



NEGERI MELAKA

# Warta Kerajaan

DITERBITKAN DENGAN KUASA

*GOVERNMENT OF MALACCA GAZETTE*

*PUBLISHED BY AUTHORITY*

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Jil. 67  
No. 30

**27hb Julai 2023**

*TAMBAHAN No. 10  
PERUNDANGAN*

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**M. P.U. 18.**

NATIONAL LAND CODE

(Act 828)

MALACCA LAND RULES (AMENDMENT) (No. 2) 2023

In exercise of the powers conferred by sections 14 and 445 of the National Land Code [Act 828], the State Authority makes the following rules:

**Citation and commencement**

1. (1) These rules may be cited as the **Malacca Land Rules (Amendment) (No. 2) 2023**.

(2) These Rules shall come into operation on 1 January 2024.

**Substitution of rule 12**

2. Malacca Land Rules 1966 [*M.P.U. 3/1966*], referred to as the “principal Rules” in these Rules is amended by substituting for rule 12 the following rule:

## "RENT

**Rates of rent**

12. (1) Rent payable for land upon alienation shall be in accordance with the following rates:

## A. Land Reclamation

| <i>Category of Land Use</i> | <i>Express Conditions</i>  | <i>Rent Payable per 100 square metres or part thereof</i> |
|-----------------------------|--|---|
| Building                    | - Small Office Home Office (SOHO)/Small Office Virtual/Versatile Office (SOVO) | RM214.00  |
|                             | - Commercial Purposes  | RM214.00  |
|                             | - Low Cost House   | RM42.00   |
|                             | - Low-Medium Cost House  | RM44.00   |
|                             | - Affordable Housing   | RM46.00   |
|                             | - Residential Purposes   | RM62.00   |
|                             | - Religious purposes, charitable organizations or Government aided school (s)  | RM22.00   |
|                             | - Nil  | RM232.00  |
| Nil                         | - Commercial Purposes  | RM232.00  |
|                             | - Residential Purposes   | RM68.00   |
|                             | - Religious purposes, charitable organizations or Government aided school (s)  | RM22.00   |
|                             | - Industrial Purposes  | RM329.00  |
|                             | - Nil  | RM232.00  |
| Industry                    | - IKS Industrial Purposes  | RM204.00  |
|                             | - Industrial Purposes  | RM379.00  |
|                             | - O&G/E  | RM506.00  |
|                             | - Nil  | RM506.00  |

## B. Town Land I : Melaka Town and Bukit Baru Town.

| <i>Category of Land Use</i>   | <i>Express Conditions</i>  | <i>Rent Payable per 100 square metres or part thereof</i> |          |
|---|--|---|----------|
| Building  | - Small Office Home Office (SOHO)/Small Office Virtual/Versatile Office (SOVO) | RM173.00  |          |
|   | - Commercial Purposes  | RM173.00  |          |
|   | - Low Cost House   | RM42.00   |          |
|   | - Low-Medium Cost House  | RM44.00   |          |
|   | - Affordable Housing   | RM46.00   |          |
|   | - Residential Purposes   | RM50.00   |          |
|   | - Religious purposes, charitable organizations or Government aided school (s)  | RM22.00   |          |
|   | - Nil  | RM187.00  |          |
|   | Nil  | - Commercial Purposes                                     | RM187.00 |
|   |  | - Residential Purposes                                    | RM55.00  |
| - Religious purposes, charitable organizations or Government aided school (s) |  | RM22.00   |          |
| - Industrial Purposes   |  | RM265.00  |          |
| - Nil   |  | RM187.00  |          |
| Industry  | - IKS Industrial Purposes  | RM204.00  |          |
|   | - Industrial Purposes  | RM306.00  |          |
|   | - O&G/E  | RM408.00  |          |
|   | - Nil  | RM408.00  |          |

