

Land Market Value Considerations in Malay Reserve Land Replacements: A Case Study of Selangor, Malaysia

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ABSTRACT

The Malay Reserve Land (MRL) is one of the rights of the Malays and has become the main agenda in Rancangan Malaysia Ke-12 (RMK-12) to enhance the socioeconomic advancement of the Bumiputera community. However, it has been found that there is a gap between "value" and "size" in the management of the cancellation and replacement of the Malay Reserve Land during the acquisition of land for public purposes or public facilities in the state of Selangor. Therefore, this study aimed to investigate the replacement characteristics of Malay Reserve Land. Expert validation for the reformative of Malay Reserve Land replacement characteristics was conducted through semi-structured interviews with five (5) selected respondents (experts). The respondents included experts from diverse backgrounds, such as academics, government officials, industry representatives and Non-Governmental Organisations (NGOs). The study found that most experts agreed land market value is significant in Malay Reserve Land replacement characteristics. Therefore, the experts urge stakeholders to consider making amendments or reforms to the replacement characteristics of Malay Reserve Land or relevant legislation, aiming to enhance the economic development, particularly for the Malay community.

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INTRODUCTION

The Malay Reserve Land (MRL) is one of the rights of the Malays and has become the main agenda in RMK-12 to enhance the socioeconomic advancement of the Bumiputera community (Economic Planning Unit, 2021). MRL can be interpreted as the lands found within the borders of a state and the ownership of which can only be held by or transferred to the Malays. Malay Reserve in particular has a meaning enshrined in the Federal Constitution, Article 89 with two (2) main objectives i.e. (1) restrict government land within the Malay reserve area from being disposed of in any way to non-Malays and (2) restrict Malay Tenure or Malay Reserve Land from any private dealings between Malays and non-Malays. With those two (2) objectives, it is hoped that Malay-owned lands will remain dominated by Malays throughout the ages (National Institute of Land and Survey, 2024).

History has witnessed that the MRL was introduced by the British to protect the rights and interests of the Malays. However, the MRL has been misused by the government where laws related to the MRL have not been followed (Ali, 2002) and many of the MRLs have not been replaced as required by the Malay Reserve Enactment and the Federal Constitution (Bakar, 2017). For example, the MRL has been taken by the government but not replaced as stipulated in the Federal Constitution. MRL also includes lands that do not have high economic quality due to their geographical position, fertility and lack of infrastructure. This is exacerbated by the strict legal provisions that have narrowed the space for dealing with the land. Bakar (2017) further addresses this issue, highlighting that the owner of the Malay Reserve Land (MRL) has submitted an application for cancellation, expressing the intention to sell the land to a non-Malay individual. This is supported by a study conducted by Rosman et al. (2021) which found that land below the MRL continues to fall behind in keeping pace with current development trends even though it has the potential to be developed in tandem with other Non-Malay Reserve Lands.

Hence, this study found that the problems started to arise through the relationship between the replacement characteristics of the MRL itself which should be reviewed together with the land market value according to the current market price. According to Omar (2023) in his statement in the Berita Harian Online newspaper clipping entitled "*Pinda Akta Tanah Rizab Melayu Elak Untung Sebelah Pihak*" (Amend the Malay Reserve Land Act to avoid one-sided profit), the MRL taken by the government for the purpose of providing infrastructure and public facilities under the Land Acquisition Act 1960 was not replaced as provided under Article 89 of the Federal Constitution. Likewise, with MRL taken under Section 3(b) economic development or (c) residential and so on under the Land Acquisition Act 1960 for redevelopment such as in Kampung Sungai Baru, Kuala Lumpur, the assessment is made to determine the value of sufficient compensation only in comparison with selling buy land nearby. When the developer exploits the property market pattern by buying nearby land at a cheaper price, the compensation paid is only the comparable value of the nearby land while the purpose of the acquisition is for redevelopment and the developer will reap a large profit. In addition, most of the Malay reservation properties are sold at lower or discounted prices. As a result, the gap between MRL and open title seems to increase year by year (Mohamad and Ali, 2009). Land that was declared MRL were mostly at low-level swampy tracts the British planters and estate owners were not interested in. Thus, the MRL were of low market value and lack infrastructure.

In addition, according to LKAN Negeri Selangor (2021), based on audit analysis, it was found that the MRL of 10,945.65 acres has been revoked for development purposes. Of this amount, MRL of 6,295.61 acres (57.5%) has been declared as spare land. However, the MRL covering an area of 4,650.04 acres (42.5%) has not yet been replaced until December 2021 and for the management aspect of the MRL, there are weaknesses that need to be improved in the aspect of cancelling and replacing the MRL.

However, this was emphasised by the Menteri Besar of Selangor, namely Menteri Besar Dato' Seri Amirudin Shari in the meeting of the First Meeting of the Sixteenth Term of the Fourteenth Selangor State Assembly (DNS) in 2023 at the Annex Building, Shah Alam on 14 March 2023 where he stated that *“Kerajaan Negeri memastikan nilai tanah gantian setara yang asal. Kalau saiz di Petaling Jaya katakanlah satu kaki persegi ataupun satu ekar kalau, kita gantikan di Sabak Bernam, saiznya mesti lebih daripada itu kerana kita tengok value. Kita tidak hendak ia akan akhirnya saiz sahaja sama tapi nilai tak sama”* (The State Government ensures the replacement land value is equivalent to the original. If the size in Petaling Jaya is say one (1) square foot or one (1) acre, if we replace it in Sabak Bernam, the size must be more than that because we look at the value. We don't want it to end up being the same size but not the same value) (Pit, 2023). Therefore, this study aims to investigate the replacement characteristics of MRL which is in line with the situation, arising issues and factors of land market value in the present specifically in the state of Selangor and can indirectly help the management of MRL's ownership endorsement through aspects of cancellation and replacement MRL

The Nexus of Characteristics of Malay Reserve Land Replacement, Board Concept of Land Administration and Land Management Paradigm

“...and shall, in accordance with the existing law, immediately declare as a Malay reservation, in a case where any land ceases to be a Malay reservation, any other land of a similar character and of an area not exceeding the area of that land”.

