



**PEKELILING PENGARAH TANAH DAN GALIAN NEGERI,
NEGERI SEMBILAN DARUL KHUSUS
BIL. 4/2021**

**SEMAKAN SEMULA KAEDAH 27(1),(2),(3) DAN KAEDAH 28 KAEDAH-KAEDAH
TANAH NEGERI SEMBILAN 2002 BERKAITAN ITEM DAN KADAR-KADAR
JADUAL KEENAM (*RATE OF OFFICE FEES*)**

1. Tujuan

Pekeliling ini adalah sebagai panduan kepada semua warga kerja pentadbiran tanah di seluruh Negeri Sembilan berhubung semakan semula Kaedah 27(1), (2), (3) dan Kaedah 28 Kaedah-Kaedah Tanah Negeri Sembilan (KKTNS) 2002 berkaitan item dan kadar-kadar Jadual Keenam (*Rate Of Office Fees*).

2. Latar Belakang

2.1. Pejabat Pengarah Tanah dan Galian Negeri Sembilan (PTGNS) telah mengkaji cadangan penambahbaikan dalam pentadbiran tanah di Negeri Sembilan antaranya menyemak semula peraturan-peraturan, item dan kadar-kadar dalam KKTNS 2002. Hasil semakan PTGNS mendapati terdapat peraturan-peraturan dan item-item yang terdapat dalam Jadual Keenam KKTNS 2002 sudah tidak relevan dan wajar dikemaskini. Selain daripada itu, didapati juga kadar-kadar bayaran dalam Jadual Keenam KKTNS 2002 tersebut agak rendah dan wajar dinaikkan kerana kali terakhir ianya disemak secara menyeluruh adalah pada tahun 2002.

2.2. Bagi menyemak semula peraturan-peraturan, item dan kadar-kadar yang terdapat di dalam Jadual Keenam tersebut, PTGNS telah mengadakan beberapa siri bengkel dan perbincangan bersama pejabat tanah daerah dan Jabatan Penilaian dan Perkhidmatan Harta Negeri

Sembilan (JPPH) bagi membincangkan dan mencadangkan kadar yang baru. Hasil daripada bengkel dan perbincangan mendapati terdapat item-item dalam Jadual Keenam yang perlu dikemas kini dan ditambah baik. Selain daripada itu, bengkel juga mendapati terdapat beberapa urusan tanah yang dilaksanakan di PTGNS atau di pejabat tanah daerah tidak terdapat dalam Jadual Keenam KKTNS 2002 tersebut.

- 2.3 Cadangan pindaan ini melibatkan 82 item dan kadar sedia ada dan tambahan 18 item dan kadar baru yang meliputi urusan-urusan tanah di PTGNS dan di pejabat tanah daerah. Hasil daripada semakan juga, terdapat 6 item daripada 82 item sedia ada yang akan dikeluarkan kerana tidak lagi relevan atau telah bertindih dengan item sedia ada. Sehubungan itu, menjadikan **Jadual Keenam (*Rate Of Office Fees*) KKTNS yang terkini mempunyai 94 item dan kadar.**
- 2.4 PTGNS juga telah mendapatkan ulasan dan pandangan daripada YB Pegawai Kewangan Negeri Sembilan dan YB Penasihat Undang-undang Negeri Sembilan berkaitan semakan semula perkara ini. Sebagai maklumat perbandingan dan rujukan, PTGNS telah mendapatkan maklumat berkaitan item dan kadar-kadar Jadual Keenam tersebut daripada Negeri Selangor, Perak dan Melaka.
- 2.5 Item-item dan kadar dalam Jadual Keenam KKTNS 2002 secara keseluruhannya akan melibatkan kenaikan, walau bagaimanapun kadar kenaikan tersebut adalah munasabah dan tidak membebankan pelanggan. Kenaikan ini juga mengambil kira bebanan proses kerja yang dilaksanakan oleh para pegawai dan kakitangan di PTGNS dan di pejabat tanah daerah dalam menguruskan sesuatu permohonan tanah tersebut sehingga selesai dan sempurna.

