



Republic of the Union of Myanmar
Ministry of Finance and Revenue

Yangon Region

Present Market Value

Real Estate

Prices Rate

2013-2014

Standard Rate of Land Plot to be valued at

Valuation Committee (Yangon Region)

* In fixing value for purchase of Land + Building, Rate Kyats 12000/- per square feet for RC Building, Kyats 8000/- for Semi-pucca Building, Kyats 4000/- for Timber Building with corrugated iron sheet roofing.

* For construction of Building, First Class Kyats 25000/- per square feet, Second Class Kyats 20000/- for building, Kyats 15000/- for Semi-pucca Building and Kyats 12000/- for Warehouse / Steel Structure Building.

Serial No.	Township	Street	Standard rate for 1 sq. ft.
1	Lanmadaw	Mahabandoola Street Ahnawrahta Street, Strand Road, Bogyoke Road	240000
	Lanmadaw	Lanmadaw Street, Kaing Dan Street, Shwe Taung Dan Street, Lanthit Street, Wardan Street	200000
	Lanmadaw	Inside Street	140000
2	Pabedan	Mahabandoola Street, Ahnawrahta Street, Strand Road, Merchant Street, Bogyoke Road	240000
	Pabedan	Shwebonthar Street, Konezaydan Street, Shwedagon Pagoda Road, Bo Sun Pat Street,	200000
	Pabedan	Streets in numbered	140000
3	Latha	Mahabandoola Street, Ahnawrahta Street, Strand Road, Merchant Street, Bogyoke Road	240000
	Latha	Bo Ywe Street, Sint Oh Dan Street, Latha Street, Lanmadaw Street,	200000
	Latha	Inside Street, Numbered Streets	140000

Serial No.	Township	Street	Standard rate for 1 sq. ft.
4	Botataung	Mahabandoola Street, Ahnawrahta Street, Strand Road, Merchant Street, Bogyoke Road	240000
	Botataung	Botataung Pagoda Road, Botataung Zay Street, Yazadirit Street, Bo Aung Kyaw Street, Thein Phyu Street, Bo Myat Tun Street	185000
	Botataung	Numbered Streets	120000
5	Pazundaung	Bogyoke Aung San Road, Ahnawrahta Road, Mahabandoola Street,	240000
	Pazundaung	Thein Phyu Street, Botataung Pagoda Road, Botataung Zay Street, Bo Myat Tun Street, Lower Pazundaung Road	185000
	Pazundaung	Wut Kyaung Street, Eain Gyi Street, Yegyaw Street	90000
	Pazundaung	Numbered Streets	70000
	Pazundaung	Nyaung Dan Housing, Inside Streets	45000

Serial No.	Township	Street	Standard rate for 1 sq. ft.
6	Kyauktada	Mahabandoola Street, Ahnawrahta Street, Strand Road, Merchant Street, Bogyoke Road	240000
	Kyauktada	Seikkanthar Street, Pansodan Street, Sule Pagoda Road, Bo Aung Kyaw Street	200000
	Kyauktada	Inside numbered Streets	140000
7	Dagon	Yaw Min Gyi Street, Nawaday Street, Bo Yar Nyunt Street,	275000 275000
	Dagon	Pyidaungsu Yeikthar Street, Manawrahi Street,	
	Dagon	Pyay Road	325000
	Dagon	Min Kyaung Street, Other Lanes (Private Streets)	175000
8	Bahan	Kabaaye Pagoda Road, Ko Min Ko Chin Street, Bahan Road	325000
	Bahan	Inya Myaing Road, Golden Valley Road, Than Lwin Street, Kanbawza Avenue Street, University Avenue Road, Shwegondaing Road	275000

