

Making 3D Property Legislation Feasible in Malaysia

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Key words: land administration, 3D, legislation, cadastre, property

SUMMARY

Malaysian land administration provides a variety of rights, depending on the traditions of the country but the legalistic cadastre system and land law are still using 2D geometric in legal and law expression (2D legislation) for land and property tenure and not prepared in 3D property legislation. These entire binding and legal document do not give enough 3D property legislation information for 3D property in Malaysia.

This paper describes the overview of cadastre system for 3D purpose and the situation in Malaysia. Some cases on 3D property will be illustrated concerning the 3D property legislation in Malaysia.

Research Questions and objectives have been identified in order to propose and realise the 3D property cadastre system. A study on the contents analysis of secondary data comprising of Registry Title, Land Office Title, Certified Plan, Strata Title Act 1985 (Act 318) and National Land Code 1965 (Act 56) can then be used to identify suitable contents in those legal documents that would change 2D legislation to 3D legislation. The instrument used in the data collection would be a questionnaire that is divided into five areas of study. The respondents comprises of the State Director/Registrar/Land Administrator from State Lands and Mines Office, State District Land Office, Chief Surveyor and Licensed Land Surveyors from Penang, Federal Territory of Kuala Lumpur/Putrajaya, Selangor and Johore.

Throughout the paper is become clear that quite a lot of study will be needed to realise the 3D property legislation for 3D property in Malaysia. Finally, conclusions on scope and contribution of the research are presented.

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1. INTRODUCTION

A systematic record of lands matters involving registration of the details of transaction such as transfer of land and interest, lease, charge, releasing of easement and change of condition of land is very important in the land administration, planning and development of land. As stated in ECE/HBP/96 (1996), land administration consists of Cadastral Survey and Mapping Registration System, and Land Registration System. Both systems contain different sets of records about land. These two systems are very important for the formation of a good cadastre system. A cadastre system is an information system consisting of a series of maps or plans showing the size and location of all land parcels together with text records that describe the attributes of the land. This 2D cadastre system is adopted by many countries in the world including Malaysia because the system provides essential information about land and property such as ownership of the lot and land parcel for the country.

2. THE CADASTRE SYSTEM FOR 3D PURPOSE

There is a need for a refined description of land because land is the most valuable resource for humans and it is the fundamental or base for all forms human activities. Land is the key to human needs as it is the source of shelter, labour, economy, business, food, finance and other resources as well as the basis for meeting the different kinds of societal needs of the community (Nordin, 2001). Without land, there would not be any human activities carry on in the world. This is due to the fact that land is both a physical commodity and an abstract concept of rights of ownership. However, depending on the jurisdiction, the definition of land may or may not include everything which is attached to it, such as building on the surface or vegetation growing on the land or minerals below the ground surface. A definition by Kaufmann (1999) mentioned that:

“As land is an important part of nature and the environment is the basis for nutrition, housing, energy production, resource exploitation, leisure activities, waste disposal, economic activities- in short for the maintenance and survival of humankind- cadastres are crucial aspect of sustainable development....”

One of the important issues with regards to land is the in adequacy of vacant land for development. There are many countries from all over the world including Malaysia who do have not enough vacant land on the ground surface to cater for the rapid development, particularly in big cities. In densely developed area and crowded cities, many of the real estate developments are either above or below the ground surface such as apartments and business complexes and engineering constructions which could be underground car parks, skywalks and buildings above road reserve. These new types of development not listed in the

conventional developments are in need of a proper registration in land registry and cadastre system for 3D purpose. This is to make sure owners of those properties not subscribed by the conventional definition of ownership, could fully enjoy the ownership rights of their real estate properties. This is crucial to establish a more secure ownership and mapping facilities of real estate properties and objects in the cadastre system and land registry. Thus, more effort, attention and interest have to be put in to formalise the land registration meant for 3D purposes. Furthermore, the current cadastre system is not able to handle the registration of 3D property within the legislation and this problem in the system needs to be addressed and taken into consideration to avoid complications in the land registry system.

