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Perak Govt offers chance to convert land status in planned and new villages

By CLARA CHOOI

IPOH: The state government has announced an 80% discount on land premium for those keen to convert their leasehold titles to freehold in all planned and new villages. Senior state executive councillor Datuk Ngeh Koo Ham said this meant that applicants only pay 20% of the appreciated value of the land.

"We finally developed the formula for the premium after the Valuation Department completed its assessment of the appreciated land value with the conversion from leasehold to freehold. "The appreciated value was estimated based on land size and location and it differs according to the remaining years on the lease for each plot of land," he said yesterday.

Ngeh said the formula was for all 110,000 titles in the state's planned and new villages, totalling an appreciated value of RM1.5bil, adding that this meant that the people would only pay 20% of the RM1.5bil for the premium, which was RM300mil.

"Of course, this is an option and is not compulsory. If there are those who feel they cannot afford to make the conversion now, they do not need to do so," said Ngeh. "However, we are sure that many people would not want to pass up this opportunity. At least by holding freehold titles, it would be easier for them to take bank loans to improve their homes," he said.

Ngeh added that those interested in making the conversion could do so in two weeks, after the formula schedule is disseminated to all district land and mine offices statewide. He said the freehold titles would be issued between one and two weeks from the date of application.

Those who paid for the extension of their land leases after the March 8 elections at a scale higher than the new formula stipulated would automatically be qualified to receive freehold titles without being charged a further premium.

Citing an example of Kampung Baru Simee here, Ngeh said that if a 300-square-metre piece of land still had 90 years of lease remaining, an applicant needed to pay only RM780 for the premium, adding that the amount was 20% of the appreciated value of the land, which was RM3,900.