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**ANALYSIS OF THE ISSUES AND CURRENT FRAMEWORK IN THE
ADMINISTRATION AND DEVELOPMENT OF NON-ADMINISTERED
REAL ESTATE OF KAMPONG BHARU, KUALA LUMPUR,
MALAYSIA**

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Abstract

The unmanaged properties in Kampong Bharu, with over 60 billion immovable estates classified as frozen, are a pressing concern. Despite numerous proposed solutions, the current legal framework remains insufficient, and the challenge of addressing these unmanaged estates persists. Additionally, development planning in this area has been stalled with no resolution in sight up to the present day. This study analyses the issues and current framework in the administration and development of non-administered real estate in Kampong Bharu through a qualitative and descriptive cross-sectional analysis of governing statutes, reported cases, semi-structured interviews, surveys, and data from the respective administrative bodies. Several issues were identified, including the presence of multiple administrative bodies, uncertainty about the status of Malay Reservation Land, problems arising from multiple deaths, and challenges in enforcing the Land Acquisition Act 1960, highlighting the urgent need for more efficient legal administration and dispensation of justice.

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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INTRODUCTION

Non-administered estates, as identified by Yusoff (2019), pertain to real properties that are categorised as frozen estates. The prevalence of non-administered estates has long been a concern for the community, and its significance has grown due to a yearly increase in such cases. This matter remains a subject of ongoing debate, without a definitive resolution. Numerous prior studies have indicated that non-administered estates result from the community's insufficient commitment to managing their properties. Additionally, a lack of awareness among community members regarding the methods and procedures for estate management contributes to the growth of non-administered properties in Malaysia. Misconceptions about the property administration and management system in Malaysia arise from diverse systems and heirs' limited knowledge of handling a deceased person's property. The complex process involved in applying for property division further exacerbates the rise in frozen estates. For instance, in Kampong Bharu, it is estimated that the value of non-administered real estates exceeds RM60 billion (Yusoff, 2019).

The media reports on non-administered real estates in Kampong Bharu serve as a warning to both the public and authorities, highlighting the urgent need for proactive measures to address this issue. Hence, proposing solutions for unlocking the administration of non-administered real estates in Kampong Bharu within the current legal framework becomes imperative. This research assesses issues related to the existing frameworks, scrutinising the challenges and obstacles arising from the current laws and legal structures governing non-administered estates in Kampong Bharu. The study also examines the limitations of non-administered real properties in Kampong Bharu, drawing insights from legal statutes, interviews with various stakeholders, data collection, and the researcher's observations of relevant administrative entities.

RESEARCH METHODOLOGY

This research employed qualitative methods consisting of content analysis and field studies. The content analysis involved a thorough review of relevant literature, encompassing primary and secondary legal sources, academic and non-academic publications, and legislative texts, to gather comprehensive information on non-administered land management, particularly in Kampong Bharu. The doctrinal analysis examined legal provisions, including statutes such as the Kampong Bharu Development Corporation Act 2011, the Land Acquisition Act 1960, and other relevant laws, along with non-legal literature.

The field studies included semi-structured interviews with pertinent agencies, such as the Kampong Bharu Development Corporation (KBDC), which sought insights into the issues and challenges in Kampong Bharu, as well as an

overview of how non-administered estates are managed in Malaysia, including the policies, legal aspects, stakeholders, organisational structures, and processes. This research combines findings from legal analysis and field studies to analyse the issues and current framework in the administration and development of non-administered real estate in Kampong Bharu.

