

GUIDELINE FREEHOLD CONVERSION UNDER THE MEDINI PRIVATE LEASE SCHEME (MLS) FOR COMPLETED DEVELOPMENTS IN MEDINI

UPDATE AS OF APRIL 2026

INFO: ELIGIBILITY FOR FREEHOLD CONVERSION

No.	Item	Details
1.	Who is eligible to apply for and acquire the freehold title?	The lessees/ end purchasers/ owners are eligible to apply for the acquisition of the freehold interest for their properties provided that the individual title or strata title of their Properties have been issued .
2.	How does one apply for the freehold conversion with IIB?	<ol style="list-style-type: none"><li data-bbox="1014 472 2489 668">a. Applications will be submitted through IIB's online portal by completing the required particulars and uploading the necessary information and valid supporting documents, evidencing their capacity as the lessees/ end purchasers/ owners.<li data-bbox="1014 701 2489 843">b. Upon submission, the applicant will be assigned a solicitor from IIB's panel of lawyers to facilitate the process and submit the required documents to the Land Office for the acquisition of the freehold interests of the properties.<li data-bbox="1014 876 2489 1019">c. For purchasers with end-financing, the consent from the end-financier is required prior to submission of the application to the Land Office. The consent from the end-financier would be the standard format acceptable to the banks.<li data-bbox="1014 1052 2489 1195">d. IIB's panel solicitors will handle the conveyancing process between the lessees/ end purchasers/ owners and IIB, Land Office and the respective end-financier.

INFO: ELIGIBILITY FOR FREEHOLD CONVERSION

No.	Item	Details
3.	Which IIB department is responsible for freehold conversion ?	The Land and Strata Management Department under IIB's Land and Township Division, is responsible for receiving and managing applications for freehold conversion.
4.	How can developers, purchasers, bankers and solicitors engage with IIB on freehold conversion matters?	To facilitate ease of access and engagement, IIB has established a Satellite Office at Mall of Medini , where stakeholders may walk in to seek assistance, guidance and clarification on the freehold process. Our office address is as follows: address
5.	How to apply for freehold conversion?	Applications must be submitted via IIB's online portal at https://freehold.medicity.com.my/user/login . The portal enables applicants to obtain information and submit enquiries or applications related to freehold conversion. Upon submission, the matters will be attended to by IIB's appointed panel lawyers.

1. REGISTRATION PROCESS (SIGN UP)



The image shows a login page for Iskandar Investment. At the top left is the logo for Iskandar Investment, featuring a stylized triangle with horizontal lines and the text "ISKANDAR INVESTMENT" and "Catalyst of Change". Below the logo, the text "Welcome Back" is displayed, followed by "Login into your account". There are three input fields: "Email Address", "Enter Password" (with a toggle for visibility), and "Captcha". Below the captcha is a "Remember Me" checkbox, which is currently checked. To the right of the "Remember Me" checkbox is a link for "Recover Password?". At the bottom, there is a "Sign In" button with a lock icon. Below the "Sign In" button is a link that says "Don't have an account yet? Sign up here". This link is highlighted with a yellow dashed rectangular box.

- 1) Access to <https://freehold.medicinicity.com.my>.
- 2) Create an account by clicking Sign up here.

2. REGISTRATION PROCESS (FILL IN INFORMATION FOR INDIVIDUAL)



Purchaser Registration

[How to register?](#)

Full Name (as per NRIC)

Tax Identification No. (TIN)

E-mail

Address Line 1

Address Line 2 (Optional)

Postcode / ZIP

State / Province / Region

Upload NRIC Copy

Only PDF files are allowed. Max size: 5MB.

Property Information (Max 5)

Only PDF files are allowed. Max size: 5MB.

No. Hakmilik	No. Bangunan	No. Tingkat	No. Petak	Lot No.
<input type="text" value="GERAN"/>	<input type="text" value="e.g. M1 (Put - if not applicable)"/>	<input type="text" value="e.g. 02 (Put - if not applicable)"/>	<input type="text" value="e.g. 05 (Put - if not applicable)"/>	<input type="text" value="e.g. LOT 99 (Put - if not applicable)"/>

Land Search/Borang 4K (PDF Max 5MB)

SPA Document (if applicable)

Please follow exact info from Strata/Individual Title (Borang 4K). If information is unavailable, please enter



[Have an account? Login here](#)

3. REGISTRATION PROCESS (FILL IN INFORMATION FOR COMPANY)



Purchaser Registration

[How to register?](#)

Individual Company

Nationality Status *
-- Please Select Nationality --

Company Name (as per SSM) *
Full Name (as per NRIC)

New Business Registration No. (ROC) *
NRIC / Passport No.

