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JAWATANKUASA PEGUAM PULAU PINANG PENANG BAR COMMITTEE

CPC 10/25

13 Jun 2025

To Members of the Penang Bar,

Gazette Notification on the Requirement for Non-Citizen Personal Representatives or Foreign Companies Appointed by Court Order to Obtain the State Authority's Consent

We have received an email dated 6 June 2025 from the Assistant Administrative Officer, Development Division of Office of Lands and Mines, Penang ("PTG Penang"), Puan Juhana Binti Johan entitled "*PEMAKLUMAN PERWARTAAN KEPERLUAN KEBENARAN PIHAK BERKUASA NEGERI KEPADA WAKIL-WAKIL DIRI BUKAN WARGANEGARA ATAU SYARIKAT ASING MELALUI PERINTAH*" pertaining to the proposed requirement to obtain State Authority's consent imposed on the non-citizen personal representatives or foreign companies appointed by Court Order which has been approved by State Executive Council on 11 Dec 2024.

The related fees (Application Fee and Approval Fee) were gazetted through Penang State Government Gazette Vol. 69 No. 2 dated 15 May 2025 under Penang Land Rules (Amendment) (No. 1) 2025 which read as follow:

Matters	Rates (RM) per title/parcel
85. Permission to effect a dealing with respect to alienated land in favour of a non-citizen, permanent resident or foreign company	
(a) Application	
(iv) Personal Representative (Administrator/Executor/Trustee) for all categories of land	300.00
(v) Beneficiary for all categories of land	300.00
(b) Approval	
(iii) Personal Representative (Administrator/Executor/Trustee) for all categories of land	1,000.00
(iv) Beneficiary for all categories of land	1,000.00

Accordingly, all dealings presented for registration involving Non-citizen or foreign companies as Administrators, Executors or Trustees under Section 433B National Land Code which are appointed by Court Order must first obtain the State Authority's consent.

Implementation of this State Consent requirement is from 1 Jul 2025.

The said email notification together with its enclosures are appended below for Members' attention and reference.

Members are advised to take note of the above. Any updates and/or changes will be communicated from time to time.

Ong May Joyce and Yeap Siew Chieng
Co-Chairpersons
Corporate & Conveyancing Practice Subcommittee

PEMAKLUMAN PERWARTAAN KEPERLUAN KEBENARAN PIHAK BERKUASA NEGERI KEPADA WAKIL-WAKIL DIRI BUKAN WARGANEGARA ATAU SYARIKAT ASING MELALUI PERINTAH



JUHANA JOHAN (PNG-PTG)

Tuan,

PEMAKLUMAN PERWARTAAN KEPERLUAN KEBENARAN PIHAK BERKUASA NEGERI KEPADA WAKIL-WAKIL DIRI BUKAN WARGANEGARA ATAU SYARIKAT ASING MELALUI PERINTAH

Dengan hormatnya saya diarah merujuk perkara yang tersebut di atas.

2. Untuk makluman, cadangan keperluan Kebenaran Pihak Berkuasa Negeri kepada Wakil-wakil Warganegara atau Syarikat Asing Melalui Perintah telah diluluskan oleh Majlis Mesyuarat Kerajaan Negeri Pulau Pinang pada Disember 2024. Kadar fi berkaitan kebenaran ini telah diwartakan melalui Warta Kerajaan Negeri Pulau Pinang No.2 bertarikh 15 Mei 2025 di bawah Kaedah-Kaedah Tanah Pulau Pinang (Pindaan) (No.1) 2025 seperti diperincikan di dalam surat dan salinan warta yang lampirkan.

3. Sehubungan itu, semua urusan pendaftaran wakil-wakil diri melibatkan Pentadbir, Wasi atau Pemegang bawah Seksyen 433B, Kanun Tanah Negara yang dilantik melalui perintah perlu mendapatkan Kebenaran Pihak Berkuasa Negeri terlebih dahulu. Pelaksanaan fi ini adalah berkuatkuasa bermula 1 Julai 2025.

Sekian, terima kasih.

