

THE DANNA
LANGKAWI
The Danna Langkawi

The Ritz-Carlton Langkawi

The Dattai Langkawi

*The Westin
Langkawi
Resort & Spa*

Vivanta by Taj

Naturally
LANGKAWI

Investment Guide

Discover Your Next Investment Destination



OVERVIEW

Langkawi is not only Malaysia's top island gateway but also an investor's paradise on the Malaysian-Thai border. Langkawi is the largest of over 104 islands, with 99 officially designated islands.

Ecotourism is the key driver of the socio-economic growth of Langkawi. Another factor adding to the fast growth of tourism on the island is the high ease of access by air and sea to the island from the local and international point of origin. By 2019, the overall number of tourists arriving was 3.9 million per domestic/international/sea/cruise connectivity.

Langkawi is one of Malaysia's most stunning holiday destinations and a haven for nature lovers around the world, founded by history and legend and rich in culture and tradition.

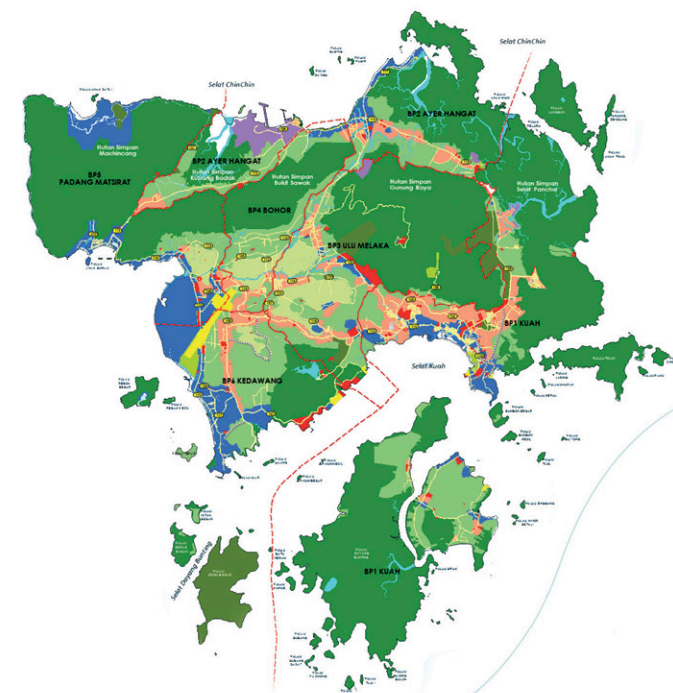
HISTORY

Langkawi is steeped in legend, mystery, and a rich tapestry of folklore, culture, and tradition. From the fabled tales of battling giants to the enchanted forest creatures, the local vampires, and the miraculous waterfalls, but of all these are the most famous tale of the falsely accused Mahsuri, whose innocent bloodshed white when pierced by the holy keris. She cursed the land and all its inhabitants before she died and, allegedly, for seven generations, the people of Kedah suffered the curse.

Whether it's a fable or a fact, it's this added charm that keeps people coming back to this now duty-free island, making it the perfect home, vacation, staycation, and most importantly, investment. Not only does Langkawi offer a luxurious beachside escape, but it also provides a lush green ecosystem that goes back several millennia. Its geoparks have even garnered the title of UNESCO Global Geopark. Langkawi is poised to be Malaysia's future low-carbon city, with more than RM 11.9 billion investments to date for all its sustainability efforts.



LANGKAWI LAND USE MAP



LAND WIDTH	47,516.92 Ha
BUILT-UP AREAS	7,712.09 Ha (16.23%)
NON-BUILT-UP AREAS	39,804.33 Ha (83.77%)

Residential	2,704.06 Ha (5.60%)
Commercial	3,520.08 Ha (7.29%)
Industrial	504.83 Ha (1.04%)
Institutions & Community Development	545.20 Ha (1.13%)
Infrastructure & Utilities	81.11 Ha (0.17%)
Transportation	1,031.85 Ha (2.14%)
Agriculture	7,668.52 Ha (15.87%)
Rice	1,379.93 Ha (2.86%)
Sea	973.02 Ha (2.01%)
Forest	27,568.10 Ha (57.06%)
Recreational & Unused Land	1,978.22 Ha (4.09%)
Beach	358.61 Ha (0.74%)

Source: Langkawi District Local Plan 2030

Langkawi is situated in the northeast of the peninsula Malaysia and comprises 101 beautiful archaeologically important islands on the Andaman Sea. It is about 30 kilometres off the mainland and the island itself spans approximately 478.5 square kilometres. Langkawi is split into six sub-districts, namely Kuah, Padang Matsirat, Ayer Hangat, Bohor, Ulu Melaka, and Kedawang. Langkawi has such a population of about 110,500 people of mixed race and origins, but the large majority of the land and its owners are Malays. The declaration of a "Duty-Free Island" in 1987 has provided the island with a profitable commercial sector and changed its socio-economic development pattern.

