

**Comparative Table: Acquisition Of Property By Foreigners  
(updated to 29 March 2017)**

State	JOHOR	MELAKA	SELANGOR	KUALA LUMPUR	PENANG																													
<b>Subject</b>	RM1,000,000	RM500,000	RM1,000,000	RM1,000,000	RM1,000,000																													
<b>Minimum threshold above which foreigners are permitted to acquire property</b>		<table border="1"> <tr> <th>STRATA</th> <th>LANDED</th> </tr> <tr> <td>RM500,000</td> <td>RM1,000,000</td> </tr> </table> <p><i>*Applicable for Malaysia My Second Home (MM2H) Holders as well</i></p>	STRATA	LANDED	RM500,000	RM1,000,000	<table border="1"> <tr> <th>AREAS</th> <th>ZONE 1</th> <th>ZONE 2</th> <th>ZONE 3</th> </tr> <tr> <td></td> <td> <ul style="list-style-type: none"> <li>Petaling</li> <li>Gombak</li> <li>Hulu Langat</li> <li>Sepang</li> <li>Klang</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Kuala Selangor or Kuala Langat</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Hulu Selangor</li> <li>Sabak Bernam</li> </ul> </td> </tr> <tr> <td>Min Residential Price</td> <td>RM2 million</td> <td>RM2 million</td> <td>RM1 million</td> </tr> <tr> <td>Min Commercial &amp; Industrial Price</td> <td colspan="3">RM3million</td> </tr> </table>	AREAS	ZONE 1	ZONE 2	ZONE 3		<ul style="list-style-type: none"> <li>Petaling</li> <li>Gombak</li> <li>Hulu Langat</li> <li>Sepang</li> <li>Klang</li> </ul>	<ul style="list-style-type: none"> <li>Kuala Selangor or Kuala Langat</li> </ul>	<ul style="list-style-type: none"> <li>Hulu Selangor</li> <li>Sabak Bernam</li> </ul>	Min Residential Price	RM2 million	RM2 million	RM1 million	Min Commercial & Industrial Price	RM3million				<table border="1"> <tr> <th>FOREIGNER</th> <th>MM2H* HOLDERS</th> <th>PR HOLDERS</th> </tr> <tr> <td>Strata Properties - RM1 million on the Island and Mainland</td> <td>RM500,000</td> <td>RM250,000</td> </tr> <tr> <td>Landed Properties - RM 2 million on the Island** and; RM1 million on Mainland</td> <td>RM1 million</td> <td>RM250,000</td> </tr> </table> <p><i>*Malaysia My Second Home (MM2H)</i></p> <p><i>**An announcement was made on 17 march 2017 by the Penang State Government that the minimum price for landed properties on the island has been raised from RM2 million to RM3 million.</i></p>	FOREIGNER	MM2H* HOLDERS	PR HOLDERS	Strata Properties - RM1 million on the Island and Mainland	RM500,000	RM250,000	Landed Properties - RM 2 million on the Island** and; RM1 million on Mainland	RM1 million	RM250,000
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<b>Levy/ approval fee</b>	2% of the transacted price or RM20,000 (whichever is higher)	2% on the transacted price or RM20,000 (whichever is higher)  RM5,000 for love and affection, gift or other dealings not involving any sale	Not Applicable	Not Applicable	3% of the transacted price  <i>Note: An announcement was made on 17 March 2017 by the Penang state government that they will be lowering the levy fee from 3% to 1.5% for stratified properties on the island costing between RM1 million and RM1.5 million.</i>																													
<b>Properties that can be purchased by foreigners*</b>	<ul style="list-style-type: none"> <li>Purchases from developer: <b>Refer to Appendix 1</b></li> <li>Purchases through sub-sales: <b>Refer to Appendix 1</b></li> </ul>	Purchases from developer and through sub-sales: <i>Please refer to Appendix 2</i>	<ul style="list-style-type: none"> <li>Residential units (under strata titles only)</li> <li>Commercial units</li> <li>Industrial lands/units</li> </ul>	<ul style="list-style-type: none"> <li>Residential units (landed and strata)</li> <li>Commercial units</li> <li>Industrial lands /units</li> <li>Agriculture</li> </ul>	Properties that do not fall under prohibited categories listed below																													