"MALAYSIA MADANI"
"BERKHIDMAT UNTUK NEGARA"
"CEKAP, AKAUNTABILITI, TELUS"

Saya yang menjalankan amanah,

Juhana binti Johan
Penolong Pegawai Tadbir
Bahagian Pembangunan
Pejabat Tanah dan Galian Pulau Pinang
+604-6505103 | juhana@penang.gov.my

Peringatan

Pengguna Perkhidmatan MyGovUC adalah bertanggungjawab melindungi kerahsiaan data/maklumat Rahsia Rasmi Kerajaan. Adalah diingatkan agar pengguna dengan SEMUA peraturan, arahan keselamatan dan pekeliling semasa yang berkuatkuasa bagi semua pengendalian data/maklumat Rahsia Rasmi Kerajaan yang



PEJABAT PENGARAH TANAH DAN GALIAN
NEGERI PULAU PINANG
PARAS 22
KOMPLEKS TUN ABDUL RAZAK (KOMTAR)
10000 PULAU PINANG



Tel: 04 - 650 5211 (Pejabat Am)
Faks: 04 - 2619588
Laman Web: <http://ptg.penang.gov.my>

Ruj.Kami : PTG/PP/PENT/1395 JLD.2 (19)
Tarikh : 05 Jun 2025

Pengerusi
Jawatankuasa Peguam Pulau Pinang
No. 4 Green Hall, 1st Floor
10200 PULAU PINANG

Tuan,

**PEMAKLUMAN PERWARTAAN KEPERLUAN KEBENARAN PIHAK
BERKUASA NEGERI KEPADA WAKIL-WAKIL DIRI BUKAN
WARGANEGARA ATAU SYARIKAT ASING MELALUI PERINTAH**

Dengan hormatnya saya merujuk perkara yang tersebut di atas.

2. Untuk makluman, cadangan keperluan Kebenaran Pihak Berkuasa Negeri kepada Wakil-wakil Diri Bukan Warganegara atau Syarikat Asing Melalui Perintah telah diluluskan oleh Majlis Mesyuarat Kerajaan Negeri pada 11 Disember 2024. Kadar fi berkaitan kebenaran ini telah diwartakan melalui Warta Kerajaan Negeri Pulau Pinang Jil.69 No.2 bertarikh 15 Mei 2025 di bawah Kaedah-Kaedah Tanah Pulau Pinang (Pindaan) (No.1) 2025 seperti perincian berikut:

Perkara	Kadar Fi (RM)
85. <i>Permission to effect a dealing with respect to alienated land in favour of a non-citizen, permanent resident or foreign company</i>	
(a) <i>Application</i>	
(iv) <i>Personal Representative (Administrator/Executor/Trustee) for all categories of land</i>	300.00 per title/parcel
(v) <i>Beneficiary for all categories of land</i>	300.00 per title/parcel

SILA SEBUTKAN NO. RUJUKAN PEJABAT INI APABILA MENJAWAB

CEKAP, AKAKUNTABILITI, TELUS
KE ARAH KECEMERLANGAN PENGURUSAN TANAH

Ruj.Kami : PTG/PP/PENT/1395 JLD.2 (19)
Tarikh : 05 Jun 2025

Perkara	Kadar Fi (RM)
(b) Approval	
(iii) Personal Representative (Administrator/Executor/Trustee) for all categories of land	1,000.00 per title/parcel
(iv) Beneficiary for all categories of land	1,000.00 per title/parcel

3. Sehubungan itu, semua urusan pendaftaran wakil-wakil diri melibatkan Pentadbir, Wasi atau Pemegang Amanah di bawah Seksyen 433B, Kanun Tanah Negara yang dilantik melalui perintah perlu mendapatkan Kebenaran Pihak Berkuasa Negeri terlebih dahulu. Pelaksanaan fi ini adalah berkuatkuasa bermula 1 Julai 2025. Bersama-sama ini dilampirkan sesalinan warta berkaitan untuk perhatian dan tindakan tuan selanjutnya.

Sekian, terima kasih.

