



Negeri Sembilan, Malaysia

Investment Guide

2021

www.investns.com.my



INVEST NS
(NEGERI SEMBILAN)

www.investns.com.my

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**YAB Dato Seri Haji
Aminuddin bin Harun**
Chief Minister of
Negeri Sembilan



On behalf of the State government of Negeri Sembilan, I am pleased to welcome you, the discerning investors, to Negeri Sembilan, the next investment hub in South East Asia.

Negeri Sembilan comprises seven districts: Seremban, Port Dickson, Jelebu, Kuala Pilah, Jempol, Rembau and Tampin; each one has a special characteristic and landscape that complements various types of businesses in its own unique way.

Besides being a well-developed and well-managed state in Malaysia, Negeri Sembilan also provides your business with a competitive edge through its strategic location, high tech infrastructures, highly skilled workforce, and the planning and technical support readily available for you to ensure that your investment is secured and sustained throughout your business journey.

The presence of multinational companies from Europe, the US, Japan, China and South Korea are testimonies of the conducive business environment in the State.

As The Chief Minister of Negeri Sembilan, my sworn duty is to ensure that the State Government will continuously strive to improve the business environment to meet the highest standard for all industries locally and internationally.

It gives me great pleasure to welcome you to Negeri Sembilan, one of the premier investment locations in Malaysia.

Negeri Sembilan is blessed by being situated beside the 'Greater Klang Valley', Malaysia's business hub that comprises of the State of Selangor, Wilayah Persekutuan Kuala Lumpur and Wilayah Persekutuan Putrajaya that have been fully developed and packed with plenty of multinational companies from every corner of the world and due to the success of Greater Klang Valley, Malaysia will be extending its business hub in Negeri Sembilan with better infrastructure and facilities to house more incoming high tech businesses of the future.

To ensure Negeri Sembilan remains a premier investment location, the State Government has planned an integrated development to develop Negeri Sembilan with strategised land use planning, efficient social services, enhanced community amenities, good quality infrastructures and utilities.

The development plan is divided into three core clusters, ie. MVV 2.0 (World Class Metropolis), Agropolis (NS Smart Agro) and Biodiversity (Natural Resources). The State has also formulated the Incentives to spark the interest of investors to invest in Negeri Sembilan, such as Privileges for Property Ownership by Foreign Companies and Citizens, Discount & Deferment of Land Premium, Exemption of Development Charges, Water Rebates and more.

Therefore, I would like to extend my warm welcome to you to discover the investment opportunities available in Negeri Sembilan.



**YB. Dato' Dr.
Mohamad Rafie bin Ab Malek**

Chairman of the Investment, Industry,
Entrepreneurship, Education and Human
Capital Action Committee



**Tuan Haji Najmuddin Sharif
bin Sarimon**

Chief Executive Officer of INVEST NS

Alhamdulillah with His Blessing, the Negeri Sembilan Investment Guide, has been successfully published. The Negeri Sembilan Investment Guide circulation provides insight to future prospective investors interested in investing in the State and Malaysia. It will fast track the world to discover the golden opportunities in Negeri Sembilan.


INVEST NS is the main investment arm of the state and was established with the primary goal to ensure a safe and secure passage for every investment in Negeri Sembilan. It is our privilege to assist every investor and businesses to give our best support to ensure the success of the investment and the business through expert advice and consultation on matters such as site selection, land matters, general policies and procedures, and other matters related to the investing and business.

The business-friendly policy adopted by the State Government has attracted many foreign and domestic investors to the State. As a result, the performance of manufacturing and selected services projects in Negeri Sembilan increased tremendously from 2017 to 2020.

I sincerely hope that the information provided in Negeri Sembilan Investment Guide will help spark your interest in exploring the investment opportunities in Negeri Sembilan.



Vision

 To be the primary driver of business and industry development in Negeri Sembilan.

Mission

-  To provide professional advice and business consultation with high manners to investors.
-  To be an efficient solution centre and provide quality services.
-  To promote Negeri Sembilan as a preferred investment destination in Malaysia.

About Invest NS

The INVEST NS is a one solution centre to assist investors in setting up new operations and expands their existing operations in Negeri Sembilan.

We strive for a “hand-held approach” in assisting investors to start operations in the shortest possible time.



INVEST NS
(NEGERI SEMBILAN)

Roles & Functions of INVEST NS

INVEST NS was established with the aim to help investors to set up new projects or expand existing operations in Negeri Sembilan. We will assist you to kick off your business operations in the shortest possible time and with minimum red tape.

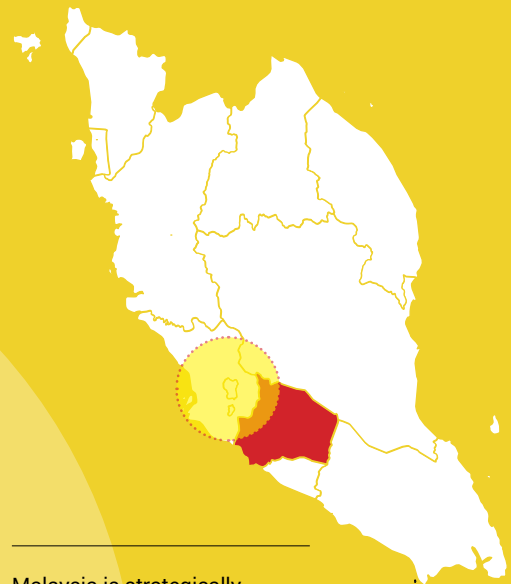
We are mandated to provide investors with the necessary information and advice you may need in order to setup your manufacturing operation in Negeri Sembilan – from details of location, availability of labour, employment costs, telecommunication and water rates, to the process of getting the necessary government approvals.

INVEST NS as mediator to facilitate investors. We are able to coordinate on land matters, pre-technical meetings, legal and other administrative requirements in order to speed up your project. We are also able to introduce investors to potential joint-venture partners, professional service providers such as building consultants, accountants and lawyers, government agencies or research institutions.

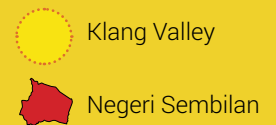
INVEST NS can also assist your company to comply with federal legislations such as the Industrial Coordination Act 1975, Companies Act 1965, Customs Act, Promotion of Investment Act 1986 and etc.

Negeri Sembilan

At A Glance



Malaysia is strategically located at the heart of vibrant South-east Asia. It consists of 14 states with **Negeri Sembilan** as one of its prime states for commercial and industrial development.



Negeri Sembilan is a premier investment location, primarily due its **proximity to the Klang Valley** which is the **main industrial and business centre of the nation.**

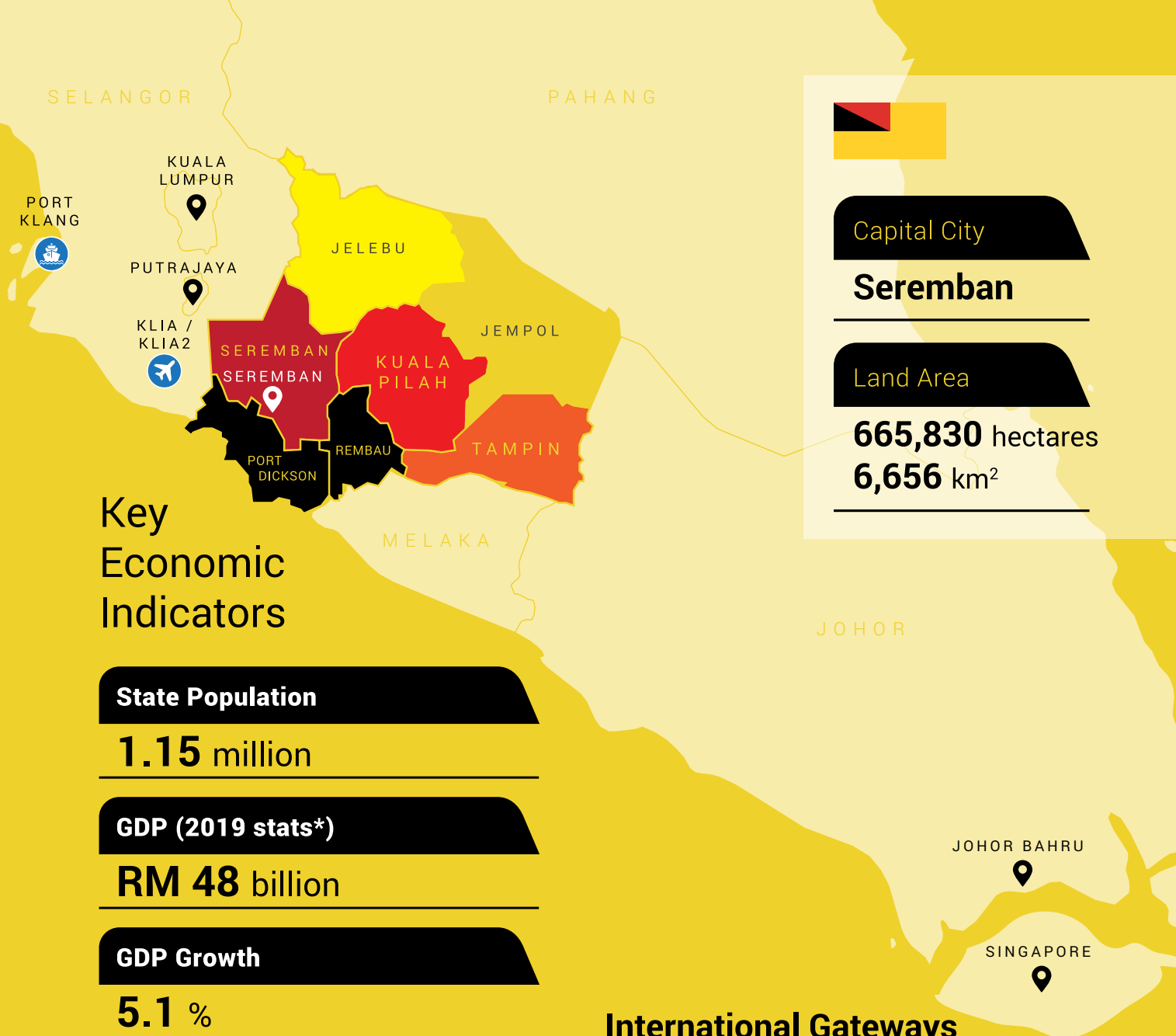
Taking into consideration the excellent infrastructure and other facilities available, Negeri Sembilan is considered to be an extension of the Klang Valley!