Tax Identification No. (TIN) *
TIN No. - Put "N/A" if not applicable

SST Registration No. *
Put "N/A" if not applicable

MSIC No.
MSIC No. - Put "N/A" if not applicable

Company E-mail *
E-mail

PIC Contact No. *
Contact No.

Address Line 1 *
Street address, P.O. box, company name

Address Line 2 (Optional)
Apartment, suite, unit, building, floor, etc.

Postcode / ZIP *
Postcode / ZIP

City / Town *
City / Town

State / Province / Region *
State / Province / Region

Country *
MALAYSIA

Upload Form 9 / SSM *
Choose File No file chosen

Only PDF files are allowed. Max size: 5MB.

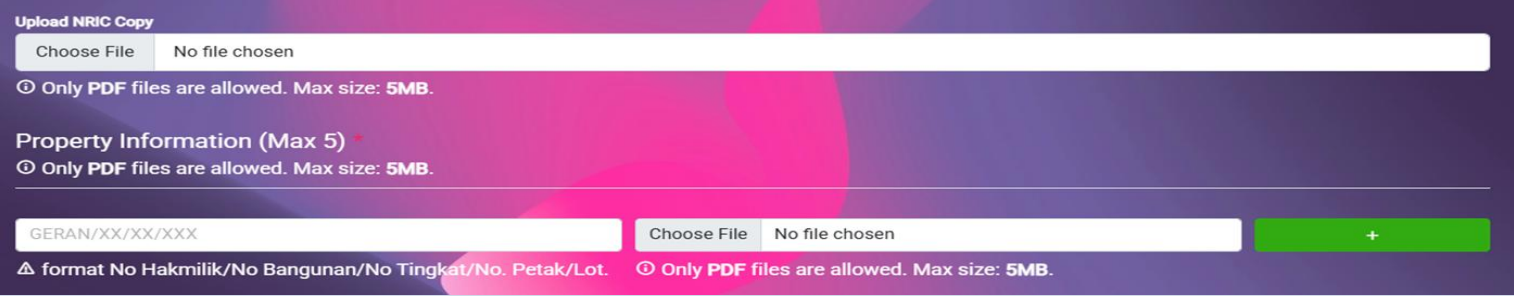
Property Information (Max 5) *

Only PDF files are allowed. Max size: 5MB.

4. INFORMATION REQUIRED UPON REGISTRATION

No.	Item	Details
1.	Select Registration Type. Choose Individual or Company at the top of the form.	Individual: For personal purchasers Company: For corporate purchasers
2.	Personal / Company Details:	Applicants are required to complete all required information in the system and upload all mandatory documents as listed below: <ul style="list-style-type: none">• Full Name (as per NRIC): Enter your full legal name• NRIC / Passport No.: Enter without spaces or special characters• Tax Identification No. (TIN): Enter your TIN number• MSIC No.: (Company only) Enter the MSIC code• Email: Use an active email address• Contact No.: Include country/area code if applicable
3.	Address Information:	<ul style="list-style-type: none">• Address Line 1*: Street address / P.O. Box / Company name• Address Line 2 (Optional): Apartment, unit, floor, etc.• Postcode / ZIP*: Enter valid postcode• City / Town*: Enter city or town name• State / Province / Region*: Enter state or region• Country*: Select from dropdown (default: Malaysia)

4. INFORMATION REQUIRED UPON REGISTRATION

No.	Item	Details
4.	Upload NRIC / Passport Copy	 <p>Click Choose File under Upload NRIC Copy (if more than 2 purchasers, kindly upload according to the SPA) *Upload PDF only (Maximum size: 5MB).</p>
5.	Property Information (Maximum 5 Entries)	<ul style="list-style-type: none"> You are required to enter the following mandatory title reference information: GERAN 5XXXXX / xxx / XXX / xxx / LOT 19XXXX. If you own more than one unit, you may upload details for up to five (5) properties.
6.	Upload Strata Title / Individual Title	<p>Please upload the Strata Title (Borang 4(K)) or Individual Title for your property. Ensure the following information is included:</p> <ul style="list-style-type: none"> Geran / Title No.: Enter the full title reference (e.g. <i>No. Hakmilik / No. Bangunan / No. Tingkat / No. Petak / Lot</i>). This information can be found on the Strata Title (Borang 4K). <p>Additional Note:</p> <ul style="list-style-type: none"> Click + (Add) to add another property Click – (Remove) to delete a property entry <p>File Requirements Format: PDF only Maximum file size: 5MB</p>