LITERATURE REVIEW

It is essential to expedite the resolution of estate administration to prevent undesirable outcomes, underscoring the importance of beneficiaries submitting their applications early. Nonetheless, certain beneficiaries intentionally prolong the application process, which can be detrimental to estate administration. Yin and Abdullah (2020) discuss Kuala Lumpur's development control mechanisms to contextualise urban planning difficulties and regulatory frameworks related to Kampong Bharu's non-administered real estate administration and development. These factors can affect Kampong Bharu's real estate administration, suggesting that better regulatory frameworks are needed to handle urban planning issues in this location (Yin & Abdullah, 2020). Teriman, Yigitcanlar, and Severine (2009) compare urban sustainability and growth management in Kuala Lumpur with Hong Kong. Their analysis emphasises the need for sustainable growth solutions to manage Kampong Bharu's urban development. This analysis illuminates the challenges and methods for growth management in similar metropolitan contexts (Teriman et al., 2009). Various challenges regarding non-administered estates in Kampong Bharu include the perplexity surrounding the presence of multiple administrative bodies, the status of Malay Reservation Land, the complications arising from multiple deaths, and the enforcement of the Land Acquisition Act 1960.

The Existence of Multiple Administrative Bodies

The court has legislative jurisdiction to appoint a personal representative to manage the deceased's estate, whether testate or intestate. Malaysia has various administrative agencies with diverse jurisdictions that can handle estates, unlike this standard. The Estate Distribution Division, Public Trust Corporation, and civil High Court are important estate management administrative entities. Each body has specific authorities and grants legal authority to handle the deceased's estate.

The primary reasons for delayed applications are the confusion surrounding the selection of the appropriate administrative body and misperceptions held by the beneficiaries regarding these administrative entities. The estate distribution process in Malaysia involves various agencies and court systems. Under the existing legal framework, when an individual passes away, their heirs are required to contact relevant agencies such as the Estate Distribution

Division at the Land Office, the Public Trust Corporation, or the High Court (Azmi & Mohammad, 2015).

The existence of multiple administrative bodies in Malaysia has led to confusion among beneficiaries in Kampong Bharu when it comes to selecting the appropriate administrative entity to approach. Despite each body having its specific jurisdiction, this multiplicity has unintentionally created ambiguity among Kampong Bharu beneficiaries. This confusion leads to delays in estate administration, hindering them from promptly receiving their rightful shares of asset distribution. The process typically begins with the application for letters of representation from the relevant administrative bodies. It is crucial to highlight that, after the death, the heirs of the deceased bear the responsibility of taking specific actions immediately. These actions include assessing the deceased's assets, identifying the beneficiaries, and gathering the necessary documents for the application. Generally, these applications are submitted by the deceased's family members or, in some instances, by appointed solicitors. While solicitors are expected to be well-versed in matters of succession and the selection of appropriate administrative bodies for estate administration, beneficiaries lacking familiarity with the process often face challenges in determining which administrative body to approach due to limited knowledge of the distinctions between each entity (Malek, 2023).

A notable factor contributing to public misconceptions about administrative bodies is a lack of awareness. Despite the easy accessibility of information through resources like the Internet, many individuals remain unaware of the existence of these institutions and their respective roles. This lack of knowledge not only hampers the identification of the appropriate administrative body but also leads some individuals to delay their applications without actively seeking information on these matters (Malek, 2023).

Status of Malay Reservation Land

Malays own Kampong Bharu, which is planned under the Kampong Bharu Development Act, and replaced the Malay Agricultural Settlement (MAS) Administrative Board Rules. The Kampong Bharu Development Master Plan and Guidelines complement this Act. The present master plan, created in conjunction with the Kampong Bharu Development Corporation (KBDC), was created after the previous government's "willing buyer, willing seller" approach failed because only 61% of owners agreed (Azil, 2020). Under current law, the "willing buyer, willing seller" strategy requires 100% landowner permission. Along with the KBDC, the Ministries have begun breaking down the master plan into approximately 40 parcels to be developed individually in Kampong Bharu. Each parcel will be sold by landlord-developer willing-seller-willing-buyer agreements. The Ministries and KBDC will unveil a RM1.5 billion master plan.

Under review by the Attorney General's Chambers, the Kampung Baru Land Bill draft proposal seeks to preserve landowners' rights for the long future. Landowners and developers will sign leases for the development. No previous law protected Malay reserve land from status changes, hence this legislation fills the void (Bernama, 2021). Parliament will likely hear the Bill in early 2022.