Negeri Sembilan, which means 'The Nine States', is synonymous with the migration of Minangkabau people from Sumatra across the Straits of Malacca centuries ago. Its dialect, culture, ceremonies and rites are different from the rest of the states of Malaysia, making it unique.

Negeri Sembilan is a premier investment location, primarily due to its proximity to the Klang Valley, the nation's leading industrial and business centre. Considering the excellent infrastructure and other facilities available, Negeri Sembilan is regarded as an extension of the Klang Valley.

You'll find a variety of fantastic landscapes; beautiful green rolling lands flanked with series of rugged Central Forest Spine mountains in the east and a long lovely coastline in the west.

Negeri Sembilan plays a vital role in the food security of Malaysia, with vast plantations of commodities and crops across the State. Located adjacent to the financial and business centre Kuala Lumpur, Negeri Sembilan gives a great advantage as a premier investment location.



Key Economic Indicators

State Population

1.15 million

GDP (2019 stats*)

RM 48 billion

GDP Growth

5.1 %

Share to Malaysia's GDP

3.4 %

Labour Force

497,800

Labour Force Participation Rate

64.7 %

Unemployment Rate

3.1 %

International Gateways Accessibility

KLIA / KLIA2

56 km 45 mins

PORT KLANG

93 km 75 mins

Major Cities Accessibility

KUALA LUMPUR

69 km 55 mins

SELANGOR

76 km 60 mins

PUTRAJAYA

57 km 50 mins

SINGAPORE

280 km 3 hours

Sources

* Department of Statistics Malaysia

** Buku Data Sosioekonomi Negeri Sembilan 2019

Negeri Sembilan Structure Plan 2045

**NSSP
2045**

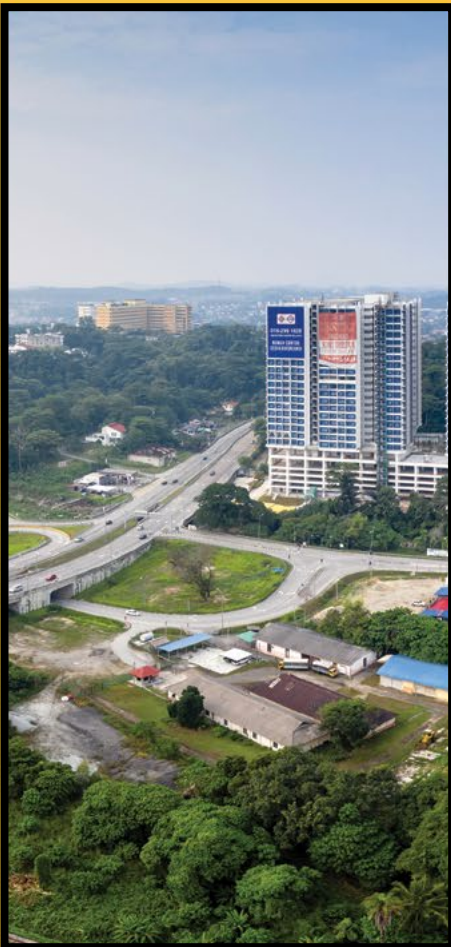
Negeri Sembilan Structure Plan 2045 is an enhancement of Negeri Sembilan Structure Plan 2001-2020, aiming to make Negeri Sembilan equivalent to Kuala Lumpur conurbation in terms of use of land, efficient social services, quality infrastructures, utilities and amenities to boost the quality of life.





Negeri Sembilan Structure Plan 2045

comprises of three core development concepts:





Total Combined Districts of
Seremban + Port Dickson
Area

153,411 hectares

1,534 km²

2X larger than Singapore

719 km²

Malaysia Vision Valley (MVV) 2.0 is earmarked to be the extension of the Greater Kuala Lumpur conurbation spanning 153,411 hectares (2 times of Singapore), a new growth corridor covering districts of Seremban and Port Dickson. MVV

2.0 has been identified as one of the nation's 17 Promoted Development Zones; serves as the economic catalyst in the Eleventh Malaysia Plan 2016 - 2020, as well as being part of the **Malaysian National Development Strategy (MDS)**.

Economic Drivers

There are four main pillars intended as a driving force for rapid economic growth in Negeri Sembilan which are:



High Technology Manufacturing

Clean Technology Industries, High Technology Industries, Aviation & Maritime Industries, General Industries, SMEs



Specialized Services

Integrated Logistic Services, R&D, Principal Hub Representative Offices & Regional Offices etc, Data Centre



Skill-Based Education & Research

Training Institutions, Colleges & Universities, Developing & Retaining Talent, New Skills for Clean Technology



Wellness Tourism

Wellness & Health, Family Eco Run (Ecotourism), Culture & Heritage, Sports, MICE, Shopping, Beach, Army Town

Heartbeat Development Component

Phase 1
2015-2045

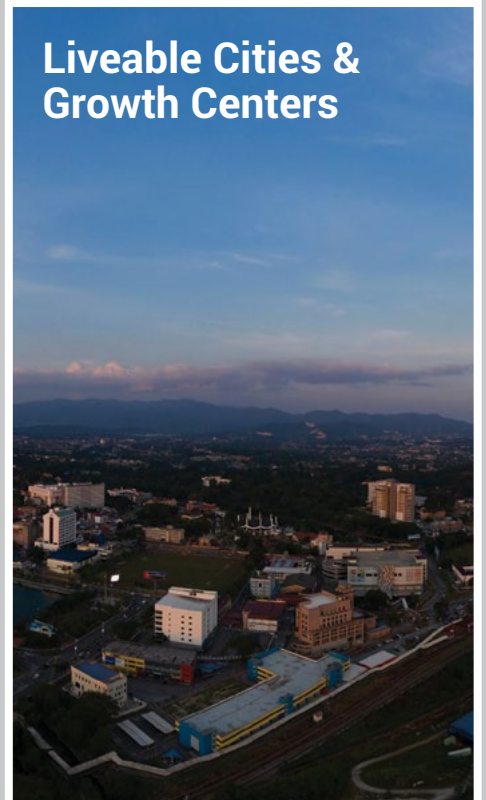
Phase 2
beyond 2045

Growth Enablers

Comprehensive Mobility



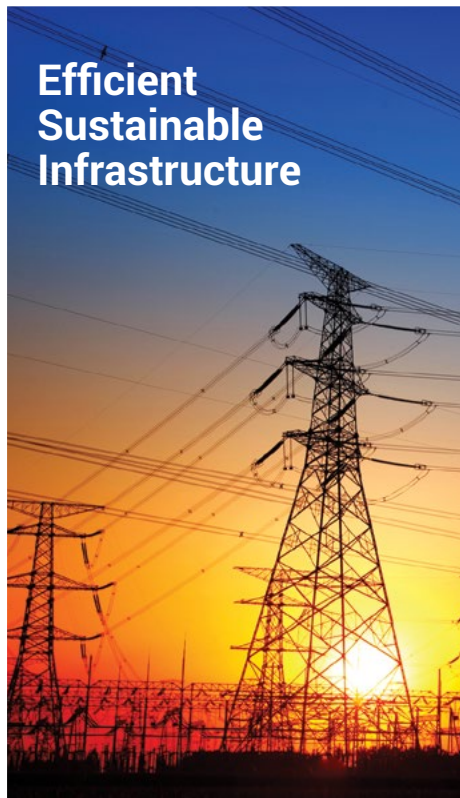
Liveable Cities & Growth Centers



Strong Governance & Implementation



Efficient Sustainable Infrastructure



Robust Talent & Human Capital



Agropolis is a development concept that applies urbanisation in rural areas, introducing modern technologies to increase crop yield. The districts potentially developed as Agropolis are Jempol, Tampin and Kuala Pilah, with a total area of 395,000 hectares. The main focus is on commodity and food plantation, aquaculture, livestock and agro-based industry.

Main focus are on NS Smart Agro which consist of:

AGROPOLITAN

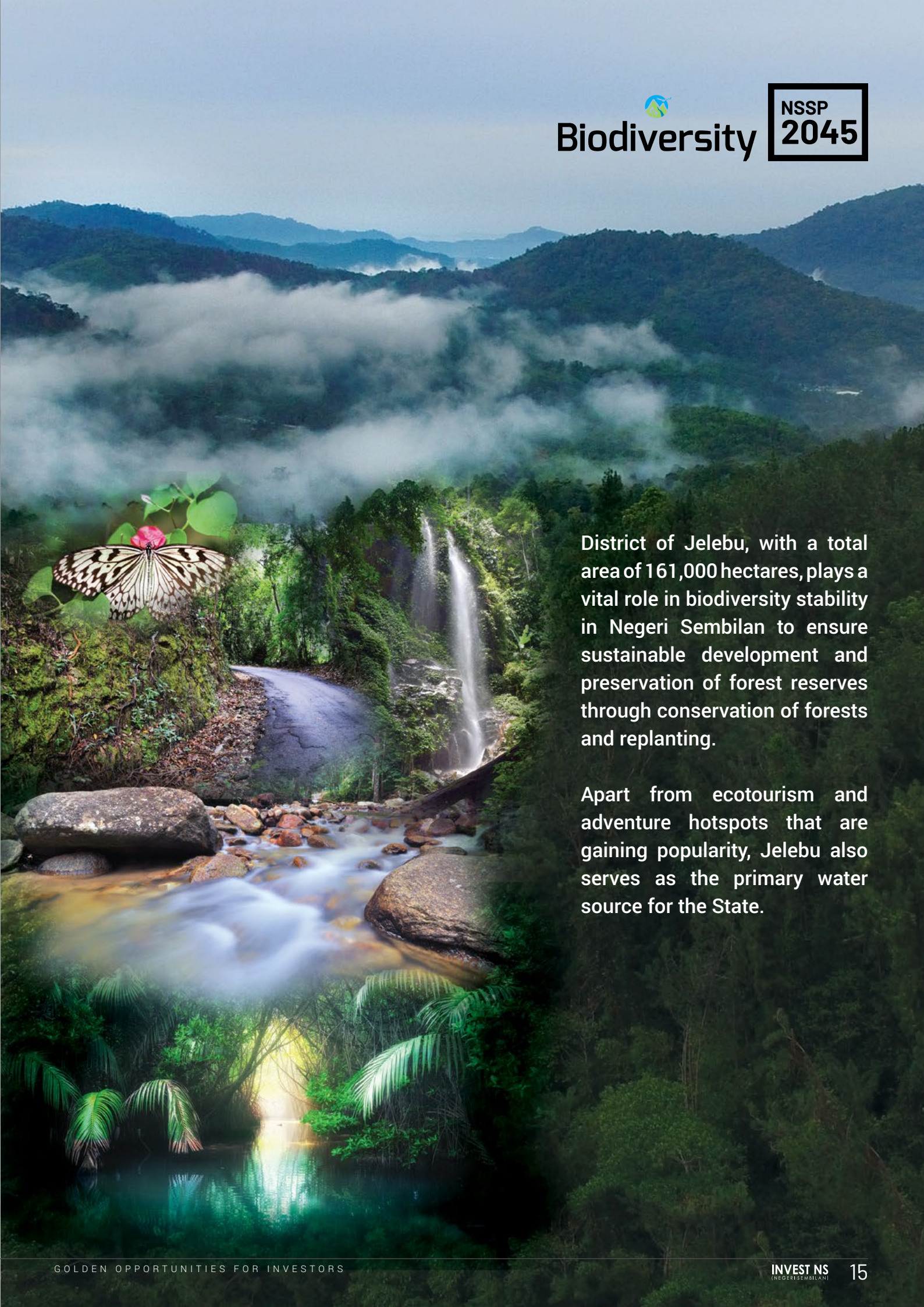
Focus on intergrated land development that can increase the production of high value-added revenue. Exploration of alternative crops to optimise land use (Agro-food).

