



NEGERI MELAKA

# Warta Kerajaan

DITERBITKAN DENGAN KUASA

*GOVERNMENT OF MALACCA GAZETTE*

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TAMBAHAN No. 10  
PERUNDANGAN

**M. P.U. 10.**

**AKTA PERANCANGAN BANDAR DAN DESA 1976**  
(Akta 172)

**KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM) (NEGERI MELAKA)**  
(PINDAAN JADUAL KETIGA) 2022

PADA menjalankan kuasa yang diberikan kepada seksyen 58, Akta Perancangan Bandar dan Desa 1976 [Akta 172], Pihak Berkuasa Negeri, membuat kaedah yang berikut:

**Nama dan permulaan kuat kuasa**

1. (1) Kaedah-kaedah ini boleh dinamakan **Kaedah-Kaedah Pengawalan Perancangan (Am) (Negeri Melaka) (Pindaan Jadual Ketiga) 2022**.

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

**Pindaan Jadual Ketiga**

2. Kaedah-Kaedah Pengawalan Perancangan (Am) (Negeri Melaka) 2007 [M.P.U. 13/2007], yang disebut "Kaedah-kaedah ibu" dalam Kaedah-kaedah ini dipinda dengan menggantikan Jadual Ketiga dengan Jadual yang berikut:

## "JADUAL KETIGA

KAEDAH-KAEDAH PENGAWALAN PERANCANGAN (AM)  
(NEGERI MELAKA) (PINDAAN JADUAL KETIGA) 2022

## 1. FI UNTUK PERMOHONAN KEBENARAN MERANCANG

[Kaedah 4]

Bil.	Jenis dan Komponen Pemajuan	Fi (RM)
<b>A. PERUMAHAN</b>		
i.	Kos Rendah (Teres, Pangsapuri)	20/unit
ii.	Di Kawasan Rezab Melayu	20/unit
iii.	Rumah Sesebuah, Berkembar, Teres, Kluster, Pangsapuri dll	50/unit
<b>B. PERDAGANGAN</b>		
<b>Keluasan lantai kasar atau yang sekadar dengannya/unit</b>		
i.	Rumah kedai	60/unit/tingkat
ii.	Rumah kedai kos rendah	60/unit/tingkat
iii.	Kedai pejabat	60/unit/tingkat
iv.	Kompleks perniagaan	1/mp
v.	Stesen minyak	1000/unit
vi.	Stesen minyak beserta perkhidmatan	1500/unit
vii.	Pasar	0.50/mp
viii.	Gerai	0.50/mp
ix.	Hotel	1/mp
x.	Motel	1/mp
xi.	Restoran	1/mp
xii.	Rumah rehat	1/mp
xiii.	Servis apartment	1/mp
xiv.	Pasaraya besar	0.50/mp
xv.	Pasaraya	0.50/mp
xvi.	Medan selera	0.50/mp
xvii.	Institusi swasta	0.50/mp
xviii.	Hospital swasta	0.50/mp
xix.	Klinik swasta	0.50/mp

Bil.	Jenis dan Komponen Pemajuan	Fi (RM)
xx.	Gimnasium	0.50/mp
xxi.	Dewan (swasta) (saiz lot)	0.50/mp
	- Dewan dalam bangunan perniagaan	0.50/mp
	- Dewan permainan	0.50/mp
xxii.	Sekolah swasta (saiz lot)	0.50/mp
xxiii.	Tadika swasta (saiz lot)	0.50/mp
<b>C. INDUSTRI</b>		
i.	Kilang, bengkel, stor, gudang, <i>solar farm</i>	
	- keluasan lantai kasar atau yang sekadar dengannya	1/mp
<b>D. REKREASI</b>		
i.	Golf	
	- Rumah kelab (kawasan bangunan)	1,000/permohonan
	- Padang golf	
ii.	Taman tema	
	- Bangunan dan struktur dalam taman tema	1/mp
<b>E. PECAH SEMPADAN</b>		
i.	Belah bahagi tanah pertanian	20/plot
ii.	Penyatuan tanah	10/plot
iii.	Pecah sempadan lot perumahan	20/plot
iv.	Pecah sempadan lot perdagangan	0.70/mp
v.	Pecah sempadan lot perdagangan di tanah rezab melayu	0.70/mp
vi.	Pecah sempadan lot perindustrian	0.70/mp
vii.	Pecah sempadan perindustrian tanah rezab melayu	0.70/mp
<b>F. LAIN-LAIN</b>		
i.	Institusi Kerajaan, GLC dan badan berkanun	1,000/permohonan
ii.	Tambakan laut	2,000/permohonan
iii.	Marina atau jeti komersil	
	- Dalam kawasan bangunan	
	- Dalam kawasan 20m kiri dan kanan marina	4/mp
	- Tempat letak bot	

