



# FOREIGNERS PURCHASING MALAYSIAN PROPERTIES





Non-Citizen

Permanent Resident of Malaysia

Company, Corporation, Society, Association incorporated outside Malaysia

Company incorporated in Malaysia but 51% voting shares held by non-citizen / foreign company / both

Company incorporated in Malaysia but 51% voting shares held by Malaysian company together with non-citizen / foreign company

# Definition of Foreigner



## State Consent

Sale can only proceed upon obtaining consent from respective land office



## Monetary Value

Foreigners can only purchase property above a certain value set by state authority



## Purpose of Purchase

Residential / Commercial / Industrial

# Prerequisite





# State Requirements as at 14 July 2022

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# SELANGOR

## Residential Properties

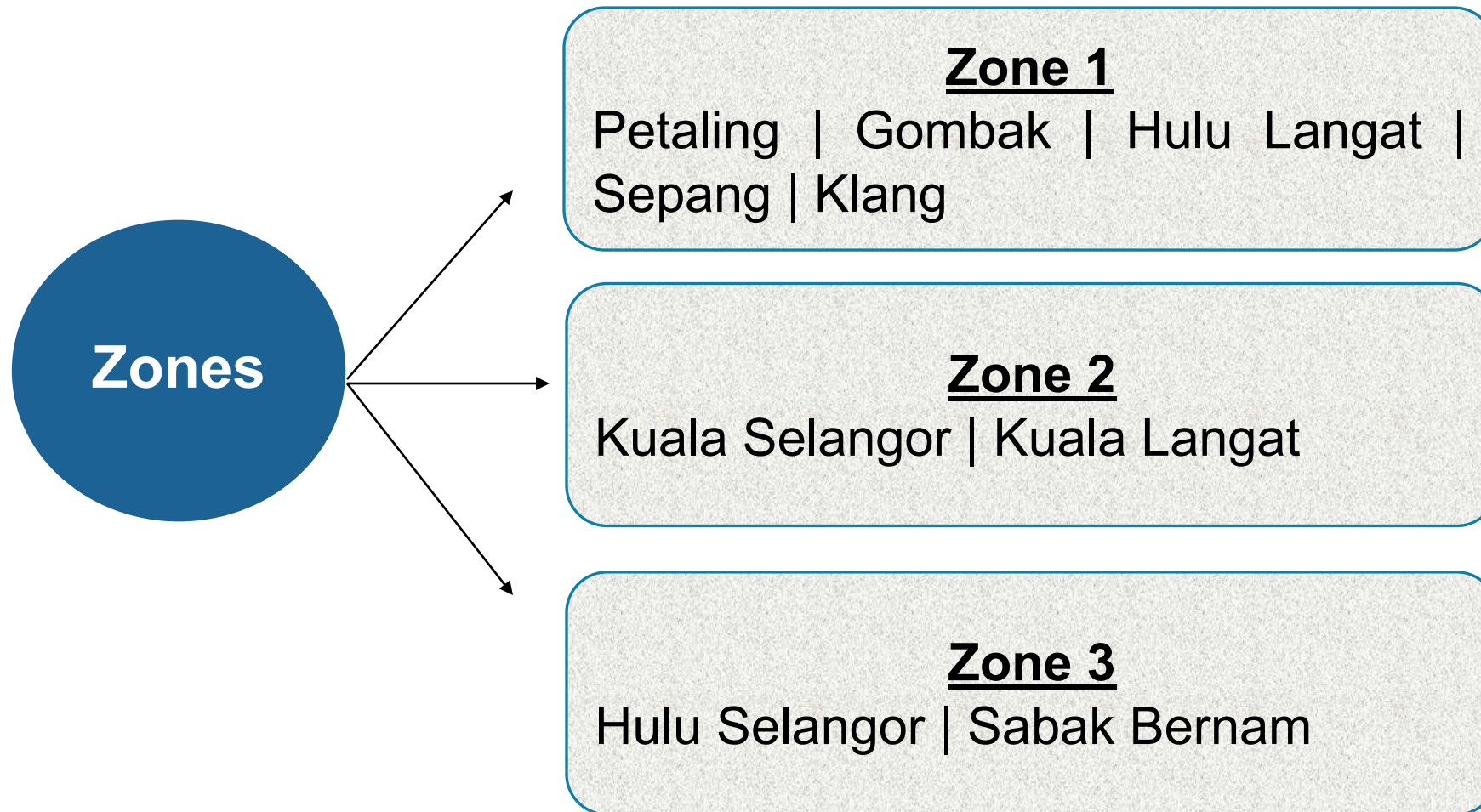
- Minimum purchase price for properties in zone 1 & 2 is **RM2 million**.
- Minimum purchase price for properties in zone 3 is **RM1 million**.
- Only purchase of strata / strata landed properties allowed.

