

CHAPTER II

SUBDIVISION OF RUBBER ESTATES
IN INDIVIDUAL STATES

(1) JOHORE

Subdivision in the State of Johore is shown in Table I a. Since 1956, 49 estates covering 13,485 acres have been subdivided. This is 2.51% of the total acreage under rubber in Johore at the end of 1955. The average size of estate broken-up is 275 acres. The average size of the subdivided pieces in the State comes to 10 $\frac{3}{4}$ acres.

TABLE 1

THE GEOGRAPHICAL DISTRIBUTION OF
SUBDIVISION IN THE STATE OF JOHORE

District	No. of Estates Subdivided
Muar	16
Kluang	8
Segamat	7
Batu Pahat	7
Johore Bahru	6
Pontian	3
Kota Tinggi	2
Mersing	-
TOTAL	49

The greatest number of cases fall in Muar, which is an area of smallholders' rubber and foodcrop growing area.¹ Kluang which comes next, is an area of jungle and rubber estates lying in the interior of Johore.² Batu Pahat and Pontian are also areas of rubber and foodcrop smallholding.³ No subdivision has occurred in the eastern district of Mersing.

Table II a on the frequency distribution of the estates, shows that 81.6% of the estates subdivided in Johore lie between 100 to 299 acres; the remainder are spread out between 400 and 1,750 acres. 63.3% of the estates are subdivided into an average of 5 to 9 acre lots, with 16.3% in the 10 to 14 acre group.

The table also indicates that from a total of 28 estates, in the 100 to 199 acres group, 16 are broken into an average of 5 to 9 acre lots. All the 12 cases of 200 to 299 acre estates fall in the same subdivision group.

Taken over time, an apparent feature is the rapid increase in acreage since 1956, when 2,644 acres were involved.⁴ By 1958, the acreage was almost doubled to 4,666 acres. But, the number of subdivided pieces was four times (406) that in 1956 (153), indicating that the sizes of broken pieces are further decreasing.

The owners are predominantly Chinese (799 in all), while the Malays, Indians and Others number less than 10 each.

Out of the 49 items, 41 do not have estate names as they are locally registered by Asians, and no names are given to the holdings. Only records of the registered proprietors are available.

1. Ref: Map: Hind 1035, Sheet 3G/15, Scale 1:63360.

2. Map: L707, Sheet 3M/14; Scale 1:63360.

3. Map: Hind 1035, Sheets 3L/7 and 3K/4 and 8, Scale 1:63360.

4. Table I a.

(2) MALACCA

Malacca has subdivided 7,977 acres since 1956¹, a figure appreciably below that for Johore (13,485 acres). This forms 6.54% of the total acreage under rubber in Malacca at the close of 1955. In each year, the total acreages have remained constant at between 2,000 to 2,600 acres. The 1959 (first quarter) figure of 723 acres suggests an increase in acreage for the whole year, if the same rate of subdivision is maintained in the next three quarters. Despite the fact that only 8,000 acres are covered, a total of 40 estates are subdivided. The average size of the estates involved is 199½ acres, while the average size of subdivided pieces comes to 8¾ acres.

TABLE 2

THE GEOGRAPHICAL DISTRIBUTION OF
SUBDIVISION IN THE STATE OF MALACCA

District	No. of Estates Subdivided
Jasin	16
Alor Gajah	15
Central Malacca	9
TOTAL	40

Jasin borders on Muar where the greatest number of subdivisions were recorded in the State of Johore. In the coastal regions of Malacca live rubber smallholders.²

1. Table I b.

2. Map Ref: Hind 1035, Sheets 3G/10, 3G/9, and 3G/14; Scale 1:63,360.

In Malacca, the sizes of all the 40 estates concerned fall below 500 acres;¹ the greatest concentration (65%) being in the 100 to 199 acre group. The average sizes of the subdivided pieces show a likewise concentration in the 5 to 9 acre group. 95% of the estates are subdivided into pieces of less than 15 acres - a feature of frequency characterised only in Malacca.