FREEHOLD CONVERSION APPLICATION PROCESS

SAMPLE OF STRATA TITLE

AKTA HAKMILIK STRATA 1985
BORANG 4(K)
[Subperenggan 3(a) dan (b) dan 5(b) Jadual Kelima]

HAKMILIK STRATA



NO. HAKMILIK	NO. BANGUNAN	NO. TINGKAT	NO. PETAK
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Cukai : -
Pegangan untuk selama-lamanya : -
Negeri : Johor
Daerah : Johor Bahru
Bandar/Pekan/Mukim : Mukim Pulai
No. Lot : LOT 17
Luas Petak : 141.0 Meter Persegi
Petak Aksesori : -
Jumlah Luas Petak Aksesori : -
Unit Syer Petak : [REDACTED]
No. Pelan Strata Yang Diperakui : [REDACTED]
No. Buku Daftar Strata : [REDACTED]

Petak dan petak aksesori (jika ada) yang tersebut di atas yang terletak di atas tanah adalah dipegang bagi tempoh hakmilik itu sepenuhnya oleh pemilik yang pada masa ini dinamakan dalam rekod kemasmpunyaan di dalamnya tertakluk kepada peruntukan Akta, kepada peruntukan kaedah-kaedah yang dibuat di bawahnya dan terutama sekali kepada memorial, pengendoraan dan catatan lain. Apa-apa urusan niaga berhubung dengan hakmilik strata ini adalah tertakluk kepada sekatan dan syarat yang dinyatakan di dalamnya.

Menurut kuasa hakmilik ini, pemilik tersebut juga menikmati hak mengundi dalam perbadanan pengurusan berikaitan dengan unit syer bagi petak ini sebagaimana yang dinyatakan, berhubung dengan keseluruhan jumlah unit syer.

Bertarikh pada [REDACTED]

 
Pencatat

Pelan bagi petak dan petak aksesori (jika ada), bagi tujuan pengenalpastian, dilampirkan di Borang 5(K).

*Masukkan sebagaimana yang bersesuaian

[REDACTED] ID Hakmilik [REDACTED]
Tarikh [REDACTED]
No. Versi [REDACTED]
Muka Surat [REDACTED]

Remarks

- If the Strata Title is not available, you may request a copy from the Developer or the Joint Management Body (JMB). You can also reach out to the Developer directly to check and confirm the Strata Title ownership details.
- The Developer or the JMB in possession of the Strata Title is required to ensure that the details are consistent with the executed Sale and Purchase Agreement (SPA).

4. INFORMATION REQUIRED UPON REGISTRATION

No.	Item	Details
7.	Upload relevant pages of the Sale and Purchase Agreement (SPA)	Please upload the following pages of your SPA: <ul style="list-style-type: none">• Cover page• Pages 1 and 2 (Recitals)• First Schedule or Schedule A• Signing page
8.	Upload a copy of the paid state consent	Kindly upload the payment receipt for the levy paid to the State.
9.	Upload a copy of the approved foreign consent	For foreign applicants, kindly upload a copy of the foreign consent approval obtained previously.
10.	Submission	<ul style="list-style-type: none">• Upon successful submission, applicants will receive email updates on their application status. After the administrator verifies the submission, applicants will be prompted via email to create their username and password. A separate email will follow with payment instructions to IIB.• Once the payment is confirmed, the application will be assigned to a panel lawyer, who will contact the applicant directly to explain the next steps.• Please be informed that the issuance of a new title will take about three (3) months from the date it is submitted to the Land Registry Office subject to complete document. The status of the application can be tracked through the same portal.

IIB PANEL LAWYERS FOR FREEHOLD CONVERSION

1. Below are the IIB's **panel of lawyers that in charge for the freehold conversion:**

- i. Lim Soh & Goonting
- ii. A. Rahim & Co.
- iii. Lee, Tengku & Azrina (LATA)
- iv. Kuek, Ong & Associate

2. Can the registered lessee appoint their **own lawyers**?

Although lessees, end purchasers, or owners may appoint their own solicitors, this is not recommended as the conversion of MLS to freehold interest is different from the standard conveyancing practice. To ensure ease of transaction, consistency, and procedural familiarity, only IIB's panel of lawyers are authorized to submit applications and documents to the Land Office.

3. Will there be an **agreement and payment** for the freehold application ?

Yes, a **Sales and Purchased Agreement in IIB's format (SPA)** will be executed **and payment for the freehold interest acquisition is payable** depending on the types and size of the Properties.

4. Who bears the **legal fees** for the freehold application ?

The applicant shall bear all legal fees and related costs incurred in connection with the freehold transfer.