Source: Article 89 (3), Federal Constitution (2009)

Selangor Land and Mines Director's Circular No. 3/2015 (Selangor Land and Mines Office, 2015) has made a guideline for the cancellation and replacement of Malay Reserve Land (MRL) during the acquisition of land for public purposes or public facilities for the use of the State Government and The Federal Government in the state of Selangor Darul Ehsan in order to improve the existing policy by ensuring that applicants, namely Agencies / Governments / Bodies / Persons applying for land acquisition for a project, simultaneously submit an application to cancel/replace the MRL along with the application for land acquisition and together with the proposed area replace the MRL to be cancelled. There are nine (9) characteristics of soil characteristics for the purpose of replacing the specified MRL i.e.:

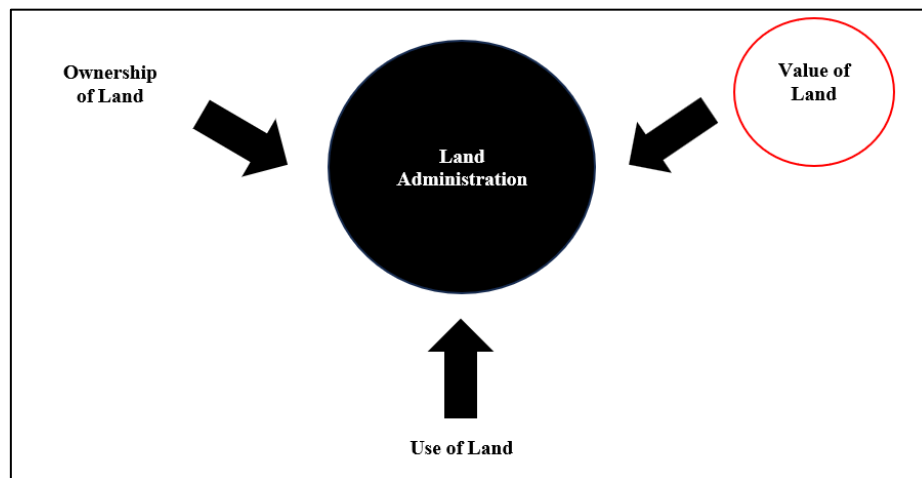
- (i) Total area revoked
- (ii) Type of land revoked (city, town, village)
- (iii) Do not to account land use in agriculture
- (iv) Do not to account type zoning (e.g. residential)
- (v) Federal land
- (vi) Disposal State Land to Corporation, company or individual
- (vii) Any leasehold land expired
- (viii) Any land acquired gazetted for MRL, but cost paid by application
- (ix) Any district in Selangor

(x) Second point

(xi) And so, on

However, based on the nine (9) characteristics of land characteristics for the purpose of replacing the MRL, there is nothing that raises the characteristic of "land market value" which is one of the hotly debated issues until today. This highlights a research gap in the study of land market value, which has been relatively underexplored by researchers in Malaysia. Most existing studies have focused on issues, challenges, and solutions related to MRL, as demonstrated in the works of Mohamad and Ali (2009), Hussin and Rashid (2014), Hanif et al. (2015), Bakar (2017), Aliasak (2017), Termizi and Ismail (2018), Rosman et al. (2021) and Mohsin et al. (2022).

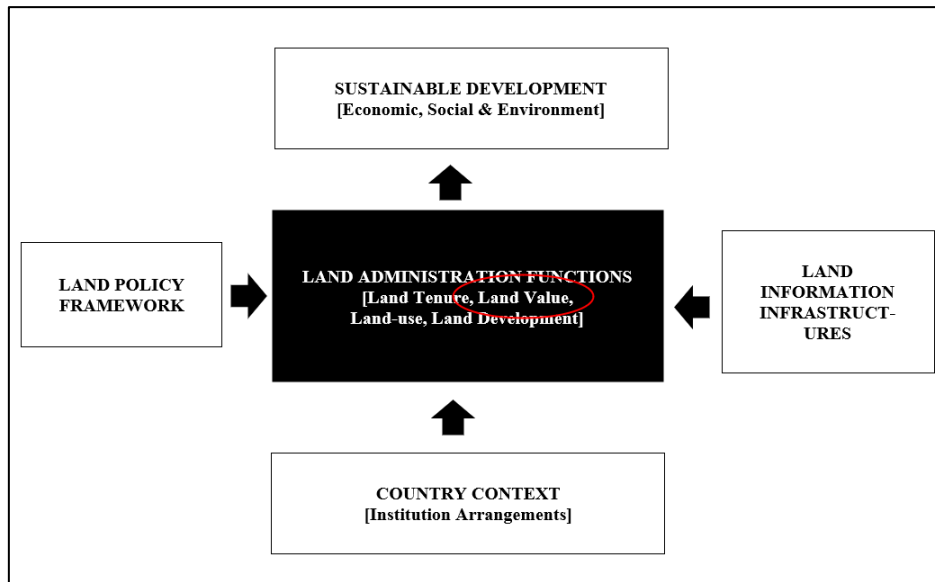
In addition, board concept of land administration and land management paradigm that plays an important role in land resource management and planning, especially in land administration systems where these two (2) things are closely related to land management and indirectly, this can answer the study aimed which to investigate the replacement characteristics of MRL which is in line with the situation, the resulting issues and the factor of land market value nowadays. This is because, the UN Land Administration Guidelines (1996) defines land administration as "the process of determining, recording and dissemination information about tenure, value and use of land when implementing land management policies" and it was aimed to promote land (immovable property) administration through security of tenure, establishment of real estate markets in countries in transition and modernisation of land registration systems in the advanced economies. Meanwhile, the land management paradigm is land management and especially the central land administration component that aims to deliver efficient land markets and effective land use management in support of economic, social and environmental sustainability (Enemark, 2009). Furthermore, this land management paradigm indicates the role of the land administration functions (land tenure, land value, land use and land development) and how land administration institutions relate to the historical circumstances of a country and its policy decisions. Importantly, the paradigm provides a framework to facilitate the processes of integrating new needs into traditionally organised systems without disturbing the fundamental security these systems provide. Figure 1 shows the broad concept of land administration and Figure 2 shows the land management paradigm.