Serial No.	Township	Street	Standard rate for 1 sq. ft.
9	Bahan	U Chit Maung Street, Nat Mouk Street, Sayasan Road	135000
	Bahan	San Yedwin Street, Wingabar Street, Ouyin Street, Natmouk Yeiktha Street,	90000
	Bahan	Inside 1st Street of Sayasan South, Bo Sein Hman, Kyaikkasan Sayasan North/West	35000
	Mayangone	Pyay Road	275000
	Mayangone	Kyaik Waing Pagoda Road	135000
	Mayangone	Parami Road, Bayint Naung Road,	135000
	Mayangone	Kabaaye Vila	90000
	Mayangone	Bayint Naung Warehouse Estate, Thirimon Plaza	75000
	Mayangone	(1) (2) (3) Inside Streets	35000
	Mayangone	Maykha Street, Malikha Street	135000
	Mayangone	Inya Yeiktha Street, Kan Yeiktha Street	175000
	Mayangone	Myaing Haywun Housing, Thiri Mon Housing	60000
	Mayangone	(4) (5) (6) (7) Inside Streets	55000
	Mayangone	(4) (5) (6) (7) Inside Streets (Lanes of this Streets)	45000
	Mayangone	Inside Streets of 8/9 Ward	45000
Mayangone	Inside Streets of 1/2/3 Ward	35000	

Serial No.	Township	Street	Standard rate for 1 sq. ft.
12	Hlaing	Shwe Hinthar Street (Inside)	60000
	Hlaing	Mya Kanthar Housing, Hlaing Yadana Housing Aye Yeikmon Housing, Yadanamon Housing, Parami Housing	60000
	Hlaing	Inside Streets	35000
	Kamayut	Junction Square	275000
	Kamayut	Than Lwin Road, Inya Road, University Avenue Road, Thiri Mingalar Street, BCC Avenue Road,	175000
	Kamayut	Yangon - Insein Road	135000
	Kamayut	Inside Streets in Ward	35000
	Kamayut	Khine Shwe Wah Street	90000
	Kamayut	Shwe Tharaphi Yeikmon, Hanthar Yeikmon Housing Aung Myay Tharsi Housing Mya Kanthar Housing	60000
	13	Tamwe	East Race Course Road
West Race Course Road			
U Pho Sein Street, Thameinbayan Street, U Tun Myat Street, U Chit Maung Street			

Serial No.	Township	Street	Standard rate for 1 sq. ft.
14	Tamwe	Pyar Yae Gone Street, Aung Mingalar Street Banyar Dala Street, Kyaikkasan Road (152 - 166) Street	60000
	Tamwe	Inside Streets in Ward	45000
	Tamwe	Inside Middle Streets & Lanes in Ward	35000
	South Okkalapa	Waizayanda Road	110000
	South Okkalapa	Thitsar Street, Parami Street	75000
	South Okkalapa	Yadana Street, Thu Mingalar Street, Myitta Street Mingalar Street, Byamaso Street, Thanthumar Street	65000
	South Okkalapa	Mya Thida Housing, Zizawar Garden Housing, Ngwe Kyar Yan	60000
	South Okkalapa	Inside Streets (Ward - 3 & Ward - 8)	45000
		Inside Streets (4/5/6/7/9/10/13/14/15)	35000
	15	Mingalar Taung Nyunt	(87 - 99 - 122) Streets
Mingalar Taung Nyunt		Upper Pazundaung Street	110000
Mingalar Taung Nyunt		Pansodan Street, Myanma Gonyi Street	175000
Mingalar Taung Nyunt		Mya Yar Gone Street, Thitsar Street	55000

Serial No.	Township	Street	Standard rate for 1 sq. ft.	
16	Mingalar Taung Nyunt	Maha Thukha Street	45000	
	Mingalar Taung Nyunt	Mingalar Garden Street	60000	
	Mingalar Taung Nyunt	1 / 2 / 3 Street, Pathein Nyunt	35000	
	Yankin	Pyitharyar Street, Yankin Street	110000	
		Bawkhtaw Station Road		
		Mogaung Street, Sayasan Road		
	Yankin	Dhamaryone Street, Shwe Thitsar Street, Aniyar Street, Marlar Myaing Street, Myaing Marlar Street, Pyitharyar Housing, Awaiyar Street, Tharyar Shwe Pyi Street,	90000	
	Yankin	Insides Streets, Lanes	55000	
	17	Kyimyindine	Strand Road	135000
		Kyimyindine	Upper Kyimyindine Road	70000
		Lower Kyimyindine Road, Bargayar		
Kyimyindine		Theingyi Street, Htarnar Street, Salin Street	45000	
		Ohn Pin Street, U Kywe Hoe Street, Pwe Sar Tan Street, Nat Sin Street, Thida Street, Pan Pin Gyi Street,		
Kyimyindine	Inside Streets	35000		

