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## **JAWATANKUASA PEGUAM PULAU PINANG PENANG BAR COMMITTEE**

CPC 8/20

8 May 2020

To Members of the Penang Bar,

### **Directive from Pejabat Tanah dan Galian Pulau Pinang on New Norms for Counter Operations at Pejabat Tanah dan Galian Pulau Pinang**

Pursuant to the announcement and directive made by the Pejabat Tanah dan Galian Pulau Pinang (PTG Penang) titled "*Kebiasaan Baharu Pengoperasian Kaunter Pejabat Tanah dan Galian Pulau Pinang*" which we were made aware of on 6 May 2020, several issues have been highlighted and brought to the attention of the Penang Bar's Conveyancing Practice Subcommittee (CPC Subcommittee).

The CPC Subcommittee has approached PTG Penang and obtained the following clarifications from its Deputy Director of the Registration Department, Encik Syazmin Baharom Shah, and the details are summarised below for members' information:

Issue 1: The limit of 1 appointment per transaction will not only be taxing on legal firms, it will inevitably result in increased movement and gathering of dispatch clerks at PTG Penang with a high risk of infection among them.

*Answer: PTG Penang will observe the situation and improve the system from time to time.*

Issue 2: Cash payments will greatly increase the risk of infection as it involves an exchange of bank notes which come from many sources. Frequent visits to the bank also mean additional movements to more locations. For transactions that involve large amounts of cash, there is a high security risk involved, which may endanger dispatch clerks who are at risk of robbery and result in losses to legal firms.

*Answer: PTG Penang is reluctant to accept cheques due to several cases of bounced or bad cheques. Aside from cash payments, PTG Penang has applied for approval to accept banker's cheque as an alternative mode of payment.*

The CPC Subcommittee responded that cash payments or banker's cheques require frequent visits to the bank. PTG Penang should instead blacklist the firms involved and not penalise all firms in relation to this issue.

*Answer: PTG Penang will consider holding an online meeting with the Subcommittee to discuss this issue further.*

Issue 3: PTG Penang should improve or amend the prescribed E-Form as it currently does not provide a field for application or collection of state consent.

*Answer: The Penang PTG consent department will clear all previous and current collection of state consent until 13 May 2020 and will only open for new applications thereafter.*

The CPC Subcommittee will continue to engage PTG Penang in discussions and we will update members as and when we receive any updates.

**Zemilah Mohd Noor**  
Chairperson  
Conveyancing Practice Subcommittee