



WARTA KERAJAAN NEGERI JOHOR
GOVERNMENT OF JOHORE GAZETTE



**Undang-Undang Kecil
Kumpulan Wang
Perkhidmatan Kemajuan
(Majlis Perbandaran Pengerang)
2025**

***Improvement Service Fund
(Pengerang Municipal Council)
By-Laws
2025***

Jenis Sumber Kuasa	Perundangan Subsidiari – Undang-Undang Kecil / <i>By-Laws</i>
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NEGERI JOHOR

Warta Kerajaan

DITERBITKAN DENGAN KUASA

GOVERNMENT OF JOHORE GAZETTE

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*TAMBAHAN No. 18
PERUNDANGAN*

STREET, DRAINAGE AND BUILDING ACT 1974

IMPROVEMENT SERVICE FUND
(PENGERANG MUNICIPAL COUNCIL) BY-LAWS 2025

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SCHEDULE

IN exercise of the powers conferred by subsection 133 (xxvi) of the Street, Drainage and Building Act 1974 [*Act 133*], the State Authority makes the following by-laws:

PART I

PRELIMINARY

Citation, application and commencement

1. (1) These By-Laws may be cited as the **Improvement Service Fund (Pengerang Municipal Council) By-Laws 2025** and shall apply only to the area of Pengerang Municipal Council.

(2) These By-Laws shall come into force on the date of its publication in the *Gazette*.

Interpretation

2. In these By-Laws unless the context otherwise requires—

“Act” means the Street, Drainage and Building Act 1974 [*Act 133*];

“in the area” means place or places which is within or under the administration of Pengerang Municipal Council;

“Government” means the Federal Government and State Government;

“Fund” means the Improvement Service Fund established under section 132 of the Act;

“Council” means the Pengerang Municipal Council;

“person” means an individual, a company, a partnership, a body of persons and a sole corporation;

“plan” means a plan for the erection of a building or for the carrying out of any development submitted for the approval of the Council;

“Mixed Development” including offices blocks, Small Office Home Office (SOHO), Small Office Versatile Office (SOVO), Small Office Flexible Office (SOFO), block of service apartment, hotel and resort, business block, shopping centres, arcade malls, hypermarkets, market and other form of mixed-use development from time to time; and

“Certificate of Completion and Compliance” means a Certificate of Completion and Compliance given under by-law 25 of the Uniform Building By-Laws 1984 [*J.P.U. 38/1986*].

PART II

FUND

Improvement Service Fund

3. It is hereby established for the purpose of the Act in the Council a Fund to be known as the "Improvement Service Fund".

Payment to the Fund

4. A payment for the purpose of the fund in accordance with the rate as specified in the Schedule to these By-Laws shall be paid to the Council by any person upon approval of the plan submitted by such person to the Council.

Methods of payment

5. Payment to the fund shall be paid to the Council in the following manners—

- (a) full payment upon building plan approval being granted;
- (b) by phases based on methods and considerations approved by the Council; or
- (c) for plan which has been processed and approved later on whether by the Council or the State Authority but the area where the development is situated has not yet been part of the Council area at the time of approval, shall be paid to the Council within six months after the area where the development situated been gazzetted as part of the Council area.

Administration of the Fund

6. The Fund shall be administered by the Council.

PART III

MISCELLANEOUS

Payment

7. Payment to the fund must be made by cash or banker's draft and shall be paid to the Council and crossed under "Account Payee Only".

Receipt

8. Every payment received must be deposited into the Council's account and an official receipt must be issued for it to the person making such payment.

Exemption from Improvement Service Fund

9. Subject to the by-law 4, the Council may exempt a payment for any of the following developments:

- (a) government buildings and open space area of State land;
- (b) mosque or building used for worship and religious purpose; or
- (c) educational institutions and schools that are not intended for business.

Open parking lot area

10. A floor area for open parking lot which does not involve the construction structure is not included in the calculation of floor area for the purpose of Improvement Service Fund.

SCHEDULE
RATE OF PAYMENT
[By-law 4]

No.	Types of Development	Rate
1.	HOUSING (APPLICATION BY DEVELOPER)	
	i. Rumah Mampu Biaya Johor A (RMBJ A) - Maximum selling price RM42,000.00	RM50.00 per unit
	ii. Rumah Mampu Biaya Johor B (RMBJ B) - Maximum selling price RM80,000.00	RM200.00 per unit
	iii. Rumah Mampu Biaya Johor C (RMBJ C) - Maximum selling price RM150,000.00	RM600.00 per unit
	iv. Rumah Mampu Biaya Johor D (RMBJ D) - Maximum selling price RM250,000.00	RM1,000.00 per unit
	v. High Cost Housing	
	- Maximum selling price RM250,000.00 to RM500,000.00	RM2,000.00 per unit
	- Maximum selling price RM500,000.00 and above	RM2,500.00 per unit

No.	Type of Development	Rate
2.	HOUSING (APPLICATION BY INDIVIDUAL)	
	i. Single house/Bungalow	RM1,000.00 per unit
	ii. Detached house	RM1,000.00 per unit
3.	SHOPS	
	i. Layout plan - Shop	
	- Ground floor	RM3,000.00 per unit
	- First floor	RM2,000.00 per unit
	- Second floor	RM1,000.00 per unit
	- Third floor and above	RM1,000.00 per unit
	ii. No. layout plan	
	- Ground floor	RM2,500.00 per unit
	- First floor	RM1,500.00 per unit
	- Second floor and above	RM750.00 per unit
	iii. Parking, Mechanical space and service for the shop area	RM1.00 for per square feet
	iv. Medium cost shop	
	- Maximum selling price RM200,000.00	RM1,500.00 per unit
4.	COMMERCIAL COMPLEX AND BUSINESS	
	i. Complex (trade and business)	RM3,000.00 for each 1,500 square feet (RM2.00/square feet)
	ii. Parking, Mechanical space and service for the shop area	RM1.00 for each 1 square feet

No.	Type of Development	Rate
5.	INDUSTRIAL	
	i. Mixed development industrial area	RM3,000.00 for first 5,000 square feet; RM2,000.00 for subsequent 3,000 square feet; RM1,000.00 for next 1,000 square feet.
	ii. Port area (wharf and container placement - roofed)	RM3,000.00 for first 5,000 square feet; RM2,000.00 for subsequent 3,000 square feet; RM1,000.00 for next 1,000 square feet.
	iii. Port area (warehouse, factory and other building - roofed)	RM3,000.00 for first 5,000 square feet; RM2,000.00 for subsequent 3,000 square feet; RM1,000.00 for next 1,000 square feet.
	iv. Other industrial area	RM3,000.00 for first 2,000 square feet; RM1,500.00 for next 1,000 square feet.
	v. Parking, mechanical space and service for the shop area	RM1.00 for next 1 square feet.
	vi. Solar farm development (based on solar panel size)	RM0.50 for next 1 square feet.
6.	GOLF COURSE (excluding buildings)	RM5,000.00 for each acre

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Pengerang Municipal Council

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