

# Starting a Business



Companies doing business in Malaysia must register with the Companies Commission of Malaysia (SSM) under the Companies Act, 2016 (Act 777).

## Main fees to be paid to the Companies Commission of Malaysia (SSM)

(Refer to the Companies Regulations 2017)

Matter	RM	US\$
Application for reservation of name of company under section 27 of the Act	RM 50.00 for every thirty days or part thereof with a maximum of 180 days.	US\$12.22 for every thirty days or part thereof with a maximum of 180 days.
Application for incorporation under section 14 of the Act :		
(a) company limited by share	1,000.00	244.00
(b) company limited by guarantee	3,000.00	733.50
(c) unlimited company	1,000.00	244.00
Application for registration of foreign company under section 562 of the Act :		
(a) with share capital		
i. not more than RM 1,000,000.00	5,000.00	1,222.50
ii. exceeding RM 1,000,000.00 but not exceeding RM 10,000,000.00	20,000.00	4,889.98
iii. exceeding RM 10,000,000.00 but not exceeding RM 50,000,000.00	40,000.00	9,779.95
iv. exceeding RM 50,000,000.00 but not exceeding RM 100,000,000.00	60,000.00	14,669.93
v. exceeding RM100,000,000.00	70,000.00	17,114.91
(b) without share capital	70,000.00	17,114.91

Note: For the full range of fees, please visit SSM's website at [www.ssm.com.my](http://www.ssm.com.my)

Source: Companies Act, 2016 (Act 777) & subsidiary legislations.

## Rental Rates for Prime Office Space

Location	RM	US\$
Alor Setar, Kedah	19.00 - 27.00	4.65 - 6.60
Georgetown, Pulau Pinang	Georgetown 30.00 - 43.00 Outside Georgetown** 36.00 - 48.00	Georgetown 7.33 - 10.51 Outside Georgetown** 8.80 - 11.74
Ipoh, Perak	17.00 - 24.00	4.16 - 5.87
Kuala Lumpur*	65.00 - 118.00*	15.89 - 28.85*
Petaling Jaya, Selangor	48.00 - 59.00	11.74 - 14.43
Seremban, Negeri Sembilan	20.00 - 32.00	4.89 - 7.82
Melaka	26.00 - 38.00	6.36 - 9.29
Johor Bahru, Johor	Building Age > 5 Years 34.45 - 38.00 Building Age < 5 Years 48.45 - 57.00	Building Age > 5 Years 8.42 - 9.29 Building Age < 5 Years 11.85 - 13.94
Kuantan, Pahang	16.00 - 24.00	3.91 - 5.87
Kuala Terengganu, Terengganu	21.50 - 27.00**	5.26 - 6.60
Kota Bharu, Kelantan	12.00 - 28.00	2.93 - 6.84
Kota Kinabalu, Sabah	16.15 - 64.60***	3.95 - 15.79
Kuching, Sarawak	25.00 - 38.00	6.11 - 9.29

The rental above are gross asking rentals per sq. metre per month inclusive of service charge.

