



Public Inspection for the Kuala Lumpur-Singapore High Speed Rail

Frequently Asked Questions (FAQ)

Public Inspection

1. What is the purpose of Public Inspection?

The Public Inspection is a mandatory process under Section 84 of the Land Public Transport Act 2010 (Act 715), for us to gather the feedback and concerns of the public surrounding the Kuala Lumpur-Singapore High Speed Rail (KL-SG HSR) project alignment.

At the Public Inspection, the public will be able to learn more about:

- *Technical specifications of the project*
- *Alignment map*
- *Plan and alignment profile*
- *Context plans of station sites and depot*
- *Information on affected lands*
- *Socio-economic benefits*

2. When is the Public Inspection and where should I go?

The Public Inspection began on 1 November 2017 and will run for three months, until 31 January 2018. The Public Inspection booths will be available in selected local council offices and shopping malls in cities along the HSR alignment. Further details and the full list of venues can be found on our website at <http://www.myhsr.com.my/PI>.

3. How can the public voice their opinions and provide feedback?

The public can share their feedback with us through the following:

- *Fill in the Public Inspection Feedback Form at the Public Inspection Booths;*
- *Fill in the [Public Inspection Feedback Form](#) on MyHSR Corp's website;*
- *Through email at feedback@myhsr.com.my*
- *Hotline at 1800-18-6477, (Available from Monday to Friday, except for Public Holidays, 9am – 5pm)*

4. Will the alignment change upon receiving the public's feedback?

Upon completion of the Public Inspection exercise in January 2018, all feedback received whether through the Public Inspection Booths or engagements with the affected communities will be



compiled, analysed and deliberated. After which, the final alignment will be derived and included into the final Railway Scheme document submitted to SPAD.

5. Will there be other future Public Inspection?

Should there be a major change to the alignment based on the public's feedback, MyHSR Corp may be required to do another round of Public Inspection (following the completion of the Public Inspection from 1 November 2017 to 31 January 2018) at Suruhanjaya Pengangkutan Awam Darat's (SPAD) Office in Kuala Lumpur.

6. What happens after the Public Inspection?

Following the end of the three-month Public Inspection period, all public feedback will be studied to determine the final HSR alignment. The final HSR alignment will be used for the Railway Scheme approval from SPAD and subsequently the land acquisition process under Section 8 (LAA 1960) will commence.



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.



About the KL-SG HSR Project

1. How did the idea of constructing the KL-SG HSR come about?

The KL-SG HSR project was identified as one of the Entry Point Projects (EPPs) under the Economic Transformation Programme (ETP) for Greater Kuala Lumpur in 2010, aimed at transforming Malaysia into a high-income nation by 2020.

Both the Prime Ministers of Malaysia and Singapore in February 2013, at the Malaysia-Singapore Leaders' Retreat, agreed to build the KL-SG HSR. A Memorandum of Understanding and Bilateral Agreement were then signed between the two countries in 2016, signifying the agreement and the commitment of both countries to construct the project.

2. What are details of the alignment?

The KL-SG HSR alignment will be approximately 350km;

- *~335km: Bandar Malaysia station – International Border*
- *~15km: International Border – Jurong East station*

8 stations: Bandar Malaysia, Sepang-Putrajaya, Seremban, Melaka, Batu Pahat, Muar, Iskandar Puteri and Jurong East (Singapore).

3. What are the types of services that will be offered?

When completed, 3 types of services will be offered:

- *Express Service between Kuala Lumpur and Singapore (90 minutes – non-stop)*
- *Domestic Service between Bandar Malaysia and Iskandar Puteri*
- *Shuttle Service between Iskandar Puteri and Jurong East*

4. When is the target completion date?

HSR operations is expected to commence by end 2026.

5. What is the anticipated growth in passengers upon completion?

We expect modest ridership numbers during the initial year of service with a progressive ramp up in ridership growth before it attains steady state. We expect to carry an estimated 22 million passengers in year 10 of operations for all travel routes.



6. What is the current progress of the HSR?

We are currently conducting the Public Inspection for a duration of three months, Environmental Impact Assessment (EIA) study and the Social Impact Assessment (SIA) study, and at the same time in the process of gazetting the HSR corridor approximately 500 metres for study purposes such as soil investigation and surveys.

MyHSR Corp had recently launched the concept designs for all the seven HSR stations in Malaysia and called for the Project Delivery Partner (PDP) tender on 22 November 2017 to support the KL-SG HSR project during the construction phase, as well as launched the Assets Company (AssetsCo) tender on 20 December 2017.

7. What are some of the upcoming key milestones for the KL-SG HSR project?

With the appointment of the PDP, works related to land acquisition, design and civil infrastructure are expected to commence in 2018.

At this moment, MyHSR Corp is focused on conducting meetings with stakeholders and increase their understanding towards the project including the land acquisition process and issues related to the environment among others. In line with those activities, MyHSR Corp in collaboration with the Government of Singapore have launched the AssetsCo tender, which will be responsible for designing, building, financing and maintaining all rolling stock, as well as designing, building, financing, operating and maintaining all rail assets.

8. When will construction start?

Construction is expected to commence in 2019, after the contractors have been appointed and land acquisition by the Government has been completed.

9. What is the estimated cost of the project?

We are unable to share specifics of the project's cost as we are seeking competitive bid pricing from the market on our tenders.



About MyHSR Corporation

1. What is MyHSR Corp and what does it do?

MyHSR Corp is the Government of Malaysia's project delivery vehicle tasked to drive the development and implementation of the KL-SG HSR project. Incorporated in September 2015, MyHSR Corp is a wholly-owned organisation by the Minister of Finance Incorporated.

Additionally, MyHSR Corp in collaboration with the Economic Planning Unit (EPU) in the Prime Minister's Department and various local stakeholders have jointly developed the Socio-economic Development Programme (SEDP), a plan that will set the direction and ensure sustainable socio-economic development along the HSR corridor.

2. Where is MyHSR Corp based at? Is MyHSR Corp considered a government entity?

MyHSR Corp is based in Platinum Sentral, Kuala Lumpur.

3. Does MyHSR Corp report to SPAD?

SPAD is the regulatory body for the KL-SG HSR and monitors MyHSR Corp as a Project Owner, to ensure the delivery of the KL-SG HSR. MyHSR Corp will abide by the rules and regulations set by SPAD as well as other relevant authorities.

4. How does MyHSR Corp work with SPAD, government authorities and transport providers to provide local public transport services?

MyHSR Corp works closely with federal (SPAD), state, and local (e.g. PAJ) transportation authorities to provide end-to-end connectivity. Public transportation planning and implementation is one of the core components of the Cities Transformation Programme (CTP) under the SEDP.