(Note: Red sign shows the significant component to replacement characteristics of MRL)

Fig. 1. The Broad Concept of Land Administration

Source: Enemark (2009)

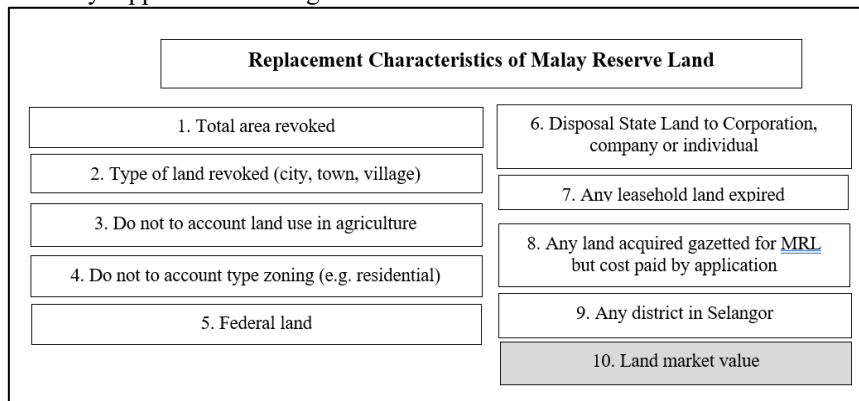


(Note: Red sign shows the significant component to Replacement Characteristics of MRL)

Fig. 2. The Land Management Paradigm

Source: Enemark (2009)

Based on these two (2) boards concept of land administration and land management paradigm, there is a "value of land" component that is highlighted. However, this component is not implemented into the existing guidelines. Therefore, it is appropriate to give space to the "value of land" component in the replacement characteristics of MRL for the purpose of improving the guidelines for dealing with the cancellation and replacement of the Malay Land Reserve (MRL) in the state of Selangor, especially which is in line with the current issue nowadays. Therefore, indirectly, all components in board concept of land administration and land management paradigm are significantly applied to the replacement characteristics of MRL specifically in state of Selangor. Figure 3 shows the reformative of replacement characteristics of the MRL based on the nexus of board concept of land administration and land management paradigm that are only applied to Selangor state and have been discussed further in the Methodology section.



(Note: Red sign shows the significant component to replacement characteristics of MRL)

Fig. 3. The Reformative of Malay Reserve Land Replacement Characteristics (Only Applied to Selangor State)

Source: Authors (2024)

METHODOLOGY

Qualitative research methods were used in this study through secondary data collection from the literature review, which led to an in-depth understanding of the issues in the development of MRL in the state of Selangor. The state of Selangor was chosen as the study area because it has a high MRL area (396,246.541 acres) and indirectly it presents various challenges to the State Government in its efforts to maintain and manage the MRL area. In addition, this study has also made expert validation of the reformative of MRL replacement characteristics through the semi-structured interview method with five (5) selected respondents (experts). The selection of respondents is based on the non-probabilistic purposive sampling technique to identify the prospective respondents for this study (Samsudin et al., 2021) which involves individuals or groups who are very knowledgeable and experienced in the phenomenon being studied. Purposive sampling is used when the population being studied is limited to be measured and the key to allow the respondents to contribute comprehensive and valid input (Rahman et al., 2021). Berg (2001) recommends that an interview should include 20 to 40 respondents to capture a broad spectrum of expert opinions. However, Saunders (2012) argues that for in-depth interviews using non-probability sampling, a sample size of five (5) to twenty-five participants can be sufficient. The appropriate number of participants ultimately depends on factors such as the research question, the significance of the data, and the researcher's epistemological and ontological stance. As Saunders and Townsend (2018) suggest, even a single qualitative interview may be adequate and reliable for certain research objectives. Therefore, in this study, selecting five (5) experts is considered sufficient. The respondents were selected based on their involvement of more than ten (10) years in managing MRL. Expert code is used which is R1 to R5 to represent each respondent. Data analysis concerning this study involved descriptive statistical analysis performed using IBM SPSS; 10-point Likert scale and rank scale have been used in this study (1: Extremely Important, 2: Very Strongly Important, 3: Strongly Important, 4: Absolutely Important, 5: Important, 6: Somewhat Important, 7: Neutral Important, 8: Somewhat Not Important, 9: Not Important and 10: Strongly Not Important) and thematic analysis by using the ATLAS.ti9; the diagrams with group code(s) and code(s) were used.