3. Pelaksanaan

- 3.1 Majlis Mesyuarat Kerajaan Negeri Sembilan (MMKNS) melalui Kertas Mesyuarat No.502/2021 yang bersidang pada 3 Mac 2021 telah menimbang dan meluluskan perkara-perkara berikut:
 - 3.1.1 **Bersetuju** dengan cadangan semakan semula Kaedah 27(1), (2), (3) dan Kaedah 28 Kaedah-Kaedah Tanah Negeri Sembilan (KKTNS) 2002 berkaitan item dan kadar-kadar Jadual Keenam (*Rate Of Office Fees*).

3.1.2 **Digantikan** Jadual Keenam (*Rate Of Office Fees*) Kaedah-Kaedah Tanah Negeri Sembilan 2002 [N.S.P.U. No. 25/2002] dengan jadual baru seperti di **Lampiran A**.

3.1.3 **Tarikh kuatkuasa** pindaan fee di bawah semakan semula Kaedah 27(1), (2), (3) dan Kaedah 28 Kaedah-Kaedah Tanah Negeri Sembilan (KKTNS) 2002 berkaitan item dan kadar-kadar Jadual Keenam (*Rate Of Office Fees*) ialah pada **1 Julai 2021 dan diwartakan**.

3.2 Selaras dengan keputusan MMKNS pada 3 Mac 2021, Pentadbir Tanah Daerah hendaklah memastikan **mulai 1 Julai 2021** semua permohonan urusan tanah di kaunter menggunakan item dan kadar-kadar Jadual Keenam (*Rate Of Office Fees*) seperti di **Lampiran A**.

4. Tarikh Kuatkuasa

4.1 Tarikh kuat kuasa dan tarikh pewartaan semakan semula Kaedah 27(1), (2), (3) dan Kaedah 28 Kaedah-Kaedah Tanah Negeri Sembilan (KKTNS) 2002 berkaitan item dan kadar-kadar Jadual Keenam (*Rate Of Office Fees*) ialah pada **1 Julai 2021** dan hendaklah dipatuhi sepenuhnya.


(DATO' HAJI ZULKIFLI BIN BAHARAN)
Pengarah Tanah dan Galian
Negeri Sembilan Darul Khusus.

Tarikh : **21** April 2021
Rujukan : Bil **(58)** dim. PTG.NS 10/14 Klt.(4)

NEGERI SEMBILAN LAND RULES (AMENDMENT) 2021

SIXTH SCHEDULE

(Subrule 27(1))

RATE OF OFFICE FEES

<u>Item</u>	<u>Matter</u>	<u>Relevant Provision</u>	<u>Relevant Form</u>	<u>Rate</u>
(1)	Registration and issue of Final Registry Title, per title	S.81(1)(d)		RM 50.00
(2)	Registration and issue of Final Land Office title, per title	S.81(1)(d)		RM 50.00
(3)	Registration and issue of Qualified Title, per title	S.180 & 183		RM 50.00
(4)	Collecting of issue document of title, final or qualified after 3 months, per title	S. 90(3)	5F	RM 50.00
(5)	Application for subdivision of land, per application	S. 137	9A	
	A. Country Land –			
	(i) Below 10 hectares			RM 100.00
	(ii) 10 to 50 hectares			RM 250.00
	(iii) Above 50 hectares			RM 1,500.00
	B Town and Village Land -			
	(i) Below 10 hectares			RM 150.00
	(ii) 10 to 50 hectares			RM 300.00
	(iii) Above 50 hectares			RM 1,500.00
(6)	Application for partition of land, per application	S. 142	9B	
	A Country Land –			
	(i) Below 10 hectares			RM 100.00
	(ii) 10 to 50 hectares			RM 250.00
	(iii) Above 50 hectares			RM 1,500.00
	B Town and Village Land –			
	(i) Below 10 hectares			RM 150.00
	(ii) 10 to 50 hectares			RM 300.00
	(iii) Above 50 hectares			RM 1,500.00