It is vital that everyone who is involved in land matter needs to have knowledge of the cadastre because it plays a very important role in Land Administration System where it should provide order and stability in society by creating security for everyone involved (Hassan, 2008) that includes landowners, investors, moneylenders, traders, dealers, and governments (ECE/HBP/96, 1996). Furthermore, a good cadastre system in a country can lead to the stability of social, economic and environment management and development. There is a need to make changes to the present cadastre system in order to meet the changes in the modes of development as Valstard (2006) highlighted the fact that traditionally, land has been described and registered into 2D and all cadastre systems of the world are in fact 2D nature.

2.1 3D cadastre & 3D property

At present, there is a lot of development taking place that is not covered in the 2D cadastre system as there is a lot of interest in utilising land and space above and below the ground surface. From an institutional perspective, land administration includes the formulation of land policy, the legislative framework, resource management, land administration arrangements, and land information management as well as entails organisational, i.e. both government and private initiatives.

Thus, there is a necessity to find a suitable cadastre solution for multilayer constructions. Therefore, the proposed 3D cadastre system should be able to represent the actual real world situation and not the surface parcel. The traditional cadastre system and land registry based on 2D have not been prepared to register these utilisation of land in a 3D situation. The implication of these new ways of land use due to a high demand for ground space means that, there must be changes made to the 2D paradigm in law and legal aspects.

Today's property situations often occur whereby the third dimension play a significant role in determining the legal status of such property, especially in areas with multilayer use of space.

Examples of such property unit can be found in the following situations:

- a. Above surface constructions, such as apartments, constructions on top of each other, overhead infrastructure and utilities & Use of air space.
- b. Below surface constructions, such as underground constructions, infrastructure and utilities, region of polluted area & geological activities

3. THE SITUATION IN MALAYSIA

The cadastre system is adopted worldwide and Malaysia is one of the countries who adopted the system for its land management. Peninsular Malaysia (hereinafter called as “Malaysia”) land administration is traditionally based on the Malaysian land law and this provides a variety of rights that are dependent on the traditions of the country. In Malaysia, land use rights are often based on occupation of land over a long period and this is defined in the written law or set by traditions. As the context of land use is no longer confined to the conventional definitions, the application of Malaysian legalistic land law of Malaysian Cadastre System for property which consists of Land Registration System and Cadastral Survey and Mapping System using 2D geometric in legal and law expression for land and property tenure is no longer adequate.

Furthermore, the utilisation of land for various purposes in Malaysia has not followed the process of the ideal Malaysian Cadastre System. It would be more practical if the Malaysian Cadastre System includes relevant information such as foundation of buildings, underground utilities, skywalks, using of air space, transportation services, and underground construction or whenever a situation arises for the need of exploiting a lot or land parcel for different activities.

3.1 Legal documents related to 3D property in Malaysia

The present scenario is that the rights, restrictions and responsibilities of the proprietor of the surface parcel shall also apply to the proprietor of properties above and below the ground surface, however, it have not been fully regulated and legalised by the Malaysian Cadastre System. In order to comprehend further these related matters, the legal documents which are related to lot, land parcel and land registry such as Registry Title, Land Office Title, Cadastral Map, so-called Certified Plan, National Land code 1965 (Act 56), Strata Title Act 1985 (Act 318), Survey Regulation 1976 (Peninsular Malaysia), Federal Constitution 1957, Survey and Mapping Director General Secular, Uniform Building By-Laws 1984, Street, Drainage and Building Act 1957, Building and Common Property (Maintenance and Management) Act 2007, Town and Country Planning Act 1976, Local Government Act 1976 AND States Land Code, Act and Rule should be used to make the legislation feasible for all proprietors on the surface, above and below the ground surface.

3.2 The importance of 3D property legislation in Malaysia

Since late 1990s, the population of Malaysia has increased from approximately 21.80 million to 27.73 million in 2008 (Statistics, 2008) and it is predicted to reach 31 million by 2020. Hence, an efficient 3D land use in real estate property especially for multilayer objects is directly linked to the socio-economic and environmental development in Malaysia. As highlighted by Forrai and Kirschner (2002) who stated that the availability of land use for future further construction is both expensive and limited. Traditionally, the Malaysian Cadastre System has different structures and authorisations whereby the jurisdiction for land

registration is under the administration of the state government while cadastral survey and mapping is under the federal government. Both the systems deal with properties located on and above the surface level, as well as the ones below the surface level. Ahmad-Nasruddin and Abdul-Rahman (2006) has highlighted that each country has its own authority that is responsible for managing and monitoring the cadastre system and the cadastral objects can be either lot, or land parcel, or parcel which is held under separate Land Registry, i.e. strata title. However, the system practised in Malaysia is the parcel bounded system with a 2D nature only provides essential land and property information about the lots and land parcels (Hassan, 2008). This, however, does not include the 3D object registration and 3D rights as this current system only apply to the ordinary Land Administration System. For example, the digital cadastral map, registry title, content survey and mapping as well as textual record information about lots or land parcels are still using 2D natural for registration of 3D object rights is not comprehensive enough for 3D objects.