Table. 1. Profile of the Experts

No.	Expert Code	Race	Year of Experience	Practice	Field	Area of Expertise	Working Experience
1.	R1	Malay	5-10 years and above	Former Selangor State Speaker (Dato')	State Government, Selangor Politician	Enact State Laws	• Member of the Selangor State Legislative Assembly (ASSEM) Batu Tiga for two (2) terms (1999-2008) • Former mayor of Shah Alam
2.	R2	Malay	5-10 years and above	Academic / Lawyer / NGO (Dato')	Land Law	Land Law	• Law lecturer at IIUM for 5 years • Part-time lecturer at the Faculty of Law, University of Malaya

							• Part-time lecturer at the Shariah Department, UKM • Served / seconded to the Attorney General's Department (1970-1975) before becoming an advocate and solicitor, joining the corporate and academic sectors.
3.	R3	Malay	5-10 years and above	Academic (Prof. Dr.)	Land Law	Law	• Prof Dr. is at present the Director of the Office of Corporate Communication and Marketing to enhance the image of IIUM. • Prof Dr. was the head of a consultancy project for the Department of Director General of Land and Mines, Ministry of Natural Resources and Environment Malaysia (1.3 million) where the output is a proposed amendment to the National Land Code Bill 1965 for enhancing the Malaysian electronic land administration system. • Prof Dr. successfully completed some consultancy projects for the Federal Department of Town and Country Planning in Malaysia including the Cases decided by the Penang Appeal Board, Updating of the Encyclopaedia, Developing Uniform Town and Country Planning Law for Malaysia.

4.	R4	Malay	5-10 years and above	Academic (Prof. Dr.)	Property Management	Property Management	• Lecturer in 1992. Appointed Associate Professor in 2002 at UTM and Professor in 2016 at UTHM • Member of South Bank University Real Estate Club, London since 2004 • President of the Malaysian Land Professional Association (PERTAMA) since 2014 until now
5.	R5	Malay	5-10 years and above	Academic, Consultant & Former Government Servant (Prof. Datuk Dr.)	Former Secretary of Ministry of water Land and Natural Resources	Land Law	• Former Federal Land Commissioner (authority over all the federal lands in Malaysia)

Note: R: Respondent

Source: Authors (2024)

RESULTS AND FINDINGS

The results and findings between the best replacement approaches in replacing MRL, the best approaches in preserving the status of MRL in Malaysia and the suitable approach to ensure that the market value of this reserved land aligns with the value of open property (open title) from the semi-structured interview within five (5) experts will lead to the significance of "Land Market Value" in MRL Replacements' Characteristics.

The best replacement approaches in replacing Malay Reserve Land

Based on Table 2 that shows the experts' validation on the importance of replacement characteristics of MRL (Likert scale by using the 10-point Likert scale have been used), the analysis showed that the mean scores are between 1.00 to 9.60. The lowest mean score was for the replacement land according to market value (rank 1), meanwhile the highest mean score was for replacement land taken for the purpose of MRL replacement whose cost is fully borne by the applicant (rank 14). Only cited references should be included in the References list. All references must include active and clickable DOI links styled in the Hypertext Transfer Protocol (HTTP) format, (ten) 10 pt, blue, and underlined. Spacing for the References section should be set to 12 pt before and after paragraphs.

Table. 2. Experts' Validation: Evaluation of the Importance of Replacement Characteristics of Malay Reserve Land

No.	Characteristics of Malay Reserve Land Replacement that will be cancelled	Mean	Rank
1.	Replacement land according to market value	1.00	1
2.	Replacement land according to area	2.00	2

3.	Replacement soil according to soil type	3.00	3
4.	Replacement land according to land use conditions	4.00	4
5.	Replacement land by area (zoning)	4.80	5
6.	Replacement land from the Government Land to be disposed of to corporations, companies or individuals	6.20	8
7.	Replacement land from land owned by the Federal Government	6.60	9
8.	Owned land whose lease period has expired and has become Government Land	8.20	12
9.	Lands that can be replaced from different districts within the State of Selangor (if applicable)	9.20	13
10.	Replacement land taken for the purpose of MRL replacement whose cost is fully borne by the applicant	9.60	14
11.	Soil properties	8.00	11
12.	Soil layer	7.60	10
13.	Land distance from the city center	5.60	6
14.	Landforms	5.60	7

Note: 10-point Likert scale: 1: Extremely Important, 2: Very Strongly Important, 3: Strongly Important, 4: Absolutely Important, 5: Important, 6: Somewhat Important, 7: Neutral Important, 8: Somewhat Not Important, 9: Not Important and 10: Strongly Not Important

Source: Authors (2024)

The study indicates that most of experts agree with choosing the "replacement land according to market value" in MRL Replacement Characteristics as a selection of the most important characteristic that is evaluated before and during the process of cancellation and replacement of MRL in the state of Selangor. This has been agreed through statements in Table 3 by five (5) experts stating that "... the first is the market value...", "... Market land value...", "... Market value, not limited to area, not limited to land and so on type of land..." and "... Based on value the market..." ("*... yang pertama sekali iaitu nilai pasaran...*", "*...Nilai tanah pasaran...*", "*... Nilai pasaran, bukan setakat keluasan, bukan setakat tanah dan sebagainya jenis tanah...*" and "*...Berdasarkan nilai pasaran...*").