RUMINANT VALLEY

Application of genetic engineering elements in the production of quality breeds for commercial activities. Apply the latest technology to optimise production.

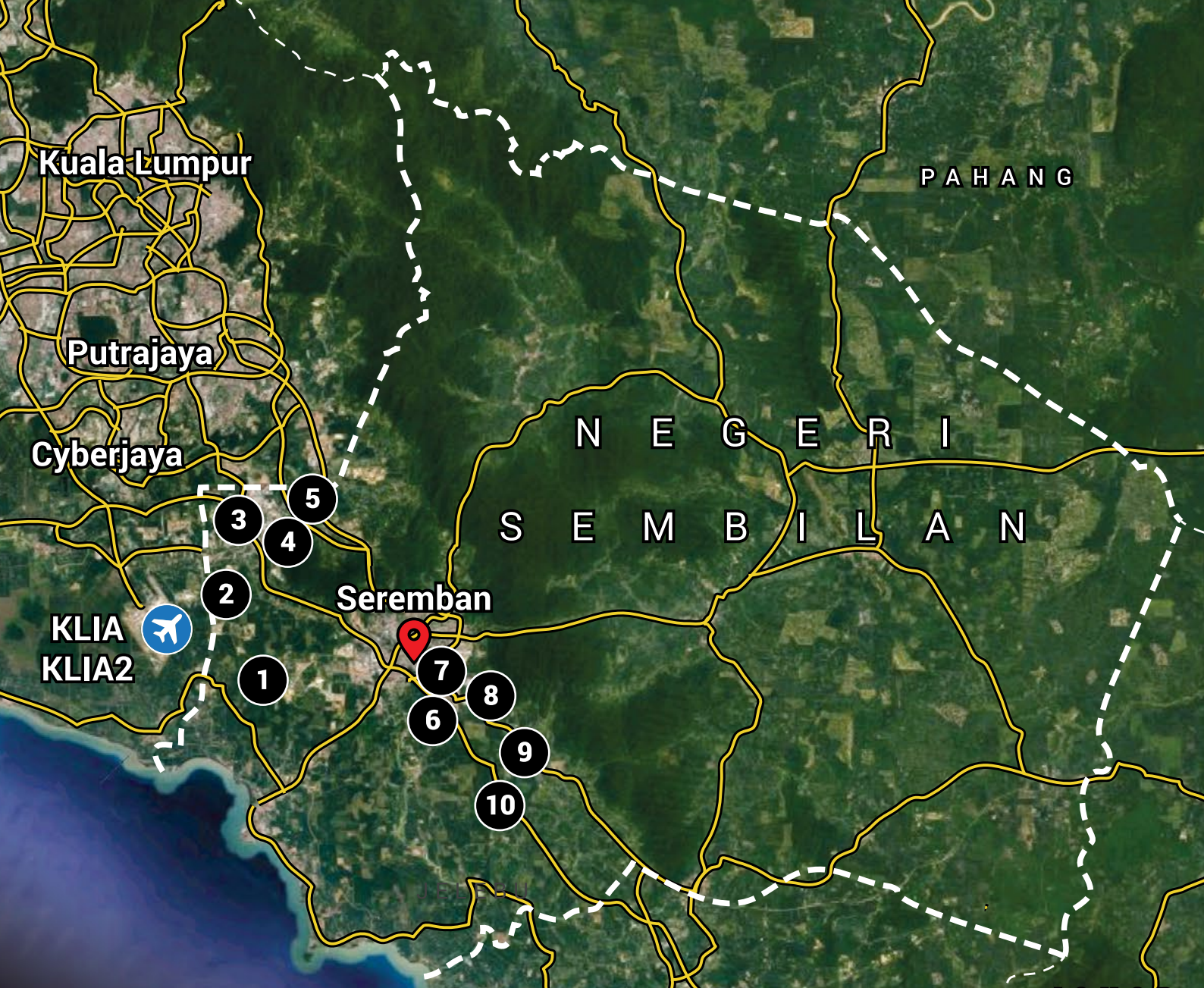
AQUACULTURE

We optimise aquaculture development based on strength, uniqueness of resources, location suitability and modern production adaption.



District of Jelevu, with a total area of 161,000 hectares, plays a vital role in biodiversity stability in Negeri Sembilan to ensure sustainable development and preservation of forest reserves through conservation of forests and replanting.

Apart from ecotourism and adventure hotspots that are gaining popularity, Jelevu also serves as the primary water source for the State.



MAIN INDUSTRIAL PARKS

1 Sendayan TechValley
35km to KLIA (30mins)
108km to Port Klang (1hr 40mins)
15km to Seremban (20mins)

2 Techpark@Enstek
20km to KLIA (20mins)
95km to Port Klang (1hr 30mins)
28km to Seremban (30mins)

3 Nilai Industrial Estate
24km to KLIA (30mins)
92km to Port Klang (1hr 20mins)
30km to Seremban (26mins)

4 Nilai Utama Enterprise Park
34km to KLIA (27mins)
91km to Port Klang (1hr 20mins)
28km to Seremban (27mins)

5 Arab Malaysian Industrial Park
38km to KLIA (32mins)
85km to Port Klang (1hr 30mins)
32km to Seremban (30mins)

6 Senawang Industrial Park
60km to KLIA (45mins)
120km to Port Klang (1hr 40mins)
8km to Seremban (15mins)

7 Senawang Industrial Estate
60km to KLIA (45mins)
120km to Port Klang (1hr 40mins)
8km to Seremban (15mins)

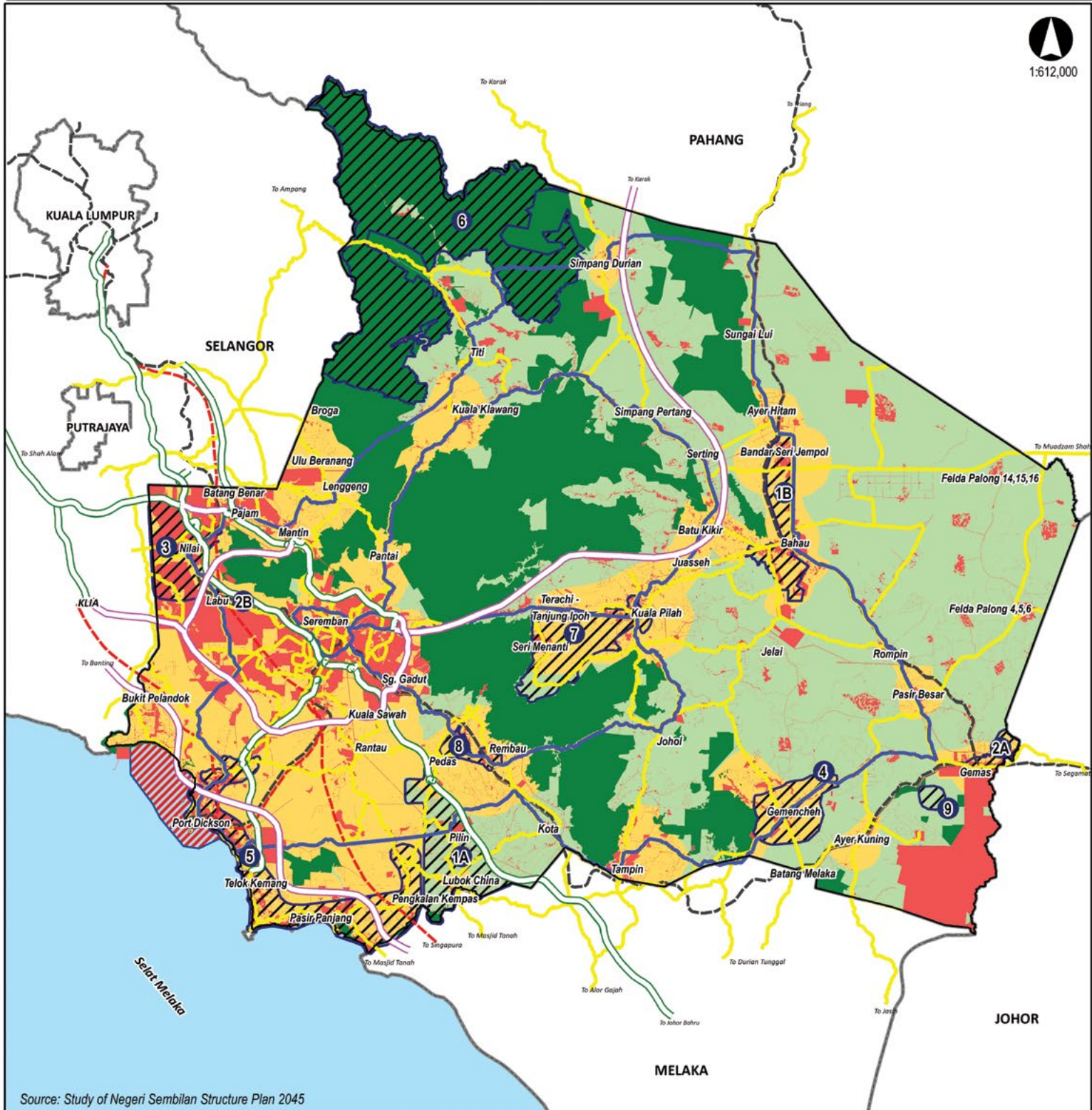
8 Tuanku Jaafar Industrial Park
65km to KLIA (50mins)
122km to Port Klang (1hr 40mins)
13km to Seremban (18mins)

