BAHAGIAN PEPERIKSAAN DAN PENILAIAN
JABATAN PENDIDIKAN POLITEKNIK DAN KOLEJ KOMUNITI
KEMENTERIAN PENDIDIKAN MALAYSIA

JABATAN PERDAGANGAN

PEPERIKSAAN AKHIR

SESI JUN 2019

DPN5043: INTRODUCTION TO FINANCIAL PLANNING

TARIKH   : 01 NOVEMBER 2019
MASA   : 8.30 PAGI - 10.30 PAGI (2 JAM)

Kertas ini mengandungi **TUJUH (7)** halaman bercetak.
Esei (4 soalan)
Dokumen sokongan yang disertakan : Jadual Present/Future Value,
Present/Future Value of Annuity

JANGAN BUKA KERTAS SOALAN INI SEHINGGA DIARAHKAN

(CLO yang tertera hanya sebagai rujukan)

INSTRUCTION:

This question paper consists of **FOUR (4)** essay questions. Answer **ALL** questions.

ARAHAN:

*Kertas soalan ini mengandungi **EMPAT (4)** soalan esei. Jawab **SEMUA** soalan*

QUESTION 1
SOALAN 1

CLO1
C1

(a)   State **FIVE (5)** information that are needed in formulating a personal financial
         plan.

         *Nyatakan **LIMA (5)** maklumat yang diperlukan dalam membentuk satu*
         rancangan kewangan.   [5 marks]
                                                                                  [*5 markah*]

CLO1
C1

(b)   i. Outline **FOUR (4)** events that may impact the financial plan of an individual.

         *i. Rangkakan **EMPAT (4)** peristiwa yang mungkin memberi kesan kepada*
             rancangan kewangan.seseorang individu.
                                                                                  [6 marks]
                                                                                  [*6 markah*]

CLO1
C1

         ii. Define/ *Definisikan*
                   a)   young family/*keluarga muda*
                   b)   risk profile/ *profail risiko*   [4 marks]
                                                                                  [*4 markah*]

CLO1
C2

(c)   Explain the policies utilised by Bank Negara to regulate the country's economy.

         Terangkan dasar yang digunakan oleh Bank Negara dalam mengawal ekonomi
         negara.

                                                                                  [10 marks]
                                                                                  [*10 markah*]

QUESTION 2

SOALAN 2

CLO1
C1

(a)   LIAM and PIAM are examples of self-regulating bodies. Describe **TWO (2)**
       functions of these bodies.

       *LIAM dan PIAM adalah contoh badan swa selia. Huraikan **DUA (2)**
       fungsi badan tersebut.*

                                                                      [5 marks]
                                                                      [*5 markah*]

CLO1
C2

(b)   Explain the **FIVE (5)** objectives of the Anti Money Laundering Act, Anti
       Terrorism Financing Act and Unlawful Use of Proceeds, 2001

       *Terangkan **LIMA (5**) objektif Akta Pencegahan Pengubahan Wang Haram,
       Pencegahan Pembiayaan Keganasan dan Hasil daripada Aktiviti Haram, 2001*

                                                                      [10 marks]
                                                                       [*10 markah*]

CLO1
C2

(c)   As a financial planner, give advices for the following situation.

       *Sebagai seorang perancang kewangan. Berikan nasihat untuk situasi-situasi
       berikut:-*   [10 marks]
                                                                      [*10 markah*]

   i.   Rajoo, a fresh graduate, just started working. He travels to work by
        motorcycle. As such, Rajoo needs insurance protection but due to financial
        constraints he cannot afford to purchase life assurance due to the high
        premium.
        *Rajoo, seorang graduat, baru memulakan pekerjaan. Beliau pergi ke jalan
        dengan menunggang motosikal. Oleh itu, ia memerlukan perlindungan
        insurans tetapi atas sebab kekangan kewangan, ia tidak mampu membeli
        insurans hayat disebabkan premiumnya yang tinggi.*

   ii. Aminah is a plumbing contractor. She is worried that due to her workers
        carelessness, they may cause injuries to her clients or damages to their
        properties.
        *Aminah adalah seorang kontraktor pemasangan paip. Beliau risau atas
        kecuaian pekerja-pekerjanya, kemungkinan menyebabkan kecederaan kepada
        pelanggannya atau kerosakan harta benda mereka.*

iii.   Steven, has a young family. He hopes to see his two children to have tertiary
       education in the future. He is worried that his dream cannot be fulfilled if
       unforeseen circumstances occurred to him.
       Steven mempunyai keluarga muda. Beliau berharap kedua-dua anaknya
       melanjutkan pelajaran mereka ke peringkat university. Steven risau impian
       tidak tercapai jika perkara di luar jangkaan berlaku ke atas dirinya.

iv.   Kassim owned a robotic factory. As such, there are many requests from
       schools and institutions to visit his factory. He is happy that he can contribute
       towards the society. However, he is worried that he may face litigation if any
       of the visitor meet any unforeseen circumstances while at the factory.