3.3 Cadastre registration system in Malaysia

There are two systems in the Malaysian Cadastre System namely Cadastral Database Management System (CDMS) and Computerised Land Registration System (CLRS) operated by the Department of Survey and Mapping Malaysia (DSMM), State Land and Mines Office (PTG) as well as District Land Office (PTD). The CDMS database store information about land attributes, spatial objects etc. while the CLRS database store land ownerships, land tenures etc., but these two systems work separately in each organisation having different legal aspects which are still in 2D nature. This means, there are no 3D object property rights as well as 3D cadastre rights within the CDMS and CLRS. Furthermore, it would be appropriate if these two systems could be incorporated for the registration form combining the present as well as advance and modern technologies such as GIS, internet, web based and e-commerce applications for a better cadastre system.

Meanwhile, one of the three main organisations responsible for managing and maintaining the cadastre system in Malaysia such as the Department of Survey and Mapping Malaysia (DSMM) that deals with the cadastral survey and mapping is under the Federal Government. Their responsibilities include registration of cadastral objects, such as lots and land parcel boundaries, identification of location, size and dimension of the properties. These details are determined through a very accurate cadastral survey. Besides that, the organisation is also responsible for preparing, producing and managing the spatial data. On the other hand, the non spatial data, i.e. the land title registration is the responsibility of the State Land and Mines Office (PTG) and District Land Office (PTD) which are both under the State Government. Their duties also include ownership registration which is managed by the Registry Title and Land Office Title. Within this Malaysian Cadastre System, there are also many direct and indirect codes and acts as well as legal documents that relate to cadastral survey and mapping, and land registration for property ownership currently governing the land administration. All these issues need to be addressed and are important towards the implementation of a 3D cadastre for 3D property in Malaysia.

It is anticipated that for future urban developments, the alternatives to the land surface would be the space above and below the ground surface and the shallow underwater areas along the seashore which involves marine cadastral. Both, the above and below ground surface developments as well as marine development have increased in recent years. However, expensive and high costs of construction and the lack of legal and organisational aspects of right to property have always intimidated and made potential investors cautious.

3.4 3D property cases in Malaysia

In Malaysia, public road i.e. state roads and municipal roads belong to state government while federal roads belong to federal government. When a private property is constructed above the public road, the cadastre system should recognise two or more different owners at the same time. There are a few cases for 3D property above the ground surface of public road in Malaysia.

3.4.1 Building over a public road

The most characteristic cases of private properties construct above public properties are the roads, as shown in Figure 1a, 1b & 1c.

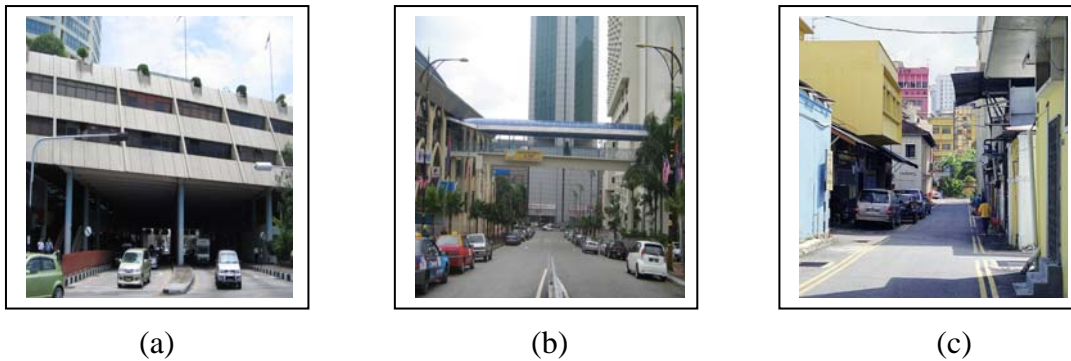


Figure 1: (a) Multilayer shop parcels above road reserve, (b) Skywalk above road reserve & (c) Balcony, bay window or structure above road reserve

3.4.2 Transportation network over a public road

The most characteristic cases of public properties construct above public properties are the monorail, light rail train rail line and their station, as shown in Figure 2a, 2b & 2c.