9 Chembong Industrial Estate
82km to KLIA (60mins)
140km to Port Klang (1hr 50mins)
24km to Seremban (27mins)

10 Pedas Halal Park
75km to KLIA (50mins)
132km to Port Klang (1hr 45mins)
26km to Seremban (24mins)

STRATEGIC INVESTMENT AREAS IN NEGERI SEMBILAN 2045

1:612,000



Source: Study of Negeri Sembilan Structure Plan 2045

Legends :

- Saturated Built-Up / Committed Areas
- Potential Development Areas 2045
- Class 2 Agricultural Areas
- Permanent Forest Reserves
- Strategic Investment Areas

Other Legends :

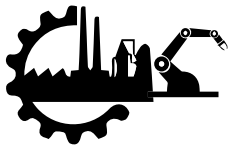
- Proposed / Upgrading Roads
- Existing Trunk Roads
- Proposed Highway
- Existing Highway
- Proposed Railway Routes
- Existing Railway Routes
- State Boundary
- Future Development Zones

Strategic Development Areas

- 1A. Urban development in MVV bordering area.
- 1B. Planned development in Bandar Seri Jempol-Bahau
- 2A. Strengthen the development of towns based on transit oriented development (TOD) in Gemas.
- 2B. Strengthen the development of towns based on transit oriented development (TOD) HSR Singapura - Kuala Lumpur in Labu, Negeri Sembilan
3. Development of education clusters with mixed development elements to strengthen the high-tech Knowledge Valley in Nilai
4. Development of the Islamic Education Hub in Gemencheh.
5. Development of Coastal tourism in Lukut-Port Dickson-TelukKemang-Linggi-Lubok China including the area expansion of the Port Dickson district.
6. Strengthen eco and biodiversity based tourism in Kenaboi State Park, Jelebu district.
7. Rebranding and strengthening the character of heritage tourism in the Kuala Pilah district and the Royal Town of Seri Menanti
8. Rebranding and strengthening the development of the Halal Food Park di Rembau.
9. Development of the Ruminant Production Hub in Gemas (Gemas Beef Valley)

Targeted Sectors

Decades of support for these international organisations have now given us the incentive to strive for success in these emerging advanced industries:



Manufacturing

Hi-Technology



Services Sector

Logistic Hub

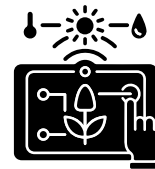
Hotel

Private University

Wellness Project

Theme Park

Agro & Eco-Tourism



Agriculture / Prime Industry

Smart Farming
Integrated Farming

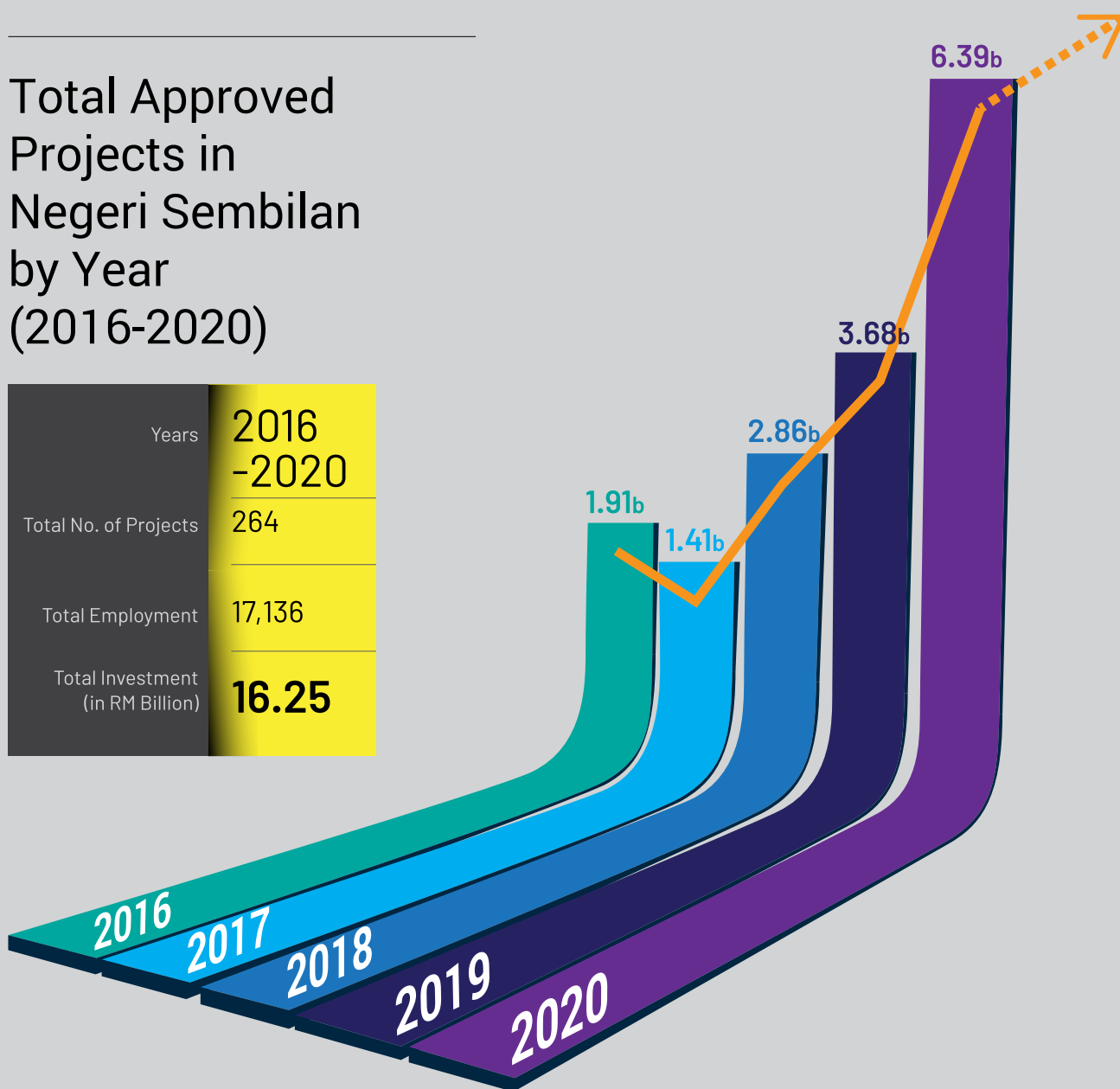




Investment Statistics

Total Approved Projects in Negeri Sembilan by Year (2016-2020)

Years	2016-2020
Total No. of Projects	264
Total Employment	17,136
Total Investment (in RM Billion)	16.25



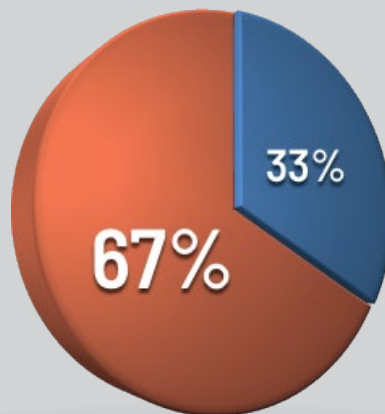
Year	2016	2017	2018	2019	2020
No. of Projects	33	28	50	63	90
Employment	2,387	2,304	3,372	3,300	5,573
Total Investment (in RM Billion)	1.91	1.41	2.86	3.68	6.39

Investment Statistics

Total Approved Manufacturing Projects in Negeri Sembilan by Year (2016-2020)

	Total Projects	New Projects	Expansion Projects
Years	2016-2020	2016-2020	2016-2020
No. of Projects	192	103	89
Employment	16,531	9,971	6,560
Domestic Investment (RM)	6,134,735,975 ^{.00}	1,749,821,924 ^{.00}	4,384,924,051 ^{.00}
Foreign Investment (RM)	9,054,152,521 ^{.00}	3,318,504,663 ^{.00}	5,735,647,858 ^{.00}
Total Capital Investment (RM)	15,188,888,496 ^{.00}	5,068,326,587 ^{.00}	10,120,561,909 ^{.00}

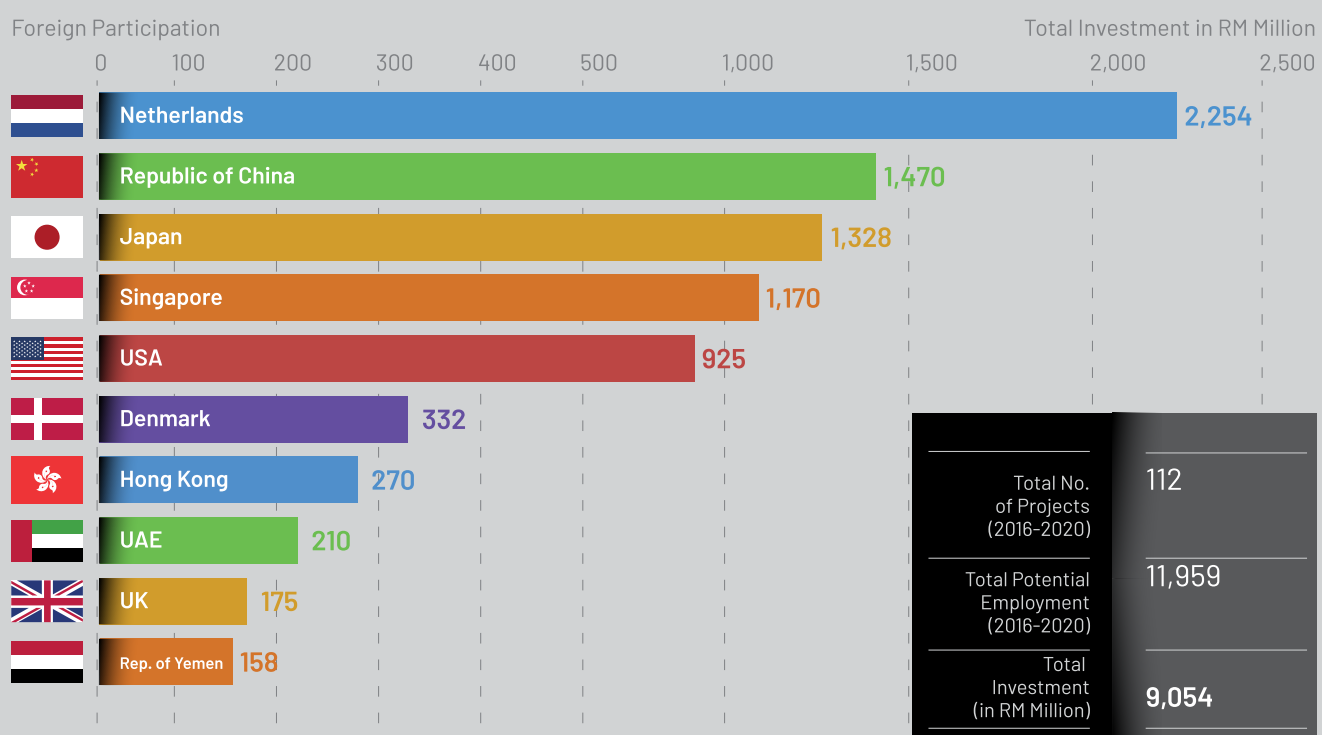
New Projects vs **Expansion Projects**
(2016-2020)