With a geological record dating back 550 million years, the island has interesting rock formations that are habitats for all kinds of rare species of fauna and flora. These resources provide the platform for Langkawi to grow as a tourist destination since the 1980s and receiving the geopark status by UN Educational, Scientific and Cultural Organization (UNESCO) in 2007. The Geopark consists of three major nature reserves known as Machinchang Cambrian, Kilim Karst, and Dayang Bunting Marble Geoforest Parks. The Gunung Raya Granite Park is another nature reserve in progress.

Encircled by white sandy beaches and lush tropical vegetation, its many islands promise relaxation and adventure on sun-filled days. Its crystal-clear emerald waters under white clouds and blue skies offer an array of water sports and recreation, and a world of aquatic and exotic birds. Unsullied and quaint, the tropical paradise is spectacularly endowed with beauty.

DISCLAIMER

1. Investors must make land/title search at the Land Office especially to get the status of the land encumbrances.
2. Investors should make field checks to ensure terrain and encroachment if any.
3. Investors must have preliminary discussion with the Local Planning Authority.
4. Investors can submit other development concept proposals provided that after preliminary discussion with the agencies related to the proposed development.

GUIDELINES

Investment guidelines of the Langkawi Development Authority (LADA) will form the basis of any request to enter into a land investment contract with LADA.

These guidelines would serve investors interested in developing LADA-owned land by providing the requisite assistance to expedite the land development process by providing all information in a clear and concise format.

With these criteria, LADA will take the required steps to ensure the property is established in due course.

PERMISSION PROCEDURE

Before entering, commencing or carrying out any development on the land, the owner must obtain planning permission documents from the local authority also known as Langkawi Municipal Council (MPLBP).

Once the planning permission documents have been approved by the local council, the owner will then be allowed to proceed with developing the land under the set rules and conditions that have been put in place to ensure the development and use of the land are carried out in an orderly manner, thus creating an environment that is comfortable, safe and beneficial to all.

DEVELOPMENT APPROVAL PLANS & AGENCIES

01
Application for Planning Permission, Building Plan, Engineering Plan, Permit etc.

- Receive comments and supports letter from related technical agencies
- Local Planning Authority

02
Application for subdivision of land and change the conditions based on Planning Approval

- Application at the Land Office

03
Application for Certificate of Completion & Compliance (CCC)

- Certificate issued by professional architect

04
Key costs involved with development

- Land value/cost to LADA;
- Applications related to development plans to relevant agencies;
- Approval to open interest restrictions by the State Government (at the minimum of 2.5%);
- Malay Reserved Land: Malay declaration approval by the State (at the minimum of 2.5%).

LANGKAWI

SUMMARY OF APPLICATION PROCEDURE

STEP 1 Receive Investor Letter of Intention

STEP 2 Site Visit

STEP 3 Submit Complete Information According to The Checklist

STEP 4 Technical & Financial Analysis by Planning Division & Finance Division

STEP 5 Preparation Paper for Approval

STEP 6 Investment Project Evaluation Committee (I3P)
- Technical & Conceptual Assessment

STEP 7 Project Investment & Implementation Committee
- Certification

STEP 8 LADA Board of Director Meeting
- Consideration & Approval

AGREEMENT MAY TERMINATE IF THE APPLICANT:

- Defaults on any of the terms and conditions specified in the agreement.
- Fails to complete payment for the entire lease period or any part of the penalty fees.
- Fails to complete full payment of the amount stated in the agreement on time.
- Fails to meet the agreed undertakings which can be fixed at a specified time or any other period agreed by either party.
- Succumbs to bankruptcy or entering into liquidation either voluntary, compulsory or by any kind of restructuring by creditors in respect of or in a company.



DEVELOPMENT CONCEPT SUGGESTIONS

1. RETIREMENT VILLAGE @ PASIR HITAM
2. GEO VILLAGE @ TELAGA TUJUH
3. THE MARINA @ PANTAI KOK
4. CHENANG II @ KUALA MUDA
5. AERO INDUSTRY CENTRE @ PADANG MATSIRAT
6. MIXED DEVELOPMENT @ PADANG WAHID
7. ECO PARK ISLAND @ PULAU TEPOR
8. INTAN BEACH RESORT @ PULAU INTAN KECIL
9. INTAN GEOFOREST HOTEL @ PULAU INTAN BESAR
10. LANG GATEWAY PORT @ BUKIT MALUT
11. LADA VILLAGE @ TOK SENIK
12. LANGKAWI CENTRAL POINT @ KUAH
13. ECO PARK @ SERATUSA ISLAND
14. KILIM RESIDENCE @ KAMPUNG BATU GAJAH
15. MIXED DEVELOPMENT @ LISRAM
16. AGRO-TOURISM @ BANDAR PADANG LALANG

PT 541 & PT 542, AYER HANGAT SUB-DISTRICT & 542, BOHOR SUB-DISTRICT (CRAFT COMPLEX)