C. Town Land II : Alor Gajah, Jasin, Masjid Tanah, Merlimau and Pulau Sebang.

| <i>Category of Land Use</i> | <i>Express Conditions</i>  | <i>Rent Payable per 100 square metres or part thereof</i> |
|-----------------------------|--|---|
| Building                    | - Small Office Home Office (SOHO)/Small Office Virtual/Versatile Office (SOVO) | RM140.00  |
|                             | - Commercial Purposes  | RM140.00  |
|                             | - Low Cost House   | RM40.00   |
|                             | - Low-Medium Cost House  | RM42.00   |
|                             | - Affordable Housing   | RM44.00   |
|                             | - Residential Purposes   | RM48.00   |
|                             | - Religious purposes, charitable organizations or Government aided school (s)  | RM22.00   |
|                             | - Nil  | RM151.00  |
| Nil                         | - Commercial Purposes  | RM151.00  |
|                             | - Residential Purposes   | RM51.00   |
|                             | - Religious purposes, charitable organizations or Government aided school (s)  | RM22.00   |
|                             | - Industrial Purposes  | RM234.00  |
|                             | - Nil  | RM151.00  |
| Industry                    | - IKS Industrial Purposes  | RM180.00  |
|                             | - Industrial Purposes  | RM270.00  |
|                             | - O&G/E  | RM360.00  |
|                             | - Nil  | RM360.00  |

## D. Village Land, Country Land I and Country Land II :

## Village Land :

Tangga Batu, Paya Rumput, Bukit Rambai, Kandang, Ayer Molek, Tanjong Kling, Sungai Udang, Batu Berendam, Klebang, Lubok Cina, Kuala Sungai Baru, Rembia, Durian Tunggal, Simpang Bekoh, Asahan, Chin Chin, Sungai Rambai, Nyalas, Batang Melaka, Bemban, Kesang Pajak and Selandar.

## Country Land I :

Boundary Town Klebang Kecil, Balai Panjang, Bachang, Peringgit, Ujong Pasir, Padang Semabok, Bukit Piatu, Semabok, Cheng, Bertam and part of Bukit Baru.

## Country Land II :

Hang Tuah Jaya Batu Berendam, part of Bukit Baru, part of Durian Tunggal, part of Bukit Katil, part of Bachang, part of Peringgit, part of Ayer Panas, part of Kesang and part of Ayer Molek.

| <i>Category of Land Use</i> | <i>Express Conditions</i>  | <i>Rent Payable per 100 square metres or part thereof</i> |
|-----------------------------|--|---|
| Building                    | - Small Office Home Office (SOHO)/Small Office Virtual/Versatile Office (SOVO) | RM108.00  |
|                             | - Commercial Purposes  | RM108.00  |
|                             | - Low Cost House   | RM24.00   |
|                             | - Low-Medium Cost House  | RM25.00   |
|                             | - Affordable Housing   | RM26.00   |
|                             | - Residential Purposes   | RM29.00   |

| <i>Category of Land Use</i> | <i>Express Conditions</i>   | <i>Rent Payable per 100 square metres or part thereof</i> |
|-----------------------------|---|---|
|                             | - Religious purposes, charitable organizations or Government aided school (s) | RM11.00   |
|                             | - Nil   | RM117.00  |
| Nil                         | - Commercial Purposes   | RM117.00  |
|                             | - Residential Purposes  | RM31.00   |
|                             | - Religious purposes, charitable organizations or Government aided school (s) | RM11.00   |
|                             | - Industrial Purposes   | RM133.00  |
|                             | - Nil   | RM117.00  |
| Industry                    | - IKS Industrial Purposes   | RM102.00  |
|                             | - Industrial Purposes   | RM153.00  |
|                             | - O&G/E   | RM204.00  |
|                             | - Nil   | RM204.00  |