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<u>Item</u>	<u>Matter</u>	<u>Relevant Provision</u>	<u>Relevant Form</u>	<u>Rate</u>
(7)	Application for amalgamation of land, per application	S. 148	9C	
	A Country Land –			
	(i) Below 10 hectares			RM 100.00
	(ii) 10 to 50 hectares			RM 250.00
	(iii) Above 50 hectares			RM 1,500.00
	B Town and Village Land –			
	(i) Below 10 hectares			RM 150.00
	(ii) 10 to 50 hectares			RM 300.00
	(iii) Above 50 hectares			RM 1,500.00
(8)	Issue of title in continuation due to circumstance in paragraph 166(1)(d) –	S. 166(1) (d)		
	(i) Registry title, per title			RM 60.00
	(ii) Land Office title, per title			RM 60.00
(9)	Issue of title in continuation due to circumstances in paragraphs 166(1)(a), (b), (c) and (e)	S. 166(1) (a), (b), (c) & (e)		
	(i) Registry title, per title			RM 50.00
	(ii) Land Office title, per title			RM 50.00
(10)	Issue of duplicate issue document of title, per title	S.175		RM 50.00
(11)	Issue of qualified title in continuation	S. 187		
	(i) Registry title, per title			RM 50.00
	(ii) Land Office title, per title			RM 50.00
(12)	Issue of duplicate issue document of qualified title, per title	S.187B		RM 50.00
(13)	Application for surrender the whole of the land, per application			
	(i) For public purpose	S. 197	12A	Free
	(ii) For purpose of development	S. 197	12A	
	A Country Land -			
	(i) Below 6 hectares			RM 120.00
	(ii) 6 to below 21 hectares			RM 180.00
	(iii) 21 to below 41 hectares			RM 300.00
	(iv) 41 to below 81 hectares			RM 600.00
	(v) 81 hectares and above			RM 1,200.00

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<u>Item</u>	<u>Matter</u>	<u>Relevant Provision</u>	<u>Relevant Form</u>	<u>Rate</u>
	B Town And Village Land -			
	(i) Below 6 hectares			RM 120.00
	(ii) 6 to below 21 hectares			RM 180.00
	(iii) 21 to below 41 hectares			RM 300.00
	(iv) 41 to below 81 hectares			RM 600.00
	(v) 81 hectares and above			RM 1,200.00
(14)	Application for surrender a part of the land, per application	S. 200	12B	
	(i) For public purpose			RM 40.00
	(ii) For private purpose			RM 60.00
(15)	Application for surrender and realienation of contiguous lots held under land office title, per title	S. 203	12C	RM 100.00
(16)	Application for surrender and realienation of land, per application	S. 204D	12D	
	A Country Land –			
	(i) Below 6 hectares			RM 200.00
	(ii) 6 to below 21 hectares			RM 300.00
	(iii) 21 to below 41 hectares			RM 500.00
	(iv) 41 to below 81 hectares			RM 1,000.00
	(v) 81 hectares and above			RM 2,000.00
	B Town and Village Land –			
	(i) Below 6 hectares			RM 200.00
	(ii) 6 to below 21 hectares			RM 300.00
	(iii) 21 to below 41 hectares			RM 500.00
	(iv) 41 to below 81 hectares			RM 1,000.00
	(v) 81 hectares and above			RM 2,000.00
(17)	(i) Application for registration of transfer of any alienated land where the land value is -	S. 215, S. 217, S. 218(1)	14A	
	(i) RM25,000 and less			RM 50.00
	(ii) Between RM25,001 - RM50,000			RM 100.00
	(iii) Between RM50,001 - RM75,000			RM 150.00
	(iv) Between RM75,001 - RM100,000			RM 200.00
	(v) Between RM100,001 - RM150,000			RM 300.00
	(vi) Between RM150,001 - RM200,000			RM 400.00
	(vii) Between RM200,001 - RM250,000			RM 500.00
	(viii) Between RM250,001 - RM500,000			0.30% of the land value
	(ix) Between RM500,001 - RM1,000,000			0.40% of the land value
	(x) More than RM1,000,000			0.50% of the land value