       Kassim memiliki sebuah kilang robotik. Oleh itu, terdapat banyak permintaan
       dari pihak sekolah dan institusi untuk melawat kilangnya. Beliau gembira
       kerana dapat menyumbangkan kepada masyarakat. Disebaliknya, beliau risau,
       kerana ia mungkin disaman jika terdapat perkara tidak diingini berlaku
       semasa lawatan ke kilangnya.

QUESTION 3

SOALAN 3

CLO2
C1

(a)   State **TWO** (2) differences between property ownership and REIT
       *Nyatakan **DUA** (2) perbezaan di antara milikan hartanah dan REIT.*

[4 marks]
[*4 markah*]

CLO2
C1

(b)   Describe **THREE (3)** types of risk that an investor may face.
       *Huraikan **TIGA** (3) jenis risiko yang mungkin dihadapi oleh seseorang pelabur.*

[6 marks]
[*6 markah*]

CLO2
C2

(c)   i.   Explain the objectives of tax planning.
       i.   Terangkan objektif perancangan cukai.

[6 marks]
[*6 markah*]

       ii.   Badli purchased a house on 5th November, 2011 for RM270,000 and
               sold it on 19th September 2015 for RM480,000. He has also
               incurred a cost of RM26,000 to renovate the house and related legal
               fees.

               *Badli membeli sebuah rumah pada 5 November, 2011 dengan harga
               RM270,000 dan menjualnya pada 19 September 2015 dengan harga
               RM480,000. Beliau juga telah membelanjakan RM26,000 untuk
               mengubahsuaikan rumah dan fi guaman.*

Year of disposal	Tax Rate
Within 3 years	30%
4th year	20%
5th year	15%
After 5th year	0%

CLO2
C2

       a)   Based on the RPGT schedule above, calculate the Real Property Gain
               Tax payable
               *Berdasarkan jadual CKHT di atas, kirakan Cukai Keuntungan Harta
               Tanah*

[6   marks]
[*6 markah*]

CLO2
C3

       b)   Advise Badli on his tax planning.

               Nasihatkan Badli mengenai perancangan cukainya.

[3   marks]
[*3 markah*]

QUESTION 4
SOALAN 4

CLO2
C1

(a) Define the following:-

Berikan definisi yang berikut:-

i.   Faraid/*faraid*
ii.   Letter of Probate/*Surat Kuasa Tadbir*

[4 marks]
[*4 markah*]

CLO2
C2

(b) Explain the process involved in the estate distribution in the event of intestacy in Peninsular Malaysia.

Terangkan proses dalam pengagihan harta pusaka dalam hal kematian tanpa wasiat di Semenanjung Malaysia.

[6 marks]
[*6 markah*]

(c) Muthu, aged 45, has a total annual income of RM130,000. He pays RM20,000 in taxes and contributes RM8,000 every year into the Employee's Provident Fund (EPF). For a comfortable lifestyle, he chooses a 75% pre-retirement income level.

Muthu, berusia 45 tahun, mempunyai jumlah pendapatan tahunan sebanyak RM130,000. Beliau membayar cukai sebanyak RM20,000 dan mencarumkan RM8,000 ke Kumpulan Wang Simpanan Pekerja (KWSP) setiap tahun. Untuk gaya hidup yang selesa, beliau telah memilih 75% tahap pendapatan pra persaraan.

CLO2
C2

i.   If Muthu plans to retire in 20 years' time, compute the level of income per annum if the average rate of inflation is 2% per year.

Jika Muthu bercadang untuk bersara dalam masa 20 tahun, kirakan tahap pendapatan persaraan setahun jika kadar purata inflasi ialah 2% setahun.

[3 marks]
[*3 markah*]

CLO2
C1

ii.   With the increasing cost of living, Muthu is unsure whether his savings is enough for his retirement.   State **THREE (3)** ways, that can be undertaken by Muthu to face this situation.

