



# SURRENDER AND RE-ALIENATION OF LAND IN JOHOR, MALAYSIA: A PLANNING TOOL AND MECHANISM FOR SUSTAINABLE PROPERTY DEVELOPMENT



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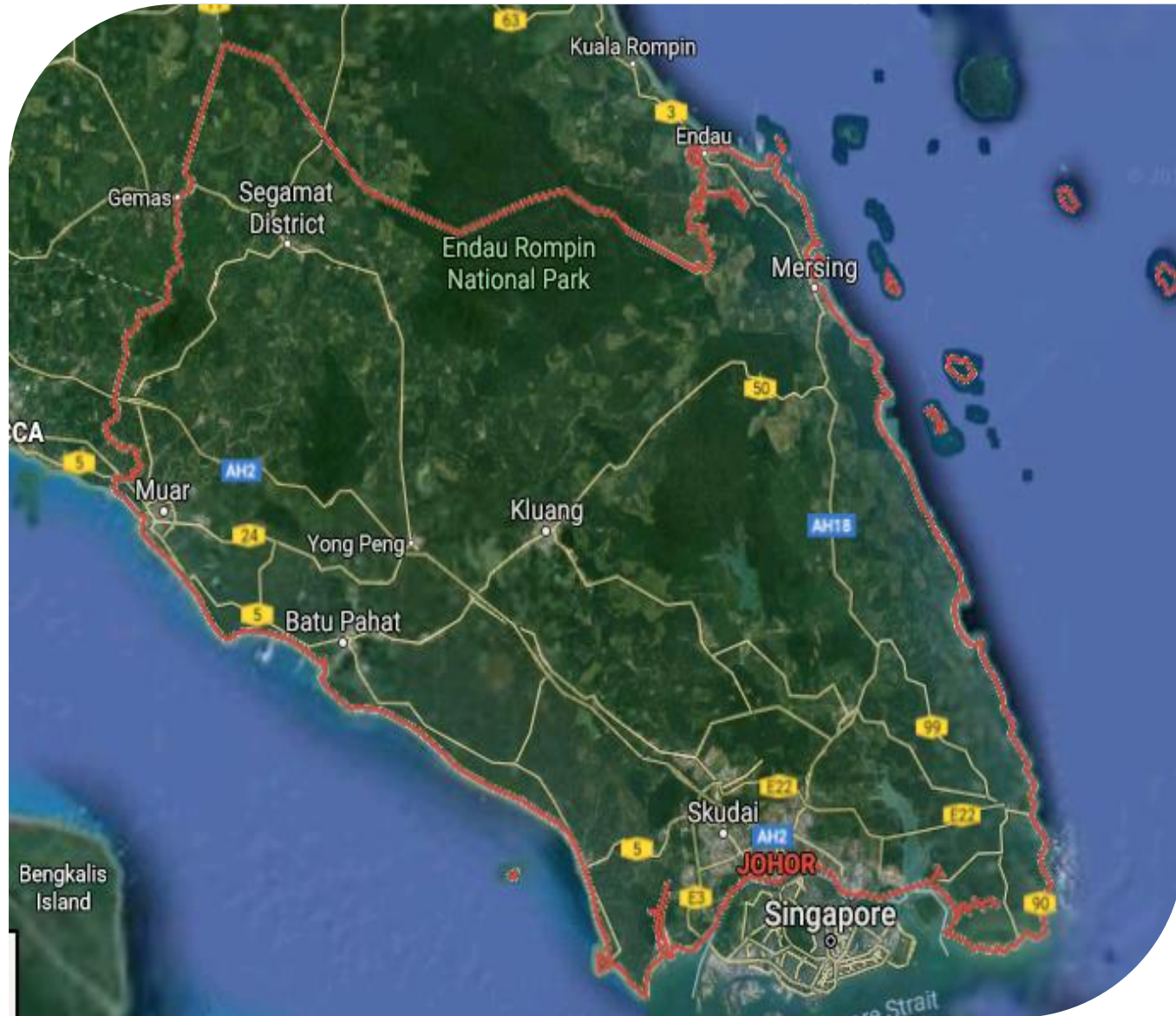
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# JOHOR DARUL TAKZIM, MALAYSIA





# ECO SPRING & ECO SUMMER PROJECT VIDEO



# LIST OF AWARD

## AWARDS WON IN 2018



**Starproperty.my Awards 2018**



**AON Hewitt Best Employer 2018**



**The Edge Property  
Excellence Awards 2018**



**FIABCI World  
Prix d'Excellence Awards 2018**



**Graduates Choice Awards 2018**



**EdgeProp Malaysia's  
Best Managed Property Award 2018**

# ECO SPRING MASTER PLANNING



Laman Indah 2 consists of 146 units of double storey terraced house with a 1,070 sqft built up priced at RM150,000. All units come with three bedrooms and two bathrooms



The sports complex is thoughtfully designed to provide a variety of community-favourite sports facilities