The Malay Reservation Land (MRL) was established by the 1913 Malay Reservation Enactment and 1987 Land Enactment to secure Malay land ownership, particularly in urban areas, with tight transfer restrictions (Meade, 1976; D'Arcy & Keogh, 1999). By assuring continuous land ownership in Malay communities and for agriculture, the law protects the Malay community's social, economic, and physical integrity (Means, 1985). The Malay reserve restricts landowners from selling to non-Malays (Gomez, 2003). MRL transactions with non-Malays are void. Each state allocates MRL differently, with Melaka allocating 25% of its territory. State authorities set MRL block locations and sizes, resulting in distributed reserve territory within town borders. In the Kuala Lumpur Structure Plan, six Malay Reservation Areas were planned as traditional communities. These parcels have individual homes and smallholding land. As the city has grown, these MRL zones have been surrounded by urban growth, making many original structures and settlements unsuitable (Hanif & Azriyati, 2015). The MRL, designed exclusively for Malays and restricted from dealings with non-Malays, has faced several challenges. The restrictions introduced in 1913, meant to safeguard Malay ownership, inadvertently narrowed the market among financially disadvantaged Malays, leading to underdeveloped land. These restrictions also inhibited leasing to non-Malays, curtailed transactions among Malays, and rendered the land less attractive for development projects, resulting in large tracts of undeveloped land. To address these issues, experts have proposed initiating more infrastructure and facility projects, revising laws related to Malay Reservation land and inheritance, allowing extended leases to non-Malay individuals for further study, and launching government-led development projects. The assessment of Malay Reserve Land (MRL) is impacted by elements like its location, market demand, and, significantly, the land's ownership status rather than the landowners themselves. A comprehensive Malay Reservation database could streamline the valuation process, ensuring accurate and informative valuations and expediting assessments.

Malay Reserve land falls under the jurisdiction of state governments, each with varying provisions across Malaysia but sharing the common objective of preventing non-Malays from owning government land within Malay reserves and restricting private transactions between non-Malays and Malays involving Malay Reserve land. Section 89 of the Federal Constitution enforces this prohibition, preventing sale, mortgage, transfer, lease, and other transactions with non-Malays (Hussin & Rashid, 2014). These restrictions apply to estate

management and division, particularly in cases where non-Malays are involved. Regarding Kampong Bharu, the land acquisition process for the redevelopment of Kampung Sungai Baru is ongoing due to its successful execution and majority resident support. Most residents have approved the project, culminating in a joint venture agreement between the developer and 192 flats and 27 terraced house units. So far, land acquisition has been completed for 72 flat plots, with land acquisition also initiated for landowners who have not signed joint ventures with the developer. Only 37 terraced house units are pending investigation. The number of units ready for development has increased to 291 units, an increase from 219 (27 terraced lots and 192 flats), following the issuance of the Form K notice under the Land Acquisition Act 1960 by the Kuala Lumpur Federal Territory Directorate General of Lands and Mines. This encompasses 264 flat units and 27 terrace lots, equivalent to 88.72% completion.

However, achieving 100% consent from landowners remains a challenge, particularly when a change in government has occurred. The Kampong Bharu master plan, known as Pelan Induk 2040, is associated with a financial constraint estimated at RM10 billion for land use only. KBDC has actively promoted joint venture negotiations, but not all Kampong Bharu beneficiaries have granted 100% consent. When unanimous consent is not reached, land acquisition becomes necessary, as exemplified in Sungai Baru. Joint ventures between developers and landowners require that landowners first administer the estate. Failure to administer the estate results in compensation being paid to Amanah Raya Berhad (Malek, 2023).

Multiple Deaths

Delayed estate management can complicate heir difficulties, especially when there are multiple deaths. Multiple deaths involve the beneficiaries of the first deceased person. This can happen to first-, second-, third-, or even later-generation heirs. This issue causes a complex sequence of stacked or overlapping deaths in the faraid instance, delaying estate administration (Yusoff, 2019). This issue prolongs the process of determining the proper heirs for that generation, complicating estate management. Layered deaths are one of the hardest estate management tasks.