Total Capital Investment (RM)

Investment Statistics

Total Approved Manufacturing Projects in Negeri Sembilan by Foreign Participation (2016-2020)

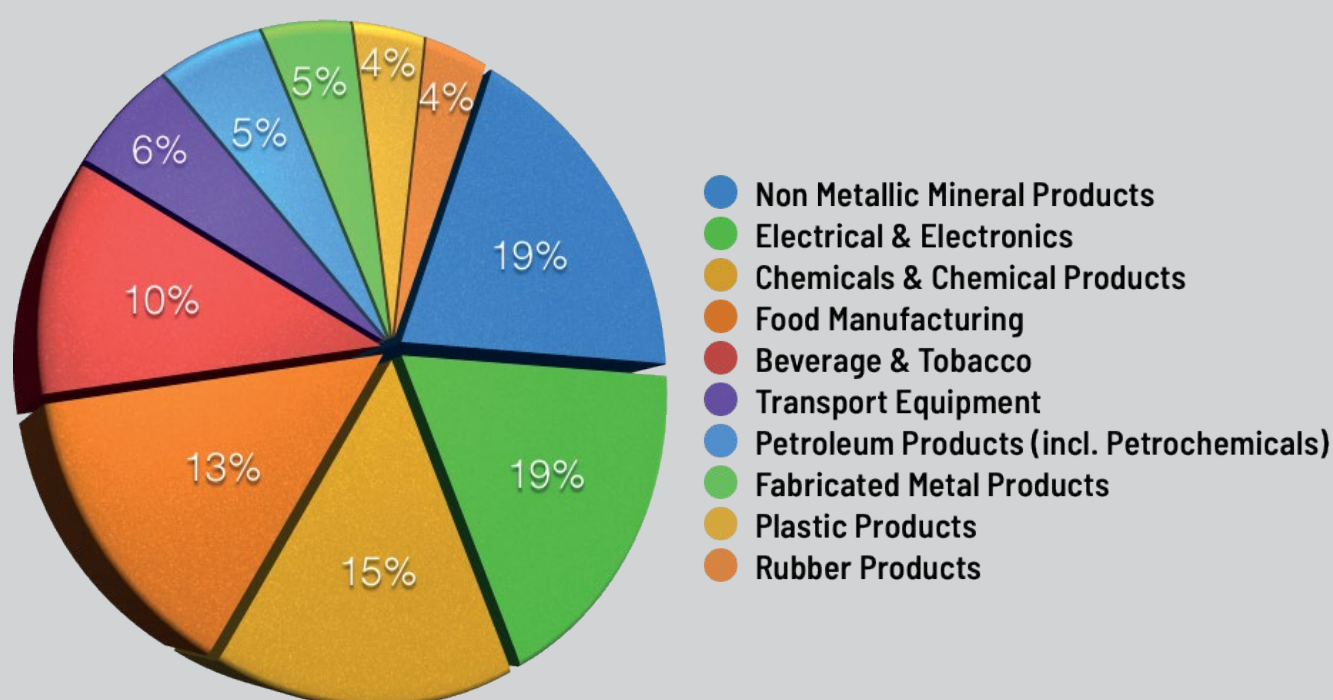


Country	Netherlands	Republic of China	Japan	Singapore	USA	Denmark
No. of Projects	5	18	16	16	3	2
Employment	3,554	1,798	1,565	1,200	17	63
Total Investment (in RM Million)	2,254	1,470	1,328	1,170	925	332

Country	Hong Kong	UAE	UK	Rep. of Yemen	Others
No. of Projects	4	2	5	4	37
Employment	805	176	434	322	2,025
Total Investment (in RM Million)	270	210	175	158	760

Investment Statistics

Total Approved Manufacturing Projects in Negeri Sembilan by Major Industries (2016-2020)



Type of Industry	Non Metallic Mineral Products	Electrical & Electronics	Chemicals & Chemical Products	Food Manufacturing	Beverage & Tobacco
Employment	1,826	4,308	870	1,305	277
Total Capital Investment (in RM Billion)	2.62	2.52	2.05	1.76	1.41

Type of Industry	Transport Equipment	Petroleum Products (incl. Petrochemicals)	Fabricated Metal Products	Plastic Products	Rubber Products
Employment	1,106	83	1,180	1,137	1,213
Total Capital Investment (in RM Billion)	0.75	0.74	0.65	0.54	0.49

Cost of **Doing Business**





Cost of Industrial Land & Factory Building in Negeri Sembilan

Cost of Industrial Land				
Industrial Land				
Selling Price per sq ft		Quit Rent per ha per annum (land tax)		Annual Assessment Rate (& of property rate)
RM	US\$	RM	US\$	
10.00	2.43	1,976.84	479.82	8 - 13
-	-	-	-	
70.00	16.99	7,700.00	1,868.93	

Cost of Ready - Built Factory			
Ready - Built Factory			
Selling Price per sq ft		Rental per sq ft per month	
RM	US\$	RM	US\$
74.00	17.96	0.90	0.21
-	-	-	-
350.00	84.95	1.50	0.36

*Note:
US\$ 1.00 = RM4.12
(as at 20/04/2021)



Water Rates

www.sainswater.com **sains**

Tariff Code	Supply Category		
A	Domestic		
Usage	0-20 m ³	20-35 m ³	> 35 m ³
Unit Rate	@ RM 0.55	@ RM 0.85	@ RM 1.40
Minimum Rate	RM 5.00		

Tariff Code	Supply Category	
B	Industrial and Commercial	
Usage	0-35 m ³	> 35 m ³
Unit Rate	@ RM 1.85	@ RM 2.70
Minimum Rate	RM 15.00	

Tariff Code	Supply Category
F	Plantation, Animal Husbandry and Estate
Usage	ALL
Unit Rate	@ RM 1.30
Minimum Rate	RM 15.00

Tariff Code	Supply Category
G	Bulk Supply / Tank / Temporary Water Supply (except Government Buildings)
Usage	ALL
Unit Rate	@ RM 1.40
Minimum Rate	RM 30.00

Tariff Code	Supply Category
H	Shipping
Usage	ALL
Unit Rate	@ RM 7.00
Minimum Rate	RM 50.00

Tariff Code	Supply Category
I	Water Re-processing Enterprise
Usage	ALL
Unit Rate	@ RM 7.00
Minimum Rate	RM 50.00

Source: <https://www.sainswater.com/index.php/ms-MY/bil/kadar-tarif>
*subject to change



Electricity Rates

www.tnb.com.my



Industrial Tariffs

Tariff Code	Supply Category
D	LOW VOLTAGE INDUSTRIAL Tariff
Tariff	Unit Rate
1st 200 kWh [1-200 kWh] per month	38.0 sen/kWh
Next kWh [201 kWh onwards] per month	44.1 sen/kWh
Minimum monthly charge	RM 7.20

Tariff Code	Supply Category
E1	MEDIUM VOLTAGE GENERAL INDUSTRIAL Tariff
Tariff	Unit Rate
For each kilowatt of maximum demand per month	29.60 RM/kWh
For all kWh	33.7 sen/kWh
Minimum monthly charge	RM 600.00

Tariff Code	Supply Category
E2	MEDIUM VOLTAGE PEAK/OFF-PEAK INDUSTRIAL Tariff
Tariff	Unit Rate
For each kilowatt of maximum demand per month during PEAK period	29.60 RM/kWh
For all kWh during PEAK period	33.7 sen/kWh
For all kWh during OFF-PEAK period	21.9 sen/kWh
Minimum monthly charge	RM 600.00

Tariff Code	Supply Category
E3	HIGH VOLTAGE PEAK/OFF-PEAK INDUSTRIAL Tariff
Tariff	Unit Rate
For each kilowatt of maximum demand per month during PEAK period	35.50 RM/kWh
For all kWh during PEAK period	33.7 sen/kWh
For all kWh during OFF-PEAK period	20.2 sen/kWh
Minimum monthly charge	RM 600.00

Commercial Tariffs

Tariff Code	Supply Category
B	LOW VOLTAGE COMMERCIAL Tariff
Tariff	Unit Rate
1st 200 kWh [1-200 kWh] per month	43.5 sen/kWh
Next kWh [201 kWh onwards] per month	50.9 sen/kWh
Minimum monthly charge	RM 7.20

Tariff Code	Supply Category
C1	MEDIUM VOLTAGE GENERAL COMMERCIAL Tariff
Tariff	Unit Rate
For each kilowatt of maximum demand per month	30.30 RM/kWh
For all kWh	36.5 sen/kWh
Minimum monthly charge	RM 600.00

Tariff Code	Supply Category
C2	MEDIUM VOLTAGE PEAK/OFF-PEAK COMMERCIAL Tariff
Tariff	Unit Rate
For each kilowatt of maximum demand per month during PEAK period	45.10 RM/kWh
For all kWh during PEAK period	36.5 sen/kWh
For all kWh during OFF-PEAK period	22.4 sen/kWh
Minimum monthly charge	RM 600.00

Source:
<https://www.tnb.com.my/commercial-industrial/pricing-tariffs1>
 *effective from 1 Jan 2014 (subject to change)



Telecommunication Rates

www.tm.com.my



Homeline/Businessline to Homeline/Businessline

Distance (km) Home/ Business Line to Home/ Business Line	Full Rate 07:00 - 18:59 daily	Reduced Rate 19:00 - 06:59 daily	Operator Assisted** charge per 3 mins block
Band A (not exceeding 50 km)	10 sen / 50 seconds	10 sen / 60 seconds	35 sen
Band B (50 - 150 km)	10 sen / 20 seconds	10 sen / 40 seconds	90 sen
Band C (exceeding 150 km)	10 sen / 7 seconds	10 sen / 14 seconds	RM 2.70