*Dengan kos sara hidup kian meningkat, Muthu berada dalam dilemma sama ada tabungannya mencukupi untuk menyara persaraannya. Nyatakan **TIGA (3)** kaedah yang boleh diambil beliau dalam menangani situasi tersebut.*   [3   marks]
[*3 markah*]

iii.   The following is the monthly income and expenditure of Shukor.
Berikut adalah pendapatan dan perbelanjaan bulanan Shukor.

	RM
Rental income *Pendapatan Sewaan*	8,000
Monthly Housing loan payment *Bayaran pinjaman perumahan bulanan*	3,500
MLM commission *Komisen dari MLM*	2,200
Monthly credit card payment *Bayaran kad kredit bulanan*	2,300
Monthly car instalment *Ansuran kereta bulanan*	1,500
Monthly loan payment *Bayaran pinjaman bulanan*	1,300
Net take home pay *Gaji bersih*	12,500

CLO2
C2

Compute Shukor's debt to income ratio and comment on it.
Kirakan nisbah hutang berbanding pendapatan Shukor dan berikan komen mengenainya.   [5 marks]
[*5 markah*]

CLO2
C2

iv.   Anis is 28 years old and would like to invest RM5,000 in ASB, which gives an annual return of 8%. Using the rule of 72, calculate how many times will her investment double up before she withdraws it at the age of 65. Advise her.

Anis yang berusia 26 tahun, berhasrat untuk melabur RM5,000 dalam ASB, yang memberi 8% pulangan setahun.   Dengan menggunakan kaedah 'rule of 72' kirakan berapa kalikah   pelaburan beliau akan digandakan sebelum beliau mengeluarkannya pada usia 65. Nasihatkannya.   [4 marks]
[*4 markah*]

