



CONVEYANCING PRACTICE: UPDATES & GUIDELINES: REPORT OF MEETING WITH PEJABAT DAERAH/TANAH KUALA LANGAT ON 03.05.2021

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Bcc:

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SBC/CIR/117/2021
10th July, 2021

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SHIELD FOR THE RIGHTEOUS

The Conveyancing Practice Committee Selangor Bar ("CPC of Selangor Bar") led by the Chairperson, Nurul Muhaniza Binti Hanafi, had a meeting with the Pejabat Tanah Daerah Kuala Langat ("PTD Kuala Langat") on 3.5.2021.

The CPC wishes to update members on the following matters:-

1. Effective on 09.02.2021, PTD Kuala Langat is open for transactions, **by way of appointments only**, as follows

Mondays to Thursdays:

- 8.30am to 3.30pm

Fridays:

- 8.30am to 11.45am

- 2.45pm to 3.30pm

Appointments may be made through: -

Unit Pelupusan Tanah : 03-31822582 / 31822464 / 31822455

Unit Pembangunan Tanah : 03-31822460 / 31822459

Unit Teknikal : 03-31822528

<https://www.selangor.gov.my/kualalangat.php?mid=9>

Unit Pendaftaran : <https://pejabattanahdaerahkualalangat.setmore.com>

Unit Penyaksian : <https://penyaksianpdtkualalangat.setmore.com>

Payment of quit rent/cukai tanah and cukai petak may be made online via its website <https://ehasil.selangor.gov.my> or vide CimbClicks/Maybank2u online banking

This procedure is still applicable even after the announcement of the implementation of MCO effective on 06.05.2021 onwards until further notice by PTD Kuala Langat.

Each individual is entitled to a maximum 5 presentation of documents per day.

2. For attestation of instruments such as transfer, charge and caveats involving Malay Reserved Land, PTD Kuala Langat limits it to 20 titles per day.

3. Under the implementation of e-SELAMAT (Secured Land Management System) application, PTD Kuala Langat requires biometric verification of the identity of the parties i.e., transferors and transferees for Malay Reserved Lands and properties which are valued at RM1 million and above. A certificate of confirmation of such identification will be issued to the respective parties and members are advised to accompany their clients for the biometric process and retain the original copies of the said certificate for presentation of the transfer at the later stage.
4. Members are required to cross out the corner edge of the photocopy of the identity cards of their clients upon submission of documents to PTD Kuala Langat. In doing so, members are advised not to cross out / block the details of the identity card numbers of their client.
5. Members are to advise their clients to update the change of ownership of properties with Majlis Daerah Kuala Langat upon the registration of transfer of the properties.
6. For application to extend the private caveat under section 326(2) of the National Land Code, the application may be made ex-parte to Court and there is no necessity to name PTD Kuala Langat as the respondent in the said application. Members must ensure to include in a prayer for an order that PTD Kuala Langat is to endorse the order upon being served with it.
7. For cases relating to the removal of the Registrar's caveat in respect of the small estate cases, members are advised to include Pengarah Jabatan Ketua Pengarah Tanah Dan Galian ("JPTG") as a Co-Respondent in the inter-parte application for the removal of the Registrar's caveat since the initial order to enter the Registrar's caveat came from JKPTG. PTD Kuala Langat will file an objection to court if PTD Kuala Langat is made the sole respondent in such cases. Members may also file such application by way of ex-parte but must include a prayer for an order that PTD Kuala Langat is to endorse the order upon being served of with it;
8. For cases relating to court orders obtained from the Syariah High Court such as "Perintah Faraid" or orders relating to the properties owned by the deceased proprietors, members must still apply for Grant of Letters of Administration or Grant of Probate from the Civil High Court. Members are to be guided pursuant to the Circular / Pekeliling Ketua Pengarah Tanah dan Galian Persekutuan Bilangan 7/2017 dated 26.05.2017 -Perintah, Sijil Atau Perakuan Faraid Tidak Boleh Digunakan Bagi Tujuan Pendaftaran Turun Milik Harta Pusaka si Mati"). However, for "Perintah Hibah" or "Perintah Harta Sepencarian" involving parties who are still alive, the said orders may be registered by PTD Kuala Langat subject to compliance of the NLC.

Thank you.

Kokila Vaani Vadiveloo
Chairman
Selangor Bar Committee



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