

**PR Issued Freehold Titles Which Proved Too Burdensome**

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I wish to point out that the Barisan Nasional state government in Perak has helped Chinese new villagers to solve their problems concerning land titles by granting them a 99-year lease title for their houses.

However, Pakatan Rakyat only knows how to give empty promises by providing all types of excuses to tarnish and degrade the name of MCA in order to cover up their incapacibilities.

Since BN recovered the state administration in Perak, we have implemented 2 major policies aimed at benefiting the people.

The first was to implement a 99-year land lease which would enable Chinese new villagers to renew their land titles automatically 10 times continuously totalling 990 years. This is tantamount to freehold titles which villagers have been yearning for so long.

The second policy was to provide 90% discount on land premiums to home owners who requested for renewal of the land lease, including those living in new villages, kampungs and Taman's, in short, all residential areas.

Fees and charges for freehold titles as earlier announced by Pakatan were too exorbitant and many people could not afford the premiums.

According to government records, only 3.46% of Chinese new villagers applied for land leases at that time. This indicates that Pakatan's policy was impracticable and too financially burdensome. Many Chinese new villagers are from middle and low income groups. They are unable to pay such steep fees and charges.

Thus, the policy only sounded nice just aimed at pleasing the people and nothing else. It did not benefit the people at all.

Altogether, there are 55,433 houses in the Chinese new villages. Under Pakatan, only 2,041 house owners (3.46%) had applied for their land titles of which, only 21 titles were issued. Among all the 75,075 Kampung Muhibbah houses, only 461 (0.6%) applied for their titles. But no titles were issued.

This obviously shows that Pakatan is not sincere on the subject of issuing land titles. In practice, Pakatan wanted to collect RM230 million from the rakyat as their Development Fund.

Due to the politics of self ambition, Pakatan's policies failed to receive good response.

Pakatan Rakyat ought to be chided for being too selective over land title matters. They blame the BN government for not helping to resolve the problems which they, in the first place, never gave consideration to the plight of the masses.

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