SOALAN TAMAT

TABLE 1 Future Value of $1

$$FV = \$1\,(1 + i)^n$$

n/i	1.0%	1.5%	2.0%	2.5%	3.0%	3.5%	4.0%	4.5%	5.0%	5.5%	6.0%	7.0%	8.0%	9.0%	10.0%	11.0%	12.0%	20.0%
1	1.01000	1.01500	1.02000	1.02500	1.03000	1.03500	1.04000	1.04500	1.05000	1.05500	1.06000	1.07000	1.08000	1.09000	1.10000	1.11000	1.12000	1.20000
2	1.02010	1.03022	1.04040	1.05063	1.06090	1.07123	1.08160	1.09203	1.10250	1.11303	1.12360	1.14490	1.16640	1.18810	1.21000	1.23210	1.25440	1.44000
3	1.03030	1.04568	1.06121	1.07689	1.09273	1.10872	1.12486	1.14117	1.15763	1.17424	1.19102	1.22504	1.25971	1.29503	1.33100	1.36763	1.40493	1.72800
4	1.04060	1.06136	1.08243	1.10381	1.12551	1.14752	1.16986	1.19252	1.21551	1.23882	1.26248	1.31080	1.36049	1.41158	1.46410	1.51807	1.57352	2.07360
5	1.05101	1.07728	1.10408	1.13141	1.15927	1.18769	1.21665	1.24618	1.27628	1.30696	1.33823	1.40255	1.46933	1.53862	1.61051	1.68506	1.76234	2.48832
6	1.06152	1.09344	1.12616	1.15969	1.19405	1.22926	1.26532	1.30226	1.34010	1.37884	1.41852	1.50073	1.58687	1.67710	1.77156	1.87041	1.97382	2.98598
7	1.07214	1.10984	1.14869	1.18869	1.22987	1.27228	1.31593	1.36086	1.40710	1.45468	1.50363	1.60578	1.71382	1.82804	1.94872	2.07616	2.21068	3.58318
8	1.08286	1.12649	1.17166	1.21840	1.26677	1.31681	1.36857	1.42210	1.47746	1.53469	1.59385	1.71819	1.85093	1.99256	2.14359	2.30454	2.47596	4.29982
9	1.09369	1.14339	1.19509	1.24886	1.30477	1.36290	1.42331	1.48610	1.55133	1.61909	1.68948	1.83846	1.99900	2.17189	2.35795	2.55804	2.77308	5.15978
10	1.10462	1.16054	1.21899	1.28008	1.34392	1.41060	1.48024	1.55297	1.62889	1.70814	1.79085	1.96715	2.15892	2.36736	2.59374	2.83942	3.10585	6.19174
11	1.11567	1.17795	1.24337	1.31209	1.38423	1.45997	1.53945	1.62285	1.71034	1.80209	1.89830	2.10485	2.33164	2.58043	2.85312	3.15176	3.47855	7.43008
12	1.12683	1.19562	1.26824	1.34489	1.42576	1.51107	1.60103	1.69588	1.79586	1.90121	2.01220	2.25219	2.51817	2.81266	3.13843	3.49845	3.89598	8.91610
13	1.13809	1.21355	1.29361	1.37851	1.46853	1.56396	1.66507	1.77220	1.88565	2.00577	2.13293	2.40985	2.71962	3.06580	3.45227	3.88328	4.36349	10.69932
14	1.14947	1.23176	1.31948	1.41297	1.51259	1.61869	1.73168	1.85194	1.97993	2.11609	2.26090	2.57853	2.93719	3.34173	3.79750	4.31044	4.88711	12.83918
15	1.16097	1.25023	1.34587	1.44830	1.55797	1.67535	1.80094	1.93528	2.07893	2.23248	2.39656	2.75903	3.17217	3.64248	4.17725	4.78459	5.47357	15.40702
16	1.17258	1.26899	1.37279	1.48451	1.60471	1.73399	1.87298	2.02237	2.18287	2.35526	2.54035	2.95216	3.42594	3.97031	4.59497	5.31089	6.13039	18.48843
17	1.18430	1.28802	1.40024	1.52162	1.65285	1.79468	1.94790	2.11338	2.29202	2.48480	2.69277	3.15882	3.70002	4.32763	5.05447	5.89509	6.86604	22.18611
18	1.19615	1.30734	1.42825	1.55966	1.70243	1.85749	2.02582	2.20848	2.40662	2.62147	2.85434	3.37993	3.99602	4.71712	5.55992	6.54355	7.68997	26.62333
19	1.20811	1.32695	1.45681	1.59865	1.75351	1.92250	2.10685	2.30786	2.52695	2.76565	3.02560	3.61653	4.31570	5.14166	6.11591	7.26334	8.61276	31.94800
20	1.22019	1.34686	1.48595	1.63862	1.80611	1.98979	2.19112	2.41171	2.65330	2.91776	3.20714	3.86968	4.66096	5.60441	6.72750	8.06231	9.64629	38.33760
21	1.23239	1.36706	1.51567	1.67958	1.86029	2.05943	2.27877	2.52024	2.78596	3.07823	3.39956	4.14056	5.03383	6.10881	7.40025	8.94917	10.80385	46.00512
25	1.28243	1.45095	1.64061	1.85394	2.09378	2.36324	2.66584	3.00543	3.38635	3.81339	4.29187	5.42743	6.84848	8.62308	10.83471	13.58546	17.00006	95.39622
30	1.34785	1.56308	1.81136	2.09757	2.42726	2.80679	3.24340	3.74532	4.32194	4.98395	5.74349	7.61226	10.06266	13.26768	17.44940	22.89230	29.95992	237.37631
40	1.48886	1.81402	2.20804	2.68506	3.26204	3.95926	4.80102	5.81636	7.03999	8.51331	10.28572	14.97446	21.72452	31.40942	45.25926	65.00087	93.05097	1469.77160