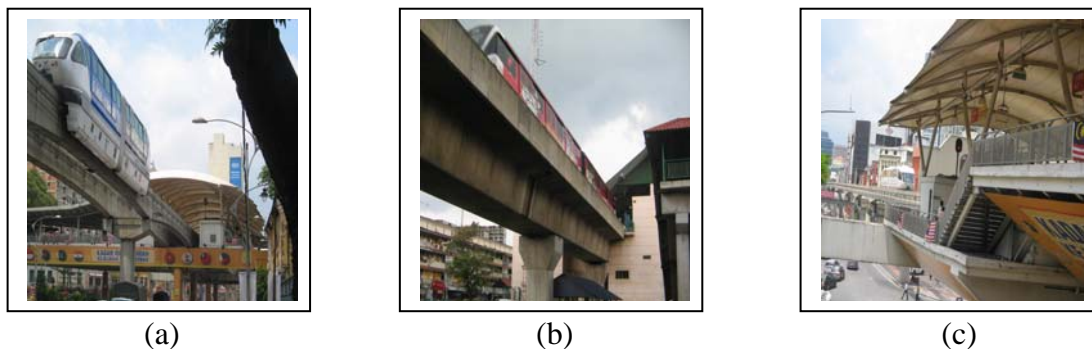


Figure 2: (a) Monorail, (b) Light Rail Train & (c) Station above public road

3.4.3 Overlapping private properties

The most characteristic cases of private properties construct above private properties are the townhouse type houses and shop houses that probably do not apply for strata title under Strata Title Act, 1985, as shown in Figure 3a, 3b & 3c.



Figure 3: (a) & (b) Type of townhouse and (c) Mix shop houses at below and residential houses at above

4. ISSUES REGARDING 3D PROPERTY

The basic land code in land administration adopted by many countries includes special legislation governing the operation of the cadastre system and land registration system and the definition with regards to the nature of land and real property. Every country's land administration is aimed at ensuring an undisturbed performance of the ownership rights. Thus, the ability to fulfil this task demonstrates the extent of society's ability to organise the legal base for land ownership. In this regard, legal relations must be precisely defined in land law, and also in other laws which are related to a lot, parcel and land parcel as well as property that is above ground surface. As pointed out by Ossko (2005), multilayer objects property has its own Unique Parcel Identifier (UPI) and physical description which make it possible for the property to be registered within the land registry and cadastre system.

4.1 The legal context

In the present land registry system, there are difficulties to register the ownership and other rights of real estate objects above or below the ground surface. The implication is that public facilities such as roads, streets etc. as well as objects that have been constructed above or below the ground surface of public domains have not been included as a part of the land registry. Some examples of the developments are public utilities, underground tunnels, garages, metro stations, shopping complexes, business centres, skywalks, using of air space as well as the mining and marine rights. Furthermore, the delineation of surface parcels, spatial sub parcels and spatial parcels that are vertically layered require a spatial description that should include data defining the vertical and horizontal boundaries between these units.

The complexity of land management is intertwined within the legal system. The law and legal system comprised of a complex set of rules that have been developed gradually and naturally

within each society. This is to ensure order and maintain peaceful behaviour of its members and this is stated in ECE/HBP/96 (1996) that there are statutory law, customary law and common law. Furthermore, this is supported by Ossko (2005) who highlighted that due to certain legal constraints, especially legal ones will result in creating difficulties to register objects such as properties constructed above and below the ground surface within the traditional 2D cadastre system and land registry. This is due to the fact that the legal system was meant for 2D space.