FREEHOLD CONVERSION COST OVERVIEW

5. What **payments** are required from the applicant for freehold conversion?

To complete the freehold conversion process, applicants will be required to make the following payments:

1. Freehold Consideration Price

A one-off payment to IIB determined by the type of property.

2. Legal Fees

Legal fees payable to IIB's panel solicitors for document preparation, review, and processing, as well as any additional legal fees required by end financiers if the property is charged to a financial institution..

3. Regulatory Compliance Fees (Pejabat Tanah & Galian Johor (PTG))

Mandatory PTG processing and approval fees.

4. Stamp Duty

Charged in accordance with current government stamp duty rates.

PAYMENT TO IIB

FREEHOLD CONSIDERATION PRICE

Unit Type	Purchase Price (RM)
For Service Apartment/ Apartment (Strata Title)	
200 to 1000 sqft	5,000.00
1,001 and above sqft	8,000.00
For Landed Property (Individual/ Strata Title)	
Double Storey	12,000.00
Three Storey	15,000.00
Semi-D	25,000.00
Bungalow	30,000.00
For Commercial: Shop and Retail Lot	
2 Storey Shop (landed/stratified landed)	25,000.00
3 Storey Shop (landed/stratified landed)	30,000.00
200 to 1000 sqft (retail lot)	7,000.00
1,001 sqft and 2000 sqft (retail lot)	10,000.00
Above 2,001 sqft and 3,000 sqft (retail lot)	15,000.00
More than 3,001 sqft (retail lot)	20,000.00

Note: These fees are payable to IIB only (excluding, but not limited to, legal fees and PTG fees) as at 29 January 2026, and are subject to change from time to time.

PAYMENT TO IIB PANEL LAWYER LEGAL FEE

The following are the **standardized SPA Legal Fee payable by purchaser** to be applied by the panel lawyers:

ITEM	DESCRIPTION	PROPOSED FEE
1	Supplement Agreement to the SPA / Fresh Agreement	RM2,000-00 per unit
2	Surrender of Lease (Form 15C)	RM400-00 per unit
3	Memorandum of Transfer (Form 14A)	RM3,000-00 per unit
4	Application to PTG for state consent to transfer (<i>for foreigner</i>)	RM1,000-00 per unit
5	Lease of Land (Form 15A) (<i>if applicable</i>)	RM3,000-00 per unit

Note: The standard legal fees proposed herein do not include reimbursements and are subject to change from time to time.

PAYMENT TO PTG JOHOR

PAYMENT IN ACCORDANCE WITH RULE 20A OF THE JOHOR LAND RULES (JLR) 1966

NO	TYPE OF DOCUMENT	FEE
1	Borang 15C (Borang Penyerahan Balik Pajakan)	100.00 each title
2	Borang 15A (Borang Pajakan Tanah)	300.00 each title
3	Borang 16A (Gadaian Menjamin Wang Pokok)	120.00 each title
4	Borang 16N (Melepaskan Gadaian Menjamin Wang Pokok)	120.00 each title

**Note: Rate is subject to Rule 20A of the Johor Land Rules (JLR) 1966 and may subject to change from time to time.*

PAYMENT TO PTG JOHOR

PAYMENT IN ACCORDANCE WITH RULE 20A OF THE JOHOR LAND RULES (JLR) 1966

NO	TYPE OF DOCUMENT	FEE
5	Borang 14A (Pendaftaran Pindah Milik Tanah)	
	Di mana nilai tanah:	
	i. Tidak melebihi RM25,000.00	50.00
	ii. Melebihi RM25,000.00 tapi tidak melebihi RM50,000.00	80.00
	iii. Melebihi RM50,000.00 tapi tidak melebihi RM100,000.00	150.00
	iv. Melebihi RM100,000.00 tapi tidak melebihi RM200,000.00	300.00
	v. Melebihi RM200,000.00 tapi tidak melebihi RM300,000.00	600.00
	vi. Melebihi RM300,000.00 tapi tidak melebihi RM400,000.00	1,500.00
	vii. Melebihi RM400,000.00 tapi tidak melebihi RM500,000.00	2,000.00
	viii. Melebihi RM500,000.00 hingga RM600,000.00	2,500.00
	ix. Melebihi RM600,000.00 hingga RM700,000.00	3,000.00
	x. Melebihi RM700,000.00 hingga RM800,000.00	3,500.00
xi. Melebihi RM800,000.00 hingga RM900,000.00	4,000.00	
xii. Melebihi RM900,000.00 hingga RM1,000,000.00	4,500.00	

