



Land Acquisition for the Kuala Lumpur-Singapore High Speed Rail

Frequently Asked Questions (FAQ)

Land Acquisition

1. When will the land acquisition for this project start?

The land acquisition process is governed by the Land Acquisition Act 1960 (Act 486). The Government is currently in the process of conducting the Section 4 (Act 486), which reserves an approximately 500m width of land along the KL-SG HSR corridor for study purposes i.e. soil investigation, survey, etc.

Upon completion of the study, identified lands which are required for the construction of the HSR structure (average width is approximately 30 – 50 meters) that sits within the 500m land along the KL-SG HSR corridor, will be acquired permanently under Section 8 (Act 486). The final width of the land varies depending on the topography of the land.

2. Given that the KL-SG HSR project spans across several states, what is the process for land acquisition?

The land acquisition process for the KL-SG HSR project is in compliance with the LAA 1960 (Act 486) and similar across all states. The processes include hearing, compensation and court objection among others, which are consistent with the applicable land laws and regulations in stated in the above-mentioned act.

3. What is the difference between Section 4 and Section 8?

Section 4: Preliminary Notice on Potential Acquisition

Property owners will be informed that their properties MAY be acquired (may not be at the end) given their properties are located along the proposed alignment of the HSR line. The Section 4 (Act 486) will allow a detailed study to be conducted by MyHSR Corp or its contractor by allowing them to enter the land for soil investigation purpose. This public notice will be posted at the District Land Office, public notice boards, etc.

Section 8: Declaration that Land / Property is Required for Public Purpose (along the APPROVED alignment of the HSR line)

The land or property owner will be officially notified via registered post / notice server by Pejabat Tanah on the acquisition. Repeated attempts to contact the owner will be done too. Land acquisition under Section 8 (Act 486) is a permanent land acquisition, whereby each stakeholder of the land



(e.g.: registered owner, lease holders, tenant and others) will be called during the hearing process to determine the compensation payment.

At either Section 4 or Section 8 stage, an individual can refer to the Land Office for further clarification. At the same time, MyHSR Corp will be providing any clarification regarding the land acquisition process through engagements with affected residents along the corridor from time to time.

4. Under what circumstances can the Government acquire my property for Top Side Development?

Under the Section 3 (1) (Act 486), the State Authority may acquire any land which is needed:

- (a) For any public purpose;*
- (b) By any person or corporation for any purpose which in the opinion of the State Authority is beneficial to the economic development of Malaysia or any part thereof or to the public generally or any class of the public; or*
- (c) For the purpose of mining or for residential, agricultural, commercial, industrial or recreational purposes or any combination of such purposes*

5. How will it affect the people whose lands are acquired, especially to businesses and residences?

A study is first conducted within the 500m vicinity of the KL-SG HSR project alignment to determine the most feasible alignment and have minimal impact on-ground towards the infrastructure and communities including businesses and residences. Existing building structures that are involved in the final HSR alignment (average width of approximately 30 – 50 meters) will be acquired by the Government under Act 486. To ensure minimal impact, MyHSR Corp is committed to conduct a series of engagements with the affected land and property owners to identify impacts and provide mitigation measures based on the project implementation phase.

6. What will be the impact on the land acquisition if the Sale and Purchase Agreement has been signed?

The land acquisition under Act 486 will not hold any kind of dealings including land transfer (sale and purchase). A land acquisition hearing will be conducted by Land Administrator to assess the rights of the person who claims the interest and compensate once the interest is established.

7. What if I do not want my house to be acquired by HSR? Can I object?



The KL-SG HSR project is implemented for public use and future growth of the country. The project is for public purpose where the compulsory land acquisition of land under the Act 486 cannot be objected. However, the interested person may object the compensation value, area, compensation allocation and the person receiving the compensation through channels provided under Act 486.

8. What is the extent of my rights over my land and airspace?

In Malaysia, the property owner can enjoy their ownership below or above his property as long as there is no law that limits their enjoyment. For example, the property owner enjoys their airspace subject to the Civil Aviation Act 1969 (Act 3).

9. If my property is in Section 4 (Act 486), can I still sell/ rent my property?

Yes, you can still sell/rent your property. The purpose of Section 4 (Act 486) is to allow the Project Proponent to conduct works e.g. soil investigation, survey, etc. on the identified land. Section 4 will freeze the land price in the event your property is eventually acquired under Section 8.

10. How is the compensation package derived?

The land compensation will be based on the First Schedule (Act 486). The compensation will be assessed by the Land Administrator during the land acquisition hearing. It is advisable for landowners to appoint a private valuer, registered under Malaysia's Board of Valuers, Appraisers and Estate Agents, to help in the assessment of their land value during the Section 8 (Act 486) stage.

11. What is the amount of compensation for squatters / Temporary Land Occupation (TOL)?

The compensation under Act 486 is only applicable for private land, companies and others. For squatters and TOL, the compensation will be determined based on the regulation by the State Government.

12. Does the value of compensation include renovations, furniture, etc.?

The compensation value will be specified by the Land Administrator based on the compensation value and matters allowed as stated on the First Schedule (Act 486), which renovations. Movable stuff such as sofa, car, etc. will not be covered. To assist with the compensation claims, landowners or stakeholders have to produce evidence or supporting documents to enable claims for compensation.



**13. What is the acquisition price? Market rate of current year or in consideration of future years?
Can I get an above market rate?**

The amount of compensation of the identified land will be determined based on the market value of the land. The land value will be based on the last transaction of land prior to the Section 4 gazettelement (in case Section 8 is gazetted before Section 4 lapsed) or last transacted price prior to the gazettelement of Section 8.

14. When will land acquisition end?

The land acquisition will end once landowners receive a Form K from the Land Administrator. This notice will be given to the affected landowners to inform them that their lands have been acquired by the Government for the KL-SG HSR project.

15. When will the compensation take place? When will we receive the payment?

The payment for the compensation will only be made after land acquisition hearing takes place and upon receipt of the Form H by the Paying Agency. In normal timeline process, it will take at least 4-5 months after the gazettelement of Section 8 (Act 486) and given the Paying Agency (MyHSR Corp) receives all the required documents.

16. What is a Mutual Agreement?

The property owners in Malaysia have rights to enjoy ownership until the core of the earth, whereby this enjoyment may be limited should there be any law that overcomes it. Mutual Agreement is an agreement between the Landowners and Government (represented by the Project owner, MyHSR Corp) as an option to co-exist, i.e. to allow the construction of the underground alignment, with the property above still intact.