Kampong Bharu has many unadministered estates due to multiple deaths. Multiple deaths indicate land left unadministered after the owner dies and the beneficiaries die. Such scenarios are complicated when the land is shared among many beneficiaries. Land acquisition or reversion alone cannot solve Kampong Bharu's numerous deaths problem since recipients must actively manage these lands. Beneficiaries lose their rights when many deaths occur, especially in high-value commercial sectors. Multiple deaths complicate land

valuation and development benefit distribution. Multiple deaths make aligning Kampong Bharu's growth with the Golden Triangle difficult (Malek, 2023).

A training for Kampong Bharu landlords highlighted the area's main issue: many landowners and small parcels. Around 4,300 people own 884 lots in Kampong Bharu. According to records, 31% of these parcels have more than five owners, averaging 8–30. A large 83% of lots are under 1,000 square meters. The smallest parcel, 0.01335 square meters, is owned by 141 people and valued at RM13.35 per square metre at RM1000. The absence of landowner collaboration in Kampong Bharu is the main difficulty with multi-ownership. Their efforts and opinions differ, making consensus impossible. Lack of unity hinders local development planning. Kuala Lumpur City Hall has launched many Kampong Bharu programs, but planning has stalled. Many landowners are scattered around the country and have inherited stakes from deceased heirs, making it difficult to update ownership documents on paper. According to Steering BIG Property Consultant Chairman Nik Mohd Zain, getting all owners' approval is difficult, and any resistance undermines the planning process. Section III (1) (b) of the Land Acquisition Act 1960 allows authorities to acquire land without the owner's consent as a last resort (Sulong & Taha, 2016).

Enforcement of Land Acquisition Act 1960

Kampong Bharu redevelopment advanced in 2014. Kampong Bharu Development Corporation (KBDC) was founded in 2011 under the 1984 and 2003 Kuala Lumpur Structure Plan (KLSP) and 2008 Kampong Bharu Development Plan governance rules. The KBDC released the Comprehensive Development Master Plan of Kampong Bharu in 2014 to support the fourth scenario from the 2008 plan, which envisions major changes and interventions. This plan intentionally promotes Malay culture and Kampong Bharu's economic growth. It emphasises the need to include landowners in future development. The plot ratio in Kampong Bharu rose from 1:6 to 1:10 after the KBDC was established under Act 733, making it the highest in Kuala Lumpur. Business and commerce have replaced agricultural and residential land usage in the 1960s (Zainol, Sarayed-Din, Ahmad, 2017).

The Kampong Bharu Master Plan's enhanced plot ratio and land use options are government efforts to raise land value. Kampong Bharu landowners profit most from these reforms, who can expect increased yields. The KBDC is also asking the government to exclude Kampong Bharu landowners from estate management costs. Land administrators' orders cost 0.2% of the estate's worth, which might be onerous in circumstances with many candidates for estate status updates (Bernama, 2017).

Furthermore, under Section 3(1)(a) of the Land Acquisition Act 1960, the government is only permitted to acquire land in Kampong Bharu for public

development projects or public use. The government cannot forcibly take Kampong Bharu land for commercial purposes if the landowner does not agree to the RM1,000.00 per square meter offer. The Kampong Bharu development project, being commercial in nature, does not fall under the purview of the Land Acquisition Act 1960. Forced land acquisition with compensation under the Act will only be considered under specific circumstances (Bakar, 2019).

Beneficiaries have shown a lack of initiative in resolving non-administered estates, with many in Kampong Bharu apprehensive about their land being transferred to non-Malays. Some beneficiaries are unwilling to settle the estate unless they receive significant compensation in return. When a death occurs, the process of changing the name on the land title is often delayed. In Kampong Bharu, many beneficiaries have settled with payment but hesitated to update the name on the land title. This delay in the name-changing process at the Land Office is a significant oversight on the part of buyers, who mistakenly believe that the sale and purchase agreement is sufficient (Malek, 2023).