Table. 3. The Main Quotations of Codes in Land Market Value

No. of Respondent	Main Quotation in Land Market Value (thematic analysis through ATLAS.ti8 software)
Characteristics of Malay Reserve Land Replacement	
R1 (3:1)	"The first is the market value. either through land acquisition state government or in any way for example through land acquisition or state government..." " <i>Yang pertama sekali iaitu nilai pasaran. sama ada melalui land acquisition state government ataupun dari apa-apa segi contohnya melalui land acquisition ataupun kerajaan negeri...</i> "
R2 (3:2)	"Value is one other characteristic" " <i>Value adalah one other characteristic</i> "
R2 (3:3)	"The first is the fact that he is no. 2 not exceeding the size" " <i>Pertama adalah sifat dia no.2 tidak melebihi saiz</i> "
R3 (3:4)	"Market land value" " <i>Nilai tanah pasaran</i> "

R4 (3:5)	“In terms of replacement cost. The same in terms of size” “Segi kos penggantian. Sama juga dari segi saiz”
R4 (3:6)	“Market value, not limited to area, not limited to land and other types of land” “Nilai pasaran, bukan setakat keluasan, bukan setakat tanah dan sebagainya jenis tanah”
R5 (3:7)	“Based on market value” “Berdasarkan nilai pasaran”

Note: The interview session with five (5) experts was conducted bilingually; R: Respondent

Source: Authors (2024)

The best approaches in preserving the status of Malay Reserve Land in Malaysia

Besides, the study indicates that most of experts agree that the land market value characteristic is one of the best approaches in preserving the status of MRL in Malaysia in addition to the land should be replaced immediately, the guidelines, the role of the Malay kings, the location of the land that strategic and equipped with good infrastructure and MRL is in the development zone rather than in the agricultural zone. Table 4 and Figure 5 show the main quotations of codes in approaches indicator.

Table. 4. The Main Quotations of Codes in Approaches

No. of Respondent	Main Quotation in Approaches (thematic analysis through ATLAS.ti8 software)
<i>The best approaches in preserving the status of Malay reserve land in Malaysia</i>	
R1 (4:1)	“Should be replaced immediately” “Hendaklah diganti dengan segera”
R2 (4:2)	“Guidelines” “Garis panduan”
R2 (4:3)	“The form of legislation presented by the Menteri Besar to the Rulers” “Bentuk perundangan yang dibentangkan oleh Menteri Besar kepada Raja-raja”
R2 (4:4)	“The Role of the Malay Kings” “Peranan raja-raja Melayu”
R3 (4:5)	“The Malay reserve land is in the development zone and not the agricultural zone” “Tanah rizab Melayu berada dalam zon pembangunan dan bukan zon pertanian”
R3 (4:6)	“Strategic land location and equipped with good infrastructure” “Lokasi tanah yang strategik dan dilengkapi infrastruktur yang baik”
R4 (4:7)	“Amend the law” “Pinda undang-undang”
R4 (4:8)	“The nature of the land is that it is not the same as each other” “Tanah itu sifatnya adalah dia tak sama antara satu sama lain”
R4 (4:9)	“Replace the market value must be a more strategic area” “Ganti nilai pasaran mesti kawasan yang lebih strategic”
R5 (4:10)	“Having to pay adequate compensation. Because adequate compensation is market value” “Kena bayar adequate compensation. Sebab adequate compensation is market value”
R5 (4:11)	“Restrictions of interest for Malay Reserved Land ”

R5 (4:12)

“Cooperation to acquire land and funding from the government”

Note: The interview session with five (5) experts was conducted bilingually; R: Respondent

Source: Authors (2024)