## Commercial Properties

- Minimum purchase price for properties in zone 1, 2 & 3 is **RM3 million**.

## Industrial Lots

- Minimum purchase price for properties in zone 1, 2 & 3 is **RM3 million**.
- Must be registered with MITI.



# KUALA LUMPUR & PUTRAJAYA

Commercial  
Properties

- Minimum purchase price is **RM1 million**.

# NEGERI SEMBILAN

## Residential Properties

- Minimum purchase price for properties in zone 1 is **RM2 million**.
- Minimum purchase price for properties in zone 2 is **RM1 million**.
- Only purchase of strata / strata landed properties allowed.

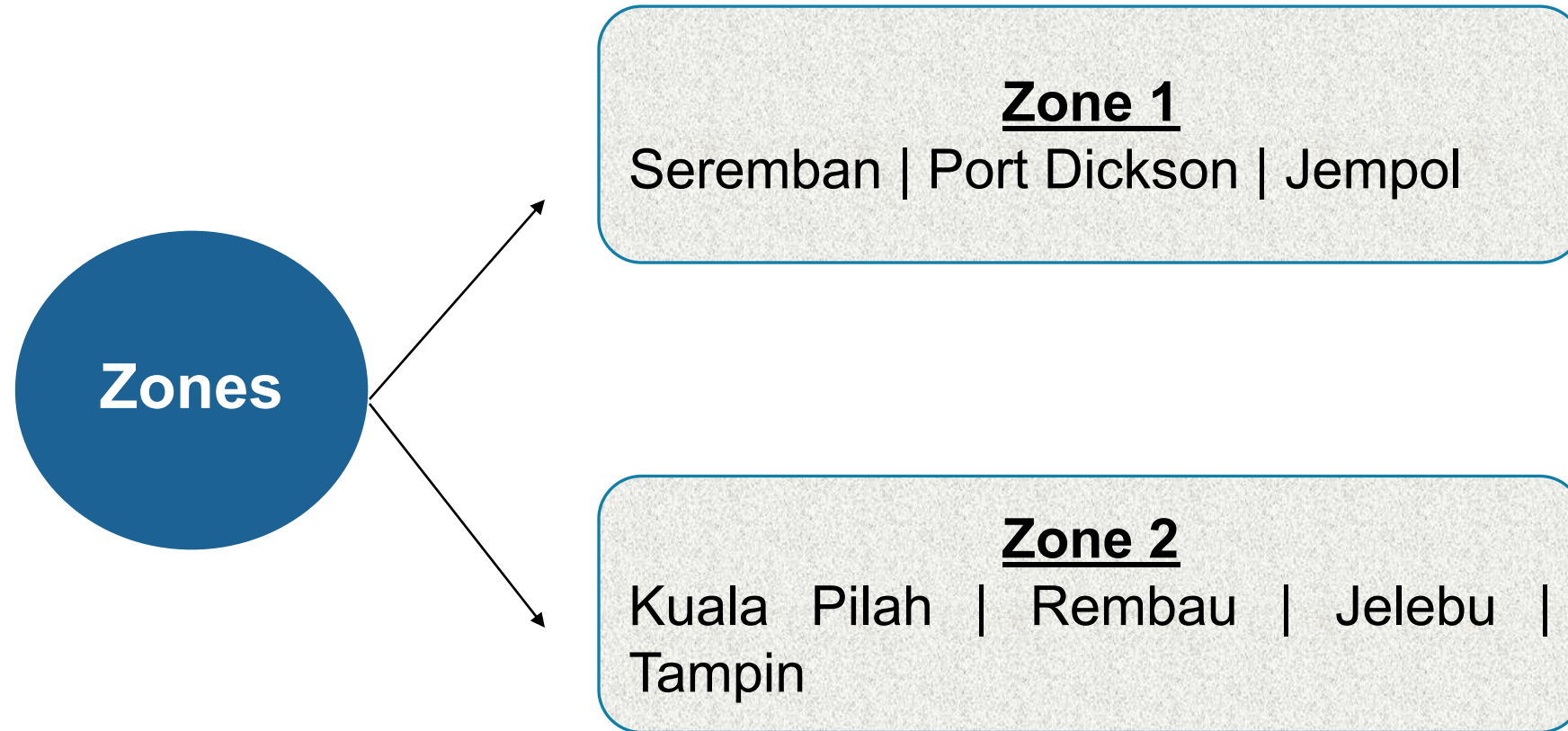
## Commercial Properties

- Minimum purchase price is **RM2 million**.
- Only purchase of leasehold properties allowed.

## Industrial Lots

- Minimum purchase price for properties is **RM2 million**.
- Must be registered with MITI.
- Only purchase of leasehold properties allowed.





# PENANG - ISLAND

## Residential/ Properties

- Minimum purchase price for landed & strata landed properties is **RM1.5 million.**
- Minimum purchase price for strata properties is **RM700,000.00.**

# PENANG – SEBERANG PRAI

## Residential Properties

- Minimum purchase price for landed & strata landed properties is **RM750,000.00**.
- Minimum purchase price for strata properties is **RM400,000.00**.

# PENANG – ISLAND & SEBERANG PRAI

## Agriculture Land

- Minimum 5 acres situated in town gazetted for other than agriculture use including:
  - Commercial agriculture with high / modern technology;
  - Used to produce raw materials to support industries.
- State authority must view project as necessary.

## Industrial Lots

- No restrictions



# JOHOR

## Residential Properties

- Minimum purchase price is **RM1 million** limited to:
  - Houses / Bungalow, 2 stories & above;
