

PRESS RELEASE

EXPLANATION ON THE REPORT PUBLISHED IN THE STAR DATED 21ST AUGUST 2008 TITLED 'FAULTY LAND TITLE DETECTED – WRONG AND INCOMPLETE DATA ENTRY COMPROMISES e-TANAH IN THREE STATES'

1. **Background**

On the 21st August 2008, there was an article titled 'Faulty Land Title Detected – Wrong and Incomplete Data Entry Compromises e-Tanah in Three States' published in The Star. The published news paper cutting is as per attachment.

2. **Issues reported in the article 'Faulty Land Title Detected – Wrong and Incomplete Data Entry Compromises e-Tanah in Three States'**

- i. The article regarding the execution of e-Tanah in Terengganu, Kedah and Johor were not accurate. This is because e-Tanah is still in the pilot test stage in Pulau Pinang and has not yet be implemented to other states. The system used in other states is the computerized land registration system or also known as the *Sistem Pendaftaran Tanah Berkomputer (SPTB)*. Since e-Tanah is only in the pilot project stage in Pulau Pinang, there were no migration of data to the e-Tanah system in the mentioned states that is Terengganu, Kedah and Johor. The actual data conversions involved in the three states were only from manual hard copies records to digital data during the development of **SPTB**.
- ii. The Star also reported that there were 26,262 land titles in Kuala Terengganu and Marang District Offices which has no identification number assigned to it and there were 144,109 land titles in Pendang and Kubang Pasu District Offices which has no records of owner's address. The total that is mentioned in the article that is 144,109 land titles in Pendang and Kubang Pasu District Offices were inaccurate because the total of land titles in both districts are only 93,185 land titles.
- iii. As mentioned in the article, the reported land titles without the owner's identification number and address is due to no records in the original title. The District Officer or anyone responsible in the data conversion process cannot simply insert information that is not available in the original land title without going through legal procedures.
- iv. Also mentioned in the article about unacceptable registration date like the 11th November 1111 and 1st January 1900. Besides that,

the article also reported that there were land titles with lease from 110 years to 999 years and also land titles registered with RMO in tax. It is admitted that there are human errors during the data conversion process but the amount is small. The errors happened due to time constraints to process the hard copy land titles into the digital data. That involves over 4 million land titles to be processed in just 6 months, but the errors occurred did not disrupt the validity of the land title on the legal side. Corrections can be made whenever the owner come to do transactions at the respective Land and District Office.

- v. The article also reported the use of 'back door' method that may be misused and lead to fraud. The 'back door' method has been used as a temporary corrective measure that has been allowed during the early usage of SPTB. This method allowed data to be corrected due to the instability of the system application in the early stage. This method must be done following the legal and safety measures. Every correction needs the approval from the registrar before the technical staff can actually make any corrections on the digital data. However, this 'back door' correction method will be stopped immediately.

3. Actions taken by The Ministry of Natural Resources and Environment

- i. There are also actions taken by the Ministry. Currently, the Ministry is trying to execute the data cleaning of SPTB in all of the land administrations as in the Land and District Offices and State Director of Lands and Mines Office [Pejabat Pengarah Tanah dan Galian Negeri (PTG)]. The data cleaning program is scheduled to start by the end of 2008.
- ii. The issues reported in the audit report by the National Audit Department have been informed to all the states land administration by the department itself. The Ministry also discussed the findings of the audit report in the Mesyuarat Pengarah-pengarah Tanah Malaysia Bil. 2/2008 on the 25th August 2008 and all PTGs were advised to take immediate actions on the mentioned criticism in the audit report.