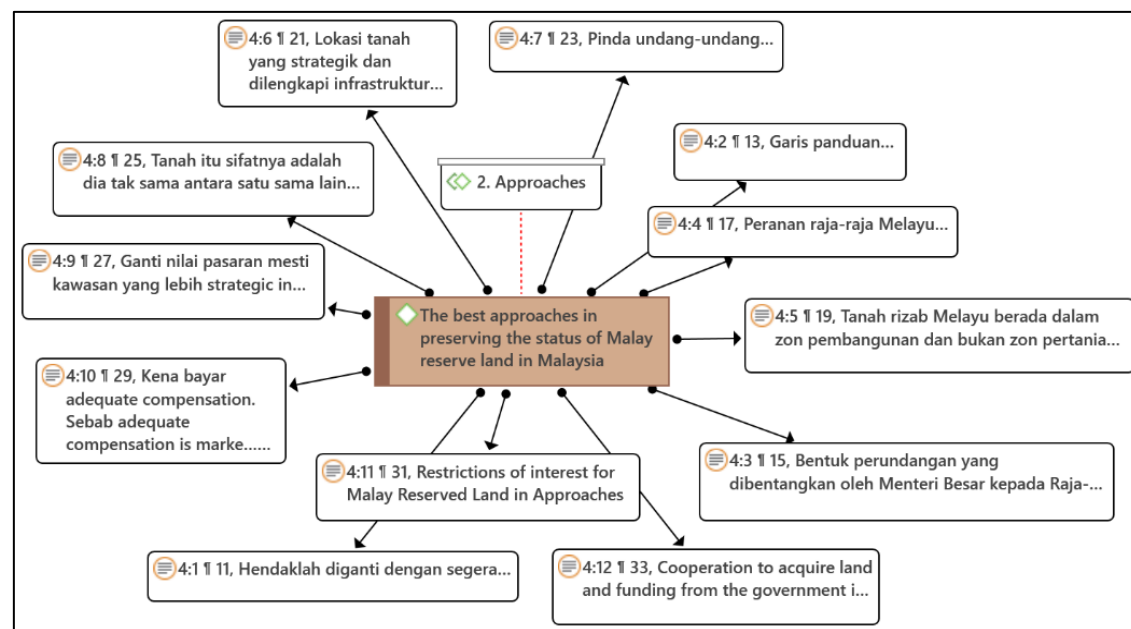


Fig. 4. The Main Quotations of Codes in Approaches

Source: Authors (2024)

The best approaches in preserving the status of Malay Reserve Land in Malaysia

Based on Table 5 and Figure 5, the study indicates that there are several suitable approaches to ensure the market value of this reserved land aligns with the value of open property (open title). Among them are from the aspects:

- (i) Aspects of market value through statements: “The assessment must value the Malay reserve land at the same level as the freehold land there”, “The market value is the best way of replacement”, “Replace the market value 40% lower”, “Replace it in the area and not replace it for graves” and “The land is a Malay reserve, but non-Malay developers will sell 100% to Malays. Even Malays can sell like that...” (“*Penilaian mestilah nilaikan tanah rezab Melayu setaraf dengan tanah yang freehold (tanah bebas) kat situ*”, “*Nilai pasaran itu adalah cara penggantian yang terbaik*”, “*Ganti nilai pasaran 40% lebih rendah*”, “*Gantikan semula dikawasan dan tidak ganti untuk kubur*” and “*Tanah tu tanah rezab Melayu, tapi developer bukan Melayu akan menjual 100% kepada orang Melayu. Orang Melayu pun mampulah jual macam itu..*”).
- (ii) Aspects of government intervention through statements: “Government intervention”, “The government must instruct the banks when giving loans to assess the price of the land according to the market assessment. There must be government intervention”, “In terms of reforms that the Selangor state government has made to Bumiputera developers. He gave subsidies on

infrastructure. It's like a Malay reserve land. the government should say what is the contribution to the infrastructure to the ditches, to all that he gives subsidies" and "The government needs to ensure that the Malay reserve land area is equipped with appropriate facilities and development". ("Government intervention", "*Kerajaan mesti ada arahkan bank lah apabila memberi pinjaman menilai harga tanah tu mesti mengikut penilaian market. Mesti ada government intervention*", "*Segi pembaharuan yang kerajaan negeri Selangor buat kepada developer Bumiputera. Dia bagi subsidi on infrastructure. Macam kalau lah tanah rezab Melayu. kerajaan katakanlah apa ni sumbangan kepada infrastructure kepada parit, kepada semua-semua tu dia bagi subsidi*" and "*Kerajaan perlu pastikan kawasan tanah rezab Melayu dilengkapi kemudahan dan pembangunan yang bersesuaian*").

- (iii) Legal aspects through statements: "Valuation guidelines", "Laws that do not prevent the development of Malay reserve land", "Malay Reserve Act", "The Malay reserve enactment should be amended.." and "The enactment does not mention replacement" ("*Garis panduan penilaian*", "*Undang-undang yang tidak menghalang untuk pembangunan tanah rizab Melayu*", "*Akta Rizab Melayu*", "*Enactment rizab Melayu ini patutnya dipinda..*" and "*Enactment tak sebut tau pasal replacement*").
- (iv) Economic aspects through statements: "Holistic economic development", "The existing Malay reserve land is not used, not developed", "But when it is transferred to the Malays, the land will become Malay reserve land", "More land, more strategic land located, more growth potential, more infrastructure" and "You should not take Malay reserve land, take other people's land... so that Malay reserve land will increase in price". ("*Pembangunan ekonomi secara holistik*", "*Tanah rizab Melayu yang ada pun tidak terpakai, tidak dibangunkan*", "*Tetapi bila dah pindah milik kepada orang Melayu, tanah itu akan jadi tanah rizab Melayu*", "*More land, more strategic land located, more growth potential, more infrastructure*" and "*Sepatutnya janganlah ambil tanah rizab Melayu, ambil lah tanah orang lain.. supaya tanah rizab Melayu akan naik harga*").

Table. 5. The Main Quotations of Codes in Approaches of Preserving the Market Value of Reserve Land

No. of Respondent	Main Quotation in approaches of preserving the Market Value of Reserve Land (thematic analysis through ATLAS.ti8 software)
<i>The suitable approach to ensure that the market value of this reserved land aligns with the value of open property (open title)</i>	
R1 (11:1)	"The land is Malay reserve land, but non-Malay developers will sell 100% to Malays. Even Malays can sell like that.." " <i>Tanah tu tanah rezab Melayu, tapi developer bukan Melayu akan menjual 100% kepada orang Melayu. Orang Melayu pun mampulah jual macam itu..</i> "
R1 (11:2)	"Government intervention"
R1 (11:3)	"Assessment guidelines" " <i>Garis panduan penilaian</i> "
R1 (11:4)	"The assessment must value the Malay reserve land at par with the freehold land there" " <i>Penilaian mestilah nilaikan tanah rezab Melayu setaraf dengan tanah yang freehold (tanah bebas) kat situ</i> "
R1 (11:5)	"The government must have instructions for the banks when giving loans to assess the price of the land according to the market assessment. There must be government intervention" " <i>Kerajaan mesti ada arahkan bank lah apabila memberi pinjaman menilai harga tanah tu mesti mengikut penilaian market. Mesti ada government intervention</i> "

