

UNIVERSITI TEKNOLOGI MARA

**A REVISIT OF THE
REGULATING FRAMEWORK
OF NON-ADMINISTERED
REAL ESTATES IN KAMPONG
BHARU**

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ABSTRACT

Issues relating to the non-administered real estate in Kampong Bharu are crucial, as it has been reported that there are more than 60 billion estates classified as frozen immovable estates in Kampong Bharu alone. Although many methods are proposed to solve this issue, the existing legal framework is still considered inadequate as the issue of non-administered estates in Kampong Bharu still cannot be solved, and the planning development has been pending until today. In pursuant thereto, this research analyses the legal history and the current legal constraints and procedural issues preventing the non-administered estates in Kampong Bharu from being properly administered, as well as to what extent the current framework is able and managed to settle the issue of the non-administered estate in Kampong Bharu. The research adopts qualitative and descriptive cross-sectional analysis through the governing statutes, reported cases, semi-conducted interviews, surveys, and data from the respective administrative bodies. The research found that the Kampong Bharu Development Corporation Act 2011 (Act 733) was passed to implement policies, directives, and strategies for developing the area of Kampong Bharu. The land in Kampong Bharu is categorized as M.A.S (Malay Agriculture Settlement), and the area outside of M.A.S, is freehold without interest restriction. The research also discovers Kampong Bharu Development Master Plan 2040 replaced Kampong Bharu Detailed Development Master Plan (PITPKB) has been launched to carry out the development. Still, until now, the development has been pending since its earliest stage. Hence, revisiting the existing regulatory framework is highly necessary to manage the administration of non-administered estates in Kampong Bharu, especially if there are no appropriate systems and policies and no proactive efforts from the authorities to track the beneficiaries who are entitled to the estates. Therefore, it is proposed that the Kampong Bharu Development Corporation (KBDC) may have to wield the Land Acquisition Act 1960 so that the productive elements in Kampong Bharu can be activated.

Keywords: Non-Administered Real Estates, Kampong Bharu, M.A.S (Malay Agriculture Settlement), Kampong Bharu Development Corporation Act 2011, Kampong Bharu Development Master Plan 2040

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