1



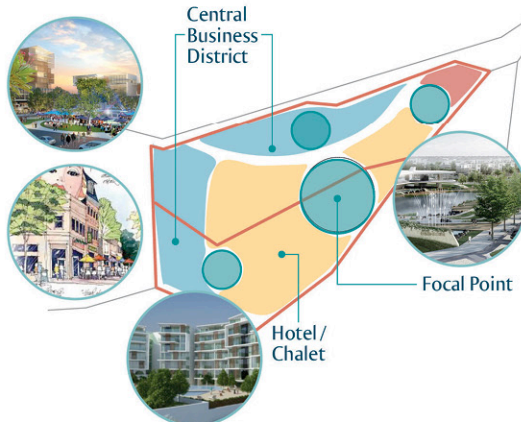
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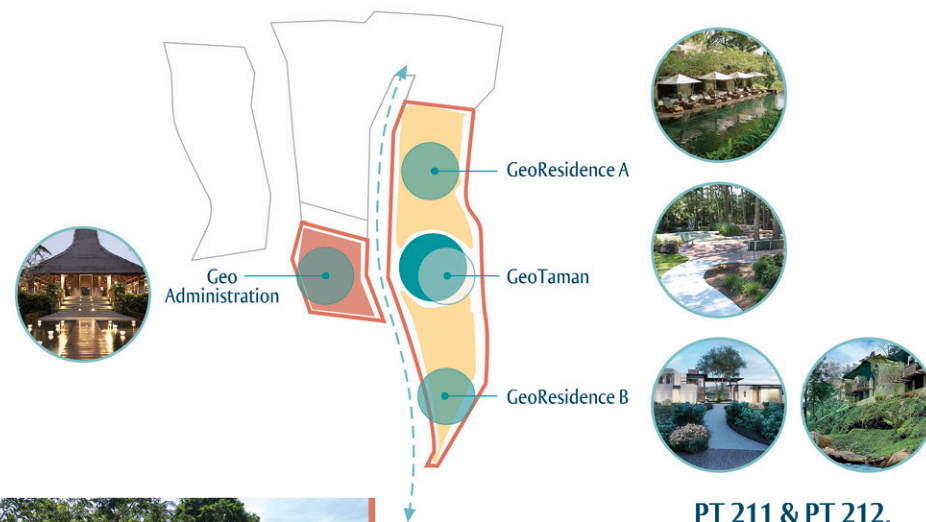
Proposed Development Concept:
RETIREMENT VILLAGE @ PASIR HITAM

Proposed Development Components

Hotel Development
New Commercial Area
Recreational Area
Tourism Support Activities



NO.	ITEM	PT 541	PT 542
1.	Land Ownership No.	H.S.(D) 8/94	H.S.(D) 9/94
2.	Area Size	27.075 Acres	18.289 Acres
3.	Sub-district	Ayer Hangat	Bohor
4.	Category of Land Use	Commercial Building	
5.	Express Condition	Tourism & Hotel Centre	
6.	Interests Restrictions	Yes	
7.	Malay Reserve	Yes	
8.	Zoning	Commercial	



PT 211 & PT 212, PADANG MAT SIRAT SUB-DISTRICT (TELAGA TUJUH)

2



Proposed Development Concept:
GEO VILLAGE @ TELAGA TUJUH

Proposed Development Components

Chalet / Hotel
Adventure Park
Oriental Village
Support Activities for
Cable Car Tourism Products

Coordinate :
6.375156, 99.674304

NO.	ITEM	PT 211	PT 212
1.	Land Ownership No.	H.S.(D) 1124	H.S.(D) 1125
2.	Area Size	15.878 Acres	3.738 Acres
3.	Sub-district	Padang Matsirat	
4.	Category of Land Use	Building	
5.	Express Condition	Recreational Park & Botanical Park	
6.	Interests Restrictions	Yes	
7.	Malay Reserve	Yes	
8.	Zoning	Commercial	

PART OF PT 191, PADANG MATSIRAT SUB-DISTRICT (PANTAI KOK)



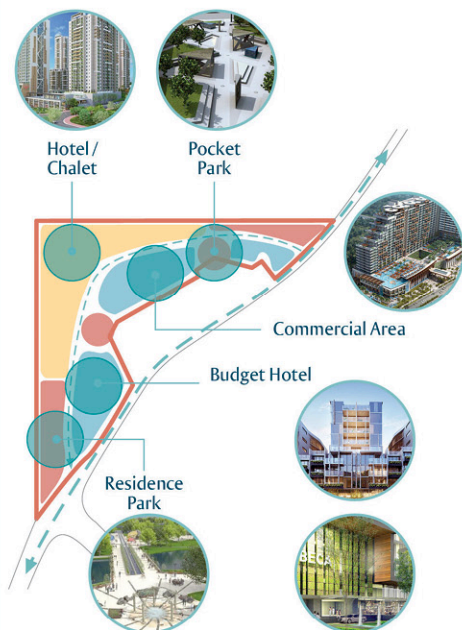
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6.375352, 99.684267