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<u>Item</u>	<u>Matter</u>	<u>Relevant Provision</u>	<u>Relevant Form</u>	<u>Rate</u>
(ii)	Application for registration of transfer of any alienated land to non-citizen and foreign company, per application	S. 215, 217 & 218	14A	RM10,000.00 or 1.5% of the land value whichever is higher
(18)	Application for transfer of any charge, per title	S. 218(2)	14B	RM 100.00
(19)	Application for lease of alienated land, per title	S. 221	15A	RM 100.00
(20)	Application for sublease of alienated land, per title	S. 222	15B	RM 100.00
(21)	Application for surrender of lease or sublease of alienated land, per title	S. 239	15C	RM 100.00
(22)	Application for charge of alienated land, per title	S. 242	16A & 16B	RM 100.00
(23)	Application for postponement of charge, per title	S. 247	16C	RM 100.00
(24)	Application for discharge per charge, per title	S. 278	16N	RM 100.00
(25)	Application for discharge of charge by payment to the Registrar, per title	S. 279		RM 100.00
(26)	Application for grant of easement and grant of cross-easement, per title	S. 286	17A & 17B	RM 60.00
(27)	Application for release of easement, per title	S. 289	17C	RM 60.00
(28)	Application for cancellation of lease, per title	S. 313	18A	RM 100.00
(29)	Application for cancellation of charge, per title	S. 314(1)(b)	18B	RM 100.00
(30)	Application for cancellation of easement, per title	S. 315	18D	RM 60.00
(31)	Application for tenancy exempt from registration, per title	S. 316		RM 100.00
(32)	Application for cancellation of endorsement for tenancy exempt from registration, per title	S. 318		RM 100.00
(33)	Application for entry of private caveat, per title	S. 323	19B	RM 300.00
(34)	Application for entry of lien-holder's caveat, per title	S. 330	19D	RM 300.00
(35)	Application for entry of trust caveat, per title	S. 333(2)	19E	RM 300.00

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<u>Item</u>	<u>Matter</u>	<u>Relevant Provision</u>	<u>Relevant Form</u>	<u>Rate</u>
(36)	Application for removal of private caveat, per title	S. 326(1)	19H	RM 150.00
(37)	Application for withdrawal of private caveat, per title	S. 325(1)	19G	RM 300.00
(38)	Application for withdrawal or cancellation of lien holder's caveat, per title	S. 331		RM 150.00
(39)	Application for cancellation of trust caveat, for every title affected	S. 333(5)		RM 60.00
(40)	Private search, per title -	S 384		RM 30.00
(41)	Official search, per title	S. 385		<ul style="list-style-type: none"> • RM 60.00 (except otherwise provided for) • State Local Authority - RM10 per title • JPPH – Free • State Government Department – Free
(42)	Issue of certified copy of register document of title, per title	S. 383		RM 40.00
(43)	Issue of certified copies of registered instrument of dealing or of any other documents per folio for every 10 pages or part thereof	S. 383		RM 40.00
(44)	Registration of certificate of sale by Court or Land Administrator where the land value is -	S. 259/265	16F/16I	
	(i) RM25,000 and less			RM 50.00
	(ii) Between RM 25,001 – RM 50,000			RM 75.00
	(iii) Between RM50,001 - RM75,000			RM 100.00
	(iv) Between RM75,001 - RM100,000			RM 125.00
	(v) Between RM100,001 - RM150,000			RM 175.00
	(vi) Between RM150,001 - RM200,000			RM 225.00
	(vii) Between RM200,001 - RM250,000			RM 275.00
	(viii) Between RM250,001 - RM500,000			0.20% of the land value
	(ix) Between RM500,001 - RM1,000,000			0.25% of the land value
	(x) More than RM1,000,000			0.30% of the land value
(45)	Application for addition to or amendment of the word "trustee" in the memorial of registration, per title	S. 344(2),		RM 100.00
(46)	Filing of trust instrument, per document	S. 344(3)		RM 100.00

