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JAWATANKUASA PEGUAM PULAU PINANG PENANG BAR COMMITTEE

CPC 15/21

31 Mar 2021

To Members of the Penang Bar,

Resumption of Online Appointment System (OAS) at Office of Lands and Mines, Penang (PTG Penang)

Further to our previous Circular CPC 14/21, Members are advised to take immediate notice that the Office of Lands and Mines, Penang ("PTG Penang") has decided to resume the Online Appointment System ("OAS") with effect from 5 Apr 2021.

The decision to resume the OAS was conveyed to us verbally by the Director and Deputy Director of PTG Penang yesterday morning. In response, we brought up and conveyed the previous issues experienced by Members with the OAS, reiterated our various proposals to improve the systems (both the OAS and manual queue system) and requested that PTG consider and implement them if the OAS is to be resumed. During the conference call, however, PTG Penang did not indicate the date of the intended resumption.

We subsequently received an e-mail from PTG Penang the same evening (as reproduced below), informing us that the OAS will resume with effect from 5 Apr 2021 and that the booking of appointment slots from 5 Apr 2021 to 30 Apr 2021 will be opened on 1 Apr 2021 at 9:00 am and they would adopt our proposal to utilise a fourth Single Point of Contact ("SPOC") Counter for registration of critical presentations subject to a limitation of 10 numbers (only one (1) Title (*Hakmilik*) for each firm making such presentation).

Members are to take note of the following examples of critical presentations as acknowledged by PTG Penang:

1. Sale transactions with imminent Completion Dates:
 - a) Sale & Purchase Agreement (SPA); or
 - b) Contract of Sale for auction cases.

where upon the expiry of the relevant Completion Date:

- i. purchaser/bidder has to pay interest/penalty to the vendor/bank; or
 - ii. the deposit of 10% from the purchase price will be forfeited and the SPA/Contract of Sale will be terminated.
2. Financing or refinancing transactions involving an individual/enterprise/partnership/company as the customers/borrowers and Banks/financial institutions for financing/loan/funds for debt settlement, business working capital, construction of factories, buildings, roads and others where delay in registration of charge will result in delay in disbursement of loan/financing/funds and loss to the customer/borrower or liability to pay interest/penalty by the customer/borrower.

Members shall also take note that number of appointments for each firm code in the resumed OAS will be limited to three (3) within a period of one (1) month. However, we notice that such limit is stated by PTG Penang in its e-mail notification to legal firms as subject to availability. We will seek clarification from PTG Penang on this part.

Due to the very short notice, we are still engaging with PTG Penang to reduce the disruptions that may arise from resumption of the OAS (e.g. postponing the resumption date) and to consider other proposals to improve the system (e.g. to remove the limit on the permitted number of critical presentations).

We will continue to engage with PTG Penang for the benefits of all Members and would appreciate and welcome constructive feedback and comments from Members.

Zemilah Binti Mohd Noor
Chairperson
Conveyancing Practice Subcommittee

PEMAKLUMAN URUSAN TERKINI PERKHIDMATAN KAUNTER SPOC PTG PULAU PINANG

From: Mohd Nizam Mokhtar [mailto:nizammokhtar@penang.gov.my]

Sent: Tuesday, 30 March, 2021 5:41 PM

To: secretariat@penangbar.org

Subject: PEMAKLUMAN URUSAN TERKINI PERKHIDMATAN KAUNTER SPOC PTG PULAU PINANG

ASSALAMUALIKUM DAN SALAM SEJAHTERA

Tuan/Puan,

PEMAKLUMAN URUSAN TERKINI PERKHIDMATAN KAUNTER SPOC PTGPP

Dengan hormatnya saya diarah merujuk perkara tersebut di atas.

2. Untuk makluman pihak puan, pentadbiran ini bersetuju untuk menyediakan kaunter khas bagi urusan kes-kes kritikal sebagaimana dinyatakan melalui emel daripada pihak puan seperti berikut ;
 - i. Kes-kes yang akan tamat tempoh
 1. Perjanjian Jual Beli, atau
 2. Pengisytiharan Jualan/ Lelongan di Pejabat Tanah/Lelongan di Mahkamah Tinggi
 - ii. Kes-kes pembiayaan atau pembiayaan semula
3. Urusan perserahan ini boleh dilakukan di kaunter 4 SPOC. Walaubagaimanapun, hanya 10 nombor sahaja akan dikeluarkan setiap hari dan terhad kepada ketetapan berikut;
 1. Satu(1) Firma Guaman
 2. Satu(1) runner
 3. Satu(1) Hakmilik
3. Untuk makluman pihak puan juga, sukacita dimaklumkan bahawa Sistem Temujanji Perserahan (STP) secara atas talian akan dilaksanakan semula pada 1 April 2021 jam 9.00pagi bagi urusan temujanji bermula 5 April sehingga 30 April 2021. Setiap firma terhad kepada 3 slot temujanji setiap bulan dan bagi setiap slot temujanji berkenaan terhad kepada 5 hakmilik sahaja.

Sekian, terima kasih.

"PRIHATIN RAKYAT: DARURAT MEMERANGI COVID-19"

"BERKHIDMAT UNTUK NEGARA"

"CEKAP, AKUNTABILITI, TELUS"

Saya yang menjalankan amanah,

melalui emel

MOHD NIZAM BIN MOKHTAR

Ketua Penolong Pengarah Kanan (Hakmilik Strata)

Pejabat Tanah dan Galian Pulau Pinang

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