Homeline/Businessline to Mobile

MTX Area	Full Rate 09:00 - 20:59 daily	Reduced Rate 21:00 - 08:59 daily	Operator Assisted** charge per 3 mins block
Band L (within MTX)	10 sen / 20 seconds	10 sen / 30 seconds	RM 2.10
Band M (adjacent MTX)	10 sen / 8.6 seconds	10 sen / 15 seconds	RM 2.10
Band N (non- adjacent MTX)	10 sen / 8.6 seconds	10 sen / 15 seconds	RM 2.10



Broadband Internet Rates

www.unifi.com.my



100 Mbps BEST VALUE EXCLUSIVE MEMBERSHIP 	300 Mbps BEST VALUE EXCLUSIVE MEMBERSHIP 	500 Mbps BEST CHOICE EXCLUSIVE MEMBERSHIP 	800 Mbps RECOMMENDED EXCLUSIVE MEMBERSHIP
DOWNLOAD SPEED 100 Mbps UPLOAD SPEED 50 Mbps	DOWNLOAD SPEED 300 Mbps UPLOAD SPEED 50 Mbps	DOWNLOAD SPEED 500 Mbps UPLOAD SPEED 100 Mbps	DOWNLOAD SPEED 800 Mbps UPLOAD SPEED 200 Mbps
DECT PHONE INCLUDED Simple Voice Plus 30 FREE CALLS WORTH RM30	DECT PHONE INCLUDED Simple Voice Plus 50 FREE CALLS WORTH RM50	DECT PHONE INCLUDED Simple Voice Plus 50 FREE CALLS WORTH RM50	DECT PHONE INCLUDED Simple Voice Plus 70 FREE CALLS WORTH RM70
Beyond call rates 3 sen / min to TM FIXED LINES 12 sen / min to mobile and other FIXED LINES	Beyond call rates 12 sen / min to mobile and other FIXED LINES	Beyond call rates 12 sen / min to mobile and other FIXED LINES	Beyond call rates 8 sen / min to mobile and other FIXED LINES
24 MONTHS CONTRACT from RM 139* /month	24 MONTHS CONTRACT from RM 249* /month	24 MONTHS CONTRACT from RM 299* /month	24 MONTHS CONTRACT from RM 349* /month
* Terms and conditions apply. *Price shown is exclusive of 6% Service Tax ADD-ON (NEW) + Mesh Wi-Fi Deco M9 Plus or + Mesh Wi-Fi Deco M4 or + FREE MICROSOFT 365 30-day TRIAL	* Terms and conditions apply. *Price shown is exclusive of 6% Service Tax ADD-ON (NEW) + Mesh Wi-Fi Deco M9 Plus or + Mesh Wi-Fi Deco M4 or + FREE MICROSOFT 365 30-day TRIAL	* Terms and conditions apply. *Price shown is exclusive of 6% Service Tax FREE Mesh Wi-Fi Deco M9 Plus (worth RM999) ADD-ON (NEW) + FREE MICROSOFT 365 30-day TRIAL	* Terms and conditions apply. *Price shown is exclusive of 6% Service Tax FREE Mesh Wi-Fi Deco M9 Plus (worth RM999) ADD-ON (NEW) + FREE MICROSOFT 365 30-day TRIAL

Source: <https://uni.com.my/business/biz/bre-broadband>
*subject to change



Category	Annual Gas Consumption (in MMBtu)
A	Retailer for residential users
Selling Price from 1 October 2021 – 31 December 2021 (RM/MMBtu)	35.00

Category	Annual Gas Consumption (in MMBtu)
B	0 - 600
Selling Price from 1 October 2021 – 31 December 2021 (RM/MMBtu)	38.85

Category	Annual Gas Consumption (in MMBtu)
C	601 - 5,000
Selling Price from 1 October 2021 – 31 December 2021 (RM/MMBtu)	38.85

Category	Annual Gas Consumption (in MMBtu)
D	5,001 - 50,000
Selling Price from 1 October 2021 – 31 December 2021 (RM/MMBtu)	37.50

Category	Annual Gas Consumption (in MMBtu)
E	50,001 - 200,000
Selling Price from 1 October 2021 – 31 December 2021 (RM/MMBtu)	36.51

Category	Annual Gas Consumption (in MMBtu)
F	200,001 - 750,000
Selling Price from 1 October 2021 – 31 December 2021 (RM/MMBtu)	36.36

Category	Annual Gas Consumption (in MMBtu)
L	Above 750,000
Selling Price from 1 October 2021 – 31 December 2021 (RM/MMBtu)	36.31

	Annual Gas Consumption (in MMBtu)
	Average
Selling Price from 1 October 2021 – 31 December 2021 (RM/MMBtu)	36.42

Note: MMBtu : Million British Thermal Unit

Source:
<https://eservices.gasmalaysia.com/esip/extra/landing/notices/566d7047656c42525054303d>

*effective from 1 October 2021 (subject to change)



Destination Country / City	SCR* Item No.	Minimum Weight (kg)	Rates/kg	
			RM	USD
AUSTRALIA				
Perth		minimum	113.00	27.45
		normal	16.40	3.98
		45	13.00	3.16
		250	11.08	2.69
		500	10.46	2.54
Sydney		minimum	113.00	27.45
		normal	20.05	4.87
		45	15.74	3.82
		250	12.19	2.96
		500	11.72	2.85
GERMANY				
Cologne / Frankfurt		minimum	150.00	36.44
		normal	33.07	8.03
Hamburg/ Stuttgart		45	25.95	6.30
		250	15.36	3.73
JAPAN				
Osaka / Tokyo		minimum	113.00	27.45
		normal	18.91	4.59
		45	14.73	3.58
KOREA				
Seoul		minimum	113.00	27.45
		normal	20.93	5.09
		45	16.25	3.95
UNITED KINGDOM				
London		minimum	150.00	36.44
		normal	35.63	8.66
		45	27.87	6.77
		250	15.68	3.81

Destination Country / City	SCR* Item No.	Minimum Weight (kg)	Rates/kg	
			RM	USD
USA				
New York		minimum	165.00	40.09
		normal	30.89	7.50
		45	24.89	6.05
		100	24.50	5.95
		200	22.88	5.56
		300	20.95	5.09
		400	20.73	5.04
		500	19.68	4.78
	4314	300	18.45	18.45
	4314	500	17.94	4.36
	4314	1000	17.35	4.22
	4416	100	18.11	4.40
	4416	500	17.53	4.26
	4416	1000	15.99	3.88
West Coast		minimum	165.00	40.09
		normal	29.24	7.10
		45	23.08	5.61
		100	22.88	5.56
		200	21.23	5.16
		300	19.33	4.70
		400	19.11	4.64
		500	18.03	4.38
	4314	300	16.78	4.08
	4314	500	16.26	3.95
	4314	1000	15.69	3.81
	4416	100	16.53	4.02
	4416	500	16.14	3.92
	4416	1000	14.02	3.41

Source: MasKargo – www.maskargo.com
Notes: US\$ 1.00 = RM4.12 (as at 20/04/2021)

Note: FAF -Fuel Adjustment Factor
*The hauliers rate mentioned is only the average indicative rate obtained in 2011 before the implementation of the Anti-competition act. Hauliers' tariff is currently liberalized and is on willing buyer willing seller basis.

Source: The Hauliers



Haulage Rates: Port Klang (North Port)



Area	Haulage Rates	Road Tolls	FAF	Total	
	20' x 40'	effective 1st Jan 2007	12.47% Period from 1st June 2011	20' x 40'	
	RM	actual at cost (RM)		RM	USD
Negeri Sembilan - Nilai	1,162.00	56.40	188.13	1,406.53	341.72

Note:

1.
US\$ 1.00 = RM4.12
(as at 20/04/2021)

2.
FAF - Fuel Adjustment Factor
*The hauliers' rate mentioned is only the average indicative rate obtained in 2011 before the implementation of the Anti-competition act. Hauliers' tariff is currently liberalised and is on a willing buyer willing seller basis.



Ocean Freight Rates: MIDA



From Port Klang to:	20 ft Container	40 ft Container
	USD	USD
Australia (main ports)	450	900
China (Shanghai)	100	200
Europe (main ports)	1,625	3,400
India (Navasheva)	600	1,200
Japan (main ports)	400	800
Korea (Pusan)	400	800
West Mediterranean (main ports)	2,000	4,100
New Zealand	950	1,900
South Africa	1,300	2,500

Rates quoted are subject to:

- THL/THD/DOC and EDI
- BAF/ CAF/WAR RISK/ PEAK SEASON surcharges.
- Based on market condition