Serial No.	Township	Street	Standard rate for 1 sq. ft.
18	Ahlone	Strand Road	135000
	Ahlone	Riverview Garden	60000
	Ahlone	Bargayar Street	70000
	Ahlone	Ahlone Road	175000
	Ahlone	Min Ye Kyaw Swa Street	110000
	Ahlone	Htarnar Street, Nguwar Street	45000
		First Thiri Avenue Road	
	Ahlone	Sin Yay Kan Street, Tharaphi Street	35000
		Inside Streets	
19	Thingangyun	Waizayanda Road	110000
	Thingangyun	Waizayanda Housing, Thumingalar Housing, Maykha - Maylikha Housing, Thiri Mingalar Housing, Thiri Gon Housng, Hnin Garden Housing, Yadana Street, (23-Thuwunna)	60000
	Thingangyun	Aung Yadana Housing, Thiri Nandar Housing,	60000
	Thingangyun	Mya Yamon Kantharyar Housing,	60000
	Thingangyun	Lay Daunt Kan Street, Than Thumar Street, Thumingalar Street	75000
	Thingangyun	Inside Streets (Block)	35000
	Thingangyun	Inside Streets (Ward)	25000

Serial No.	Township	Street	Standard rate for 1 sq. ft.
20	Insein	Airport Avenue Road	110000
	Insein	Bayint Naung Road	90000
	Insein	Insein - Yangon Road	110000
	Insein	Station Road	60000
	Insein	Lower Mingalardon Road	45000
	Insein	Lanthit Street	60000
	Insein	Thiri Mingalar Street (Golf Kwin Street)	45000
	Insein	Mingyi Street	45000
	Insein	Inside Street (Myothit Ka/Kha/Ga/Peinhnegone) Lanes	25000
	Insein	Inside Street (East Gyogone, West Gyogone, Nanthargone, Ywama East Sawbwargyigone) Bayint Naung Avenue	25000
21	North Okkalapa	Thudhamar Road	60000
	North Okkalapa	Khaymar Thi Street	35000
	North Okkalapa	Thu Nandar Street, Maydarwi Street, Thu Nandar Housing	25000
	North Okkalapa	Inside Streets	12500
	North Okkalapa	Shwe Paukkan	100 Lakh per 1 Plot

Serial No.	Township	Street	Standard rate for 1 sq. ft.
22	Thaketa	Ayarwun Street, Shu Khin Thar Main Road, Min Nandar Street, Yamona Street,	45000
	Thaketa	Zingama Street, Shu Khin Thar Myopat Street.	25000
	Thaketa	Yadana Housing	35000
	Thaketa	Inside Streets	10000
23	Dawpon	Yamona Street	45000
	Dawpon	Min Nandar Street, Seikkanthar Street	45000
	Dawpon	Inside Street	15000
24	Dala	Yaza Thingyan Street (Roads)	120 Lakh per 1 Plot
	Dala	Bo Ottama Street (Inside Streets)	70 Lakh per 1 acre
25	Hlaing Tharyar	Industrial Zone (1 / 2 / 3 / 4 / 5) Ngwe Pin Le Industrial Zone	1450 Lakh per 1 acre
	Hlaing Tharyar	Shwe Lin Ban Industrial Zone	2000 Lakh per 1 acre
	Hlaing Tharyar	Mya Sein Yaung Housing (Ahnawrahta)	700 Lakh per 1 acre
	Hlaing Tharyar	FMI City	35000
	Hlaing Tharyar	Pan Hlaing Golf Ground Housing	45000