State Subject	JOHOR	MELAKA	SELANGOR	KUALA LUMPUR	PENANG				
				land at least 5 acres for purposes of (1) agricultural activities on commercial scale using modern technology; (2) agro-tourism projects; (3) agricultural or agro-based industrial activities for production of goods for export					
<b>Limit on no. of units owned</b>	<b>Refer to Appendix 1</b>	Foreigners shall not own more than 1 residential unit and 2 commercial units in areas determined by the State Authority through Mesyuarat Jawatankuasa Belah bahagi Tanah Negeri Melaka (JKBB).	No limit	No limit	<table border="1"> <thead> <tr> <th>FOREIGNER</th> <th>MM2H HOLDERS</th> </tr> </thead> <tbody> <tr> <td>No limit</td> <td>Limited to 2 properties</td> </tr> </tbody> </table>	FOREIGNER	MM2H HOLDERS	No limit	Limited to 2 properties
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<b>Properties that are not allowed to be acquired by foreigners</b>	<ul style="list-style-type: none"> <li>Low cost and low medium cost residential units/shops.</li> <li>1 or 1 and a half storey residential units.</li> <li>1 or 2 storey Shop lots/shops/ office.</li> <li>Properties allocated to Bumiputra interest</li> </ul>	<ul style="list-style-type: none"> <li>Low cost and low medium cost residential units/shops.</li> <li>1 or 1 and a half storey residential units.</li> <li>1 or 2 storey shop lots/shops/ office.</li> <li>Properties allocated for Malays in a property development project.</li> </ul>	<ul style="list-style-type: none"> <li>Landed residential properties</li> <li>Agriculture land</li> <li>Malay reserved land</li> <li>Acquisition by public auction</li> <li>Properties allocated to Bumiputra</li> </ul>	<ul style="list-style-type: none"> <li>Residential properties under low and medium cost</li> <li>Malay reserved land</li> <li>Acquisition by public auction</li> <li>Properties allocated to</li> </ul>	<ul style="list-style-type: none"> <li>Low cost and low medium cost residential units.</li> <li>Bumiputra quota lots.</li> <li>Properties on Malay reserved land.</li> <li>Land under an Order for Sale issued by the Court/Public Auction (Section 256 and 260 of the NLC)</li> <li>Low cost shop lots.</li> <li>Stalls.</li> <li>Service Workshops.</li> </ul>				

State	JOHOR	MELAKA	SELANGOR	KUALA LUMPUR	PENANG
Subject	<p>(Bumiputra quota) in a property development project unless exemption has been granted by the SUK Office, Johor (Housing Division) or the State Authority (where applicable).</p> <ul style="list-style-type: none"> <li>Land under an Order for Sale issued by the court/public auction (Section 256-260 of the NLC)</li> <li>Properties on Malay reserved land.</li> <li>Stalls/service workshops.</li> <li>Agricultural land built based on the concept of homestead.</li> <li>Properties gazetted under the National Heritage Act 2005.</li> </ul>	<ul style="list-style-type: none"> <li>Land under an Order for Sale issued by the court/public auction (Section 256-260 of the NLC).</li> <li>Ownership under Malacca Customary Land (MCL)</li> <li>Agricultural land except for privatization developments.</li> <li>Lands at Melaka Heritage Area.</li> </ul>		Bumiputra	

**Notes:**

- The approval of the Economic Planning Unit is required if the transaction is: (a) a direct acquisition of property valued at **RM20,000,000 and above**, resulting in the **dilution in the ownership** of property held by Bumiputra interest and/or government agency; or (b) an indirect acquisition of property through acquisition of shares, resulting in a change of control of the company owned by Bumiputra interest and/or government agency, having **property more than 50% of its total assets, and the said property is valued at more than RM20,000,000.**
- The above table is non-exhaustive and subject to further updates from time to time.