As in Johore, the owners² are mainly Chinese, but in Malacca, they total 150, as against 799 in Johore. There is a rapid increase in the number of owners over the years. No Malays or races other than Indians are involved. The lack of estate names is less predominant than in Johore.

(3) NEGRI SEMBILAN

Of the three southern states, Negri Sembilan has the least number (16) of subdivisions.³ The acreage involved, 3,643 acres, is 1.26% of the rubber land in Negri Sembilan at the end of 1955.

It appears that no estates were subdivided in 1956. In effect, applications for subdivision had been received in the Land Office in that year, but, approval and other Land Office procedures had not been completed. The acreages subdivided in 1958 was reduced to half over 1957. The average sizes of the estates subdivided comes to 227 acres; these are subdivided into 16½ acres lots on the average.

1. Table II b.

2. Table I b.

3. Table I c.

TABLE 3

THE GEOGRAPHICAL DISTRIBUTION OF
SUBDIVISION IN THE STATE OF NEGRI SEMBILAN
(1956 - First Quarter of 1959)

District	No. of Estates Subdivided
Seremban	7
Rembau	3
Port Dickson	3
Jelebu	2
Tampin	-
Kuala Pilah	-
TOTAL	16

SOURCE: Compiled from Table I c.

Most subdivision has occurred in Seremban, with Rembau and Port Dickson next, i.e. a group of coastal districts where the land is mainly under rubber estates.¹

Table II c shows that of a total of 16 estates, 13 (i.e. 87.6%) are below 200 acres; of these, 10 have been subdivided into an average of 5 to 14 acre lots. Here again, similarity with Johore and Malacca is obvious.

The Chinese form the main group of owners,² (80 out of a total of 93). The number of Indian owners is greater here (12 persons) than in

1. Map Ref: Hind 1035, Sheets 3/F8 and 3F/6; Scale 1:63360.

2. Table I c.

Johore (8) and Malacca (2). There is only one Malay owner. Although the total acreage declined from 1957 to 1958, the number of Chinese owners increased from 36 to 44.

(4) PENANG

Subdivision in Penang takes a very different form from that in the South.¹ Total acreages involved in 1956 added to 16,268 acres - almost equal to the sum total of the three southern states for the whole period. But, the number of estates total merely 7. The 16,268 acres form 43.96% of the total acreage under rubber in Penang at the close of 1955.

TABLE 4

THE GEOGRAPHICAL DISTRIBUTION OF
SUBDIVISION IN THE STATE OF PENANG
(1956 TO FIRST QUARTER OF 1959)

District	No. of Estates Subdivided
Province Wellesley South	3
Province Wellesley Central	2
Province Wellesley North	2
The Island of Penang	-
TOTAL	7

SOURCE: Compiled from Table I d.

Distribution among the three mainland districts is rather even.

1. Table I d.

The main landuse here is rice cultivation, together with planting of rubber and coconuts.¹

The average sizes of the estates subdivided in Penang comes to 2,397 acres. Of the 7 estates, 4 are above 1,000 acres, and one over 8,600 acres. No estate falls below 200 acres. In contrast with the south, the sizes of the subdivided pieces are very irregular.² The average sizes of the subdivided pieces all fall below 30 acres. The average size for the State over the whole period is 18 $\frac{1}{2}$ acres.

As in the south, the Chinese form the main group of owners.³ No Malays are involved.

An overall picture of the number of estates is given in the following table.

TABLE 5
NUMBER OF ESTATES* IN THE STATE OF PENANG

Acreage	The Island of Penang	Province Wellesley	Total
25 - 99 acres	38	104	142
above 100 "	(15)	55	69
TOTAL	52	159	211

SOURCE: The Commissioner of Labour and Social Welfare.

* Section 165 of the Labour Code (F.M.S. Cap.154) defines an "estate" as "any agricultural land exceeding 25 acres in extent."