In a real world situation, issues of legal and organisational meant for 2D cadastre are insufficient and would not be able to cope with the advanced development of the country especially information concerning 3D constructions and developments. This is in addition to the fact, that land use is becoming so intricate whereby different types of land use and properties are being placed in complicated 3D situations. Therefore, there is an urgency to develop and implement a 3D cadastre system that would fulfil the legal, organisational and technical aspects. This would ultimately be used as a means to solve problems associated with 3D complex situations. Based on the scenario discussed earlier, it shows that there are many issues associated with the legal and organisational aspects of problems associated with the 3D cadastre which need to be investigated further. This proposed new system must also take into account that 3D situations need a good system that must clearly reveal the drawbacks of real work situations (Abdul-Rahman, 2006, and Abdul-Rahman, Stoter and Nordin, 2005).

4.2 Problems and constraints in current Malaysian Cadastre System for 3D property

The current 2D Malaysian Cadastre System is insufficient to meet the changes brought about by the booming yet complex high density developments in urban areas. Furthermore, there is a growing interest and need for using space above or below the ground surface for construction real estate property objects especially in metropolitan areas. In such developments, some of the buildings have been built on top of each other or crossing boundary edge (Hassan, 2008; Hassan, Abdul-Rahman and Stoter, 2006; Chong, 2006 and Ossko, 2005), but the legal changes in the land registry has not been changed in accordance with the complexity of the developments that are taking place. The growing request for changes mentioned earlier is bogged by constraints and difficulties to register the ownership of real estate properties created above or below ground surface. These problems need to be addressed and there is a need for a legal registration status of such property, so that one would be able to define and manage the juridical situation satisfactorily. Thus, information based on 3D is becoming absolutely necessary for land administration in Malaysia.

The traditional paper based method of CP and Registry Title conversion to digital based method of registration includes all maps and titles comprising the legal status of parcel boundaries, land parcels and other objects registered for 2D space situation. As a result, problems will occur during the implementation of 3D cadastre because there would be difficulties with reference to legislation for registration of such objects into 3D situation although Strata Title Act 1985 (Act 318) (Strata Title Act, 1985) allows the registration of 3D property in 2D space situation. Furthermore, the 3D information is presented on paper or as a scanned image drawing in CP and Registry Title which is actually a 2D visualisation. Thus

the information presented cannot be interactively viewed. This indicates that there is a flaw in such a presentation because the ability to present information and interpret the situation correctly in 3D may be very helpful in cases of complex volume parcels.

The aims of cadastre is to survey, record and follow by register rights and interests to land because the law recognises these rights and interests as a legitimate relation between a rightful claimant and a certain lot of land. Therefore, without law and legally defined, the mechanisms for acquisition, transfer, protection, restriction, creation as well as recording or registration of these rights and interests is meaningless in the cadastre.

The Malaysia legal cadastre system and land law are still using 2D geometric in the legal and law expression for land and property tenure. As there is a growing need for ground space, the 2D paradigm in law and legal should be changed. But, the question is how does one determine and define the current legal practices meant for complex development situations. There is also the issue that the traditional cadastre maps, survey regulation and land registry which are still in 2D are no longer technically, legally and organisationally adequate to cater for these 3D situations.

Finally, it seems that the problems associated with 3D property could be solved by proposing suitable legal and organisational methods. In Malaysia, there is a pressing need for a comprehensive legal, organisational and technical solutions required for the development of a 3D cadastre for 3D property. This would entail changes in certain land laws and legal documents such as Survey Regulation 1976 (Peninsular Malaysia) (Survey Regulation, 1976), National Land Code (Act 56) (National Land Code, 1965), Strata Title Act 1985 (Act 318) (Strata Title Act, 1985) and Survey and Mapping Director General Secular are fairly essential.

4.3 Purpose of 3D property legislation

The main obstacle in adopting 3D cadastre is that the legal and organisational systems are slow to change. Some countries have made progress in this respect and recent laws, especially from Northern European, have made it possible to register properties in 3D situation. However, none of these laws defines 3D cadastre clearly because the law only accepts that volume parcel can be established both below and above the main surface parcel (Valstad, 2006). Because of these, we have to find elements and contexts which are common in different systems by creating new guidelines even through changing the law for those countries facing the problem of 3D registration in cadastres and land registries.