## Types of Properties and the Permitted Foreign Ownership Quota in Property Development Projects in Johor

CATEGORIES	TYPE OF BUILDING	PERMITTED QUOTA	MINIMUM PRICE
<b>A. Building (Residential)</b>	<ol style="list-style-type: none"> <li>1. Double Storey and above Terrace Houses</li> <li>2. Double Storey and above Cluster Houses</li> <li>3. Double Storey and above Semi-Detached Houses</li> <li>4. Double Storey and above Bungalow Houses</li> <li>5. Vacant Lot for Bungalows</li> <li>6. Condominium/Apartment</li> <li>7. Holiday Home</li> </ol>	<p style="text-align: center;">20%</p> <p style="text-align: center;">20%</p> <p style="text-align: center;">30%</p> <p style="text-align: center;">30%</p> <p style="text-align: center;">30%</p> <p style="text-align: center;">50%</p> <p style="text-align: center;">50%</p>	RM1,000,000 and above
<b>B. Building (Commercial)</b>	<ol style="list-style-type: none"> <li>1. Three Storeys and above Shop Houses</li> <li>2. Three Storeys and above Shops/Offices</li> <li>3. Office Space/Commercial Business Space/ Exhibition Space in a Commercial Complex</li> <li>4. Serviced Apartments</li> </ol>	<p style="text-align: center;">10%</p> <p style="text-align: center;">10%</p> <p style="text-align: center;">20%</p> <p style="text-align: center;">50%</p>	RM1,000,000 and above
<b>C. Industrial</b>	<p>Foreigners are allowed to acquire properties under this industrial category with no restriction as to the no. of unit of the same subject to:-</p> <ol style="list-style-type: none"> <li>a. the said company being locally incorporated in Malaysia;</li> <li>b. bumiputera released lot is permitted; and</li> <li>c. state authority consent is obtained</li> </ol>	RM1,000,000 and above	

**Acquisition By Way Of Sale from Individual/Local Company (Non-Developer)  
by Foreigners/Permanent Residents/Foreign Companies Through Secondary Market (Sub-Sales)**

CATEGORIES	TYPE OF BUILDING	MINIMUM PRICE
<b>A. Building (Residential)</b>	<ol style="list-style-type: none"> <li>1. Double Storey and above Terrace Houses</li> <li>2. Double Storey and above Cluster Houses</li> <li>3. Double Storey and above Semi-Detached Houses</li> <li>4. Double Storey and above Bungalow Houses</li> <li>5. Vacant Lot for Bungalows</li> <li>6. Condominium/Apartment</li> <li>7. Holiday Home</li> </ol>	RM1,000,000 and above
<b>B. Building (Commercial)</b>	<ol style="list-style-type: none"> <li>1. Three Storeys and above Shop Houses</li> <li>2. Three Storeys and above Shops/Offices</li> <li>3. Office Space/Commercial Business Space/ Exhibition Space in a Commercial Complex</li> <li>4. Serviced Apartments</li> </ol>	RM1,000,000 and above
<b>C. Industrial</b>	<p>Foreigners are allowed to acquire properties under this industrial category with no restriction as to the no. of unit of the same subject to:-</p> <ol style="list-style-type: none"> <li>a. the said company being locally incorporated in Malaysia;</li> <li>b. bumiputera released lot is permitted; and</li> <li>c. state authority consent is obtained</li> </ol>	RM1,000,000 and above
<b>D. Agricultural</b>	<p>Foreigners are not allowed to acquire agricultural land except by way of lease.</p> <p>Foreigners may apply consent from the State Authority to lease the said land for the following purposes:-</p> <ol style="list-style-type: none"> <li>1. to conduct a commercial agricultural activity using a high technology or modern equipment; or</li> <li>2. to conduct an agro-tourism activity; or</li> <li>3. to conduct an agricultural activity or industry based on agriculture to produce export products.</li> <li>4. the period of the lease shall not exceed 30 years.</li> <li>5. the Lessee shall be a locally incorporated company.</li> <li>6. produce written comments from Unit Perancang Ekonomi Johor and Jabatan Pertanian Negeri Johor.</li> </ol>	RM1,000,000 and above or more than 15 acres, whichever is higher.

Appendix 2

**Types of Properties and the Permitted Foreign Ownership Quota in Property Development Projects in Melaka**

CATEGORIES	TYPE OF BUILDING	PERMITTED QUOTA
<b>A. Building (Residential)</b>	<ol style="list-style-type: none"> <li>1. Semi-D – not more than 5,000 sq ft</li> <li>2. Bungalow – not more than 8,000 sq ft</li> <li>3. Condominium/ Apartment</li> </ol>	<p style="text-align: center;">10%</p> <p style="text-align: center;">10%</p> <p style="text-align: center;">50% (town area)</p> <p style="text-align: center;">30% (suburb)</p>
<b>B. Building (Commercial)</b>	<ol style="list-style-type: none"> <li>1. Commercial Building of Three Storeys and above (not allowed to acquire units/floors separately)</li> <li>2. Hotels</li> </ol>	<p style="text-align: center;">30%</p> <p style="text-align: center;">To be determined by the State Authority</p>
<b>C. Vacant Land</b>	<p>Vacant Land</p> <p>Subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Layout plan has been approved; and</li> <li>2. Area of bungalow lot not exceeding 8,000 sq ft.</li> </ol>	<p style="text-align: center;">10%</p>