"MALAYSIA MADANI"
"BERKHIDMAT UNTUK NEGARA"
"CEKAP, AKAUNTABILITI, TELUS"

Saya yang menjalankan amanah,


(DR. FAIZAL BIN KAMARUDIN)
Pengarah Tanah dan Galian
Pulau Pinang



NEGERI PULAU PINANG

Warta Kerajaan

DITERBITKAN DENGAN KUASA

GOVERNMENT OF PENANG GAZETTE

PUBLISHED BY AUTHORITY

Jil. 69
No. 20

15hb Mei 2025

*TAMBAHAN No. 8
PERUNDANGAN*

Pg. P.U. 13.

KANUN TANAH NEGARA 1965

KAEDAH-KAEDAH TANAH PULAU PINANG (PINDAAN) (No. 1) 2025

PADA menjalankan kuasa yang diberikan oleh seksyen 14 Kanun Tanah Negara [Akta 828], Pihak Berkuasa Negeri membuat kaedah-kaedah yang berikut:

Nama dan permulaan kuat kuasa

1. (1) Kaedah-kaedah ini bolehlah dinamakan **Kaedah-Kaedah Tanah Pulau Pinang (Pindaan) (No. 1) 2025**.

(2) Kaedah-Kaedah ini hendaklah mula berkuat kuasa pada tarikh ia disiarkan dalam *Warta*.

Pindaan Jadual II

2. Kaedah-Kaedah Tanah Pulau Pinang 2021 [Pg. P.U. 23] dipinda dalam Jadual II dengan menggantikan butiran 85 dengan butiran yang berikut:

No.	Matters	Section NLC	Form NLC (PLR)*	Rates (RM)
"85.	Permission to effect a dealing with respect to alienated land in favour of a non-citizen, permanent resident or foreign company	433B	—	

No.	Matters	Section NLC	Form NLC (PLR)*	Rates (RM)
	(a) Application			
	(i) Building Land			
	(A) Residential			
	(aa) Individual			
	(I) Foreigner			10,000.00 per title/parcel
	(II) Permanent Resident			2,000.00 per title/parcel
	(bb) Company			20,000.00 per title/parcel
	(B) Commercial			
	(aa) Individual			
	(I) Foreigner			20,000.00 per title/parcel
	(II) Permanent Resident			4,000.00 per title/parcel
	(bb) Company			40,000.00 per title/parcel
	(ii) Agricultural Land			
	(A) Individual			
	(I) Foreigner			20,000.00 per title/parcel
	(II) Permanent Resident			4,000.00 per title/parcel
	(B) Company			40,000.00 per title/parcel
	(iii) Industrial Land			
	(A) Individual			
	(I) Foreigner			20,000.00 per title/parcel

No.	Matters	Section NLC	Form NLC (PLR)*	Rates (RM)
	(II) Permanent Resident			4,000.00 per title/parcel
	(B) Company			40,000.00 per title/parcel
	(iv) Personal Representative (Administrator/Executor/ Trustee) for all categories of land			300.00 per title/parcel
	(v) Beneficiary for all categories of land			1,000.00 per title/parcel
	(b) Approval			
	(i) Landed (including landed strata)			3% of the value of the acquisition of property
	(ii) Strata			
	(A) Value of the acquisition below RM1 million			3% of the value of the acquisition of property
	(B) Value of the acquisition between RM1 million— RM1.5 million			1.5% of the value of the acquisition of property (for Island area); or 3% of the value of the acquisition of property (for Seberang Perai area)
	(C) Value of the acquisition above RM1.5 million			3% of the value of the acquisition of property
	(iii) Personal Representative (Administrator/Executor/ Trustee) for all categories of land			300.00 per title/parcel
	(iv) Beneficiary for all categories of land			1,000.00 per title/parcel

No.	Matters	Section NLC	Form NLC (PLR)*	Rates (RM)
	(c) Appeal			
	(i) Individual			
	(A) Building Land			
	(aa) Residential			2,000.00 per title/parcel
	(bb) Commercial			4,000.00 per title/parcel
	(B) Agricultural Land			8,000.00 per title/parcel
	(C) Industrial Land			4,000.00 per title/parcel
	(ii) Company			
	(A) Building Land			
	(aa) Residential			4,000.00 per title/parcel
	(bb) Commercial			8,000.00 per title/parcel
	(B) Agricultural Land			16,000.00 per title/parcel
	(C) Industrial Land			8,000.00 per title/parcel".