Different countries have different solutions to solve the registration of 3D ownership of volumetric parcels, but in most cases the actual parcel is not registered as a separate entity, but is linked to the surface parcel in a descriptive way (Valstard, 2006). Thus, this solution to the registration is not sufficient to satisfy the 3D structures owners because volumetric parcels might not be the same as the surface parcel. Furthermore, the owners of the 3D structures want their ownership registered in a proper way as constructions above or below the ground surface. The need for a change in the law is of course due to the demand for 3D property use, coupled with the impossibility of forming property units which are 3D defined (Julstad and

Ericsson, 2001). Hence, the first attempt should start from the legal registration of 3D property units in the cadastre system and land registry meanwhile underground tunnel, using of air space and others will follow suit.

Malaysia adopts a title registration system where the register contain info about the proprietor, encumbrances, express conditions, implied conditions, restrictions in interest, caveats and prohibited orders if any. However, not all imposed conditions and restrictions are stated clearly in the register as there are some that are provided by law and have to be complied by the proprietor. Meanwhile, the land register can be considered as the pillar of the record machinery in the Malaysian Registration System. The hardcopy land registry is now replaced by computerised land registry which enables the proprietor to transfer, lease and change the land or grant rights of easement.

The rights associated with this registration would be clear in the registry titles issued as well as that provided for under legislation. For example, Strata Title Act 1985 (Act 318) (Strata Title Act, 1985) allows land to be subdivided into parcels or land parcels based on the area occupied. Besides that in National Land Code 1965 (Act 56) (National Land Code, 1965), air space is permitted up to a maximum of 21 years only, and there are still a lot of arguments about the surface under different categories of land use, subdivision, partition, amalgamation as well, because all these are still in 2D nature. However, these arguments would clearly be different if they are used in the case of 3D property alienation, although the mode of registration being quite similar. It is important to note the fact that there is provision of volumetric parcel alienation, in particular for underground land alienation under the said legislation.

In addition, heights reference is very important in defining the Z-coordinate and the absolute heights related to a datum or relative heights that related to the surface level should be used. Absolute heights are more stable and enable unambiguous definitions of 3D property nationally whereas relative heights between properties may be different. Height information only exists in CP for stratum objects (PKPUP/2, 2006, PKPTG/1, 2008)) and there is no height information in CP for strata objects (PKPUP/3, 2006).

In Malaysia, the main thing that hinders the progress has been the national legal system, because there are no provisions and there is a lack of proper Malaysia cadastre law to cater for the registration of legal and organisational aspects for 3D property in full 3D cadastre as described by Stoter (2004). Therefore, the legal profession is always very conservative because they are attached to the old and traditional land registry law and legal changes generally take quite a long time to change.

5. QUESTIONS NEED TO BE ADDRESSED

The changes in the legal and organisational aspects enabling 3D cadastral survey and mapping as well as registration by Department of Survey and Mapping Malaysia, State Land and Mines Office and District Land Office are essential. In order to propose a comprehensive 3D property cadastre system in relation to the specific problems discussed earlier, this study seeks

to answer the following major research questions and their sub-questions from legal and organisational aspects which is part of a 3D cadastre system:

- a) What are the problems in legal and organisational aspects in implementing Malaysian Cadastre System for 3D property and how to address them?
 - i) What are the new 3D property regulations and practices information needed in Registry Title, Land office Title, Certified Plan, Strata Title Act 1985 (Act 318) and National Land Code 1965 (Act 56)?
- b) What are the changes needed in the current cadastral and land practices in order to achieve the succession implementation of Malaysian Cadastre System for 3D property in Malaysia?
 - i) How could information about the new 3D property regulations and practices information be collected, structured and presented that would propose a 3D property cadastral survey and mapping which includes registration?
- c) How to identify? Who are the respondents? What are the contents in legal documents that have to be amended in order to translate the legal and organisational expression from 2D to 3D for implementation of Malaysian Cadastre System for 3D property in Malaysia?
 - i) What kind of framework or criteria is needed to establish and implement these new legislations and how would it affect the cadastral survey and mapping practices of the 3D property?