TABLE 2 Present Value of $1

$$PV = \frac{\$1}{(1 + i)^n}$$

n/i	1.0%	1.5%	2.0%	2.5%	3.0%	3.5%	4.0%	4.5%	5.0%	5.5%	6.0%	7.0%	8.0%	9.0%	10.0%	11.0%	12.0%	20.0%
1	0.99010	0.98522	0.98039	0.97561	0.97087	0.96618	0.96154	0.95694	0.95238	0.94787	0.94340	0.93458	0.92593	0.91743	0.90909	0.90090	0.89286	0.83333
2	0.98030	0.97066	0.96117	0.95181	0.94260	0.93351	0.92456	0.91573	0.90703	0.89845	0.89000	0.87344	0.85734	0.84168	0.82645	0.81162	0.79719	0.69444
3	0.97059	0.95632	0.94232	0.92860	0.91514	0.90194	0.88900	0.87630	0.86384	0.85161	0.83962	0.81630	0.79383	0.77218	0.75131	0.73119	0.71178	0.57870
4	0.96098	0.94218	0.92385	0.90595	0.88849	0.87144	0.85480	0.83856	0.82270	0.80722	0.79209	0.76290	0.73503	0.70843	0.68301	0.65873	0.63552	0.48225
5	0.95147	0.92826	0.90573	0.88385	0.86261	0.84197	0.82193	0.80245	0.78353	0.76513	0.74726	0.71299	0.68058	0.64993	0.62092	0.59345	0.56743	0.40188
6	0.94205	0.91454	0.88797	0.86230	0.83748	0.81350	0.79031	0.76790	0.74622	0.72525	0.70496	0.66634	0.63017	0.59627	0.56447	0.53464	0.50663	0.33490
7	0.93272	0.90103	0.87056	0.84127	0.81309	0.78599	0.75992	0.73483	0.71068	0.68744	0.66506	0.62275	0.58349	0.54703	0.51316	0.48166	0.45235	0.27908
8	0.92348	0.88771	0.85349	0.82075	0.78941	0.75941	0.73069	0.70319	0.67684	0.65160	0.62741	0.58201	0.54027	0.50187	0.46651	0.43393	0.40388	0.23257
9	0.91434	0.87459	0.83676	0.80073	0.76642	0.73373	0.70259	0.67290	0.64461	0.61763	0.59190	0.54393	0.50025	0.46043	0.42410	0.39092	0.36061	0.19381
10	0.90529	0.86167	0.82035	0.78120	0.74409	0.70892	0.67556	0.64393	0.61391	0.58543	0.55839	0.50835	0.46319	0.42241	0.38554	0.35218	0.32197	0.16151
11	0.89632	0.84893	0.80426	0.76214	0.72242	0.68495	0.64958	0.61620	0.58468	0.55491	0.52679	0.47509	0.42888	0.38753	0.35049	0.31728	0.28748	0.13459
12	0.88745	0.83639	0.78849	0.74356	0.70138	0.66178	0.62460	0.58966	0.55684	0.52598	0.49697	0.44401	0.39711	0.35553	0.31863	0.28584	0.25668	0.11216
13	0.87866	0.82403	0.77303	0.72542	0.68095	0.63940	0.60057	0.56427	0.53032	0.49856	0.46884	0.41496	0.36770	0.32618	0.28966	0.25751	0.22917	0.09346