Source: MIDA



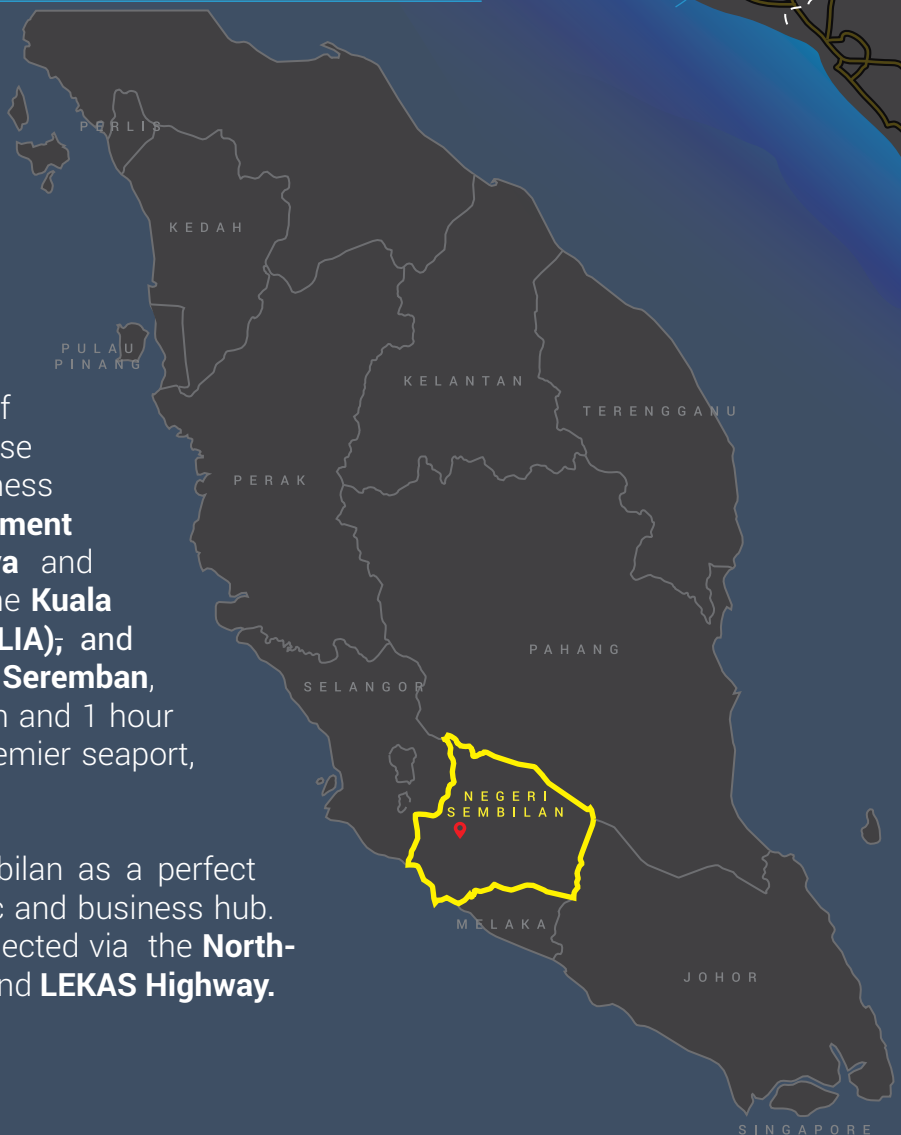
Why Negeri Sembilan?



Strategic Location

Negeri Sembilan is strategically located at the central region of Peninsular Malaysia, with close proximity to **Kuala Lumpur** business centre, **Putrajaya** Government Administrative Centre, **Cyberjaya** and the bustling **Klang Valley** area. The **Kuala Lumpur International Airport (KLIA)**; and **KLIA 2** are 45 minutes away from **Seremban**, the capital city of Negeri Sembilan and 1 hour 15 minutes drive to Malaysia's premier seaport, **Port Klang**.

These factors make Negeri Sembilan as a perfect location to be an excellent logistic and business hub. Furthermore, the state is well connected via the **North-South Highway**, **ELITE Highway**, and **LEKAS Highway**.





Excellent Infrastructure

Negeri Sembilan is well maintained and fully equipped with infrastructure facilities such as an excellent road network, electricity, water supplies, natural gas, and telecommunications services.



Supportive & Pro-Business State Government

Negeri Sembilan State Government is always committed to giving total support and assistance to the investor to ensure every project's development will run smoothly with minimum red tape.

As a result, the State has attracted many established foreign multinational companies such as COCA-COLA, SAMSUNG, SAFRAN, ON-SEMICONDUCTOR, NESTLE, DAIHATSU, KIBING GROUP, HINO MOTOR, TDK, NEXPERIA etc.



Developed Human Capital

Negeri Sembilan has a ready supply of skilled and unskilled workforce, waiting for a chance to prove their worth. Furthermore, many state-funded and private educational and training institutes in Negeri Sembilan ensure that labour supply will never be a problem.

Good Network of Supporting Industries

The State boasts a well-developed supplier base with a proven record for efficiency and supporting the industries with high-quality goods.

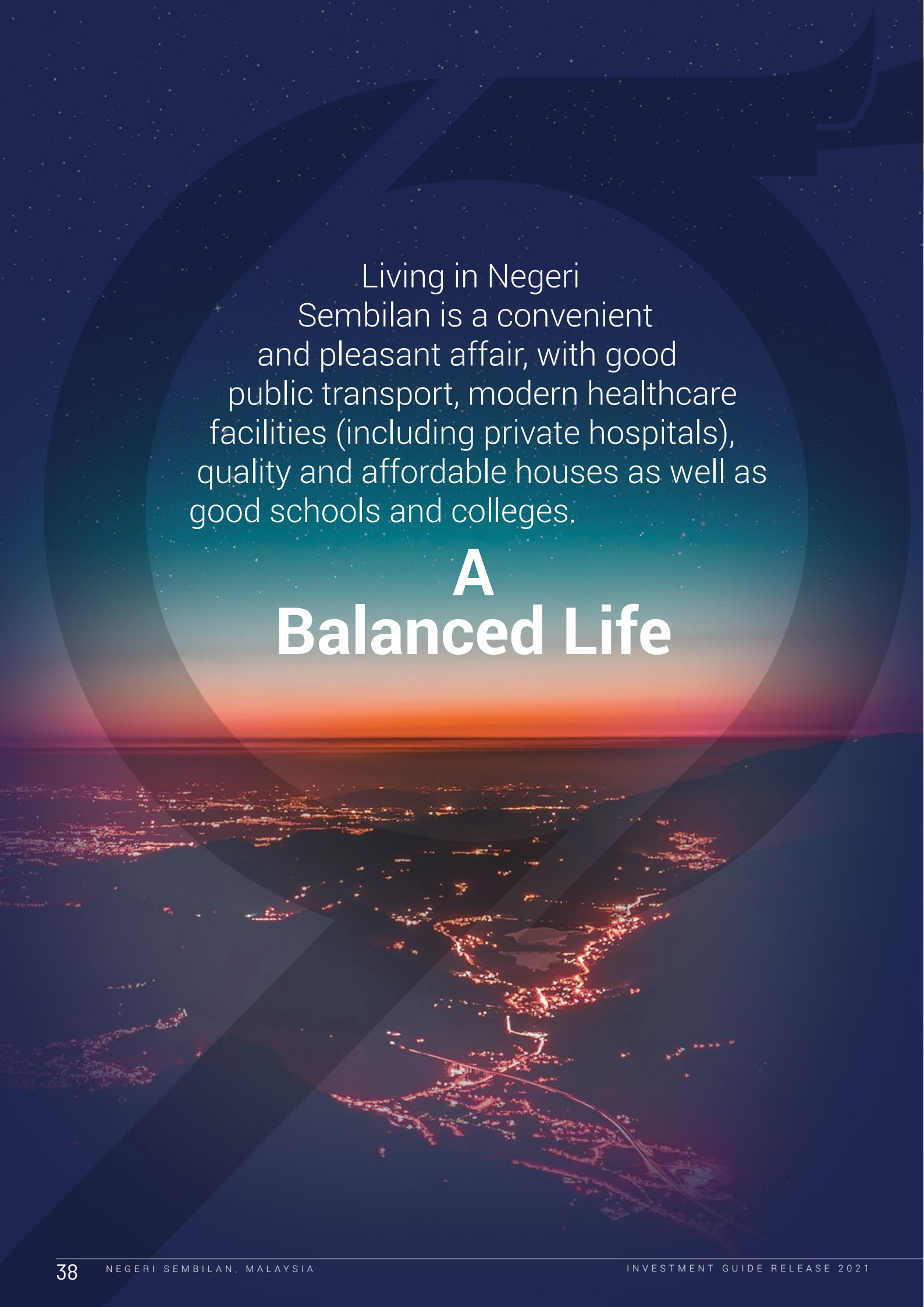
This helps manufacturers gain a competitive advantage by enabling them to meet just-in-time requirements, raw material turnover and reduce cost.



Competitive Cost

The State boasts over 20 strategically located, well-equipped industrial parks, ideally suited to a wide range of manufacturing operations, offering a competitive price for industrial land/building.

The cost of doing business in Negeri Sembilan is slightly cheaper compared to Selangor and Klang Valley area.



Living in Negeri
Sembilan is a convenient
and pleasant affair, with good
public transport, modern healthcare
facilities (including private hospitals),
quality and affordable houses as well as
good schools and colleges.

A Balanced Life

An abstract graphic featuring a thick, flowing gold ribbon that enters from the top left, loops around, and exits at the bottom right. A segment of the ribbon is divided into red and black triangular sections. In the background, a large, light yellow arrow curves from the top right towards the bottom left, partially obscured by the ribbon. The text "Attractive Incentives" is centered within the white space of the large arrow.

Attractive Incentives

A wide range of attractive tax and non-tax incentives is made available for companies seeking to invest in new projects or expanding existing ones in Negeri Sembilan by the State Government and MIDA such as:

6 Investment Incentives from the State Government



- 1 Infrastructure Maintenance Allocation for Industrial Areas
- 2 More accessible and Faster Process Through One-Stop Center (OSC)
- 3 Privileges for Property Ownership by Foreign Companies/ Citizens
- 4 Water Utility Payment Rebate
- 5 Discounts and Deferment of Land Premium Payments
- 6 Exemption of Development Charges for 2021

7 Investment Incentives from Federal Government



- 1 **Import Duty Exemption**
 - For raw materials/ components and equipment
- 2 **Pioneer Status**
 - Income tax exemption ranging from 70% to 100% for a period of 5 to 10 years
- 3 **Reinvestment Allowance**
 - 60% on qualifying capital expenditure for 15 consecutive years
- 4 **Investment Tax Allowance (ITA)**
 - 60% to 100% on qualifying capital expenditure for five years
- 5 **Principal Hub Incentives**
 - Malaysia as a base for conducting its regional or and global business and operations to manage, control and support its essential functions
- 6 **Automation Capital Allowance (ACA)**
 - To increase automation in labour-intensive industries
- 7 **Tax Incentives for Green Activities**
 - Investment tax allowance (projects) and income tax exemption (services)

Success Stories

CeramTec
THE CERAMIC EXPERTS

 旗濱集團
KIBING

nexperia



 SHIMADZU

Coca-Cola



**CeramTec Innovative Ceramic
Engineering (M) Sdn Bhd**

CeramTec Malaysia has been in operation in Senawang, Negeri Sembilan for almost 27 years, specialising in manufacturing high-quality hand formers for the world glove market.

Setting up their facility in Malaysia help them to be closer to the market as Malaysia is a world leader in glove manufacturing. The attractive incentives given by the government and support from the state government made our start-up and subsequent ramping up of manufacturing all the easier.

Furthermore, our journey here has been well assisted by MIDA, MITI, and the state government, who have been proactive in our requirements.

All this is necessary since we are a global concern with HQ in Germany and owned by one of the most prominent fund managers in Europe – BC Partners. They have always supported us due to the investor-friendly government administration.

