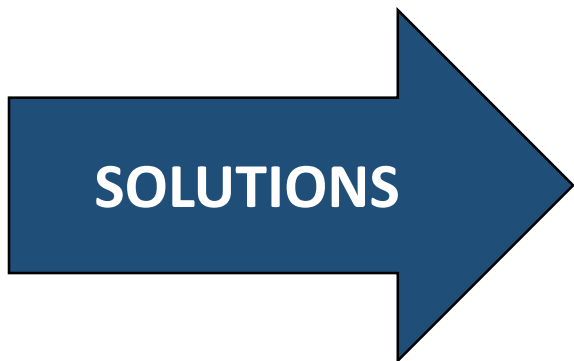


**PAT = Provisional Acceptance Test**  
**FAT = Final Acceptance Test**

# ISSUES & CHALLENGES

## HUMAN FACTOR

1. Resilient towards adopting new technologies – complacent with existing system



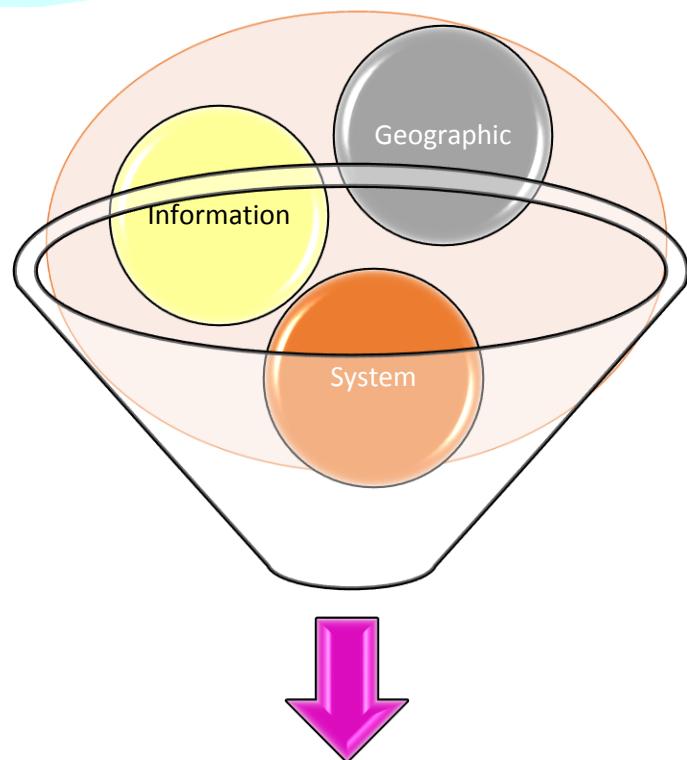
## WAY FORWARD



**An integrated system for  
land administration which  
would deliver a first class  
public service delivery  
through multi-service channels**



# CONCLUSION



**Electronic Land Administration System**

Malaysian Government foresee the investment for e-Land System as a long term benefit to all parties and hopefully it will continue to serve as a major factor to attract foreign investor to Malaysia especially in land and property investment.



T H A N K Y O U

T E R I M A K A S I H