14	0.86996	0.81185	0.75788	0.70773	0.66112	0.61778	0.57748	0.53997	0.50507	0.47257	0.44230	0.38782	0.34046	0.29925	0.26333	0.23199	0.20462	0.07789
15	0.86135	0.79985	0.74301	0.69047	0.64186	0.59689	0.55526	0.51672	0.48102	0.44793	0.41727	0.36245	0.31524	0.27454	0.23939	0.20900	0.18270	0.06491
16	0.85282	0.78803	0.72845	0.67362	0.62317	0.57671	0.53391	0.49447	0.45811	0.42458	0.39365	0.33873	0.29189	0.25187	0.21763	0.18829	0.16312	0.05409
17	0.84438	0.77639	0.71416	0.65720	0.60502	0.55720	0.51337	0.47318	0.43630	0.40245	0.37136	0.31657	0.27027	0.23107	0.19784	0.16963	0.14564	0.04507
18	0.83602	0.76491	0.70016	0.64117	0.58739	0.53836	0.49363	0.45280	0.41552	0.38147	0.35034	0.29586	0.25025	0.21199	0.17986	0.15282	0.13004	0.03756
19	0.82774	0.75361	0.68643	0.62553	0.57029	0.52016	0.47464	0.43330	0.39573	0.36158	0.33051	0.27651	0.23171	0.19449	0.16351	0.13768	0.11611	0.03130
20	0.81954	0.74247	0.67297	0.61027	0.55368	0.50257	0.45639	0.41464	0.37689	0.34273	0.31180	0.25842	0.21455	0.17843	0.14864	0.12403	0.10367	0.02608
21	0.81143	0.73150	0.65978	0.59539	0.53755	0.48557	0.43883	0.39679	0.35894	0.32486	0.29416	0.24151	0.19866	0.16370	0.13513	0.11174	0.09256	0.02174
24	0.78757	0.69954	0.62172	0.55288	0.49193	0.43796	0.39012	0.34770	0.31007	0.27666	0.24698	0.19715	0.15770	0.12640	0.10153	0.08170	0.06588	0.01258
25	0.77977	0.68921	0.60953	0.53939	0.47761	0.42315	0.37512	0.33273	0.29530	0.26223	0.23300	0.18425	0.14602	0.11597	0.09230	0.07361	0.05882	0.01048
28	0.75684	0.65910	0.57437	0.50088	0.43708	0.38165	0.33348	0.29157	0.25509	0.22332	0.19563	0.15040	0.11591	0.08955	0.06934	0.05382	0.04187	0.00607
29	0.74934	0.64936	0.56311	0.48866	0.42435	0.36875	0.32065	0.27902	0.24295	0.21168	0.18456	0.14056	0.10733	0.08215	0.06304	0.04849	0.03738	0.00506
30	0.74192	0.63976	0.55207	0.47674	0.41199	0.35628	0.30832	0.26700	0.23138	0.20064	0.17411	0.13137	0.09938	0.07537	0.05731	0.04368	0.03338	0.00421
31	0.73458	0.63031	0.54125	0.46511	0.39999	0.34423	0.29646	0.25550	0.22036	0.19018	0.16425	0.12277	0.09202	0.06915	0.05210	0.03935	0.02980	0.00351
40	0.67165	0.55126	0.45289	0.37243	0.30656	0.25257	0.20829	0.17193	0.14205	0.11746	0.09722	0.06678	0.04603	0.03184	0.02209	0.01538	0.01075	0.00068