Proposed Development Concept: **THE MARINA @ PANTAI KOK**

Proposed Development Components

Commercial Area
Hotels
Budget Hotel



NO.	ITEM	PT 191
1.	Land Ownership No.	H.S.(M) 723
2.	Area Size	26.669 Acres
3.	Sub-district	Padang Matsirat
4.	Category of Land Use	Building
5.	Express Condition	Commercial Building
6.	Interests Restrictions	None
7.	Malay Reserve	No
8.	Zoning	Commercial



NO.	ITEM	LOT 60002 SECTION 4
1.	Land Ownership No.	PN 6269
2.	Area Size	29.949 Acres
3.	Sub-district	Padang Mat Sirat
4.	Category of Land Use	Industrial
5.	Express Condition	Hotel Site
6.	Interests Restrictions	Yes
7.	Malay Reserve	Yes
8.	Zoning	Commercial



Proposed Development Concept: **CHENANG II @ KUALA MUDA**

Proposed Development Components

Commercial Area
Hotel
Waterfront
Theme Park

LOT 60002, PADANG MATSIRAT SUB-DISTRICT (DELIMA TAMBAHAN)



Coordinate:
6.344329, 99.721327

PT 285, 286, 288 & 289, PADANG MATSIRAT CITY (AERO INDUSTRY)

Coordinate :
6.330454, 99.725490



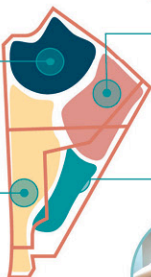
Aviation Show
Room / Museum



Aviation
Workshop



Business Centre



Training
Centre



Proposed Development Concept: AERO INDUSTRY CENTRE @ PADANG MATSIRAT

Proposed Development Components

Commercial Area
Aviation Show Room
Aircraft Workshop
Aero Industry Support Activities

NO.	ITEM	PT 285	PT 286	PT 288	PT 289
1.	Land Ownership No.	H.S.(D) 1162	H.S.(D) 1163	H.S.(D) 1165	H.S.(D) 1166
2.	Area Size	37.03 Acres	16.07 Acres	2.53 Acres	21.41 Acres
3.	Sub-district	Padang Matsirat			
4.	Category of Land Use	Building			
5.	Express Condition	Airbase Industry			
6.	Interests Restrictions	Yes			
7.	Malay Reserve	Yes			
8.	Zoning	Commercial			

NO.	ITEM	PT 811 (LOT 52)
1.	Land Ownership No.	H.S.(D) 176
2.	Area Size	17.905 Acres
3.	Sub-district	Kedawang
4.	Category of Land Use	Building
5.	Express Condition	Pilot Institution
6.	Interests Restrictions	None
7.	Malay Reserve	Yes
8.	Zoning	Agriculture

PT 811 (LOT 52), KEDAWANG SUB-DISTRICT (PADANG WAHID)



Coordinate :
6.333751, 99.733952



Pocket
Park



Quarters
Apartment



Shop Lots



Residences



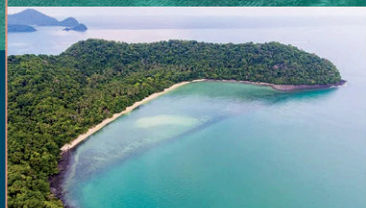
Proposed Development Concept: MIXED DEVELOPMENT @ PADANG WAHID

Proposed Development Components

Aircraft Support Activities
Quarters
Shop Lots
Pocket Park

PT 1180, PT 915 & PT 916, KEDAWANG DISTRICT (PULAU TEPOR)

7



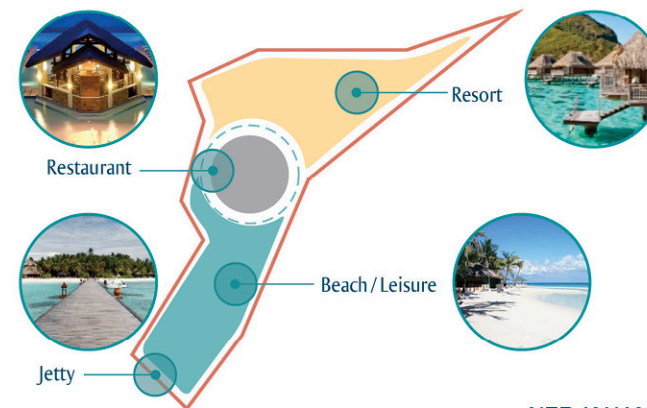
Proposed Development Concept: ECO PARK ISLAND @ PULAU TEPOR

Proposed Development Components

Chalet / Resort
Active Zone – Visitor's Centre
Eco Zone – Wetland, Grassland
Jetty
Jungle Trekking Route



NO.	ITEM	PT 1180	PT 915	PT 916
1.	Land Ownership No.	H.S.(D) 924	H.S.(M) 209	H.S.(M) 208
2.	Area Size	87.999 Acres	9.300 Acres	1.255 Acres
3.	Sub-district	Kedawang		
4.	Category of Land Use	Building		
5.	Express Condition	Recreational & Tourism Site		
6.	Interests Restrictions	None		
7.	Malay Reserve	Yes		
8.	Zoning	Agriculture		