**Note: Rate is subject to Rule 20A of the Johor Land Rules (JLR) 1966 and may subject to change from time to time.*

PAYMENT TO PTG JOHOR

PAYMENT IN ACCORDANCE WITH RULE 20A OF THE JOHOR LAND RULES (JLR) 1966

NO	TYPE OF DOCUMENT	FEE
6	xiii. Melebihi RM1,000,000.00 dan ke atas – 4,500.00 a. Pindahmilik Kepada Warganegara b. Pindahmilik Kepada Bukan Warganegara	a. 4,500 dengan tambahan 250.00 bagi setiap tambahan nilai 50,000.00 atau sebahagian b. 4,500 dengan tambahan 400.00 bagi setiap tambahan nilai 50,000.00 atau sebahagian

**Note: Rate is subject to Rule 20A of the Johor Land Rules (JLR) 1966 and may subject to change from time to time.*

PAYMENT TO PTG JOHOR

PAYMENT IN ACCORDANCE WITH RULE 20A OF THE JOHOR LAND RULES (JLR) 1966

NO	TYPE OF DOCUMENT	FEE
7	Bayaran Levy bagi Permohonan Baharu (pembelian dari pemaju dan subsale)	<p>PEMBELI DARI PEMAJU 3% dari nilai jualbeli yang dinyatakan dalam surat perjanjian jualbeli yang telah disetemkan dengan sempurna selaras dengan peruntukan – peruntukan Akta Setem 1949 (Akta 378), atau RM30,000.00; mana-mana yang lebih tinggi. Jika bayaran kelulusan yang dikira meliputi pecahan satu ringgit, pecahan tersebut akan digenapkan menjadi satu ringgit.</p> <p>SUBSALES 3% dari nilai yang dijalankan oleh Jabatan Penilaian dan Perkhidmatan harta (JPPH) atau nilai jualbeli yang dinyatakan dalam surat perjanjian jualbeli yang telah disetemkan dengan sempurna selaras dengan peruntukan-peruntukan Akta Setem 1949 (Akta 378), atau RM30,000.00; mana-mana yang lebih tinggi. Jika bayaran kelulusan yang dikira meliputi pecahan satu ringgit, pecahan tersebut akan digenapkan menjadi satu ringgit.</p>

**Note: Rate is subject to Rule 20A of the Johor Land Rules (JLR) 1966 and may subject to change from time to time.*

PAYMENT TO PTG JOHOR

PAYMENT IN ACCORDANCE WITH RULE 20A OF THE JOHOR LAND RULES (JLR) 1966

NO	TYPE OF DOCUMENT	FEE
8	<p>Permohonan Kelulusan Perolehan Hartanah oleh Kepentingan Asing (Foreign Consent)</p> <ul style="list-style-type: none">•Daftar Permohonan Baharu (tidak termasuk bayaran levy)•Bayaran Lanjut Tempoh Kelulusan•Bayaran Rayuan Permohonan Yang Ditolak•Denda atas kelewatan Bayaran Kelulusan oleh bukan warganegara (atau Syarikat asing) bagi setiap hakmilik	<p>2,000.00 each title</p> <p>2,000.00 each title</p> <p>3,000.00 each title</p> <p>2.000.00 each title</p>

**Note: Rate is subject to Rule 20A of the Johor Land Rules (JLR) 1966 and may subject to change form time to time.*

PAYMENT TO LHDN

STAMP DUTY AD-VOLERM FOR LOCAL

PROPERTY VALUE TIER	STAMP DUTY RATE
First RM100,000	1%
Next RM400,000 (RM100,001 – RM500,000)	2%
Next RM500,000 (RM500,001 – RM1,000,000)	3%
Amount above RM1,000,000	4%

- Stamp duty on the Memorandum of Transfer (MOT) is payable by the end purchaser in accordance with standard property transaction practices.

**Note: Rate is subject to Stamp Act 1949 and may subject to change from time to time.*

FURTHER ENQUIRIES

CONTACT DETAILS

For Online Application Enquiries	For Process Enquiries
1. Encik Luqman Hilmi bin Sallehuddin : luqman.hilmi@iskandarinvestment.com	1. Puan Khyriah binti Azhar : khyriah@iskandarinvestment.com
2. Encik Noremirul Aslam bin Norihan : noremirul@iskandarinvestment.com	2. Puan Nur Hanani binti Yazid : hanani@iskandarinvestment.com
	3. Encik Muhamad Hazwan bin Abdul Razak : hazwan@iskandarinvestment.com
Alternatively, please contact us via our general line at 07-535 3036 .	