TABLE 3 Future Value of an Ordinary Annuity of $1

$$FVA = \frac{(1 + i)^n - 1}{i}$$

n/i	1.0%	1.5%	2.0%	2.5%	3.0%	3.5%	4.0%	4.5%	5.0%	5.5%	6.0%	7.0%	8.0%	9.0%	10.0%	11.0%	12.0%	20.0%
1	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
2	2.0100	2.0150	2.0200	2.0250	2.0300	2.0350	2.0400	2.0450	2.0500	2.0550	2.0600	2.0700	2.0800	2.0900	2.1000	2.1100	2.1200	2.2000
3	3.0301	3.0452	3.0604	3.0756	3.0909	3.1062	3.1216	3.1370	3.1525	3.1680	3.1836	3.2149	3.2464	3.2781	3.3100	3.3421	3.3744	3.6400
4	4.0604	4.0909	4.1216	4.1525	4.1836	4.2149	4.2465	4.2782	4.3101	4.3423	4.3746	4.4399	4.5061	4.5731	4.6410	4.7097	4.7793	5.3680
5	5.1010	5.1523	5.2040	5.2563	5.3091	5.3625	5.4163	5.4707	5.5256	5.5811	5.6371	5.7507	5.8666	5.9847	6.1051	6.2278	6.3528	7.4416
6	6.1520	6.2296	6.3081	6.3877	6.4684	6.5502	6.6330	6.7169	6.8019	6.8881	6.9753	7.1533	7.3359	7.5233	7.7156	7.9129	8.1152	9.9299
7	7.2135	7.3230	7.4343	7.5474	7.6625	7.7794	7.8983	8.0192	8.1420	8.2669	8.3938	8.6540	8.9228	9.2004	9.4872	9.7833	10.0890	12.9159
8	8.2857	8.4328	8.5830	8.7361	8.8923	9.0517	9.2142	9.3800	9.5491	9.7216	9.8975	10.2598	10.6366	11.0285	11.4359	11.8594	12.2997	16.4991
9	9.3685	9.5593	9.7546	9.9545	10.1591	10.3685	10.5828	10.8021	11.0266	11.2563	11.4913	11.9780	12.4876	13.0210	13.5795	14.1640	14.7757	20.7989
10	10.4622	10.7027	10.9497	11.2034	11.4639	11.7314	12.0061	12.2882	12.5779	12.8754	13.1808	13.8164	14.4866	15.1929	15.9374	16.7220	17.5487	25.9587
11	11.5668	11.8633	12.1687	12.4835	12.8078	13.1420	13.4864	13.8412	14.2068	14.5835	14.9716	15.7836	16.6455	17.5603	18.5312	19.5614	20.6546	32.1504
12	12.6825	13.0412	13.4121	13.7956	14.1920	14.6020	15.0258	15.4640	15.9171	16.3856	16.8699	17.8885	18.9771	20.1407	21.3843	22.7132	24.1331	39.5805
13	13.8093	14.2368	14.6803	15.1404	15.6178	16.1130	16.6268	17.1599	17.7130	18.2868	18.8821	20.1406	21.4953	22.9534	24.5227	26.2116	28.0291	48.4966
14	14.9474	15.4504	15.9739	16.5190	17.0863	17.6770	18.2919	18.9321	19.5986	20.2926	21.0151	22.5505	24.2149	26.0192	27.9750	30.0949	32.3926	59.1959
15	16.0969	16.6821	17.2934	17.9319	18.5989	19.2957	20.0236	20.7841	21.5786	22.4087	23.2760	25.1290	27.1521	29.3609	31.7725	34.4054	37.2797	72.0351
16	17.2579	17.9324	18.6393	19.3802	20.1569	20.9710	21.8245	22.7193	23.6575	24.6411	25.6725	27.8881	30.3243	33.0034	35.9497	39.1899	42.7533	87.4421
17	18.4304	19.2014	20.0121	20.8647	21.7616	22.7050	23.6975	24.7417	25.8404	26.9964	28.2129	30.8402	33.7502	36.9737	40.5447	44.5008	48.8837	105.9306
18	19.6147	20.4894	21.4123	22.3863	23.4144	24.4997	25.6454	26.8551	28.1324	29.4812	30.9057	33.9990	37.4502	41.3013	45.5992	50.3959	55.7497	128.1167
19	20.8109	21.7967	22.8406	23.9460	25.1169	26.3572	27.6712	29.0636	30.5390	32.1027	33.7600	37.3790	41.4463	46.0185	51.1591	56.9395	63.4397	154.7400
20	22.0190	23.1237	24.2974	25.5447	26.8704	28.2797	29.7781	31.3714	33.0660	34.8683	36.7856	40.9955	45.7620	51.1601	57.2750	64.2028	72.0524	186.6880
21	23.2392	24.4705	25.7833	27.1833	28.6765	30.2695	31.9692	33.7831	35.7193	37.7861	39.9927	44.8652	50.4229	56.7645	64.0025	72.2651	81.6987	225.0256
30	34.7849	37.5387	40.5681	43.9027	47.5754	51.6227	56.0849	61.0071	66.4388	72.4355	79.0582	94.4608	113.2832	136.3075	164.4940	199.0209	241.3327	1181.8816
40	48.8864	54.2679	60.4020	67.4026	75.4013	84.5503	95.0255	107.0303	120.7998	136.6056	154.7620	199.6351	259.0565	337.8824	442.5926	581.8261	767.0914	7343.8578