The land acquisition for the redevelopment project in Kampong Sungai Baru, Kampong Bharu, faces obstacles in its continuation, despite meeting the legal requirements under the Land Acquisition Act 1960. Some residents of Kampong Bharu oppose the redevelopment, and it can only proceed if the developer secures consent from at least 50% of the property owners, a threshold required to safeguard the interests and welfare of the involved residents. Many landowners are reluctant to permit the land acquisition for the project to proceed.

ANALYSIS AND DISCUSSION

From a legal perspective, the National Land Code of 1965, a cornerstone of national land legislation, contains established provisions addressing delays and failures in the division of inherited land. Section 100 grants the Land Administrator authority to declare land forfeited to the State Authority for non-payment of the required sum. Sections 351 and 352 provide for the possibility of reversion action against any land for which no application for estate division has been submitted. Failures in estate distribution may lead heirs to withhold land tax payments, potentially resulting in forfeiture of ownership under Section 100. Although these provisions are infrequently applied, heirs should be more attuned to their rights, ensuring they do not continue to lose inherited property that could be utilised and serve as an economic catalyst for the country (*UMBC v. Pemungut Hasil Tanah Kota Tinggi* [1984]; Buang, 1998).

As previously noted, the value of non-administered estates is substantial. If these estates were effectively managed and harnessed for the Muslim economy, they could significantly contribute to the overall economic improvement of Muslims. When liquidated, the profits could be channelled into research and development through research grants. Moreover, liquidation could

be employed to acquire houses allocated to Bumiputera that were returned due to a lack of buyers. This step would benefit the Bumiputera community and serve as a long-term government investment. The funds could also be used to establish endowments by creating women's shelters, haemodialysis centres, hospitals, schools, universities, banks, and other related infrastructure. The delay in administering these estates has left a substantial portion of agricultural land untapped, which has the potential to generate significant returns.

In the context of individual or family businesses, beneficiaries may struggle to secure financing from banks or financial institutions to expand their businesses due to their inability to provide proof of land ownership, as the estate title is still registered under the deceased's name. This hinders access to credit facilities for land development, potentially impacting beneficiaries like farmers who might be unable to maintain or develop their land, resulting in the loss of necessary income sources. Non-administered estates have led to various adverse consequences, as they are essentially frozen and remain unutilised, preventing heirs with rightful claims from asserting their rights or enjoying their share of the property. These issues should not be left unaddressed, as they hold significance for both the rightful heirs and the nation. In summary, non-administered estates yield adverse consequences and represent a waste to the country since they remain undeveloped, particularly in areas with high commercial value, which remain unutilised due to inheritance distribution issues, as seen in locations such as Kampong Bharu (Halim & Yusoff, 2019).

The comprehensive development of Kampong Bharu for the target year 2040 faces numerous challenges. The ongoing revision of the transformation project suggests the subdivision of the Malay enclave into smaller grids to facilitate further development. In 2018, the government introduced new offers to encourage landowners to participate, following a survey indicating that only half agreed to sell their land at RM1,000 per square foot. This plan mirrors the Kampong Bharu Detailed Development Master Plan, emphasising the area's transformation through cluster-based or retail agreements between landowners and developers. However, the feasibility of this idea was contested by former Federal Territories Minister Khalid Abdul Samad, who argued that Kampong Bharu lands should be developed as a whole rather than through plot amalgamation, considering the numerous plot owners and significant overlapping claims for land parcels. The previous government's proposal could not be implemented, as only 61% of landowners were willing to sell. To introduce a new approach, the government plans to conduct additional meetings with owners and heirs of Kampong Bharu land plots. The development will be segmented into specific grids and smaller plots and implemented in phases. Currently, seven plots have been identified and are ready for immediate development, including the area near Jalan Syed Mahadi and the vicinity of the new mosque. (Aziz, 2020).