PT 617, KEDAWANG SUB-DISTRICT (PULAU INTAN KECIL)

8



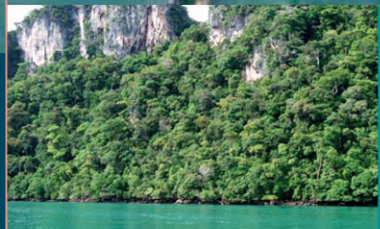
Proposed Development Concept: INTAN BEACH RESORT @ PULAU INTAN KECIL

Proposed Development Components

Chalet / Resort
Restaurant
Jetty
Entertainment Area

NO.	ITEM	PT 617
1.	Land Ownership No.	H.S.(D) 3/94
2.	Area Size	5.55 Acres
3.	Sub-district	Kedawang
4.	Category of Land Use	Industrial
5.	Real Estate Terms	Tourism Industrial
6.	Interests Restrictions	None
7.	Malay Reserve	Yes
8.	Zoning	Agriculture

PT 1181 & PT 1182,
KEDAWANG SUB-DISTRICT
(PULAU INTAN BESAR)



Proposed Development Concept:
**INTAN GEOFOREST HOTEL @
PULAU INTAN BESAR**

Proposed Development Components

Hotel / Resort
Jetty
Pocket Park
Restaurant
Jungle Trekking Route



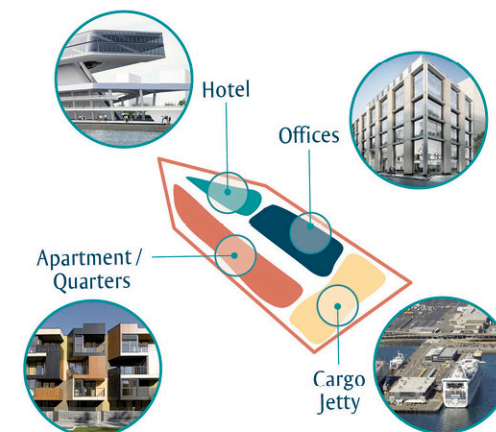
NO.	ITEM	PT 1181	PT 1182
1.	Land Ownership No.	H.S.(D) 923	H.S.(D) 922
2.	Area Size	33.081 Acres	22.939 Acres
3.	Sub-district	Kedawang	
4.	Category of Land Use	Industrial	
5.	Express Condition	Tourism Industrial	
6.	Interests Restrictions	None	
7.	Malay Reserve	Yes	
8.	Zoning	Agriculture	



Proposed Development Concept:
**LANG GATEWAY PORT @
BUKIT MALUT**

Proposed Development Components

Port Docking
Shop Lots
Café
Hotels
Cargo Jetty



**PT 1784, KEDAWANG SUB-DISTRICT
(TANJUNG LEMBUNG)**



NO.	ITEM	PT 1784
1.	Land Ownership No.	H.S.(D) 921
2.	Area Size	15.122 Acres
3.	Sub-district	Kedawang
4.	Category of Land Use	Building
5.	Express Condition	Shipyard
6.	Interests Restrictions	Yes
7.	Malay Reserve	Yes
8.	Zoning	Institution & Company Facilities

2277 & 2290, ULU MELAKA SUB-DISTRICT (TOK SENIK)

11



Coordinate:
6.328647, 99.781378



Proposed Development Concept:
LADA VILLAGE @ TOK SENIK

Proposed Development Components
Shop Houses
Food Court
Facilities
Recreational Park / Playground

NO.	ITEM	LOT 2277	LOT 2290
1.	Land Ownership No.	Grant 6591	GM 398
2.	Area Size	19.686 Acres	0.729 Acres
3.	Sub-district	Ulu Melaka	
4.	Category of Land Use	Agriculture	
5.	Express Condition	Rubber Plantation	
6.	Interests Restrictions	Yes	
7.	Malay Reserve	Yes	
8.	Zoning	Residential	