  - Empty plot for bungalow;
  - Condominium / apartments / holiday home.

## Commercial Properties

- Minimum purchase price is **RM1 million** limited to:
  - Shop lot / office, 3 stories & above;
  - Service apartments.

## Industrial Lots

- Minimum purchase price for properties is **RM1 million**.
- Must set up a company locally & registered with SSM.

# JOHOR

## Agriculture Land

- Foreigners can register a company in Malaysia and lease land for maximum of 30 years for lands with minimum price of **RM1 million** or **15 acres or more** to be used for:
  - Large scale agriculture using high & modern technology;
  - Agrotourism.
- Consent from Johor Economic Planning Unit & Johor Agriculture Department necessary.
- State Levy of 2% is payable.

# Perak

## Residential Properties

- Minimum purchase price in zone 1 is:
  - **RM1 million** for landed / landed strata properties;
  - **RM900,000.00** for strata properties.
  
- Minimum purchase in zone 2 is:
  - **RM900,000.00** for landed / landed strata properties;
  - **RM800,000.00** for strata properties.
  
- Minimum purchase price in zone 3 is:
  - **RM800,000.00** for landed properties;
  - **RM650,000.00** for strata / landed strata properties.

# Perak

## Commercial Properties

- Minimum purchase price for landed, landed strata & strata properties in zone 1 & 2 is **RM1 million** AND RM240.00 per sf.
- Minimum purchase price for landed, landed strata & strata properties in zone 3 is **RM800,000.00** AND RM190.00 per sf.

## Industrial Lots

- Minimum purchase price for landed & landed strata properties in zone 1 & 2 is **RM1.5 million** AND RM240.00 per sf.
- Minimum purchase price for landed & landed strata properties in zone 3 is **RM900,000.00** AND RM190.00 per sf.

