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JAWATANKUASA PEGUAM PULAU PINANG PENANG BAR COMMITTEE

CPC 25/22

1 Dec 2022

To Members of the Penang Bar,

Outcome of Discussions with the Office of Lands and Mines, Penang (“PTG Penang”)

The Penang Bar’s Conveyancing Practice Subcommittee recently had a meeting with the Office of Lands and Mines, Penang (“PTG Penang”) on 16 Nov 2022.

Members are requested to take note of the following matters that were discussed during the said meeting:-

1. Presentation and Registration of Documents and Related Matters at the Counters of PTG Penang

The Penang Bar’s Conveyancing Practice Subcommittee was informed that slow process of presentation and Registration of Documents and Related Matters at the Counters of PTG Penang was due to the limited number of counters in operation. The Penang Bar’s Conveyancing Practice Subcommittee had also requested for PTG Penang to ensure all the counters to be operated during the office hours to ensure smooth running of the presentation process.

Law firms are reminded to ensure that their runners follow the numbering system at the counters of PTG Penang and be courteous to all the staff.

2. The PgLAND System- Final Test, Trial Period and Launching Date

The PgLAND system is expected to be launched in early Jan 2023. There will a trial run period of 14 days to enable Members to familiarise with the system. Members will be invited to a briefing session before the trial run. Details as to it will be given in due course.

3. The requirements of Developer’s Confirmation on the assessment address to support the application of State Consent for transfer and Charge of a Stratified Property, whereby the Beneficial Owner is yet to be registered as the Proprietor.

The Penang Bar’s Conveyancing Practice Subcommittee informed the State Consent Department, PTG Penang that some developers disagree to furnish a written confirmation on the assessment address that is consistent with the assessment address stated in the assessment receipt that was issued by the Local Council. We have also further conveyed our view that it is sufficient to confirm the address with the assessment receipt that was issued by the Local Council. PTG Penang will look into this matter and will keep us updated.

4. Other issues

Instruments of dealings such as Discharge Form 16N, Transfer Form 14A and Charge Form 16N can be presented simultaneously for registration at the PTG Penang.

The requirement of transmission form and/or Transmission Order must be first presented and registered in the title deed before a transfer form in favour of beneficiaries can be presented at the PTG Penang.

Members will be updated further as and when we receive additional or further information from the PTG Penang.

Mohamad Redzuan bin Idrus
Chairman
Conveyancing Practice Subcommittee