Dibuat 10 April 2025

[PTG/PP/S/45 JLD 3; PUNPP 352/100/1/2/SUB/78 JLD 4]

MOHD BALKISH BIN OTHMAN
Setiausaha
Majlis Mesyuarat Kerajaan Negeri
Pulau Pinang

 NATIONAL LAND CODE 1965

PENANG LAND RULES (AMENDMENT) (No. 1) 2025

IN exercise of the powers conferred by section 14 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 **Penang Land Rules (Amendment) (No. 1) 2025**.

(2) These Rules shall come into operation on a date of its publication in the *Gazette*.

Amendment of Schedule II

2. Penang Land Rules 2021 [Pg. P.U. 23] are amended in Schedule II by substituting for item 85 the following item:

No.	Matters	Section NLC	Form NLC (PLR)*	Rates (RM)
"85.	Permission to effect a dealing with respect to alienated land in favour of a non-citizen, permanent resident or foreign company	433B	—	
No.	Matters	Section NLC	Form NLC (PLR)*	Rates (RM)
(a) Application				
(i) Building Land				
(A) Residential				
(aa) Individual				
(I) Foreigner				10,000.00 per title/parcel
(II) Permanent Resident				2,000.00 per title/parcel
(bb) Company				20,000.00 per title/parcel
(B) Commercial				
(aa) Individual				
(I) Foreigner				20,000.00 per title/parcel

No.	Matters	Section NLC	Form NLC (PLR)*	Rates (RM)
	(II) Permanent Resident			4,000.00 per title/parcel
	(bb) Company			40,000.00 per title/parcel
(ii)	Agricultural Land			
	(A) Individual			
	(I) Foreigner			20,000.00 per title/parcel
	(II) Permanent Resident			4,000.00 per title/parcel
	(B) Company			40,000.00 per title/parcel
(iii)	Industrial Land			
	(A) Individual			
	(I) Foreigner			20,000.00 per title/parcel
	(II) Permanent Resident			4,000.00 per title/parcel
	(B) Company			40,000.00 per title/parcel
(iv)	Personal Representative (Administrator/Executor/ Trustee) for all categories of land			300.00 per title/parcel
(v)	Beneficiary for all categories of land			1,000.00 per title/parcel
(b)	Approval			
	(i) Landed (including landed strata)			3% of the value of the acquisition of property

No.	Matters	Section NLC	Form NLC (PLR)*	Rates (RM)
	(ii) Strata			
	(A) Value of the acquisition below RM1 million			3% of the value of the acquisition of property
	(B) Value of the acquisition between RM1 million— RM1.5 million			1.5% of the value of the acquisition of property (for Island area); or 3% of the value of the acquisition of property (for Seberang Peraí area)
	(C) Value of the acquisition above RM1.5 million			3% of the value of the acquisition of property
	(iii) Personal Representative (Administrator/Executor/ Trustee) for all categories of land			300.00 per title/parcel
	(iv) Beneficiary for all categories of land			1,000.00 per title/parcel
	(c) Appeal			
	(i) Individual			
	(A) Building Land			
	(aa) Residential			2,000.00 per title/parcel
	(bb) Commercial			4,000.00 per title/parcel
	(B) Agricultural Land			8,000.00 per title/parcel
	(C) Industrial Land			4,000.00 per title/parcel

No.	Matters	Section NLC	Form NLC (PLR)*	Rates (RM)
	(ii) Company			
	(A) Building Land			
	(aa) Residential			4,000.00 per title/parcel
	(bb) Commercial			8,000.00 per title/parcel
	(B) Agricultural Land			16,000.00 per title/parcel
	(C) Industrial Land			8,000.00 per title/parcel".

Made 10 April 2025

[PTG/PP/S/45 JLD 3; PUNPP 352/100/1/2/SUB/78 JLD 4]

MOHD BALKISH BIN OTHMAN
Clerk of
State Executive Council
Penang

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
 CAWANGAN ALOR SETAR
 BAGI PIHAK DAN DENGAN PERINTAH KERAJAAN MALAYSIA