G. Ranvindran
Managing Director
**Ceramtec Innovative Ceramic
Engineering (M) Sdn Bhd**



**Kibing Group
(M) Sdn Bhd**

Kibing Group China announced their plan to start a new float line in Malaysia, particularly in Negeri Sembilan, in January 2015.

One of the critical factors why Kibing Group invested in Negeri Sembilan is its strategic location. The last factory is used to be a solar glass manufacturing company.

It is, of course, help us get approval from all involved agencies as we are also doing business in the same industry.

Furthermore, the readiness of skilled workers in Negeri Sembilan make it easier for us, whereby 70% of our 300 current workers are already well-trained to fulfil the requirements to work in this industry.

Dato' Lim Swee Ee
President
**Kibing Group
(M) Sdn Bhd**



**Nexperia Malaysia
Sdn Bhd**

Negeri Sembilan State Government has been very supportive throughout our journey in growth and value chain initiatives.

The success of our projects are testaments of the State's support towards private industries, and it clearly shows their commitment to make Malaysia a more attractive destination for foreign investment.

Harith Abdullah
Vice President & General Manager
Nexperia Malaysia Sdn Bhd



On Semiconductor (M) Sdn Bhd

Negeri Sembilan is strategically located with excellent infrastructure, and its proximity to Kuala Lumpur International Airport allows for competitive freight costs.

Several universities and technical colleges are near Negeri Sembilan, which provides a good resource for several skilled talents.

Jose Hernandez
Vice President
**On Semiconductor
(M) Sdn Bhd**



Shimadzu Manufacturing Asia Sdn Bhd

Negeri Sembilan offers reasonable land prices with many choices compared to other industrial areas. The State's government procedures in Negeri Sembilan are quick with the great support of MIDA NS and INVEST NS.

Various licenses were obtained as planned. Road infrastructure is also improved with land and road development, and I can expect these to attract many other Japanese companies.

Norihiro Suematsu
Managing Director
**Shimadzu Manufacturing Asia
Sdn Bhd**



Coca-Cola Bottlers (Malaysia) Sdn Bhd

Coca-Cola is fortunate to have located its State of the art bottling plant at the newly established but rapidly growing and dynamic industrial and education greenfield site at Bandar Enstek Industrial Park in Nilai in the southern State of Negeri Sembilan, Malaysia.

The Park, with its excellent infrastructure and connectivity to the main airport, seaport and significant highways, offer Coca-Cola Malaysia a very competitive base to operate and serve the domestic market as well to export to the neighbouring ASEAN countries such as Singapore and Brunei.

In addition, the excellent cooperation extended to businesses by the state government of Negeri Sembilan and other local authorities have facilitated Coca-Cola Malaysia's operations despite the various COVID-19 restrictions.

Shahrul Nizam Abdulah
Supply Chain Director
**Coca-Cola Bottlers
(Malaysia) Sdn Bhd**



Directory

STATE INVESTMENT RELATED
AGENCIES

INVEST NS (NEGERI SEMBILAN)

5th Floor, Block B
Wisma Negeri
70503 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 765 9570
Fax : (606) 765 5982
Website : www.investns.com.my

Economic Planning Unit

5th Floor, Block D
Wisma Negeri
70503 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 765 9550 / 9551
Fax : (606) 763 1397

NS Corporation (NSCorp)

Level 7, North Wing
Menara MAINS
Jalan Taman Bunga
70100 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 760 7777
Fax : (606) 767 2077
Website : www.nscorp.gov.my

Yayasan Negeri Sembilan (YNS)

Level 11, Bangunan YNS
Jalan Yam Tuan
70000 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 762 8046
Fax : (606) 763 1420
Website : www.yns.gov.my

Perbandanan Kemajuan Negeri, N. Sembilan (PKNNS)

Peti Surat 158
Jalan Yam Tuan
70710 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 762 3251 / 3252
Fax : (606) 763 7924
Website : www.pknns.gov.my

Menteri Besar Negeri Sembilan Incorporation (MBI)

Level 10, South Wing
Menara MAINS
Jalan Taman Bunga
70100 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 764 9571 / 9573
Fax : -
Website : www.mbins.com.my

FEDERAL AGENCY

**Malaysian Investment Development
Authority Negeri Sembilan (MIDA NS)**

Suite 13.01 & 13.02
Aras 13, Menara Zurich
70200 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 762 7921
Fax : (606) 762 7879
Website : www.mida.gov.my

LIST OF LOCAL AUTHORITIES

Seremban City Council

Wisma MBS
Persiaran Forest Heights 1
Jalan Seremban - Tampin
70450 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 765 4333
Fax : (606) 765 4879
Website : www.mbs.gov.my

Port Dickson Municipal Council

KM 1, Jalan Pantai
71009 Port Dickson
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 647 1122
Fax : (606) 647 4984
Website : www.mppd.gov.my

Jempol Municipal Council

72120 Bandar Seri Jempol
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 458 1435 / 1233
Fax : (606) 458 5800
Website : www.mdjl.gov.my

Rembau District Council

Dewan Merdeka
Jalan Dato' Lela Maharaja
71309 Rembau
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 685 1144
Fax : (606) 685 1117
Website : www.mdr.gov.my

Kuala Pilah District Council

72009 Kuala Pilah
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 481 2075
Fax : (606) 481 1042
Website : www.mdkp.gov.my

Jelevu District Council

Wisma MDJ
Jalan Simpang Pertang
71600 Kuala Klawang
Jelevu
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 613 6479
Fax : (606) 613 7515
Website : www.mdjelevu.gov.my

Tampin District Council

73000 Tampin
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 441 1601
Fax : (606) 441 3001
Website : www.mdtampin.gov.my

LIST OF TECHNICAL AGENCIES

Public Works Department

3rd Floor, Block A
Wisma Negeri
70503 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 763 0600
Fax : (606) 763 5644
Website : www.jkr.gov.my

PLAN Malaysia

3rd Floor, Block A
Wisma Negeri
70503 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 765 9713
Fax : (606) 764 5622
Website : www.planmalaysia.gov.my

Department of Irrigation and Drainage

2nd Floor, Block C
Wisma Negeri
70503 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 765 9641
Fax : (606) 763 7840
Website : www.water.gov.my

Fire and Rescue Department

Pejabat Bomba Seremban 2
Peti Surat 386, Seremban 2
70300 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 601 1900
Fax : (606) 601 3858
Website : www.bomba.gov.my

Department of Environment

5th Floor
Seremban City Centre
Jalan Pasar
70200 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 764 9017
Fax : (606) 764 9019
Website : www.doe.gov.my

**Department of Mineral and Geoscience
N. Sembilan & Melaka**

Lot 10296
Jalan Tunku Kurshiah
70400 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 762 4664
Fax : (606) 763 9404
Website : www.jmg.gov.my

Department of Occupational Safety and Health

4th & 5th Floor,
Wisma PERKESO
Jalan Sg.Ujong
70000 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 765 3001
Fax : (606) 764 3143
Website : www.dosh.gov.my

**Negeri Sembilan Water Company
(SAINS)**

2nd Floor, Kompleks PKNNS (D'S2 Mall)
Jln. Persiaran S2 B2, Seremban 2
70300 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 603 3500
Fax : (606) 601 5456
Website : www.sainswater.com

Telekom Malaysia Berhad

Jalan Dato' Hamzah
70000 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 765 1001
Fax : (606) 767 7888
Website : www.tm.com.my

Tenaga Nasional Berhad

Wisma TNB, Level 5
Jalan Dato' Bandar Tunggal
70990 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 768 3400
Fax : (606) 764 4271
Website : www.tnb.com.my

Indah Water Konsortium (IWK) Sdn Bhd

No. 29, 30-35 (Upper Floor)
Jalan Dataran Kemuning 2,
Senawang
70450 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 678 9055
Fax : -
Website : www.iwk.com.my

Gas Malaysia Berhad

No. 34, Jalan Bunga Raya 9,
Pusat Perniagaan Senawang, Taman
Tasik Jaya
70400 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 678 1995
Fax : -
Website : www.gasmalaysia.com

Royal Malaysian Customs Department

Wisma Kastam
Jalan Paroi-Senawang
70450 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 679 3700
Fax : (606) 6793666
Website : www.customs.gov.my

Immigration Department of Malaysia

Level 2, 4, 6 & 7
Wisma Persekutuan
Jalan Dato' Abdul. Kadir
70000 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 762 0000
Fax : (606) 763 2491
Website : www.imi.gov.my

Department of Labour

3rd Floor, Wisma Persekutuan
Jalan Dato' Abdul Kadir
70000 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 763 8997
Fax : (606) 764 6309
Website : jtksm.mohr.gov.my

LIST OF DISTRICT & LAND OFFICES**Seremban District and Land Office**

Kompleks Pentadbiran Daerah
Persiaran S2 A2, Seremban 2
70300 Seremban
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 603 2200
Fax : (606) 603 2260
Website : seremban.ns.gov.my

Port Dickson District and Land Office

Kompleks Pentadbiran Daerah
71009 Port Dickson
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 647 1555
Fax : (606) 647 4007
Website : pdtpd.ns.gov

Jempol District and Land Office

Kompleks Pentadbiran Kerajaan
72120 Bandar Seri Jempol
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 458 5218
Fax : (606) 458 1242
Website : jempol.ns.gov.my

Rembau District and Land Office

Kompleks Pentadbiran Daerah
71309 Rembau
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 685 1225
Fax : (606) 685 2884
Website : rembau.ns.gov.my

Kuala Pilah District and Land Office

Kompleks Pentadbiran Daerah
72000 Kuala Pilah
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 481 4155 / 4166 / 7358
Fax : (606) 481 1685
Website : pilah.ns.gov.my

Jelevu District and Land Office

Kompleks Pentadbiran Kerajaan
71600 Kuala Klawang, Jelevu
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 613 6311
Fax : (606) 613 6528
Website : jelevu.ns.gov.my

Tampin District and Land Office

1st Floor
Kompleks Pentadbiran Daerah
Tampin
73000 Tampin
Negeri Sembilan Darul Khusus
Malaysia
Tel : (606) 442 1229
Fax : (606) 441 9511
Website : pdttampin.ns.gov.my

Gemas Sub- District and Land Office

73400 Gemas
Negeri Sembilan Darul Khusus
Malaysia
Tel : (607) 948 1242 / 1253
Fax : (607) 948 2395
Website : pdkgemas.ns.gov.my



INVEST NS
(NEGERI SEMBILAN)



5th Floor

Block B

Wisma Negeri

70503 Seremban

Negeri Sembilan Darul Khusus

Malaysia



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+606 **765 5982**



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