## Agriculture Land

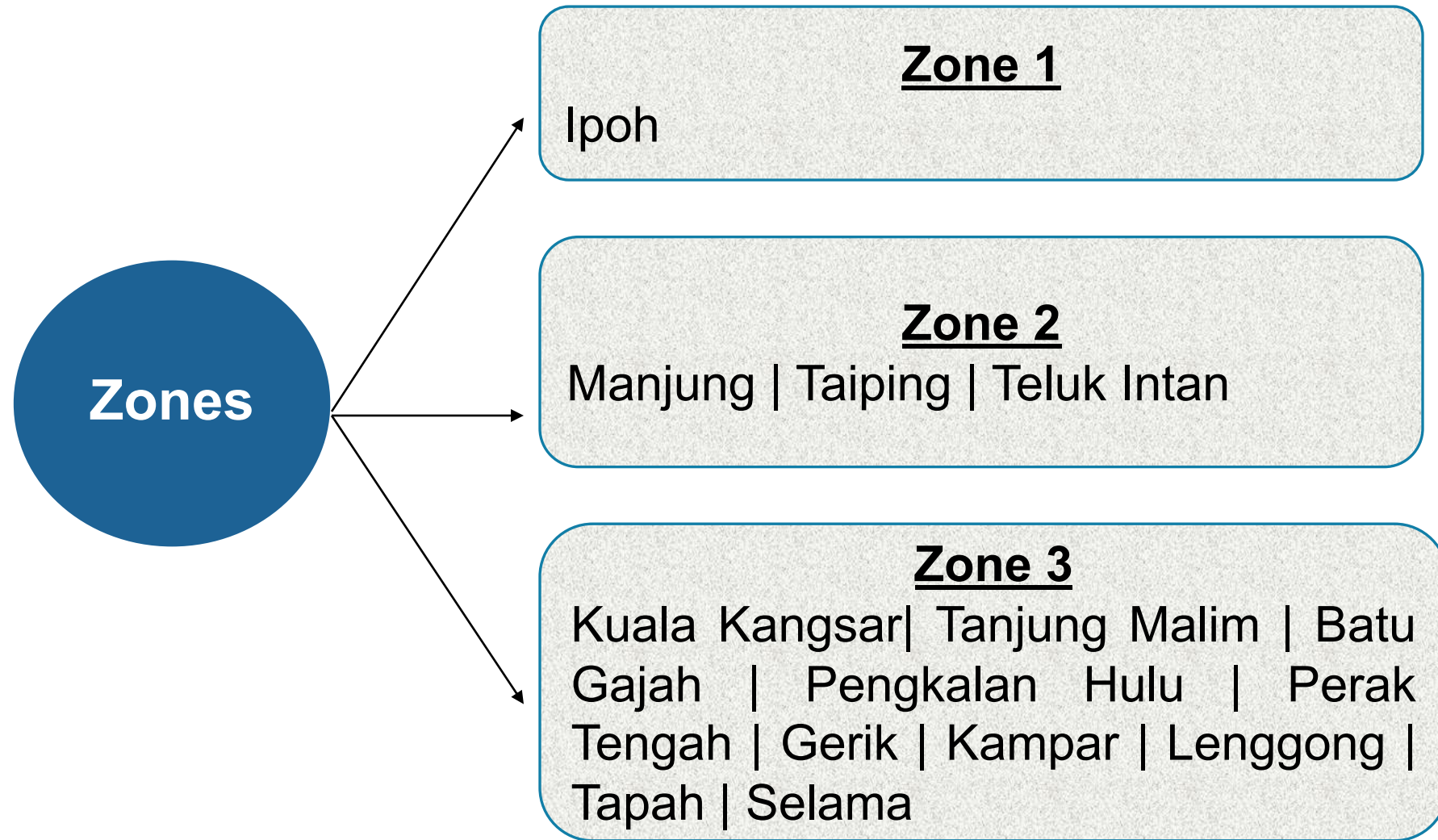
- Minimum purchase price in zone 1 & 2 is **RM1 million** limited to homestay.
- Minimum purchase price in zone 3 is **RM800,000.00** limited to homestay.