Retro modern concept of retail targeting working professionals, young families as well as new start-ups



Eco Palladium is a mixed development of shops, offices and F&B options



Urban park is the ideal place for blissful, rejuvenating activities that foster a sense of togetherness among the community



# AFFORDABLE HOUSING

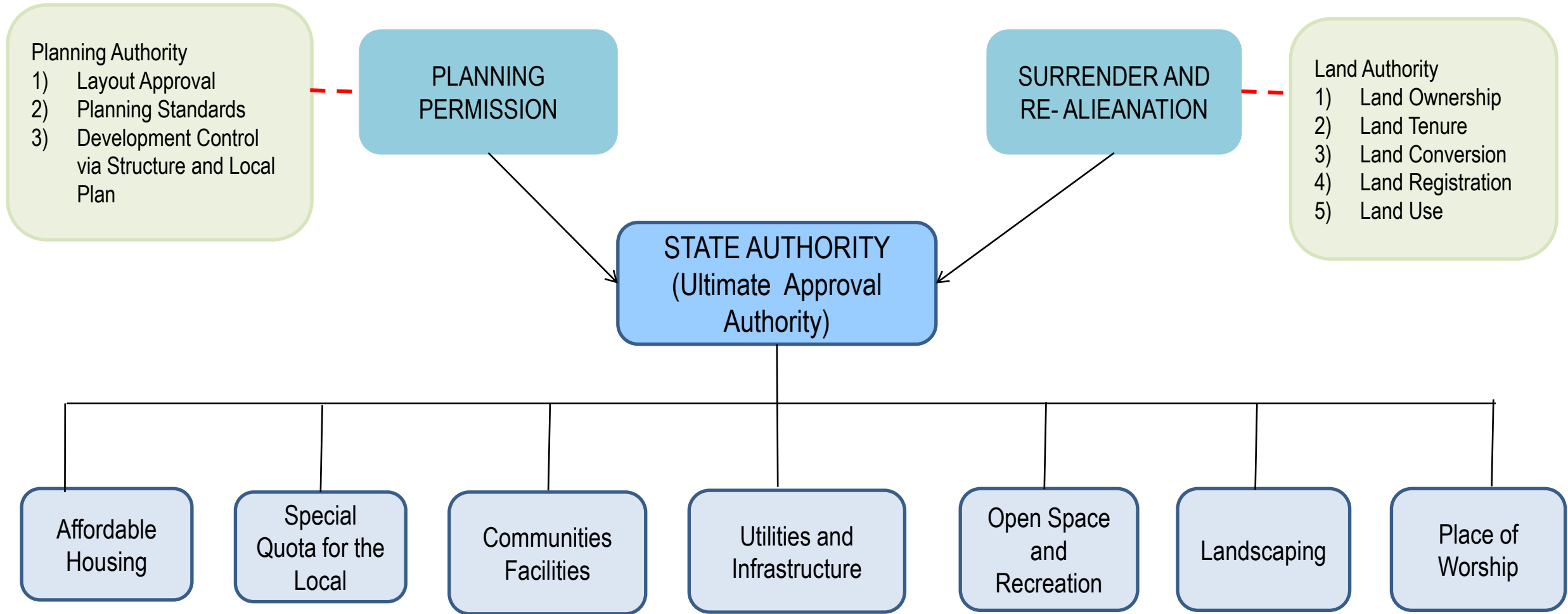


- Affordable housing is built for the median household income group with the efforts and initiative of local authorities
- Complete facilities were given in the township for the residents such as kids' playground, jogging and cycling path, gazebo, activity lawn and outdoor fitness equipment

# PLAYER FOR LAND DEVELOPMENT

PLAYERS	PROCESS	MITIGATION
STATE AUTHORITY	Approval to the proposed development	Allowing the “SBKS” and Planning Proposal
LAND AUTHORITY	Paperwork to State Authority (In Standard Form)	Ensure all policies are complied with and give recommendation
PLANNING AUTHORITY	Processing the Planning Permission by way of (OSC)	Deal with technical requirements and planning standards
LAND OWNERS/ DEVELOPERS	Determine: -Type of Development -Cost of Development -Value and Prices -Financial Assistance	Land owner’s interact with planners, valuers, property consultants and financial institution.

# THE RELATIONSHIP BETWEEN SURRENDER AND RE-ALIENATION WITH PLANNING PERMISSION





## CONCLUSION

- The implementation of SBKS allows the State Government to systematically monitor the development plan and processes with the integration of all the technical agencies while issuing development approval
- SBKS is an approach to encourage the landowner/ developer to optimise the use of their land by mean of conversion of land use categories, subdivision and amalgamation;
- In this regard, the compliance to the conditions imposed will make a way in providing adequate and decent development for all. Besides, sustainable development that can be achieved through SBKS implementation does not just cater on environmental and social context, but also ensures property development supply in the future