Serial No.	Township	Street	Standard rate for 1 sq. ft.
26	Hlaing Tharyar	Nawaday Housing	13000
	Hlaing Tharyar	Roads in Ward	110 Lakh per 1 Plot
	Hlaing Tharyar	Inside Streets	70 Lakh per 1 acre
	Shwe Pyithar	Industrial Zone (1/2/3/4)	900 Lakh per 1 acre
		Thardu Kan Industrial Zone	120 Lakh per 1 Plot
		Roads in Ward	120 Lakh per 1 Plot
	Shwe Pyithar	VIP Wards	50 lakh per 1 Plot
	Shwe Pyithar	Inside Street	700 lakh per 1 plot
	North Dagon	Shwe Pin Lone Housing	35000
	North Dagon	Pyidaung Su Road	430 lakh per 1 Plot
27	North Dagon	Pyidaung Su Road, (45) (46) side	370 lakh per 1 Plot

Serial No.	Township	Street	Standard rate for 1 sq. ft.
28	North Dagon	Yaza Thingyan Street, Min Ye Kyaw Swa Street, U Wisara Road	270 Lakh per 1 Plot
	North Dagon	Mahabandoola Street, Tabin Shwe Htee Street	270 Lakh per 1 Plot
	North Dagon	Inside Streets	130 Lakh per 1 Plot
	Dagon East	University Yeikmon Housing	6500 per 1 Plot
	Dagon East	Road in Ward (1 to 16)	130 Lakh per 1 Plot
	Dagon East	Inside Streets in Ward (1 to 16)	70 Lakh per 1 Plot
	Dagon East	Numbered Wards	30 Lakh per 1 Plot
29	Dagon East	Plots within Ward	20 Lakh per 1 Plot
	South Dagon	Inside Street of Industrial Zone	900 Lakh per 1 acre

Serial No.	Township	Street	Standard rate for 1 sq. ft.
29	South Dagon	Pyidaungsu Street	200 Lakh per 1 Plot
		Road in Ward	130 Lakh per 1 Plot
		Inside Streets in Ward	90 Lakh Per 1 Plot
30	Mingalardone	Lower Mingalardone Road (Pyay Road)	17000
	Mingalardone	Pale Myothit	5000
	Mingalardone	(1/Ka) (1/ Kha) (2/ Ka) (2/Kha)	8000
	Mingalardone	Khayaypin Yeikmon Housing 1	13000
	Mingalardone	Khayaypin Yeikmon Housing-2/ 3/ 4	25000
	Mingalardone	Yangon Industrial Zone	900 Lakh per 1 acre

(In Kyat)

Reference : Valuation Committee (Yangon Region)

**Standard Rate of Land Plot to be valued at
Valuation Committee (Yangon Region)**

Yangon Region

Sr.	Township	Street	Standard Rate for 1 sq. ft.	Remark
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31	Dagon Seikkan	Industrial Zone (1, 2)	700 Lakh per 1 acre	
	Dagon Seikkan	Industrial Zone (3, Smell Zone)	270 Lakh per 1 acre	
	Dagon Seikkan	Yadana Housing	13000	
	Dagon Seikkan	Road in Ward, Plots (Bago River Road), Ayeyarwun Road, Bago River Road, Yadana Street	130 Lakh per 1 Plot	
	Dagon Seikkan	Kwan Ap Minthar Street, Kanaung Minthar Gyi Street, Ponnami Street, Mya Nandar Street, Strand Road	90 Lakh per 1 Plot	
	Dagon Seikkan	Plots in the Ward	30 Lakh per 1 Plot	

(1) Plot rate is for 40' x 60'.

**Assessment rate upon Sale and Purchase of Apartment
for 2013-2014 assessment year**

Townships in Yangon Region

Lanmadaw, Latha, Pabedan, Kyauktada, Botataung, Dagon

(Apartment)

Level	Standard Rate for 1 sq. ft. (Kyats)			Remark
	Inside Street	Road	Main Road	
Ground Floor	67000	82000	101500	
First Floor	52000	63000	77000	
Second Floor	44000	55000	66000	
Third Floor	37000	49000	58000	
Fourth Floor	32000	42000	50000	
Fifth Floor	28000	36000	44000	
Sixth Floor	24000	33000	38000	
Seventh Floor	19000	25000	31000	

(Condo)

Road	Commercial Area	100000 to 150000 per 1 sq. ft.
	Residence	75000 to 85000 per 1 sq. ft.
Road / Inside Street	Commercial Area	90000 to 100000 per 1 sq. ft.
	Residence	65000 to 75000 per 1 sq. ft.