Bil.	Jenis dan Komponen Pemajuan	Fi (RM)
	- Jeti nelayan	500/permohonan
iv.	Kubur (swasta)	0.50/mp
v.	krematorium atau funeral perlour (swasta)	0.50/mp
vi.	Tempat parkir	500/permohonan
vii.	Perubahan material kegunaan bangunan	500/permohonan
viii.	Meroboh bangunan	500/permohonan
ix.	Kuari (kawasan operasi)	0.70/mp
x.	Kuari (kawasan luar operasi)	70/mp
xi.	Laluan Paip dan Utiliti	500/permohonan
xii.	Penternakan/Akuakultur/Perlombongan	1,000/permohonan
xiii.	Empangan	1,000/permohonan
xiv.	Lapangan Terbang Persendirian	1,000/permohonan
xv.	Apa apa sahaja aktiviti selain di atas	1,000/permohonan
xvi.	Pembangunan kerja kejuruteraan (kerja tanah untuk Pertanian)	
	- 5 ekar hingga 10 ekar (2 hektar 4 hektar)	1,000/permohonan
	- Melebihi 10 ekar (melebihi 4 hektar)	3,000/permohonan
xvii.	Perubahan Material Penggunaan Tanah	500/permohonan
xviii.	Pemajuan Infrastruktur	2,000/permohonan
xix.	Pusat Tahfiz	500/permohonan
xx.	Kuarters Pekerja/Penginapan Pekerja	2,000/permohonan

## 2. FI PERMOHONAN PELAN PINDAAN KEBENARAN MERANCANG

Bil.	Jenis dan Komponen Pemajuan	Fi (RM)
A.	Permohonan Pelan Pindaan	
i.	Permohonan pindaan melibatkan perubahan kepada bilangan unit, luas lantai dan jenis pembangunan	50% daripada yuran proses
ii.	Perubahan pindaan melibatkan pengubahsuaian infrastruktur dan utiliti	200/permohonan
iii.	Pindaan melibatkan tajuk Permohonan atau dokumen sokongan (Laporan Cadangan Pemajuan dsb)	100/permohonan
B.	Untuk tambahan atau pindaan yang tidak melibatkan tambahan bilangan unit (bagi sesebuah bangunan)	200/permohonan

## 3. FI PERMOHONAN UNTUK MELANJUTKAN KEBENARAN MERANCANG

Jenis dan Komponen Pemajuan	Fi (RM)
Semua jenis pemajuan	50% daripada fi permohonan dan sekali lanjutan

## 4. FI TAMBAHAN BAGI PEMAJUAN YANG DIKENAKAN NOTIS

Jenis dan Komponen Pemajuan	Fi (RM)
Untuk pemajuan di mana tidak terdapat kebenaran merancang yang sah atau kelulusan pelan bangunan yang sah	Sehingga 20 kali ganda fi seperti yang dinyatakan di dalam ruang 3

## 5. PEMROSESAN PELAN INDUK PEMBANGUNAN

Bil.	Jenis dan Komponen Pemajuan	Fi (RM)
i.	Pelan Induk Perumahan	200/ekar
ii.	Pelan Induk Perniagaan	200/ekar
iii.	Pelan Induk Perindustrian	200/ekar"

Bertarikh 6 Julai 2022  
[JPBD(M) 263/353; PUNM.700-02/5 Jilid 3]

DATUK HAELMY BIN MOHD HANIFAH  
*Setiausaha*  
*Majlis Mesyuarat Kerajaan Negeri*  
*Melaka*

TOWN AND COUNTRY PLANNING ACT 1976  
(Act 172)

PLANNING CONTROL (GENERAL) (STATE OF MALACCA)  
(AMENDMENT OF THIRD SCHEDULE) RULES 2022

In exercise of the powers conferred by section 58 of the Town and Country Planning Act 1976 [Act 172], the State Authority, makes the following rules:

**Citation and commencement**

1. (1) These rules may be cited as the **Planning Control (General) (State of Malacca) (Amendment of Third Schedule) Rules 2022**.

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

**Amendment of Third Schedule**

2. The Planning Control (General) (State of Malacca) Rules 2007 [M.P.U. 13/2007], which are referred to as the "principal Rules" in these Rules, are amended by substituting for the Third Schedule the following Schedule:

**"THIRD SCHEDULE**

**PLANNING CONTROL (GENERAL) (STATE OF MALACCA)  
(AMENDMENT OF THIRD SCHEDULE) RULES 2022**

**1. FEES FOR APPLICATIONS OF PLANNING PERMISSION  
[Rule 4]**

No.	Type and Component of Development	Fee (RM)
<b>A. HOUSING</b>		
i.	Lower cost (terraces, apartments)	20/unit
ii.	In malay reserve area	20/unit
iii.	Bungalow, detached house, terraces, cluster, apartments etc.	50/unit
<b>B. COMMERCIAL</b>		
<b>Gross floor area or close with it/unit</b>		
i.	Shop area	60/unit/level
ii.	Low cost shop house	60/unit/level
iii.	Office shop	60/unit/level
iv.	Business complex	1/sq.m
v.	Petrol Pump	1000/unit
vi.	Petrol Pump with service	1500/unit
vii.	Markets	0.50/sq.m
viii.	Stalls	0.50/sq.m
ix.	Hotels	1/sq.m
x.	Motels	1/sq.m
xi.	Restaurants	1/sq.m
xii.	Rest house	1/sq.m
xiii.	Service apartment	1/sq.m
xiv.	Hypermarket	0.50/sq.m