\* Rental excludes Petronas Twin Towers

\*\*Rental for 3-storey shop office

\*\*\*Outside Georgetown refers to Bayan Baru and Tanjung Tokong area

\*\*\*\*Rental is inclusive of Plaza Shell

Source: CBRE / WTW Research, February 2019

## Cost of Industrial Land and Factory Building

Cost of Industrial Land*				Cost of Ready-Built Factory*	
Location	Selling Price per ft <sup>2</sup>	Quit Rent per Annum	Annual Assessment Rate (% of property value)	Selling Price per ft <sup>2</sup> of floor area	Rental per ft <sup>2</sup> per month
Perlis	RM8.00 – 12.00 US\$1.96 – 2.93	RM296.50 per 100m <sup>2</sup> US\$72.49 per 100m <sup>2</sup>	8-10	RM436.00 US\$107	RM0.75 US\$0.18
Kedah (PKNK)	RM10.00 – 20.00 US\$2.44-4.89	RM0.80 – 1.60 per m <sup>2</sup> US\$0.20-0.39 per m <sup>2</sup>	10 – 12	RM100.00 – 150.00 US\$24.45 – 36.67	RM0.50 – 0.70 US\$0.12-0.17
Kedah (KHTP)	RM35.00 US\$8.56	RM0.40 – 0.80 per ha. US\$0.09 – 0.0.20 per ha.	8	Not applicable	RM1.00 - RM2.00 US\$0.24 – 0.49
Penang	Island (based on the Valuation and Property Services Department) Mainland RM 45.00 US\$11.00	1. Island : RM 1.15 US\$0.28 Per sqm  2. Mainland : RM 1.08 US\$0.26 Per sqm	Island 14.75  Mainland 11.25	Island RM 180.00 – 440.00 US\$44.00 – 107.58 Mainland RM 150.00 -350.00 US\$36.67– 85.57	Island RM 1.50 – 3.50 US\$0.37– 0.86 Mainland 1.00 -1.70 US\$0.24– 0.41
Perak	RM10.00 – 30.00 US\$2.44 – 7.33	RM 4,500 – 11,000 per ha. US\$1,100 – 2,689 per ha.	16	RM97 – 115 US\$23.72 – 28.12	RM0.50 – 0.70 US\$0.12 – 0.17
Selangor	RM65.00– 200.00 US\$15.89 – 48.90	RM2,700.00 – 24,000.00 per ha. US\$690.53 - US\$6,138 per ha.	8 – 13	RM100.00 – 500.00 US\$24.45– 122.25	RM1.50 – 3.00 US\$0.37 – 0.73
Negeri Sembilan	RM10.00– 55.00 US\$2.44 – 13.45	RM1,976.84 – 7,700.00 per ha. US\$483 – 1,883 per ha.	8 – 13	RM74.00 – 350.00 US\$18.09 – 85.57	RM0.90 – 2.00 US\$0.22 – 0.49
Melaka	RM15.00 – 35.00 US\$3.67 - 8.56	RM 60 – 240 per 100m <sup>2</sup> US\$14.67 -58.68 per 100m <sup>2</sup>	Building 0.35 – 0.55 Vacant Land 0.07 –0.5	RM100.00 – 200.00 US\$24.45 - 48.89	RM1.00 – 1.50 US\$0.24 – 0.36
Johor	RM25.00– 90.00 US\$6.11– 22.00	Light Industry: RM1,600 per ha. US\$391.20 per ha. Medium Industry: RM2,100 per ha. US\$513.45 per ha. Heavy Industry: RM2,400 per ha. US\$586.80 per ha.	0.33 – 1.0	RM140.00 – 400.00 US\$34.23-97.80	RM1.20 – 3.00 US\$0.29 – 0.73
Pahang	RM5.00 – 21.00 US\$1.22 - 5.13	RM 12.00 – 21.00 per sq meter US\$2.93 – 5.13 per sq meter	7	RM50.00 – 127.00 US\$12.22 – 31.05	RM0.40 – 0.60 US\$0.09 – 0.15
Terengganu	RM2.00 – 70.00 US\$0.49 – 17.12	RM8 – 20 per 100m <sup>2</sup> US\$1.96 – 4.89 per 100m <sup>2</sup>	5 – 10	Depends on the market	Depends on the market
Kelantan	RM26.00-27.00 US\$6.36-6.60	RM7,000 per ha. US\$1,711 per ha.	5 – 12	RM100.00-150.00 US\$24.45-36.67	RM0.42 - RM0.85 US\$0.10 – 0.21
Sabah* - KKIP	RM20.50– 28.00 US\$5.01-6.85	RM0.25 p.s.f. US\$0.06 p.s.f.	9 – 15	Detached RM1.9 mil - 4 mil US\$464,547-977,995	Ready Built factory Phase 5 (coming soon)
- POIC	RM26.00-RM30.00 US\$6.65 –7.67	RM 0.05 p.s.f US\$0.01 p.s.f	-	Semi-Detached RM 1.4 mil - 1.6 mil US\$342,298 – 391,198 Cluster RM 700,000 – 900,000 US\$171,149 – 220,048 (Only for rent)	RM1.25 p.s.f US\$0.31 (15,000 p.s.f – 3 units available)
Sarawak	RM8.00– 20.00 US\$1.96-4.89	0.05 per m <sup>2</sup> (Country Land)  0.07-0.27 per m <sup>2</sup> (Town and Sub urban Land)	5.5 – 25.17	RM 49.00 per ft <sup>2</sup> US\$11.98  (based on MIED'S current rental and selling price)	RM 0.25 per ft <sup>2</sup> US\$0.06  (based on MIED'S current rental and selling price)

Source : MIDA States