



قجاجة تانه دان كمالين ملاك  
**PEJABAT TANAH DAN GALIAN, MELAKA**  
ARAS 1-2, WISMA NEGERI  
JALAN WISMA NEGERI  
HANG TUAH JAYA  
75450 AYER KEROH  
MELAKA  
Laman Web : <http://ptg.melaka.gov.my>

TALIAN UTAMA : 06-333 3333  
Pengarah : 5001  
Kaunter Informasi (Am) : 5048  
Khidmat Pengurusan : 5033  
Audit Pengurusan : 5034  
Perundangan : 5035  
Pembangunan : 5039  
Penguatkuasa : 5040  
Hasil : 5041  
Pendaftaran : 5042  
Strata : 5047  
Teknologi Maklumat : 5054  
No. Faks (Am) : 06-232 5802  
No. Faks (Pembangunan) : 06-232 6697  
No. Faks (Hasil) : 06-232 0250

Ruj. Kami : PTGM.HS.800/6/1/1 ( 24 )

Tarikh : 27 Julai 2023

## SENARAI EDARAN SEPERTI DI LAMPIRAN

YB Datuk/Tuan/ Puan,

### PEMAKLUMAN PINDAAN WARTA KERAJAAN NEGERI MELAKA BERKAITAN SEMAKAN CUKAI TANAH NEGERI MELAKA KALI KELIMA (5) TAHUN 2024

Dengan segala hormatnya saya merujuk kepada perkara di atas.

2. Dimaklumkan bahawa, Warta Kerajaan Negeri Melaka M. P.U. 13 bertarikh 20 April 2023 bagi Semakan Cukai Tanah Negeri Melaka Kali Ke-5 Tahun 2024 telah **dibatalkan** menerusi Majlis Mesyuarat Kerajaan Negeri (MMKN) yang bersidang pada 14 Jun 2023 dan disahkan pada 21 Jun 2023 (risalat MMKN.P15 BIL. 7/2023).
3. Sehubungan itu, warta baharu bagi Semakan Cukai Tanah Negeri Melaka Kali Ke-5 adalah Warta Kerajaan Negeri Melaka **M. P.U. 18** bertarikh 27 Julai 2023. Justeru itu, kerja-kerja semakan cukai tanah perlu menggunakan butiran warta yang terkini.
4. Bersama-sama ini disertakan sesalinan warta tersebut untuk makluman dan tindakan pihak YBhg. Datuk/ Tuan/ Puan selanjutnya. Kerjasama dan perhatian YBhg. Datuk/Tuan/ Puan berhubung perkara ini amatlah dihargai dan didahului dengan terima kasih.

Sekian dan salam hormat.

"MELAKAKU MAJU JAYA, RAKYAT BAHAGIA, MENGGAMIT DUNIA"

"BIJAK LAKSANA TUAH, BERANI LAKSANA JEBAT"

"MALAYSIA MADANI"

"BERKHIDMAT UNTUK NEGARA"

Saya yang menjalankan amanah,

(DATUK NORAINI BINTI TAWEL)

Pengarah Tanah dan Galian  
Melaka



CERTIFIED TO ISO 9001:2008  
CERT. NO. : AR5099

**SENARAI EDARAN LUAR**

- 1. Pegawai Daerah**  
Pejabat Daerah dan Tanah Melaka Tengah  
Aras Bawah & 1, Wisma Negeri  
75450 Ayer Keroh, Melaka
  
- 2. Pegawai Daerah**  
Pejabat Daerah dan Tanah Alor Gajah  
78000 Alor Gajah, Melaka
  
- 3. Pegawai Daerah**  
Pejabat Daerah dan Tanah Jasin  
77000 Jasin, Melaka



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:

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 “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 :  
Boundry 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<br/>of Land<br/>Use</i> | <i>Express Conditions</i>   | <i>Rent Payable per 100<br/>square metres or part<br/>thereof</i> |
|-------------------------------------|---|---|
| Building                            | - Small Office Home Office<br>(SOHO)/Small Office<br>Virtual/Versatile Office<br>(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

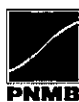
[PTGM.HS.800/7/2/1; MMKN. P15 5A/3/2023; PUNM.700-02/35]

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

Hakcipta Pencetak (H)

PERCETAKAN NASIONAL MALAYSIA BERHAD

Semua Hak Terpelihara. Tiada mana-mana bahagian jua daripada penerbitan ini boleh diterbitkan semula atau disimpan di dalam bentuk yang boleh diperolehi semula atau disiarkan dalam sebarang bentuk dengan apa jua cara elektronik, mekanikal, fotokopi, rakaman dan/ atau sebaliknya tanpa mendapat izin daripada Percetakan Nasional Malaysia Berhad (Pencetak kepada Kerajaan Malaysia yang dilantik).



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