R1 (11:6)	“In terms of reforms that the Selangor state government has made to Bumiputera developers. He gave subsidies on infrastructure. It's like a Malay reserve land. The government should say what is the contribution to the infrastructure, to the ditches, to all that he gives subsidies” <i>“Segi pembaharuan yang kerajaan negeri Selangor buat kepada developer Bumiputera. Dia bagi subsidi on infrastructure. Macam kalau lah tanah rezab Melayu. kerajaan katakanlah apa ni sumbangan kepada infrastructure kepada parit, kepada semua-semua tu dia bagi subsidi”</i>
R2 (11:7)	“More land, more strategic land located, more growth potential, more infrastructure”
R2 (11:8)	“A law that does not prevent the development of Malay reserve land” <i>“Undang-undang yang tidak menghalang untuk pembangunan tanah rizab Melayu”</i>
R2 (11:9)	“You should not take Malay reserve land, take other people's land... so that Malay reserve land will increase in price” <i>“Sepatutnya janganlah ambil tanah rizab Melayu, ambil lah tanah orang lain.. supaya tanah rizab Melayu akan naik harga”</i>
R3 (11:10)	“Malay Reserve Act” <i>“Akta Rizab Melayu”</i>
R3 (11:11)	“This Malay reserve enactment should be amended... ” <i>“Enactment rizab Melayu ini patutnya dipinda..”</i>
R3 (11:12)	“Holistic economic development” <i>“Pembangunan ekonomi secara holistik”</i>
R3 (11:13)	“Even the existing Malay reserve land is not used, not developed” <i>“Tanah rizab Melayu yang ada pun tidak terpakai, tidak dibangunkan”</i>
R3 (11:14)	“But when the property is transferred to the Malays, the land will become Malay reserve land” <i>“Tetapi bila dah pindah milik kepada orang Melayu, tanah itu akan jadi tanah rizab Melayu”</i>
R4 (11:15)	“Enactment does not mention about replacement” <i>“Enactment tak sebut tau pasal replacement”</i>
R4 (11:16)	“The market value is the best replacement” <i>“Nilai pasaran itu adalah cara penggantian yang terbaik”</i>
R4 (11:17)	“Replace 40% lower market value” <i>“Ganti nilai pasaran 40% lebih rendah”</i>
R4 (11:18)	“Potential lands” <i>“Tanah-tanah yang berpotensi”</i>
R4 (11:19)	“Replace it in the area and don't replace it for the grave” <i>“Gantikan semula dikawasan dan tidak ganti untuk kubur”</i>
R5 (11:20)	“The location of the Malay reserve land is in a strategic area” <i>“Lokasi tanah rezab Melayu berada dalam kawasan yang strategik”</i>
R5 (11:21)	“The government needs to ensure that the Malay reserve land area is equipped with appropriate facilities and development” <i>“Kerajaan perlu pastikan kawasan tanah rezab Melayu dilengkapi kemudahan dan pembangunan yang bersesuaian”</i>

Note: The interview session with five (5) experts was conducted bilingually; R: Respondent

Source: Authors (2024)

Five (5) experts agreed through the four (4) aspects i.e. market value, government intervention, legislation and economics, the market value of this MRL will be in line with the open property value (open

title). This is because it provides high benefits especially to the Malays and indirectly the economy of the Malays will improve from time to time and can also increase the percentage of MRL replacement in the state of Selangor. Therefore, the "land market value" has been significant in MRL Replacements' Characteristics.