6. OBJECTIVES, METHODOLOGY OF STUDY AND ANALYSING METHODS

6.1 Objectives

In view of the Malaysian Cadastre System that is based on the 2D cadastre system, this research proposes that changes be made in the legislation of cadastral survey and mapping as well as registration of a 3D property. To realise this, the objectives of the research are:

- a) To review literatures associated with the execution and application for 3D property legislation in the Malaysian Cadastre System.
- b) To identify the congruency of Department of Survey and Mapping Malaysia (DSMM), State Land and Mines Office (PTG), District Land Office (PTD) and Licensed Land Surveyor (LLS) for use in 3D property legislation onto Registry Title, Land Office Title, Certified Plan, Strata Title Act 1985 (Act 318) and National Land Code 1965 (Act 56).
- c) To make recommendations to DSMM, PTG, PTD and LLS for the amendments and performance of the 3D property legislation that are the fundamental principles for the Malaysian Cadastre System and propose changes that would facilitate the cadastral survey and mapping practices.

6.2 Methodology of study and analysing methods

In order to answer the research questions and achieve the research objectives, the following research methodologies will be used:

6.2.1 Stage 1 – Secondary Data Collection and Analysis

The current study will be based on the analysis of a collection of secondary data comprising of five types of legal documents. The legal documents data are Registry Title, Land office Title, Certified Plan, National Land Code 1965, (Act 56) and Strata Title Act 1985 (Act 318).

Data Analysis

Specific contents of the legal documents mentioned above will be identified and studied in order to design well-fitted 3D property legislation for property above ground surface. The following criteria for a content analysis will be used to study the documents. Each set of data will be analysed according to the criteria listed below (**See Appendix A**).

6.2.2 Stage 2 – Development of Instrument Based on Stage 1 and Pilot Study

The findings from the first stage secondary data analysis will be used to design an instrument that would incorporate the proposed changes derived from the findings of the initial secondary data analysis. The changes would be applied to local legal documents that would change 2D legislation to 3D legislation. The instrument used in the data collection would be a questionnaire that is divided into five areas of study. The respondents were asked about their acceptance of the recommended contents made onto the Registry Title, Land office Title, Certified Plan, National Land Code 1965 (Act 56) and Strata Title Act 1985 (Act 318). In the questionnaire, they would need to give the following responses such as agree, disagree or not sure.

The next stage in the data collection would be to pilot the instrument that has been designed earlier. To obtain the data, a field study and focus group interviews will be conducted. The main objective of this pilot is to identify types of answers that reflect the level of seriousness with regards to 2D legislation problems from the perspective of the different stakeholders. The respondents in the study can agree, disagree or stay neutral (no comment) on the issues presented in the instrument. The respondents are classified into these main groups: the federal and state authorities as well as the professionals involved with 3D property in Malaysia.

The first group of respondents comprises of the State Director/Registrar/Land Administrator from State Lands and Mines Office from Penang, Federal Territory of Kuala Lumpur/Putrajaya, Selangor and Johore. The second group of respondents includes the State Director/Registrar/Land Administrator from State District Land Office form Penang (5 District Land Offices), Selangor (9 District Land Offices) and Johore (13 District Land Offices). The third group of respondents will be the Chief Surveyor from State Department of Survey and Mapping Malaysia of Penang, Selangor, Federal Territory of Kuala Lumpur/Putrajaya and Johore. Finally, the fourth group of respondents will be Licensed Land

Surveyors who have the license and practise in Penang, Selangor, Federal Territory of Kuala Lumpur/Putrajaya and Johore.

All the selected respondents in the study will be from the public and private sectors who are directly involved in the management of managing land and multilayer ownership properties in Penang, Selangor, Federal Territory of Kuala Lumpur/Putrajaya and Johore. This research focuses on Penang, Selangor, Federal Territory of Kuala Lumpur/Putrajaya and Johore because these are the states that have the most number of multilayer constructions in Malaysia.

Data Analysis

The recommended 3D legislation changes from the first stage secondary data analysis, questionnaire and field study will be evaluated and compared with Land Code, Act and Regulations from local such as Survey Regulation 1976 (Peninsular Malaysia), Survey and Mapping Director General Secular (PKPUP) as well as from a foreign country obtained through an internship programme with foreign universities such as Sweden, Norway, Denmark and the Netherlands for further improvement. These improvement made onto the five local legal documents will later be reviewed by the interviewers through personal interviews. Furthermore, the technical data development known as Electronic Strata Survey Module (eSSM) from the Department of Survey and Mapping Malaysia will be used as a technical reference for the evaluation and comparison for the recommended 3D legislation.