## E. Country Land III : Other Mukim

| <i>Category of Land Use</i> | <i>Express Conditions</i>  | <i>Rent Payable per 100 square metres or part thereof</i> |
|-----------------------------|--|---|
| Building                    | - Small Office Home Office (SOHO)/Small Office Virtual/Versatile Office (SOVO) | RM58.00   |

| <i>Category of Land Use</i> | <i>Express Conditions</i>   | <i>Rent Payable per 100 square metres or part thereof</i> |
|-----------------------------|---|---|
|                             | - Commercial Purposes   | RM58.00   |
|                             | - Low Cost House  | RM8.40  |
|                             | - Low-Medium Cost House   | RM9.00  |
|                             | - Affordable Housing  | RM9.00  |
|                             | - Residential Purposes  | RM10.00   |
|                             | - Religious purposes, charitable organizations or Government aided school (s) | RM4.00  |
|                             | - Nil   | RM62.00   |
| Nil                         | - Commercial Purposes   | RM62.00   |
|                             | - Residential Purposes  | RM11.00   |
|                             | - Religious purposes, charitable organizations or Government aided school (s) | RM4.00  |
|                             | - Industrial Purposes   | RM78.00   |
| Industry                    | - IKS Industrial Purposes   | RM60.00   |
|                             | - Industrial Purposes   | RM90.00   |
|                             | - O&G/E   | RM120.00  |
|                             | - Nil   | RM120.00  |

F. Agriculture Land : (Town Land I, Town Land II, Village Land, Country Land I, Country Land II and Country Land III)

| <i>Category of Land Use</i> | <i>Express Conditions</i> | <i>Rent Payable per hectare</i>           |
|-----------------------------|---------------------------|---|
| Agriculture                 | Oil Palm                  | RM65.00 for land not exceeding 5 hectares |
|                             | Oil Palm                  | RM99.00 for land exceeding 5 hectares     |

| <i>Category of Land Use</i> | <i>Express Conditions</i>  | <i>Rent Payable per hectare</i>           |
|-----------------------------|--|---|
|                             | Cocoa  | RM65.00 for land not exceeding 5 hectares |
|                             | Cocoa  | RM99.00 for land exceeding 5 hectares     |
|                             | Rubber   | RM53.00 for land not exceeding 5 hectares |
|                             | Rubber   | RM90.00 for land exceeding 5 hectares     |
|                             | Durian   | RM44.00 for land not exceeding 5 hectares |
|                             | Durian   | RM60.00 for land exceeding 5 hectares     |
|                             | Fruit Trees  | RM45.00                                   |
|                             | Coconut, Coffee, Tea   | RM36.00                                   |
|                             | Sugarcane, Pineapple, Tapioca, Groundnuts, Maize, Tobacco, Black Pepper, Vegetable and Gambier | RM36.00                                   |
|                             | <i>Rembia, Sagu and Nipah</i>  | RM27.00                                   |
|                             | <i>Padi</i>  | RM27.00                                   |
|                             | Chickens Breeding  | RM120.00                                  |
|                             | Breeding and keeping of livestock including Fish except Chickens and Pig                       | RM54.00                                   |
|                             | Pig  | RM500.00.                                 |

(2) Any previous approval of the State Authority for the imposition of nominal rent or special rate is maintained and the minimum rent for each title that does not provide nominal or special rate through the previous decision is RM50.00 except for lands under Malacca Customary Land titles shall be half of the aforesaid rate.

(3) *(Deleted by M. P.U. 18/2006)*”.



**Revocation**

3. Malacca Land Rules (Amendment) (No.1) 2023 [M.P.U. 13/2023] published on 20 April 2023 are revoked.

Made 18 July 2023

[PTGM.HS.800/7/2/1; MMKN. P15 5A/3/2023; PUNM.700-02/35]

DATUK HAELMY BIN MOHD HANIFAH  
*Secretary*  
*State Executive Council*  
*Malacca*

Hakcipta Pencetak (H)

PERCETAKAN NASIONAL MALAYSIA BERHAD

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DICETAK OLEH  
PERCETAKAN NASIONAL MALAYSIA BERHAD,  
KUALA LUMPUR  
BAGI PIHAK DAN DENGAN PERINTAH KERAJAAN MALAYSIA  
WJW23/0778 27-07-2023