Challenges Facing Cadastral Survey in Malaysia

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OVERVIEW

- INTRODUCTION TO CADAstral SYSTEM IN MALAYSIA
- ABOLISHMENT OF QUALIFIED TITLES (QT)
- EXPEDITE ISSUANCE OF STRATA TITLE
- eCADAStRE
CADASTRAL SURVEY IN MALAYSIA

- Cadastre Comprise of Cadastral Survey and Land Registration
- Fixed boundaries supported by survey and demarcation before issuance of final title conferring indefeasibility of title
- Unique qualified title issued in advance of survey to expedite development
- Approximately 7.2 million lots held in the digital database
- Anticipated 0.5 million lots held under QT
ABOLISHMENT of QT

- QT must have limited life span
- Duplication of land registration (QT and Final Title FT)
- Commit to populate National Digital Cadastral Database with survey accurate data
- Commit to expedite survey to within 2 months
ABOLISHMENT of QT

- Changes to National Land Code already allow the Registrar to register FT in respect to subdivision and alienation

- Implementation of eCadastre will hasten the abolishment of QT
CURRENT STATUS OF STRATA TITLE

- Currently requires 268 days for strata title to be issued

- Land matters not resolve upon application

- Survey requires 55 days for initial checking & comment and 80 days for title preparation & approval

- Fee collection only after approval of application (31 days)
EXPEDITE ISSUANCE OF STRATA TITLE

Stage 1 (Commitment) will reduce total time to 170 days.

Survey will only require 30 days for checking & comment and 50 days for title preparation & approval.

Implement One-Stop Center at Land Office to shorten approval time.
EXPEDITE ISSUANCE OF STRATA TITLE

- Stage 2 (Coordination) will reduce total time to 123 days

- Land matters settle earlier

- Concurrent submission to Survey Dept. once building’s Global structure is ready

- Allow digital strata plan

- Survey will only require 14 days for checking and 30 days for title preparation
EXPEDITE ISSUANCE OF STRATA TITLE

- Stage 3 (Streamline Act) will reduce total time to 100 days

- Land matters settle earlier

- Fee deposited upon application

- Survey check only where necessary

- Survey will only require 21 days for checking and title preparation under eCadastre environment
eCADASTRE

- Design to optimize usage of ICT
- Coordinate Based System
- Process Reengineered to improve delivery system
COORDINATE BASED SYSTEM

- GIS, GPS
- Least Square Adjustment
PROCESS REENGINEERING

- More Flexible Field Procedure
- System Generated Products
THANK YOU