On June 6, 2020, KBDC annulled the century-old Malay Agricultural Settlement (MAS) status. It was determined that the management of land plots in Kampong Bharu should be overseen by the Federal Territories Land and Mines Office, as outlined in Subsection 5(1) of the Constitution (Amendment) (No 2) Act 1973 (Babulal, 2020). The Malay Agricultural Settlement Board lost its relevance in the administration of land, planning, and township management in Kampong Bharu. This decision was reached after considering the legal opinions of the Attorney General's Chambers concerning the status of the MAS Administrative Board. The Sultan of Selangor, Sultan Sharafuddin Idris Shah, also concurred that matters pertaining to the MAS Administrative Board should be addressed by the Ministry of Federal Territories in accordance with existing laws.

The responsibility for land administration in Kampong Bharu has shifted to the Kuala Lumpur Federal Territory Land and Mines Office, departing from the MAS Rules, in accordance with the provisions of Section 5(1) of the Constitution (Amendment) Act (No. 2) 1973 [Act A206] (Bernama, 2020). As most MAS land has already been transferred to private ownership, with only remaining land awaiting allocation, the MAS Rules are deemed unnecessary. Matters pertaining to town planning and management in Kampong Bharu fall under the jurisdiction of the Kuala Lumpur City Hall, governed by the Federal Territories (Planning) Act 1982, the Kuala Lumpur City Act 1973, the Local Government Act 1976, and the Roads, Drains and Buildings Act 1974. The MAS Administrative Board is no longer involved in municipal management activities such as issuing hawking permits, collecting parking fees, and renting advertising space.

The MAS Administrative Board is now restricted from involvement in municipal management tasks, such as issuing hawking permits, collecting parking fees, and leasing advertising space. Likewise, the MAS Governing Board is no longer empowered to undertake development control responsibilities, such as approving development orders, building plans, engineering plans, permits for building work, earthworks, public road closures, and building occupancy permits. However, the MAS Administrative Board may continue its operations as a nongovernmental organisation (NGO) or consulting firm, supporting Kampong Bharu residents in addressing estate and land-related issues (Jaafar, 2020).

The Federal Territories Ministry has submitted the requisite documentation for a new development Act specific to Kampong Bharu to the Attorney General's Chambers (AGC). This Act is intended to replace the previous Malay Agricultural Settlement Act, which governed development and management within the Malay enclave. The new Act incorporates provisions designed to address legal obstacles that had hindered development and asset competitiveness in Kampong Bharu. Additionally, this new Act will integrate Kampong Bharu's development into the Kuala Lumpur Structure Plan for the

years 2020–2040, slated for gazetting in the near future. The plan’s goal is to ensure that Kampong Bharu remains aligned with the development of its surrounding areas, and it is currently in the finalisation process to establish Kampong Bharu as a special development area. The Act allows for the independent development of smaller land parcels ranging from 2 to 5 hectares, with a rough framework already in place to facilitate collaborative development initiatives between the government, various governmental agencies, landowners, and potential investors (Wahab, 2020).

The Kampong Bharu Development Corporation Act of 2011 will serve as a primary planning instrument for Kampong Bharu’s development, focusing on permanent land ownership for Malays. This Act will work in tandem with the Kampong Bharu Development Master Plan and Kampong Bharu Development Guidelines. The new master plan, developed in collaboration with the Kampong Bharu Development Corporation (KBDC), emerged as an alternative to the previous government’s development approach based on the “willing buyer, willing seller” concept. This new approach can proceed with the consent of 61% of landowners, as opposed to the requirement of 100% consent in the “willing buyer, willing seller” model (Yusop, 2021).