6.2.3 Stage 3 – Refinement of Instrument, Final Data Collection and Analysis

After piloting the instrument and conducting Stage 2 data analysis, the findings will be used to refine the instrument further. The focus in this data analysis is to gather the respondents' feedback to help determine the needed changes for a 2D legislation to become a 3D legislation and the respondents' acceptance of the changes. The results and analysis from the pilot study process will be used to improve the initial recommendations proposed to change the 2D legislation to 3D legislation for property above ground surface in the content of Registry Title, Land office Title, Certified Plan, National Land Code 1965 (Act 56) and Strata Title Act 1985 (Act 318). Selected respondents from the initial study will be asked to review the changes made to the instrument. Findings from the final stage will be highlighting the needed changes.

Data Analysis

The final recommendations made in the content of Registry Title, Land office Title, Certified Plan, National Land Code 1965 (Act 56) and Strata Title Act 1985 (Act 318) will be tested and checked through several personal interviews with selected respondents. Findings will be analysed qualitatively for changes to be made for the transformation of 2D legislation to 3D legislation.

7. CONCLUSIONS

The research will focus on five types of legal documents. The legal documents are Registry Title, Land office Title, Certified Plan, National Land Code 1965, (Act 56) and Strata Title Act 1985 (Act 318). These legal documents are chose because they require the inclusive of 3D into the current 2D cadastre system for 3D property above ground surface and they are directly involved in the registration and cadastral survey of the multilayer property above ground surface. Besides, the eSSM is chose because it gives the 3D technical registration, cadastral survey and processing methods. This research would focus on 3D property legislation for multilayer objects above the ground surface but not below the ground surface in Malaysia because the existing law and guideline for stratum which under Part Five (A), Disposal of Underground Land, Section 92A to 92I (National Land Code, 1965) and Federal Lands and Mines Director General Secular (PKPTG/1, 2008) are already in existence.

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Appendix A

	Secondary Data	Content Analysis
1	Registry Title	Annual rent, Area, Category of land use, Express conditions, Restrictions in interest, Plan of the land, Record of dealings and Other matters affecting title
2	Land Office Title	Annual rent, Area, Category of land use, Express conditions, Restrictions in interest, Plan of the land, Record of dealings and Other matters affecting title
3	Certified Plan	Area, Coordinates, Bearing/distance, Height/depth and Plan of the land
4	National Land Code 1965 (Act 56)	Division I-Introductory, Part One-Preliminary-Section 5-Interpretation, Part Three-Rights and powers of the state authority, Chapter 1-Property in land and powers of disposal, Chapter 2-Classification and use of land –Classification, Chapter 3-Rights of access to, and use of alienation land.
		Division II-Disposal of land, Part Four-Disposal otherwise than by alienation, Chapter 1-Reservation of land, Chapter 4-Permit to use air space above state land and reserved land, Part Five-Disposal by alienation, Chapter 1-Introductory, Chapter 2-Approval of land for alienation, Chapter 3-Alienation under final title.
		Division III-Alienation lands: Incidents and registration of title, Part Six-Rent, Chapter 1-General, Chapter 2-Collection of arrears of rent, Chapter 3-Revision of rent, Part Seven-Conditions and restrictions in interest, Chapter 1-General, Chapter 2-Summary of conditions and restrictions in interest affecting alienated lands, Chapter 4-Express conditions and restrictions in interest, Chapter 5-Enforcement of conditions, Part Nine-Subdivision, partition and amalgamation, Chapter 1-Sub-division of lands, Chapter 2-Partition of lands, Chapter 3-Amalgamation of lands, Part Ten-Preparation and maintenance of registers of final title, Chapter 1-The registers.
		Division VI-General and miscellaneous, Part Twenty Nine-Survey, Chapter 1-General, Chapter 2-Deposited plans.
5	Strata Title Act 1985 (Act 318)	Part I-Preliminary-Section 4-Interpretation, Part II-Application for subdivision of building or land, Part III-Registration of Strata Title, Part IV-Provisional block : Issue of strata titles upon completion of building, Part V-Subdivided buildings : Division and amalgamation of parcels, Part VI-Rights and obligations attaching to individual parcels and provisional blocks