**PT 1484, KUAH SUB-DISTRICT
(NEXT TO SUNGAI KUAH)**

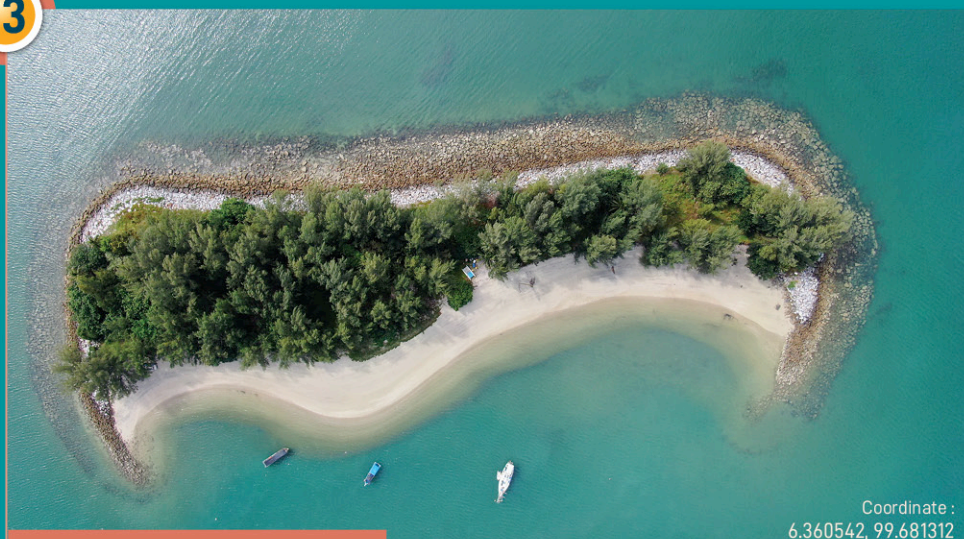
12



Coordinate:
6.322096, 99.853545

Proposed Development Components
Fresh Market
Hotel
Budget Hotel
Shop Lots

NO.	ITEM	PT 1484
1.	Land Ownership No.	H.S.(D) 1128
2.	Area Size	0.819 Acres
3.	Sub-district	Kuah City
4.	Category of Land Use	Building
5.	Express Condition	Food Complex & River Beautification
6.	Interests Restrictions	Yes
7.	Malay Reserve	Yes
8.	Zoning	Commercial



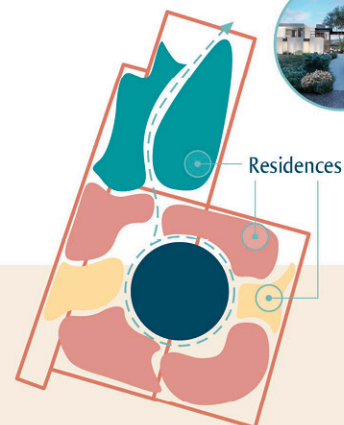
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Proposed Development Concept:
ECO PARK @ SERATUSA ISLAND



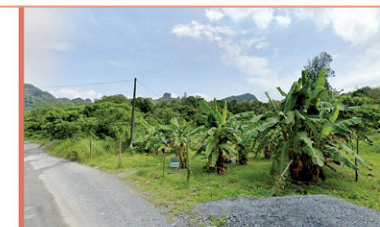
Proposed Development
Components
Recreation

NO.	ITEM	PT 45
1.	Land Ownership No.	PM 89
2.	Area Size	2.406 Acres
3.	Sub-district	Padang Matsirat
4.	Category of Land Use	Agriculture
5.	Express Condition	Agriculture
6.	Interests Restrictions	None
7.	Malay Reserve	Yes
8.	Zoning	- Open Land - Commercial Recreation



Proposed Development
Components

Residential Area
Commercial Area
Open Area
Public Infrastructure



Proposed Development Concept:
**KILIM RESIDENCE @
KAMPUNG BATU GAJAH**

**LOT 852, 853, 854, 855,
KAMPUNG BATU GAJAH**



Coordinate:
6.410137, 99.837425

NO.	ITEM	LOT 852	LOT 853	LOT 854	LOT 855
1.	Land Ownership No.	602	603	604	605
2.	Area Size	3.1 Acres	5.9 Acres	7.4 Acres	7.8 Acres
3.	Sub-district	Air Hangat			
4.	Category of Land Use	Agriculture			
5.	Express Condition	Rubber Plantation			
6.	Interests Restrictions	Available			
7.	Malay Reserve	Yes			
8.	Zoning	Residential			

15

LOT 137, 141, 142, 146, 147, 148, 149, 150, 1065, 1216, 60249, 60250, KUAH



Proposed Development Concept:
MIXED DEVELOPMENT @ LISRAM

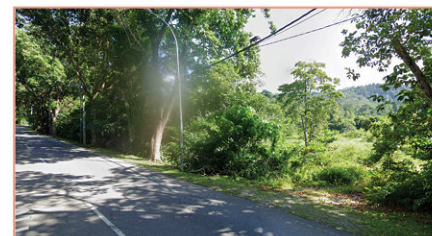
Proposed Development Components

Residential Area
Commercial Area
Multi-purpose Hall
Public Infrastructure
City Park / Green Belt

Coordinate:
6.340399, 99.829159

NO.	ITEM	LOT 147	LOT 148	LOT 149	LOT 150	LOT 1065	LOT 1216
1.	Land Ownership No.	2550	2551	2552	2553	3996	4129
2.	Area Size	14.588 Acres	15.792 Acres	10.268 Acres	15.844 Acres	17.749 Acres	4.250 Acres
3.	Sub-district	Kuah					
4.	Category of Land Use	Agriculture					
5.	Express Condition	Rubber Plantation					
6.	Interests Restrictions	Available					
7.	Malay Reserve	Yes					
8.	Zoning	Residential					