**Assessment rate upon Sale and Purchase of Apartment
for 2013-2014 assessment year**

Townships in Yangon Region

Bahan, Pazundaung, Kamayut, Mayangone, Mingalar Taung Nyunt, Sanchaung

(Apartment)

Level	Standard Rate for 1 sq. ft. (Kyats)			Remark
	Inside Street	Road	Main Road	
Ground Floor	61000	75000	95000	
First Floor	46000	58000	71000	
Second Floor	37000	49000	58000	
Third Floor	31000	42000	53000	
Fourth Floor	28000	36000	50000	
Fifth Floor	23000	30000	44000	
Sixth Floor	18000	24000	37000	
Seventh Floor	16000	21000	30000	

(Condo)

Road	Commercial Area	100000 to 150000 per 1 sq. ft.
	Residence	75000 to 85000 per 1 sq. ft.
Road / Inside Street	Commercial Area	90000 to 100000 per 1 sq. ft.
	Residence	65000 to 75000 per 1 sq. ft.

**Assessment rate upon Sale and Purchase of Apartment
for 2013-2014 assessment year**

Townships in Yangon Region

Ahlon, Tamwe, Kyimyindine, South Okkalapa, Thingangyun, Hlaing, Yankin

(Apartment)

Level	Standard Rate for 1 sq. ft. (Kyats)			Remark
	Inside Street	Road	Main Road	
Ground Floor	45000	51000	58000	
First Floor	39000	45000	51000	
Second Floor	35000	40000	46000	
Third Floor	31000	35000	38000	
Fourth Floor	25000	28000	32000	
Fifth Floor	19000	25000	29000	
Sixth Floor	15000	18000	21000	
Seventh Floor	14000	15000	18000	

(Condo)

Road	Commercial Area	90000 to 100000 per 1 sq. ft.
	Residence	65000 to 75000 per 1 sq. ft.
Road / Inside Street	Commercial Area	75000 to 85000 per 1 sq. ft.
	Residence	50000 to 65000 per 1 sq. ft.

**Assessment rate upon the Sale and Purchase of Apartment
for 2013-2014 assessment year**

Townships in Yangon Region

North Okkalapa, Thaketa, Mingalardon, Dawpon, Dagon Myothit, Hlaing Tharyar, Shwe Pyithar

(Apartment)

Level	Standard Rate for 1 sq. ft. (Kyats)			Remark
	Inside Street	Road	Main Road	
Ground Floor	21000	23000	25000	
First Floor	19000	20500	22500	
Second Floor	16000	18000	20000	
Third Floor	14000	16000	18000	
Fourth Floor	12000	15000	17000	
Fifth Floor	11000	13000	15000	
Sixth Floor	10000	12000	14000	
Seventh Floor	9000	11000	12000	

(Condo)

Road	Commercial Area	90000 to 100000 per 1 sq. ft.
	Residence	65000 to 75000 per 1 sq. ft.
Road / Inside Street	Commercial Area	75000 to 85000 per 1 sq. ft.
	Residence	50000 to 65000 per 1 sq. ft.

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

Sr.	Township / Ward	Street	Standard Rate for 1 sq. ft.	Remark
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Kyauktan Township

1	Middle Ward	Strand Road, Lanmadaw Street, Merchant Street, Lanthit Street, Min Street, Min Kyaung Street	2500/-	
	Eastern Ward	Strand Road, Lanmadaw Street	2500/-	
	Western Ward	Lanmadaw Street, Yele Pagoda Road	2500/-	
	Sin Ye Kan Ward	Sin Ye Kan Street	2500/-	
2	Middle Ward	Lutlatyae Street, Thamardi Street	1500/-	
	Western Ward	U Min Lwin Street	1500/-	
	Sin Ye Kan Ward	Sin Ye Kan North (Beside of Motor Road)	1500/-	
		Pardagyi, Sayboewa (Beside Kyauktan - Thanlyin Motor Road)	1500/-	
	Sancheinhmi Ward	Sancheinhmi Kwetthit	1500/-	
3	Shwe Kone Ward	Mingalar Street, Shwe Kone Street	1200/-	
	Western Ward	Magyidan Street	1200/-	