# Perak

## Levy Payable

- Residential & Agriculture Lot:
  - 1% of purchase price / minimum RM10,000.00 for 1<sup>st</sup> purchase;
  - 1.5% of purchase price / minimum RM15,000.00 for 2<sup>nd</sup> purchase.
  
- Commercial Properties & Industrial Lots:
  - 1.5% of purchase price / minimum RM15,000.00 for 1<sup>st</sup> purchase;
  - 2% of purchase price / minimum RM20,000.00 for 2<sup>nd</sup> purchase;
  - 2.5% of purchase price / minimum RM25,000.00 for 3<sup>rd</sup> purchase;
  - 3% of purchase price / minimum RM30,000.00 for 4<sup>th</sup> purchase;
  - 5% or purchase price / minimum RM50,000.00 for 5<sup>th</sup> purchase and onwards.



# MALACCA

## Residential Properties

- Minimum purchase price for strata properties is **RM500,000.00** limited to:
  - 50% foreign ownership cap for properties in town;
  - 30% foreign ownership cap for properties in suburbs.
- Minimum purchase price for landed / strata landed properties is **RM1 million** with the following restriction:
  - Bungalows 8,000 sf / smaller;
  - Terrace houses 5,000 sf / smaller;
  - 10% foreign ownership.
- Maximum size of empty plot that can be purchased by foreigners is 8,000 sf, subject to project plan being approved by State Authority and 10% cap on foreign ownership.

# MALACCA

## Commercial Properties

- Foreigners may purchase commercial buildings:
  - 3 storey & above with 30% cap of foreign ownership on entire project;
  - Hotels, subject to the foreign ownership determined by the state government.
- Foreigners can lease Malacca customary land for petrol pumps for a maximum of 30 years.



# MALACCA

## Agriculture Land

- Foreigners are not entitled to purchase agriculture land except for acquisition for development by the state government *via* privatization.
- Foreigners may however register a company in Malaysia and lease land for a maximum of 25 years with minimum land price of **RM1 million or 15 acres or more** for:
  - Commercial agriculture using high & modern technology;
  - Agrotourism;
  - Agriculture / agriculture based industries exporting goods.

## Industrial Land

- Minimum purchase price is **RM1.5 million** for lands 1 acre & above.
- Maximum foreign ownership is 30% of saleable area.
- 2.5 % of purchase price payable as levy.

# MALACCA

## Workers Quatres

- Foreigner companies may purchase quarters for workers subject to:
  - Obtaining factory license;
  - Not a low and medium costs property;
  - Not properties built on Malay reserve land and / or Malay quota;
  - Minimum acquisition period of 5 years.



**PROPERTIES NOT  
ALLOWED TO BE SOLD**

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## Selangor

- Agriculture land;
- Malay reserve land;
- Auction properties / lands;
- Landed residential properties

## Negeri Sembilan

- Malay reserve land;
- Tanah Adat;
- Agriculture land;
- Bumiputra quota;
- Low / medium cost residential / commercial plots;
- Landed freehold residential properties;
- Auction properties;
- Freehold commercial & industrial properties.

## Penang

- Action land / properties;
- Low / medium cost houses / apartments / shops;
- Bumiputra quota houses;
- Houses on Malay reserve land;
- Stalls.

## Johor

- Low / medium cost houses / shop lots;
- 1 ½ storey residential houses;
- Shops / office lots below 3 storey;
- Bumiputra quota properties unless state approval is obtained;
- Auction properties / land;
- Malay reserve land;
- Stalls and service workshop;
- Agriculture land developed as homestay;
- Land gazette under National Heritage Act, 2005.

## Perak

- Agriculture land.

## Malacca

- Properties located at Kawasan Warisan Negeri Melaka;
- Customary lands / Malay reserve properties;
- SME lots / properties;
- Low / medium cost residential properties and shop lots;
- 1 ½ storey residential units;
- Shops / office lots below 3 storey;
- Action properties.