No.	Type and Component of Development	Fee (RM)
xv.	Supermarket	0.50/sq.m
xvi.	Food court	0.50/sq.m
xvii.	Private institutions	0.50/sq.m
xviii.	Private hospitals	0.50/sq.m
xix.	Private clinic	0.50/sq.m
xx.	Gymnasium	0.50/sq.m
xxi.	Hall (private) (lot size)	0.50/sq.m
	- A hall in the commercial building	0.50/sq.m
	- Game hall	0.50/sq.m
xxii.	Private school (lot size)	0.50/sq.m
xxiii.	Private kindergarden (lot size)	0.50/sq.m
<b>C. INDUSTRY</b>		
i.	Factory, workshop, store, warehouse, <i>solar farm</i>	1/sq.m
	- Gross floor area or close with it	
<b>D. RECREATION</b>		
i.	Golf	
	- Club house (area building)	1,000/application
	- Golf course	
ii.	Theme parks	
	- Building and structure in the theme parks	1/sq.m
<b>E. SUBDIVISION</b>		
i.	Partition of agriculture lands	20/plot
ii.	Amalgation of lands	10/plot
iii.	Subdivision of housing lots	20/plot
iv.	Subdivision of commercial lots	0.70/sq.m
v.	Subdivision of commercial lots in Malay reserve area	0.70/sq.m
vi.	Subdivision of industry lots	0.70/sq.m
vii.	Subdivision of industry lots in Malay reserve area	0.70/sq.m
<b>F. OTHERS</b>		
i.	Gov. Institutions, GLC and NGO	1,000/application

No.	Type and Component of Development	Fee (RM)
ii.	Reclamation	2,000/application
iii.	Marina or commercial jetties	
	- in the building area	
	- in the 20m left and right marina	4/sq.m
	- bot parking	
	- fishing pier	500/application
iv.	Cemetery (private)	0.50/sq.m
v.	Crematorium or funeral parlour (private)	0.50/sq.m
vi.	Parking lot	500/application
vii.	Alteration of material on the usage of building	500/application
viii.	Demolishing the building	500/application
ix.	Quarry (operation area)	0.70/sq.m
x.	Quarry (outside operating area)	70/sq.m
xi.	Pipe and utility line	500/application
xii.	Livestock/Aquaculture/Mining	1,000/application
xiii.	Dam	1,000/application
xiv.	Private Airport	1,000/application
xv.	Any activity other than the above	1,000/application
xvi.	Development Of Engineering Works (Earthworks For Agriculture)	
	- 5 acres to 10 acres (2 hectares 4 hectares)	1,000/application
	- More than 10 acres (more than 4 hectares)	3,000/application
xvii.	Material Change of Land Use	500/application
xviii.	Infrastructure Development	2,000/application
xix.	Tahfiz Center	500/application
xx.	Workers Quarters/Workers Accommodation	2,000/application

## 2. PLANNING PERMISSION AMENDMENT PLAN APPLICATION FEE

No.	Type and Component of Development	Fee (RM)
A.	Amendment Plan Application	
i.	The amendment application involves changes to the number of units, floor area and type of development	50% of the processing fee



No.	Type and Component of Development	Fee (RM)
ii.	Amendment changes involve modifications to infrastructure and utilities	200/application
iii.	Amendments involve the title of the Application or supporting documents (Development Proposal Report etc)	100/application
B.	For additions or amendments that do not involve an additional number of units (for a building)	200/application

### 3. APPLICATION FEE FOR EXTENSION OF PLANNING PERMISSION

Types and Components of Development	Fee (RM)
All kinds of development	50% of the application fee and one extension

### 4. ADDITIONAL FEES FOR DEVELOPMENTS CHARGED BY NOTICE

Types and Components of Development	Fee (RM)
For development where there is no valid planning permission or valid building plan approval	Up to 20 times the fee as stated in item 3

### 5. PROCESSING OF DEVELOPMENT MASTER PLAN

No.	Types and Components of Development	Fee (RM)
i.	Housing Master Plan	200/acre
ii.	Business Master Plan	200/acre
iii.	Industrial Master Plan	200/acre"

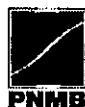
Dated 6 July 2022  
[JPBD(M) 263/353; PUNM.700-02/5 Jilid 3]

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