NO.	ITEM	LOT 60250	LOT 60249	LOT 137	LOT 141	LOT 142	LOT 146
1.	Land Ownership No.	GM 6703	GM 6702	GM 3690	GM 2545	GM 2546	3568
2.	Area Size	14.762 Acres	14.125 Acres	14.505 Acres	21.950 Acres	15.356 Acres	14.574 Acres
3.	Sub-district	Kuah					
4.	Category of Land Use	Agriculture					
5.	Express Condition	Rubber Plantation					
6.	Interests Restrictions	Available					
7.	Malay Reserve	Yes					
8.	Zoning	Residential					



Proposed Development Concept:
AGRO-TOURISM @ BANDAR PADANG LALANG

Proposed Development Components

Residential Area
Commercial Area
Open Area
Public Infrastructure

NO.	ITEM	LOT 257
1.	Land Ownership No.	6375
2.	Area Size	34 Acres
3.	Sub-district	Air Hangat
4.	Category of Land Use	Building
5.	Express Condition	Tourism Site & Hotel
6.	Interests Restrictions	Yes
7.	Malay Reserve	Yes
8.	Zoning	Commercial

**LOT 257,
BANDAR PADANG LALANG**

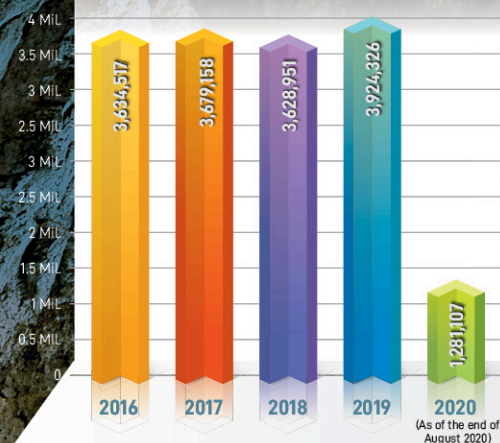
16



Coordinate:
6.419992, 99.777801

TOURIST STATISTICS

Tourist Admission for 2016 - 2020



USEFUL INFORMATION

Currency

Ringgit Malaysia (RM)

Exchange Rates (As of the end of Dec 2020)

The current exchange rate is about:

1 US \$ = RM 4.05

1 Pound Sterling for RM 5.44

1 Deutschemark = RM 2.43

100 Yen = RM 3.92

1 Singapore dollar for RM 3.04

** Exchange rate may vary depending on the latest currency rate*

Banks & Money Changers

- Banks and money changers are located in Kuah Town. Banks are open from 09.30am - 04.00pm (Monday to Friday) and 09.30am - 12.00pm on Saturday.
- Money can be changed at most hotels, banks and at the airport.

Documents

Valid travel documents / passports is a must identity to enter the country and they should be valid for a period of not less than six months.

Non-Working Days

Government offices are closed on Fridays due to religious holiday for the state of Kedah but open on Sundays.