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

Sr.	Township / Ward	Street	Standard Rate for 1 sq. ft.	Remark
4	Sancheinmi Ward	Streets in Sancheinmi (1) (2) (3) Ward	1200/-	
	Shwe Gone Ward	Maha Thukha, Aung Mingalar, Aung Thukha, Ah Shae Gone, Balichan, Kan Oo Street	1200/-	
	Sin Ye Kan Ward	Ah Nauk Gone, Ah Shae Ka Gone, Aye Zedi, Chan Myae Tharyar, Aung Chan Thar	1200/-	
	Western Ward	Aung Pyay Nyein, Aung Thida Thuriya Kwet Thit, Ahngukutoe Street	1200/-	
	Tadar Myo	(1 + 2 + 3) Ward	1200/-	
	Myaing Tharyar Kwet Thit		1200/-	
	Shwe Pyithar Kwet Thit		1200/-	
	Thida Myaing Kwet Thit		1200/-	
5	Land Plots in Village		330 Lakh per acre	
6	Thilawar Industrial Zone		650 Lakh per acre	

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

Sr.	Township / Ward	Street	Standard Rate for 1 sq. ft.	Remark
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Thongwe Township

1		Plots around the Myoma Market	2500/-	
		Aung Zeya Street (Near Market)	2500/-	
2	Ward (1)	Maggin Street	2000/-	
	Ward (4)	Aung Zeya Street, Ahnawrahta Street Sithu Street	2000/-	
	Ward (6)	Aung Zeya Street	2000/-	
	Ward (9)	Aung Zeya Street	2000/-	
	Ward (11)	Thukha Street	2000/-	
	Ward (12)	Aung Zeya Street	2000/-	
3	Ward (1)	Min Ye Kyaw Swa Street	1500/-	
	Ward (2)	Min Ye Kyaw Swa Street, Tabin Shwe Htee Street, Mya Nanda Street	1500/-	
	Ward (4)	Myitzu Street	1500/-	
	Ward (5 / 6 / 7)	Lay Kyun Mahn Aung Ward	1500/-	
	Ward (11)	Ahnawrahta Street, Min Ye Kyaw Swa Street	1500/-	
	Ward (12)	Myitzu Street, Hninsi Street, Sithu Street, Shin Saw Pu Street	1500/-	
4	Ward (1)	Ahnawrahta Street	1000/-	
	Ward (3)	Ahnawrahta Street, Kyansitthar Street, Sithu Street	1000/-	
	Ward (5)	Mindone Street, Hsipaw Street	1000/-	

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

Sr.	Township / Ward	Street	Standard Rate for 1 sq. ft.	Remark
4	Ward (6)	Zawtika Street	1000/-	
	Ward (9)	Thida Street	1000/-	

Hmawbi Township

1	Ward (1/2/3/4)	Beside Highway Road	16600/-	
		Roads in the Ward	3500/-	
		Inside Street in the Ward	1400/-	
		Lane in the Ward	600/-	
2	First Class Villages (e.g - Satthwartaw, Phugyi, Thadaypin)	Beside Highway Road	4000 Lakh per 1 acre	
		Roads in the Ward	1250 Lakh per 1 acre	
		Inside Street in the Ward	500 Lakh per 1 acre	
3	Second Class Villages (e.g -Shwe Myayar Gone, Kangalay, (M), Hnawgone)	Beside Highway Road	900 Lakh per 1 acre	
		Roads in the Ward	600 Lakh per 1 acre	
		Inside Street in the Ward	220 Lakh per 1 acre	
4	Third Class Villages (e.g - Hmawbi, Chaungwa, Tharyargone)		20 Lakh per 1 acre	

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

Sr.	Township / Ward	Street	Standard Rate for 1 sq. ft.	Remark
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Thanlyin Township