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<u>Item</u>	<u>Matter</u>	<u>Relevant Provision</u>	<u>Relevant Form</u>	<u>Rate</u>
(47)	Filing of power of attorney, per document	S. 310		RM 100.00
(48)	Filing of statutory declaration, per document			RM 100.00
(49)	Filing of any document not otherwise provided for, per document			RM 60.00
(50)	(i) Application for alienation of state land, per lot –	S. 76		
	A. Country Land –			
	(i) 1 hectares and below			RM 50.00
	(ii) Above 1 to 5 hectares			RM 100.00
	(iii) Above 5 hectares			RM 500.00
	B. Town And Village Land -			
	(i) 1 hectares and below			RM 200.00
	(ii) Above 1 to 5 hectares			RM 500.00
	(iii) Above 5 hectares			RM 1,200.00
	(ii) Application for alienation of state land as a result of surrender of land for purpose of development, per lot	S76		RM 30.00
	(iii) Application for alienation of state land as a result of surrender of land [special circumstances (Lease Hold to Free Hold)], per lot —	S 197 S. 76	12A	
	(i) Country Land			RM 100.00
	(ii) Town and Village Land			RM 300.00
(51)	Application to Land Administrator for Order of sale, per application	S. 260(2)	16G	RM 250.00
(52)	Order of sale by Land Administrator	S. 263(1) /(2)	16H	RM 250.00
(53)	Application to Land Administrator for postponement or cancellation of order for sale, per application	S.264A	16 O	RM 1,000.00
(54)	(i) Commission on sales under Chapter 3 of Part Sixteen of the Code –	S. 265(1)(a)		1.5% of the sale price (provided that the total commission payable on any sale shall not exceed RM4,000.00)
	(ii) Commission if at the sales under Chapter 3 of Part Sixteen of the Code no bid is received or above the reserve price–	S. 265(2)		RM 500.00

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<u>Item</u>	<u>Matter</u>	<u>Relevant Provision</u>	<u>Relevant Form</u>	<u>Rate</u>
(55)	Fee to be paid to licensed auctioneer at the sales under Chapter 3 of Part Sixteen of the Code	S. 265(1)(a)		
	(i) Auctioneer appointment fees			RM 300.00
	(ii) Preparation of sale proclamation			RM 300.00
	(iii) Preparation of auction contract book			RM 300.00
	(iv) Telephone, fax, photostat and others			RM 150.00
	(v) Travel claim (RM0.60 per kilometer)			Based on actual cost but shall not exceed RM 600.00
	(vi) Printing of sale proclamation			Based on actual cost
	(vii) Translation fees			Based on actual cost
	(viii) Newspaper advertising fees			Based on actual cost
(56)	Issue of notice, per notice	S. 430		RM 30.00
(57)	Issue of traced plan, per copy			
	(i) First copy			RM 8.00
	(ii) Subsequent copies			RM 6.00
(58)	Application for inspection of record of evidence, per application	S.32(c)		RM 80.00
(59)	Copies or extracts of evidence, per folio for every 10 pages or part thereof	S. 32(c)		RM 40.00
(60)	Inspection of any land office plan, per sheet	S.413(a) (ii)		RM 10.00
(61)	Registration of any land instrument or making any memorial not otherwise provided for, per title			RM 100.00
(62)	Verification of delivery of Power of Attorney			RM 40.00
(63)	Demarcation for alienation –			
	A. Country land used for Agriculture for each divisional lot -			
	(i) 1 hectare and below			RM 100.00
	(ii) Above 1 to 5 hectares			RM 120.00
	(iii) Above 5 hectares			RM 200.00
	B. Town or Village Land -			
	(i) 1 hectare and below			RM 100.00
	(ii) Above 1 to 5 hectares			RM 120.00
	(iii) Above 5 hectares			RM 200.00
(64)	(a) Application for variation of category of land, per title	S. 124(1)		RM 50.00

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<u>Item</u>	<u>Matter</u>	<u>Relevant Provision</u>	<u>Relevant Form</u>	<u>Rate</u>
	(b) Application for variation of condition within the same category, per title			
	(i) Agriculture			RM 30.00
	(i) Building			RM 60.00
	(ii) Industry			RM 300.00
	(c) Application for imposition of category and / or conditions, per title			RM 50.00
(65)	Application of variation of conditions, restriction and / or categories, per title	S. 124	7C	RM 50.00
(66)	Application for variation of conditions, restrictions and categories in respect of proposed subdivision portions of land, per application	S. 124A	7D	
	A. Country Land -			
	(i) Below 6 hectares			RM 200.00
	(ii) 6 to below 21 hectares			RM 300.00
	(iii) 21 to below 41 hectares			RM 500.00
	(iv) 41 to below 81 hectares			RM 1,000.00
	(v) 81 hectares and above			RM 2,000.00
	B. Town and Village Land -			
	(i) Below 6 hectares			RM 200.00
	(ii) 6 to below 21 hectares			RM 300.00
	(iii) 21 to below 41 hectares			RM 500.00
	(iv) 41 to below 81 hectares			RM 1,000.00
	(v) 81 hectares and above			RM 2,000.00
(67)	Application for an appeal against the decision of application under section 76, 124(1), 124A, 137, 142 and section 148, and 204A, per application -			
	(i) Country Land -			RM 300.00
	(ii) Town and Village Land			RM 300.00
(68)	Application for an appeal for reduction of premium under section 79(2) and 124(5), per application -			
	(i) Country Land -			RM 300.00
	(ii) Town and Village Land			RM 300.00
(69)	Application for approval to transfer, lease or charge any land where it is subject to restriction in interest, per title	S. 214(2) / 225(1) / 241 (3)		RM 100.00
(70)	Application for approval to transfer to non-citizen or foreign company, per title	S.433B(1)		RM 500.00