TABLE 4 Present Value of an Ordinary Annuity of $1

$$PVA = \frac{1 - \dfrac{1}{(1 + i)^n}}{i}$$

n/i	1.0%	1.5%	2.0%	2.5%	3.0%	3.5%	4.0%	4.5%	5.0%	5.5%	6.0%	7.0%	8.0%	9.0%	10.0%	11.0%	12.0%	20.0%
1	0.99010	0.98522	0.98039	0.97561	0.97087	0.96618	0.96154	0.95694	0.95238	0.94787	0.94340	0.93458	0.92593	0.91743	0.90909	0.90090	0.89286	0.83333
2	1.97040	1.95588	1.94156	1.92742	1.91347	1.89969	1.88609	1.87267	1.85941	1.84632	1.83339	1.80802	1.78326	1.75911	1.73554	1.71252	1.69005	1.52778
3	2.94099	2.91220	2.88388	2.85602	2.82861	2.80164	2.77509	2.74896	2.72325	2.69793	2.67301	2.62432	2.57710	2.53129	2.48685	2.44371	2.40183	2.10648
4	3.90197	3.85438	3.80773	3.76197	3.71710	3.67308	3.62990	3.58753	3.54595	3.50515	3.46511	3.38721	3.31213	3.23972	3.16987	3.10245	3.03735	2.58873
5	4.85343	4.78264	4.71346	4.64583	4.57971	4.51505	4.45182	4.38998	4.32948	4.27028	4.21236	4.10020	3.99271	3.88965	3.79079	3.69590	3.60478	2.99061
6	5.79548	5.69719	5.60143	5.50813	5.41719	5.32855	5.24214	5.15787	5.07569	4.99553	4.91732	4.76654	4.62288	4.48592	4.35526	4.23054	4.11141	3.32551
7	6.72819	6.59821	6.47199	6.34939	6.23028	6.11454	6.00205	5.89270	5.78637	5.68297	5.58238	5.38929	5.20637	5.03295	4.86842	4.71220	4.56376	3.60459
8	7.65168	7.48593	7.32548	7.17014	7.01969	6.87396	6.73274	6.59589	6.46321	6.33457	6.20979	5.97130	5.74664	5.53482	5.33493	5.14612	4.96764	3.83716
9	8.56602	8.36052	8.16224	7.97087	7.78611	7.60769	7.43533	7.26879	7.10782	6.95220	6.80169	6.51523	6.24689	5.99525	5.75902	5.53705	5.32825	4.03097
10	9.47130	9.22218	8.98259	8.75206	8.53020	8.31661	8.11090	7.91272	7.72173	7.53763	7.36009	7.02358	6.71008	6.41766	6.14457	5.88923	5.65022	4.19247
11	10.36763	10.07112	9.78685	9.51421	9.25262	9.00155	8.76048	8.52892	8.30641	8.09254	7.88687	7.49867	7.13896	6.80519	6.49506	6.20652	5.93770	4.32706
12	11.25508	10.90751	10.57534	10.25776	9.95400	9.66333	9.38507	9.11858	8.86325	8.61852	8.38384	7.94269	7.53608	7.16073	6.81369	6.49236	6.19437	4.43922
13	12.13374	11.73153	11.34837	10.98319	10.63496	10.30274	9.98565	9.68285	9.39357	9.11708	8.85268	8.35765	7.90378	7.48690	7.10336	6.74987	6.42355	4.53268
14	13.00370	12.54338	12.10625	11.69091	11.29607	10.92052	10.56312	10.22283	9.89864	9.58965	9.29498	8.74547	8.24424	7.78615	7.36669	6.98187	6.62817	4.61057
15	13.86505	13.34323	12.84926	12.38138	11.93794	11.51741	11.11839	10.73955	10.37966	10.03758	9.71225	9.10791	8.55948	8.06069	7.60608	7.19087	6.81086	4.67547
16	14.71787	14.13126	13.57771	13.05500	12.56110	12.09412	11.65230	11.23402	10.83777	10.46216	10.10590	9.44665	8.85137	8.31256	7.82371	7.37916	6.97399	4.72956
17	15.56225	14.90765	14.29187	13.71220	13.16612	12.65132	12.16567	11.70719	11.27407	10.86461	10.47726	9.76322	9.12164	8.54363	8.02155	7.54879	7.11963	4.77463
18	16.39827	15.67256	14.99203	14.35336	13.75351	13.18968	12.65930	12.15999	11.68959	11.24607	10.82760	10.05909	9.37189	8.75563	8.20141	7.70162	7.24967	4.81219
19	17.22601	16.42617	15.67846	14.97889	14.32380	13.70984	13.13394	12.59329	12.08532	11.60765	11.15812	10.33560	9.60360	8.95011	8.36492	7.83929	7.36578	4.84350
20	18.04555	17.16864	16.35143	15.58916	14.87747	14.21240	13.59033	13.00794	12.46221	11.95038	11.46992	10.59401	9.81815	9.12855	8.51356	7.96333	7.46944	4.86958
21	18.85698	17.90014	17.01121	16.18455	15.41502	14.69797	14.02916	13.40472	12.82115	12.27524	11.76408	10.83553	10.01680	9.29224	8.64869	8.07507	7.56200	4.89132
25	22.02316	20.71961	19.52346	18.42438	17.41315	16.48151	15.62208	14.82821	14.09394	13.41393	12.78336	11.65358	10.67478	9.82258	9.07704	8.42174	7.84314	4.94759
30	25.80771	24.01584	22.39646	20.93029	19.60044	18.39205	17.29203	16.28889	15.37245	14.53375	13.76483	12.40904	11.25778	10.27365	9.42691	8.69379	8.05518	4.97894
40	32.83469	29.91585	27.35548	25.10278	23.11477	21.35507	19.79277	18.40158	17.15909	16.04612	15.04630	13.33171	11.92461	10.75736	9.77905	8.95105	8.24378	4.99660

REAL PROPERTY GAIN TAX (CUKAI KEUNTUNGAN KE ATAS HARTA TANAH)

Holding Period	Citizen or Permanent Resident	Company	Non-Citizen or Non-Permanent Resident
Within 3 years	30%	30%	30%
In the 4th years	20%	20%	30%
In the 5th years	15%	15%	30%
Beyond 5 years	5%	10%	10%

(Effective 1st January 2019)