1. Map Ref: Hind 1035, Sheets 2 1/10 and 2 1/11; Scale 1:63360.
2. Table II d. Cf. Tables II a - c.
3. Table I d.

The above table shows that there are relatively few "estates" in Penang. Of a total of 211, only one third are above 100 acres.

TABLE 6
RUBBER ACREAGES IN PROVINCE WELLESLEY
(PENANG)

Acreages under rubber in Province Wellesley	
Smallholdings ¹	31,000 acres
Estates	42,000 "
TOTAL	73,000 acres

SOURCE: The State of Penang Agricultural Dept.

The two previous tables indicate that although the number of estates is smaller than that for smallholdings, the total acreage under estates is far greater. According to the State Agriculturalist, 26,000 acres out of 73,000 acres have been sold for subdivision.

(5) KEDAH

The information received from Kedah is incomplete and slightly different.¹ The acreages of the estates which have been transferred are given. This amounts to 16,785.8 acres for the period since 1956. The increase in acreage over the years is extremely rapid; the figure for 1958 (10,333.6 acres) being ten times that for 1956 (1,257.8 acres). X
Information on the degree and nature of subdivision, if any, was not

1. Table I e, with special reference to the note below.

provided. But, the above figures indicate the rapidity with which land transactions are proceeding in Kedah.

TABLE 7

The following percentages¹ show the size groups of the broken pieces involved:-

Size Groups	No. of Estates	%
100 - 199	3	17.6
200 - 299	1	5.9
300 - 399	-	-
400 - 499	1	5.9
500 - 599	2	11.76
600 - 699	1	5.9
700 - 799	1	5.9
800 - 899	-	-
900 - 999	1	5.9
1000 - 1249	1	5.9
1250 - 1499	2	11.76
1500 - 1749	1	5.9
1750 - 1999	1	5.9
2000 - 2499	1	5.9
2500 - 2999	1	5.9
	14	100

The distinctive feature in the table is the great variety of the estate sizes involved.²

TABLE 8

THE GEOGRAPHICAL DISTRIBUTION
OF TRANSFERS OF RUBBER ESTATES
IN KEDAH (1956 - First Quarter of 1959)

District	No. of Transfers
Kuala Muda	7
Kulim	6
Remaining 6 Districts	-
TOTAL	13 ³

1. The above table was compiled from Table I e.
2. However, the different nature of the material used, makes comparison with the other states inappropriate.

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2. However, the different nature of the material used, makes comparison with the other states inappropriate.
3. The total of 13 differs from that in Table I e because 4 estates have sold off pieces on two occasions each.

A concentration of transfers is obvious in the two southern districts, which lie adjoining Province Wellesley. The predominant land use in Kuala Muda and Kulim is rubber estate cultivation.¹ Their situation suggests a localisation of activity in land transfers and subdivision in that immediate region of north-west Malaya.

Out of 161 buyers, 148 are Chinese and 6 are Malays. An implication that these sales have resulted in subdivision is suggested by the fact that 3 of the estates² have been sold to more than 30 persons each.

(6) PERLIS

Six estates have been in existence in this State since 1956, and no change in ownership and area has taken place.³

(7) PERAK

From Perak, answers, varying in degrees of coverage on the subject were received to questionnaires sent.⁴ Of the six districts, Kuala Kangsar and Batang Radang supplied no information. In the district of Upper Perak, there are five estates, but no case of subdivision has arisen. Three estates in Dindings and one in Larut and Matang were subdivided in 1956 and 1957,⁵ (none since then). The acreages are smaller than those in Kedah and Penang; all are below 600 acres. The average sizes of the

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1. Map Ref: Hind 1035, Sheets 2 1/7, 2 1/15 and 2 1/14 and L707, 2 1/11; Scale 1: 63360.
 2. Table I e, items 5, 11 and 17.
 3. This information was supplied by the Commissioner for Lands and Mines, Perlis, in answer to postal questionnaires sent.
 4. Refer Table A: Scope of Exercise in the Chapter on Scope and Method.
 5. Table I f (i).

subdivided pieces are also smaller, ranging between 4 to 9 acre lots. The acreage for the whole period comes to five acres. As elsewhere, the main group of owners is the Chinese (60 in all), the others are 2 Indians,

Four cases of unofficial subdivision were reported from Lower Perak.¹ These estates total 5,162 acres. Other data on this is incomplete.