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<u>Item</u>	<u>Matter</u>	<u>Relevant Provision</u>	<u>Relevant Form</u>	<u>Rate</u>
(71)	Application for a certificate of approval of transfer, conveyance or disposal of estate land, per title	S.214A(4)	14D	RM 300.00
(72)	Filing of consent of caveator of private caveat, per application	S.322 (5)		RM 50.00
(73)	Filing of consent of caveator of lien holder's caveat, per application	S.330(5)		RM 50.00
(74)	Filing of consent for surrender, and surrender and realienation of land, per application	S. 196(1) (c), 204C (1)(e), S.203		RM 70.00
(75)	Application for withdrawal of instruments, per presentation	S. 296		RM 100.00
(76)	Custody of duplicate of Form 16A, per title	S. 244		RM 50.00
(77)	Application for custody of Issue Document of Title per entry, per title	S.343(2)		RM 100.00
(78)	Issue of docket (per book of 50 sheets)			RM 20.00
(79)	Publication of Form / Notice in the Government Gazette			RM 100.00
(80)	Application for lease of reserved land, per lot	S. 63	4E	
	(i) Below 10 hectares			RM 100.00
	(ii) 10 to below 30 hectares			RM 150.00
	(iii) 30 to below 50 hectares			RM 200.00
	(iv) 50 hectares and above			RM 250.00
(81)	Application for temporary occupation license, per application	S. 65	4A	RM 50.00
(82)	Application for air space permit, per application	S. 75A	4D	RM 60.00
(83)	Application for usage of agriculture land for non-agriculture purpose, per application	S. 115 (4)(f)(g) (h)		RM 100.00
(84)	Application or appeal for insertion into Second or Third Schedule of the Malay Reservation Enactment, per application			RM 100.00
(85)	Any application not otherwise prescribed for, per application			RM 100.00

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<u>Item</u>	<u>Matter</u>	<u>Relevant Provision</u>	<u>Relevant Form</u>	<u>Rate</u>
(86)	Application for declaration or revocation of Malay Reserved Land in any alienated land, per application			
	(i) For Personal Purpose			
	(a) Declaration			RM 50.00
	(b) Revocation			RM 100.00
	(ii) For Purpose of Development			
	(a) Declaration			RM 500.00
	(b) Revocation			RM 500.00
(87)	Registration of Land Administrator order for Customary Land and under the Small Estate Distribution Act 1955, per title			RM 20.00
(88)	Application for change of name, address and identification number, per title	S378 / S379	26A	RM 20.00
(89)	Application for extraction, removal and transportation of rock materials, per application	S 69 / S 72	4B / 4C	RM 100.00
(90)	Application for an appeal against any decision not otherwise provided for, per application			RM 100.00
(91)	Application for private right of ways, per application	S 390	28A	RM 40.00
(92)	Application for remission of rent or penalty for arrear of rent, per application	S 94(4)		
	(i) Individual			RM 40.00
	(ii) Non-individual			RM 60.00
(93)	Application for payment of rent by instalment, per application	S94(4)		
	(i) Individual			RM 40.00
	(ii) Non-individual			RM 60.00
(94)	Application for extension of the term of years for alienated land, per title	S90A		
	(i) Country land			RM 100.00
	(ii) Town and village land			RM 300.00