1	Thaw-taw-twin	Road	14000/-	
		Inside Street	6800/-	
		Lane	3400/-	
2	Myothit Middle	Road	14500/-	
		Inside Street	6800/-	
		Lane	3400/-	
3	Aung Mingalar	Road	14500/-	
		Inside Street	6800/-	
		Lane	3400/-	
4	Ahmuhtan	Road	14500/-	
		Inside Street	5100/-	
		Lane	3400/-	
5	Bago Su	Road	13500/-	
		Inside Street	5100/-	
		Lane	3400/-	
6	Yone Taw Ward	Road	9100/-	
		Inside Street	6800/-	
		Lane	3400/-	
7	Myo Haung Middle	Road	9100/-	
		Inside Street	6800/-	
		Lane	3400/-	
8	Myothit East	Road	9100/-	
		Inside Street	6800/-	
		Lane	3400/-	

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

Sr.	Township / Ward	Street	Standard Rate for 1 sq. ft.	Remark
9	Htan Pin Gone	Road	9100/-	
		Inside Street	6800/-	
		Lane	3400/-	
10	Myo Haung East	Road	9100/-	
		Inside Street	6800/-	
		Lane	3400/-	
11	Aung Chan Thar	Road	3400/-	
		Inside Street	1700/-	
		Lane	1300/-	
12	Oak Pho Su	Road	3400/-	
		Inside Street	1700/-	
		Lane	1300/-	
13	Darkhah	Road	3400/-	
		Inside Street	1700/-	
		Lane	1300/-	
14	Myo Haung West	Road	3400/-	
		Inside Street	1700/-	
		Lane	1300/-	
15	Myoma North	Road	3400/-	
		Inside Street	1700/-	
		Lane	1300/-	
16	Myoma South	Road	3400/-	
		Inside Street	1700/-	
		Lane	1300/-	

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

Sr.	Township / Ward	Street	Standard Rate for 1 sq. ft.	Remark
17	Bogyoke Ward	Road	3400/-	
		Inside Street	1700/-	
		Lane	1300/-	
18	(27) Villages	Road	120 Lakh per 1 acre	

Htantapin Township

1	Ward (1)	Road	1200/-	
		Street	1000/-	
		Inside Street	600/-	
2	Ward (2)	Road	1400/-	
		Street	1200/-	
		Inside Street	800/-	
3	Ward (3)	Road	1200/-	
		Street	1000/-	
		Inside Street	800/-	
4	Ward (4)	Road	1000/-	
		Street	800/-	
		Inside Street	600/-	
5	Ward (5)	Road	1000/-	
		Street	800/-	
		Inside Street	600/-	
6	Villages	First Class	70 Lakh per 1 acre	
		Second Class	20 Lakh per 1 acre	
		Third Class	4 Lakh per 1 acre	

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

Sr.	Township / Ward	Street	Standard Rate for 1 sq. ft.	Remark
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Khayan Township

1	Ward (1)	Road	500/-	
		Street	300/-	
		Lane	200/-	
2	Ward (2)	Road	500/-	
		Street	300/-	
		Lane	200/-	
3	Ward (3)	Road	600/-	
		Street	300/-	
		Lane	200/-	
4	Ward (4)	Road	1100/-	
		Street		
		Lane		
5	Ward (5)	Road	500/-	
		Street	250/-	
		Lane	200/-	
6	Ward (6)	Road	400/-	
		Street	300/-	
		Lane	200/-	
7	Ward (7)	Road	300/-	
		Street	250/-	
		Lane	200/-	
8	Ward (8)	Road		
		Street	250/-	
		Lane		

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

Sr.	Township / Ward	Street	Standard Rate for 1 sq. ft.	Remark
9	Ward (9)	Road		
		Street	200/-	
		Lane		
10	Ward (10)	Road		
		Street	200/-	
		Lane		
11	Ward (11)	Road	1000/-	
		Street	250/-	
		Lane	200/-	
12	Ward (12)	Road	600/-	
		Street	300/-	
		Lane	200/-	

Taikkyi Township

1		Pyay Road - Taikkyi	8000/-	
2		Myo Lae Road	3900/-	
		West Myopat Street	3900/-	
		South Myopat Street	3900/-	
		Phayar Lay Street	3900/-	
		Office Street	3900/-	
		Mee That Street	3900/-	
		Station Road	3900/-	
3		Htarnar Road	2300/-	
		Hospital Road	2300/-	
		Thit Taw Road	2300/-	