Tourist Information Centre
T +604 966 7789

Tourist Information Centre at the International Airport
T +604 955 7155

Langkawi International Airport
T +604 955 1311

Customs Department in Kuah
T +604 966 6227

Registration Department
T +604 966 6330

Information Department
T +604 966 6289

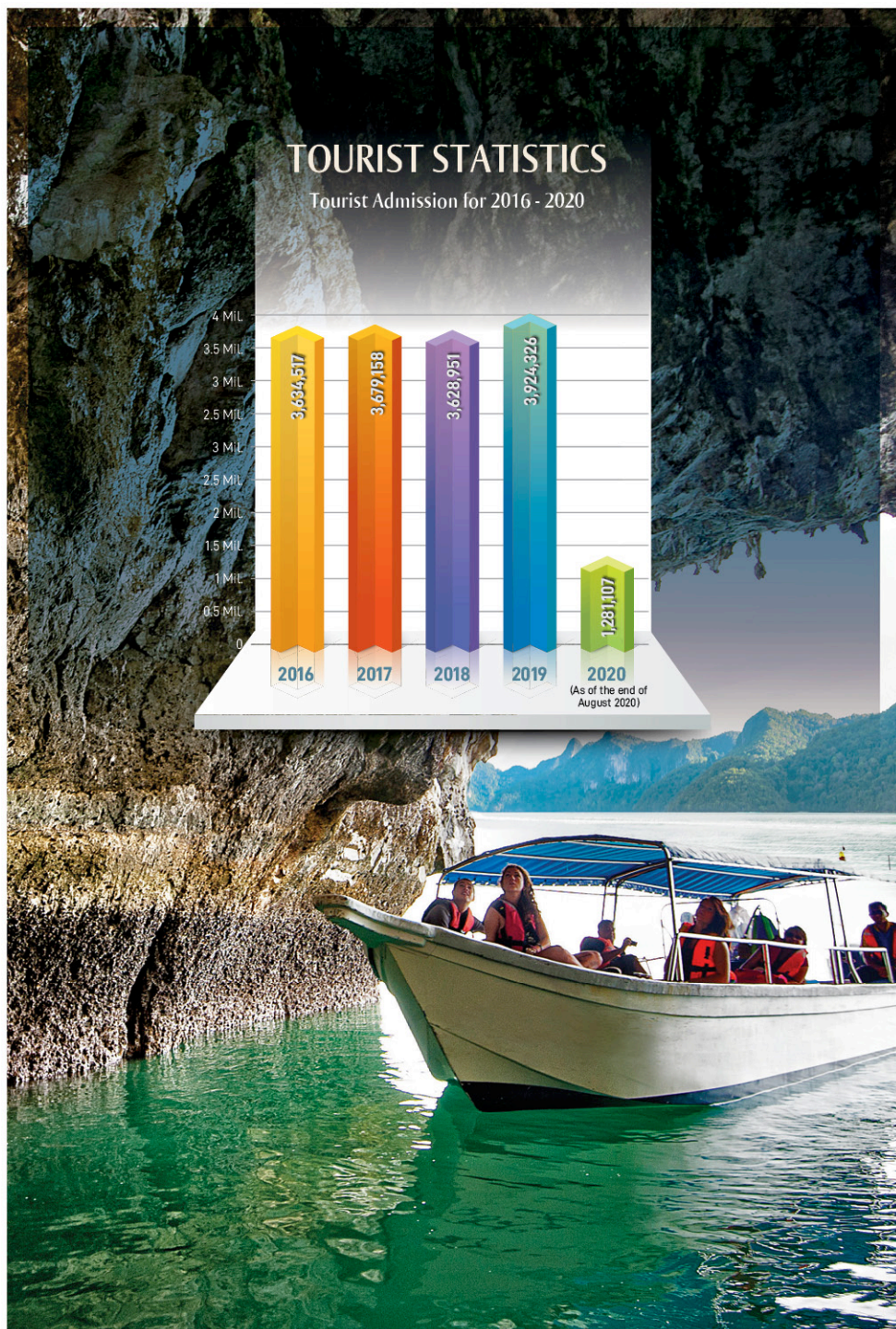
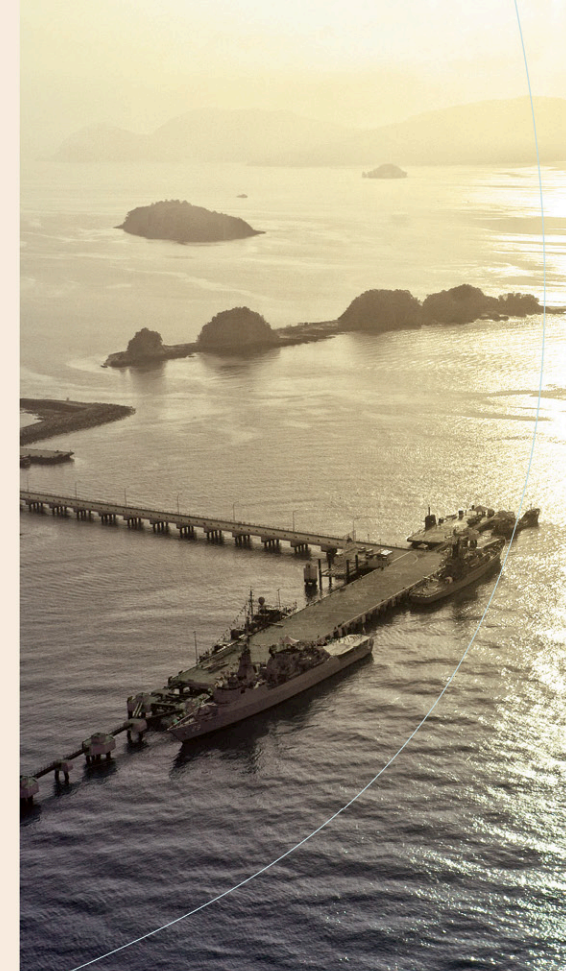
Immigration Department
T +604 959 1076

Police / Ambulance / Hospital / Fire Department
T 999

Police Station
T +604 966 6222

Medical Services
Twenty-four hours medical service is available at Langkawi Hospital (+604 966 3333) a 10 min. drive from Kuah Town
** Most clinics are located in Kuah.*

Post Office
T +604 966 7271





Let the investment of a lifetime begin...

LANGKAWI *Investment Guide*



Naturally
LANGKAWI



LANGKAWI DEVELOPMENT AUTHORITY (LADA)

INVESTMENT & BUSINESS FACILITATION DIVISION

Kompleks LADA, P.O Box 60, Jalan Persiaran Putra,
07000 Langkawi, Kedah, Malaysia.

Tel: +604 960 0600 Fax: +604 960 0649

Disclaimer

* While every effort has been made to ensure that the information contained herein is correct at the time of publication, the Langkawi Development Authority shall not be held liable for any errors, omissions, and/or inaccuracies which may occur.