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JAWATANKUASA PEGUAM PULAU PINANG PENANG BAR COMMITTEE

CPC 17/20

23 Jun 2020

To Members of the Penang Bar,

Update No 6: Conveyancing Practice Issues related to Penang Land Registry and District Land Offices during Recovery Movement Control Order period

Tampering of PTG Penang's Confirmation E-mail

We have been notified by the Office of the Director of Lands and Mines Penang (PTG Penang) via e-mail dated 18 Jun 2020 that a Penang-based legal firm had tampered with and altered PTG Penang's confirmation e-mail to the said legal firm for appointment slots whereby 2 additional unauthorised transactions/presentations had been added into the listing of transactions.

This incident was discovered by the PTG Penang officers on 18 Jun 2020 when a representative of the said legal firm attempted to present the tampered confirmation e-mail and related documents for the 2 unauthorised transactions which were not originally stated in PTG Penang's confirmation e-mail. PTG Penang has furnished copies of the original and tampered confirmation e-mails to us as proof.

PTG Penang has since made the decision to cancel all current and pending appointment slots assigned to the said legal firm. The said legal firm will also not be allowed to present any transactions to PTG Penang for 1 month from the date of the incident.

Both PTG Penang and the Penang Bar Committee view this incident with utmost seriousness and we wish to caution members and legal firms to refrain from such actions which could be subject to disciplinary proceedings and criminal prosecution.

Update on transactions for presentations involving Sale and Purchase Agreements (SPA) and Proclamations of Sale (POS) which have expired or will expire between 17 Mar 2020 and 30 Jun 2020

Pursuant to our Circular CPC 14/20, we received online forms for 43 transactions from various legal firms, which we collated and forwarded to PTG Penang on 17 Jun 2020. We were informed by PTG Penang via e-mail dated 22 Jun 2020 that appointment slots for all the said 43 transactions have been fixed on dates beginning 24 Jun 2020 and the respective legal firms will be duly notified by PTG Penang. Legal firms that submitted the online forms to us are therefore advised to check their respective e-mails for the confirmation e-mail from PTG Penang.

Members and legal firms are reminded to be punctual for their respective appointment slots so as to not delay subsequent appointment slots. Kindly also comply with all additional directives of PTG Penang as per their confirmation e-mail.

Zemilah Mohd Noor
Chairperson
Conveyancing Practice Subcommittee