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

Sr.	Township / Ward	Street	Standard Rate for 1 sq. ft.	Remark
3		Bo Aung Kyaw Street	2300/-	
		Myo Chit Street	2300/-	
		Pyinnyar Waddy Street	2300/-	
		Thingaha Street	2300/-	
		Aung Thukha Street	2300/-	
		Gyoe Phyu Kan Street	2300/-	
		Khan Ma Street	2300/-	
4		Wards in Ahphyauk	1300/-	
		Thida Street	1300/-	
		Myitta Aye Street	1300/-	
		Yadana Street	1300/-	
		Zeyar Street	1300/-	
		Mokethone Street	1300/-	
		Shan Bat Street	1300/-	
		Le Ti Street	1300/-	
		Chan Mya Tharsi Street	1300/-	
5		Pyay Road - Okkan	8000/-	
6		Oh Bo Dan Street - Okkan	2300/-	
		Kyaung Street - Okkan	2300/-	
		Zay Pat Street - Okkan	2300/-	
		Pyi Tan Street - Okkan	2300/-	
		Phayargyi Street - Okkan	2300/-	
		Saing Dan Street - Okkan	2300/-	
		Butation Street - Okkan	2300/-	

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

Sr.	Township / Ward	Street	Standard Rate for 1 sq. ft.	Remark
7		Aung Yadana Street - Okkan	1300/-	
		Mingalar Street - Okkan	1300/-	
		Shwebo Su Street - Okkan	1300/-	

Hlegu Township

1	Pyidawthar	East Min Street	12000/-	
	Aung Mingalar			
	Zay Gyi	West Min Street		
	Yeiktha			
	Myoma			
2	Zay Gyi	Bannar Street	6700/-	
		Shwebonthar Street		
		Aung Satkyar Street		
		Myoma Baho Street		
		Thingaha Street		
		Nyaung Pin Tan Street		
		Strand Road		
		Merchant Street		
3	Aung Mingalar	Phaunggyi Feeder Road	3400/-	
	Pyidawthar	Darpein Feeder Road		
	Yeikthar	Yone Haung Street		
	Myoma	Myopat Street		
	Myoma	Chit Kyi Yae Street		

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

Sr.	Township / Ward	Street	Standard Rate for 1 sq. ft.	Remark
4		Pyidawthar (1/2/3/4/5) Street	1800/-	
		Aung Mingalar (1/2/3) Street		
		Yeiktha (1/2/3/4/5) Street		
		Myoma (1/2/3/4/5) Street		
5.		Pyidawthar Toechaе	900/-	
		Aung Mingalar Toechaе		
		Yeikthar Toechaе		
6.		Village Tracts	160 Lakh per 1 acre	

Kawhmu Township

1		Bogyoke Road	3700/-	
		Myoma Road	3700/-	
2	Myothit Ward		2000/-	
	Myoma Ward		2000/-	
3	Magyidan Ward		1000/-	
	Tar Lan Thit Ward		1000/-	
	Pyidawthar Ward		1000/-	
	Phayar Lan Ward		1000/-	
	Southern Ward		1000/-	
4	Nat Sin Gone Village		550 Lakh per 1 acre	
5	Villages		280 Lakh per 1 acre	

Kun Chan Gone Township

1		Bogyoke Road	3700/-	
		Zay Paing Ward	3700/-	
		Kangyi Ward	3700/-	

**Valuation Standard rate of Land of Township Outside
Yangon City Development Committee Area**

3	Oh Bo East Ward Oh Bo West Ward	Main Road (e.g - Bogyoke Road, Major Sein Lwin Street)	3600/-	
		Road (e.g - Bayint Naung Kyaw Htin Naw Arahta Street, Tharyargone Ward)	2400/-	
		Street (e.g - Zaygalay Street, Ye Le 1st Street , Bayint Naung 1st Steet.	1700/-	
4.	Fishing Pond		6 Lakh per 1 acre	
5.	Village /Farm Land		15 Lakh per 1 acre	