Following a change in government, the residents of Kampong Bharu expressed concerns about the continuity of redevelopment. Zulkurnain Hassan, Chairman of the Kampong Bharu Development Corp, reported receiving an influx of communication from anxious landowners following the political transition. Their primary concern revolved around whether the redevelopment project would continue (Babulal & Solhi, 2020). In the meantime, Kampong Bharu landowners have explored alternative strategies to make their lands available for redevelopment. Leasing the land, rather than selling the land rights, has emerged as a prospective approach. While the Land Act of 1897 initially imposed restrictions on selling and leasing land to non-Malays, landowners are considering more lenient amendments to allow leasing to corporate international expatriates (Adlene, n.d).

In a report from December 2021, some Kampung Baru residents were surprised to find themselves obligated to evacuate their flats and houses due to the government’s action under the Land Acquisition Act. The government utilised this Act to acquire land from Kampong Bharu residents for development purposes, offering compensation at an amount as low as RM400 per square metre. This was significantly less than the previous offer made by the Pakatan Harapan (PH) government, which had proposed RM1,000 per square meter. In July 2021, residents of Kampung Sungai Baru, Kampong Bharu, received notification via the Government Gazette Section 8, Land Acquisition Act of 1960, compelling them to vacate their land with the compensation offer. This decision was made after the developer’s previously ignored application was successfully processed

through the Land Office. The developer then posted a Form E notice, issued by the Land Administrator of the Federal Territory of Kuala Lumpur, on the dilapidated house walls in Kampong Bharu, informing residents about the commencement of the investigation (Ahmad, 2021).

Past endeavours to comprehensively redevelop Kampong Bharu have repeatedly encountered setbacks, often attributed to a lack of political will, financial crises, and challenges related to land ownership. Nevertheless, there has been a persistent commitment to rejuvenate this enclave. The Detailed Master Plan for the Development of Kampong Bharu, which previously served as the primary framework for development, faced numerous challenges, including a lack of support from the residents who were concerned about displacement and inadequate compensation. In response, Kampong Bharu Development Master Plan 2040 was introduced on November 25, 2021. This new plan represents a comprehensive framework for guiding development in the heart of the capital city over the next two decades. It demonstrates a higher degree of practicality by considering the residents' needs, as well as the intricacies of the region, with the aim of enhancing the well-being and quality of life for the populace, fostering equity, and promoting a competitive economy. It employs suitable approaches for engaging with landowners, developers, and investors to ensure that Kampong Bharu's growth evolves into an all-encompassing, high-calibre commercial and residential area that fosters a favourable environment (Malek, 2023). The summarize of the impact of non-administered estates at Kampong Bharu is shown in Table 1 below:

Table 1: Impacts of Non-Administered Estates at Kampong Bharu

1.	Legal Impact	Sections 100, 351, and 352 of National Land Code allow for land forfeiture and reversion actions due to non-payment and non-application for estate division
2.	Economic Impact	Non-administered estates, if managed, could significantly benefit the Muslim economy, support Bumiputera housing, establish endowments, and generate agricultural returns. Delays in estate administration hinder land development and access to credit facilities.
3.	Impact on Individual/Family Businesses	Lack of proof of land ownership prevents beneficiaries from securing financing for business expansion and land development, impacting income sources.

CONCLUSION

This study has thoroughly analysed the existing legal constraints and procedural obstacles impeding the proper administration of non-administered estates in Kampong Bharu, assessing the effectiveness of the current framework in addressing the issue of non-administered estates in the area. The analysis relies

on qualitative and descriptive cross-sectional research, incorporating a review of governing statutes, documented cases, semi-structured interviews, surveys, and data obtained from relevant administrative authorities. The chapter also outlines the consequences of non-administered estates in Kampong Bharu.

Several issues related to non-administered estates in Kampong Bharu have been identified, including challenges associated with the presence of multiple administrative bodies, the status of Malay Reservation Land, concerns regarding multiple deaths, and the application of the Land Acquisition Act 1960. The existence of these diverse administrative bodies has contributed to a complex, inconsistent, and often perplexing estate administration process within Kampong Bharu. Consequently, there is a pressing need for the adoption of more effective methods for legal administration and the fair dispensation of justice.

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