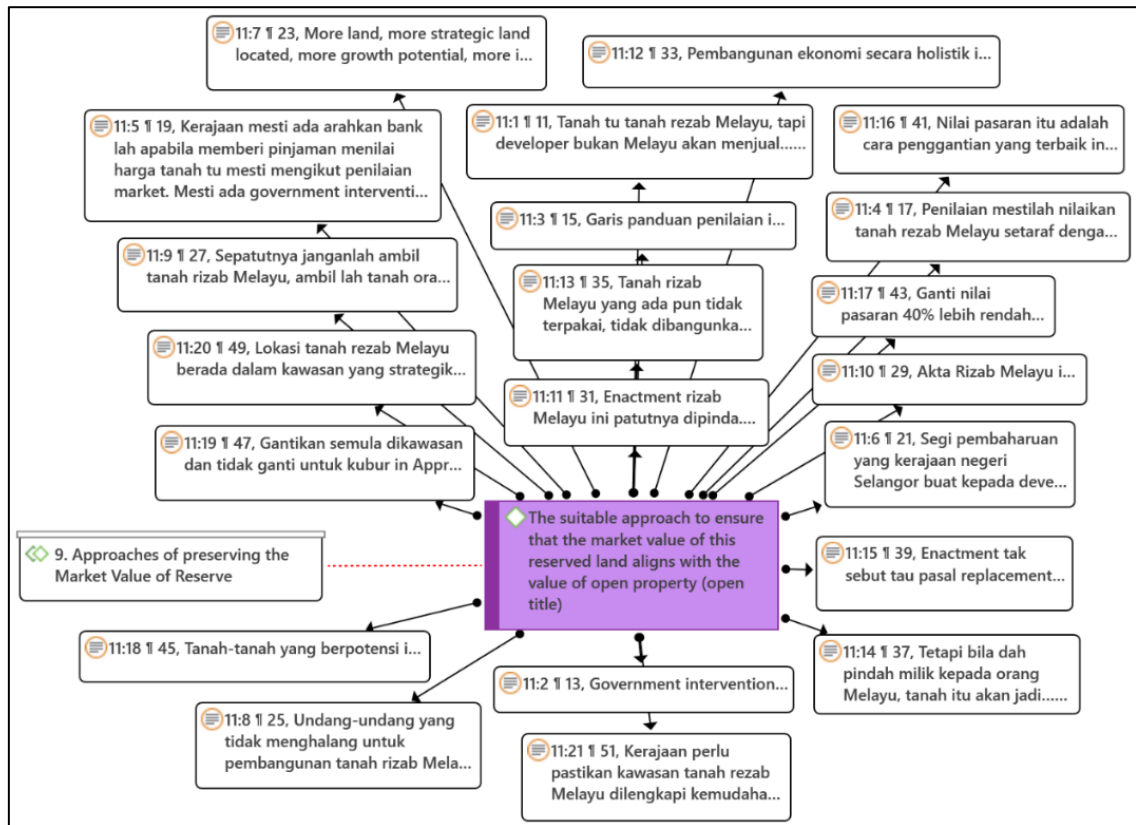


Fig. 5. The Main Quotations of Codes in Approaches of Preserving the Market Value of Reserve Land

Source: Authors (2024)

CONCLUSION

In conclusion, land market value is significant in MRL replacements' characteristics. This is due to the fact that MRL is a special area as it is reserved for Malays only. The creation of this MRL area is not a new matter considering that the Malay Reserve Enactment (ERM) itself was originally enacted in 1913, before amendments in 1933 and then 1935. If viewed in the context of a period of time that exceeds 100 years, the MRL endorsement should be on property rights is no longer a major issue that needs to be resolved today. The importance of MRL care is often raised either by Malay Rulers or Non-Governmental Organizations (NGOs) based on reports in the mass media. Accordingly, the Land District Office (PDT) and the Selangor Land and Mines Office (PTGS) need to play their respective roles effectively since these two (2) departments are the main departments responsible for managing MRL by calling on interested parties to make amendments to the replacement characteristics of Malay Reserve Land or related acts in order to provide benefits to the economic development of the Malays, in particular. Besides that, the knowledge

about this MRL should be extended to the public, especially to the Malays and the young people so that this land is not arbitrarily sold or developed without a solid purpose. Table 6 shows the main quotations of codes in suggestion and improvement from five (5) experts' validation on MRL replacement characteristics.

Table. 6. The Main Quotations of Codes in Suggestion and Improvement

No. of Respondent	Main Quotation in Suggestion and Improvement (thematic analysis through ATLAS.ti8 software)
<i>The suitable approach to raise awareness among Malays to ensure the continued relevance of this reserve land in the future</i>	
R1 (15:27)	“Explanation of the policies and importance of Malay reserve land by the state government or real estate experts to the public” <i>“Penerangan polisi-polisi dan kepentingan tanah rizab Melayu oleh kerajaan negeri atau pakar hartanah kepada orang ramai”</i>
R2 (15:28)	“Establish a law/Malay Reserve Land Act” <i>“Tubuhkan undang-undang/Akta Tanah Rizab Melayu”</i>
R2 (15:29)	“One way to enforce state initiative” <i>“Satu cara enforce state initiative”</i>
R3 (15:30)	“Our problem is integrity” <i>“Masalah kita integriti”</i>
R3 (15:31)	“Give authority to the sultan.. to be a patron.. all processes involving Malay reserve land must go through the sultan” <i>“Memberi kuasa kepada sultan lah.. untuk menjadi penaung.. semua proses yang melibatkan tanah rizab Melayu mesti melalui sultan”</i>
R3 (15:32)	“Public consultation”
R3 (15:33)	“There are natural resources... and the people are harmonious. This is political stability” <i>“Ada sumber asli.. lagi rakyat dia harmoni. Political stability ni”</i>
R3 (15:34)	“Business skill is not there... accounting skill is not there... risk management is not there... knowledge to do forming is not there” <i>“Business skill tidak ada.. accounting skill tidak ada.. risk management tidak ada.. knowledge to do forming tidak ada”</i>
R4 (15:35)	“One more is attitude” <i>“Satu lagi sikap”</i>
R4 (15:36)	“Suggest for the government. Maybe amend the constitution, maybe amend the enactment, maybe make a new act that includes these improvements” <i>“Cadangkan untuk pihak kerajaan. Mungkin pinda perlembagaan, mungkin pinda enactment, mungkin buat akta baru yang didalamnya ada penambahbaikan-penambahbaikan ini”</i>
R5 (15:37)	“It is necessary to give knowledge about Malay reserves to the public, especially the young people” <i>“Perlu beri pegetahuan ilmu berkenaan tanah rezab Melayu kepada orang ramai terutama golongan orang muda”</i>

Note: The interview session with five (5) experts was conducted bilingually; R: Respondent

Source: Authors (2024)

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CONFLICT OF INTEREST STATEMENT

The authors agree that this research was conducted in the absence of any self-benefits, commercial or financial conflicts and declare the absence of conflicting interests with the funders.

AUTHORS' CONTRIBUTIONS

All authors participated in conducting the research, drafting and revising the article, conceptualizing the central research idea, reviewing and approving the article for submission.

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