On the whole, therefore, it is not possible to compare Perak with the other states, although available data imply greater similarities with the southern states, than with those in the north.

(8) SELANGOR

From the remaining western state of Selangor, no official information on subdivision was obtained.² However, according to the District Officer of Kuala Lumpur,³ three applications for subdivision were received in that district in 1958.

TABLE 9

The details provided:-⁴

Name and/or Location of Estate	Area (acres)	No. of Subdivisions	Average Sizes	New Owner/s
1. Mukim of Petaling	480	22	26a. 3r. 39p.	Chinese
2. Mukim of Sg. Puloh	100	10	10a. 0r. 00p.	Chinese
3. Stratten Estate, Petaling	?	?	?	Chinese

1. Table I f (ii).
2. Table A: Scope of Exercise in Chapter on Scope and Method. A visit to the different districts was not possible.
3. Information received at an interview with the District Officer, Kuala Lumpur.
4. Complete information was not provided on the grounds of their being confidential.

Stratten Estate (Item 3) sold off a portion to Chinese squatters who were already settled on it. The sizes of the estates (Items 1 and 2) approximate to those in south Malaya.

(9) PAHANG

Answers from Pahang were also inadequate.

TABLE 10

The following table shows the nature of the answers received:-

District	Answer
Bentong	2 estates subdivided. ¹
Kuantan	55 estates in existence since 1956
Lipis	29 " " " 1956
Raub	35 " " " 1956
Pekan	1 estate " " 1956
Cameron Highlands	No estates subdivided. ²
Jerantut	No information provided.
Temerloh	No information provided.

The sizes of the two estates in Bentong are 113½ and 300¾ acres, and are subdivided into an average of 8 acres. The total number of owners are 55 Chinese.³

Despite inadequate information received from two districts, it would appear that on the whole, subdivision of estates is not common in Pahang.

1. Total number of estates in that district not given.

2. " " " " " " " " " "

3. Table I g.

(10) TRENGGANU

35 estates have been in existence since the end of 1955 in this state. There has been no change of ownership.¹

Overall Comparison of Johore, Malacca,
Negri Sembilan and Penang

On the whole, therefore, two main "patterns" of subdivision can be distinguished, as generalised in the following Table:-

Table¹¹²

	South Malaya ³	North-west Malaya ⁴
Total Acreage	25,106 acres	16,793 acres
No. of Estates	106	7
Ave. range of sub- divided pieces	5 to 15 acres	10 to 30 acres
Ave. range of estate sizes	100 to 300 "	400 to 4,000 acres

³ Johore, Malacca and Negri Sembilan

⁴ Penang.

Taking the four states together, the main group of estate sizes comes to 100 to 200 acres (56.3%)³. The percentage gradually decreases as one goes down the table.

The predominant group of average subdivided pieces is 5 acres to 9a. 3r. 39 p. (55.4%)⁴; the remainder (with the exception of 5.4% which fall below 5 acres) show a similar decrease in percentage down the table.

1. No answers were received to questionnaires sent to Kelantan.

2. This table was compiled from Tables I a - d and Tables III and IV.

3. Table III.

4. Table IV.

An overall picture can be further obtained from the summarised Tables V a - e.¹ Penang shows the greatest total acreages, and has the biggest average for the subdivided pieces. However, Johore has the most number of owners involved in subdivision. Malacca and Johore have 40 and 48 pieces of subdivision respectively, while Penang has only 7. The average sizes of the estates subdivided fall into two groups; that for the southern states comes to about 200 acres, while that for Penang to 2,394 acres.

1. Tables V a - e, summarised from Tables I a - d.