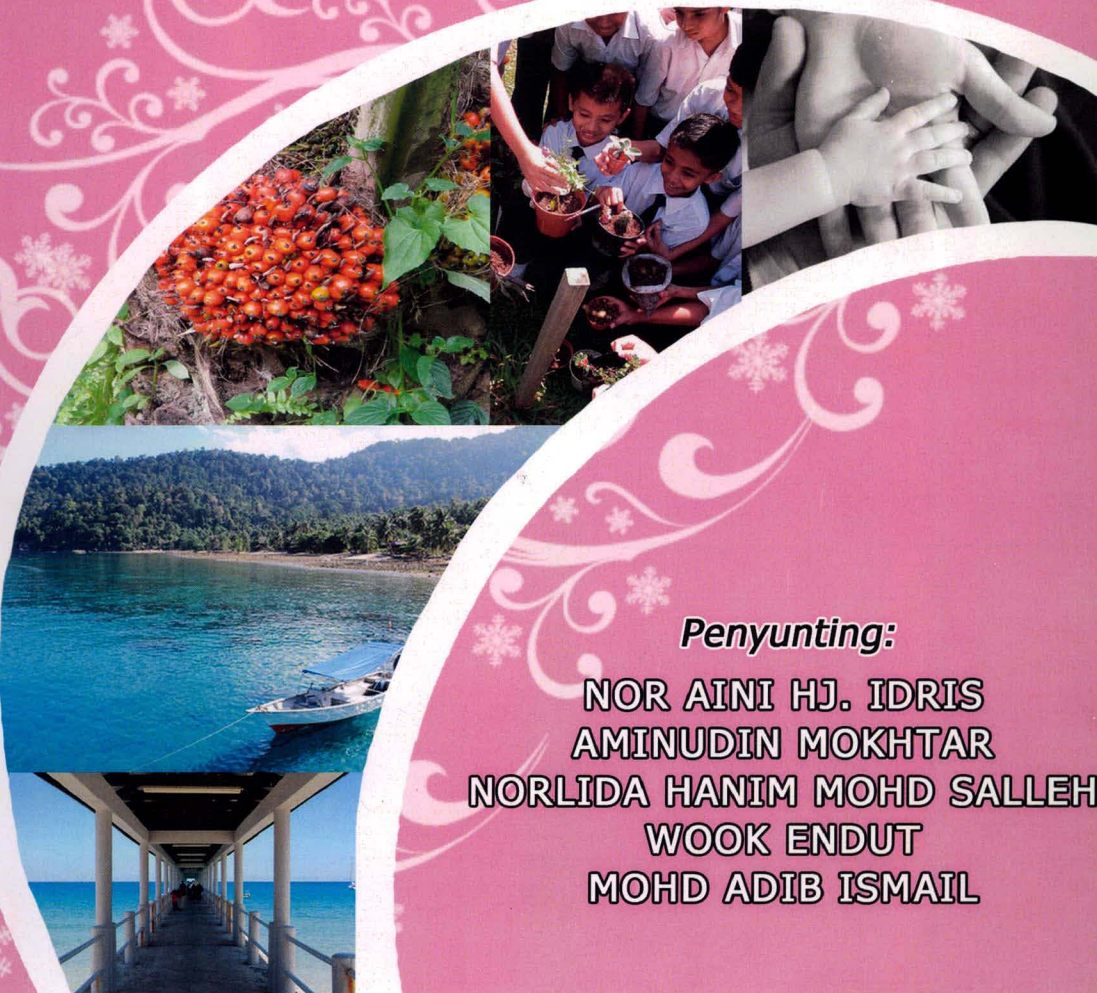


BUKU PROGRAM DAN ABSTRAK

SEMINAR KEBANGSAAN MACFEA KE 14

Halatuju Penyelidikan Kepenggunaan:
ISU DAN CABARAN



Penyunting:

**NOR AINI HJ. IDRIS
AMINUDIN MOKHTAR
NORLIDA HANIM MOHD SALLEH
WOOK ENDUT
MOHD ADIB ISMAIL**

Selamat datang ke

SEMINAR KEBANGSAAN MACFEA KE-14

Halatuju Penyelidikan Kepenggunaan: Isu dan Cabaran

13 –14 Julai 2010

Hotel Equatorial, Bangi, Selangor

Anjuran Bersama:

**Pusat Pengajian Ekonomi
Fakulti Ekonomi dan Perniagaan
Universiti Kebangsaan Malaysia**

**Kementerian Perdagangan Dalam Negeri, Koperasi &
Kepenggunaan (KPDNKK)**

**Persatuan Ekonomi Pengguna dan Keluarga Malaysia
(MACFEA)**

Dirasmikan oleh:

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Protection and Remedies for Malaysian Consumers in Land Fraud

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ABSTRACT

The case of *Adorna Properties v Boonsom Bonyanit* (2000), the real registered land proprietor lost her land due to fraud committed by the “criminal”. Despite there is allegation that the transaction was acquired through unlawful means or fraud, the court confirmed the right of the person whose name appeared as the registered owner on the land. Thus the court in *Boonsom Bonyanit* seemed to acknowledge that Malaysia is following the immediate indefeasibility even though it is already well established that Malaysia recognized deferred indefeasibility. The case of *Boonsom* became a nightmare to consumers. However in *Tan Yin Hong* (2010) the Federal Court regards *Boonsom*’s case is no longer a good law. Even though decision in *Tan Yin Hong* may be considered as a relief to land proprietors, as consumers it is very important for them to know the legal protection and remedies available in case of land fraud. This paper will look into the reasons why land fraud occurs, the statutory protection available for consumers in land fraud cases in which it may contain among others in the National Land Code 1965 and Penal Code 1950 as well as the legal remedies that may be offered to consumers.

Keywords: Land, Land Fraud, National Land Code, Indefeasibility of Title.