



PCB DEVELOPMENT SDN. BHD. (445038-U)
(A wholly owned subsidiary of Perak Corporation Berhad)

BRIEF DOCUMENT

FOR

**DEVELOPMENT AT ZONE 8, PLOT 1, BANDAR
MERU RAYA, MUKIM HULU KINTA, DAERAH
KINTA, PERAK DARUL RIDZUAN**

PCB DEVELOPMENT SDN BHD
NO 1-A, Tower B PKNP
Jalan Meru Casuarina
Bandar Meru Raya
30020 Ipoh
Perak Darul Ridzuan

REQUEST FOR PROPOSAL CONFIDENTIALITY AND INTELLECTUAL PROPERTY CLAUSE

This Request for Proposal (RFP) is strictly confidential. It is made available to your organisation on the strict understanding that it will not be shown, read or passed to any person who is not a current employee of your organisation.

This RFP has been developed in view of PCB Development Sdn Bhd (PCBD) business strategy requirements. It remains the sole property of PCB Development Sdn Bhd and as such its contents may not be disclosed by your organisation to any third party, nor may any original concepts devised by PCB Development Sdn Bhd be used commercially.

Should a breach of confidentiality and intellectual property right occur at any time before or after the RFP proposal deadline, PCB Development Sdn Bhd retains the right to disqualify the proposal and may choose not to invite the defaulting organisation to any future proposal exercises.

By purchasing the RFP, you agree to be bound by the terms and conditions of confidentiality and intellectual property right stated in this RFP.

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Background

Perak Corporation Berhad (PCB) was established in 1991 with a paid-up capital of RM100 million and as at end of year 2018, the paid-up capital has been increased to RM237 million, and has been listed on the Main Board of Bursa Saham Malaysia since 2003. Perbadanan Kemajuan Negeri Perak is the main shareholder of the company with a 52.9% stake. The early activities of PCB were focused in the management of ports and logistics facilities and development of new townships. As the company charges forward, it has expanded to include regional development, hospitality & tourism and development of ports & logistics infrastructure.

PCB Development Sdn Bhd (PCBD) is one of PCB's main subsidiaries which had undertaken the development project of Bandar Meru Raya (BMR). The BMR project consists of the development of a fully integrated township located in Ipoh. BMR a fast-emerging township dubbed as the "New Heartbeat of Ipoh", is PCB's flagship for township development. Developed as Ipoh's satellite metropolis, it is designed as the epitome of comprehensive and integrated destination for work, live, play and learn.

Covering an area of 3,000 acres, BMR's ecosystem has components of various facilities like Government Precinct, tourist attractions and public amenities which include a central bus terminal that enhances intra and inter-state connectivity, a large-scale convention centre, international and national colleges and schools, a hypermarket, a public park, a world class animation theme park and 400 lots of commercial units to meet the needs of over 4,000 units of residential in the vicinity. BMR currently houses six government offices in an expanding Government Precinct. With the relocation of 12 more government agencies in the pipeline, BMR is set to be the main administrative centre for Perak Darul Ridzuan.

Home to a plethora of integrated businesses, Bandar Meru Raya will boost Perak's appeal as an investment destination of choice that offers varied prospects. Cognisant of its role, the company constantly seeks out avenues for development and growth to expand the property market in the state, both in terms of value and quantity. This paves the way for more commercial possibilities and opportunities and increases the stable of residential property. PCB and PCBD have a substantial landbank that would be made available for residential, commercial and industrial developments.

Realizing the prominence of Property Developments and sustainability to the socio-economic growth of the State of Perak, PCBD is seeking a Developer with the capacity and creativity to transform the land included in this RFP by following high development standards and presenting a commercially viable project for the area. It is anticipated that the commercial development including other amenities in accordance to local authorities' requirements for the particular area. The Developer will be expected to coordinate all aspects of designs and construction with PCBD to ensure that the proposed project matches the aspiration of PCBD.

PCBD's intention is to select a Developer and proposal with the highest quality plan(s) to provide exclusive negotiation period which would enable the parties to undertake proper due diligence and establish a firm development schedule.

This RFP establishes the fundamental requirements for the development on PCBD's landbank. Respondents are invited to submit their proposed development in accordance with the criteria specified in this RFP document thereby establishing a consistent and formalized basis on which respondents' proposals may be evaluated.

Objective

The Landowner hereby invites companies/ corporation/ consortium registered with Ministry of Finance to participate as the developer partner for the said development and facilities in accordance with this Request for Proposal (RFP).

The Applicant's proposals for the provision of the development shall be submitted in accordance with the format as set forth with.

Purpose of the RFP

Provide applicants with sufficient information to facilitate the preparation and submission of a proposal to provide the development proposal.

Seek certain information from the applicant which will be used in the evaluation process.

This RFP is not an offer to contract, but seeks the submission of proposals from interested respondents that may form the basis for negotiation of Landowner-Developer contract with PCBD.

Scope of RFP

Determine the degree of fit of the proposed development offerings to The Landowner, in compliance to other government agencies and local authorities' requirements.

The designated land parcel has been earmarked as thematic enclave with the concept for residential.

In addition to the above concept, proposer can include other components such as retail complex to complement BMR's hospitality and tourism themed and integrated new township.

Acquire detailed information of applicants' company profile, experience, development track record, state of finance, technical capability, design and management teams, marketing and sales strategies.

Acquire estimated costing in relation to the proposed Gross Development Value and Gross Development Cost covering all aspects of the development process and components.

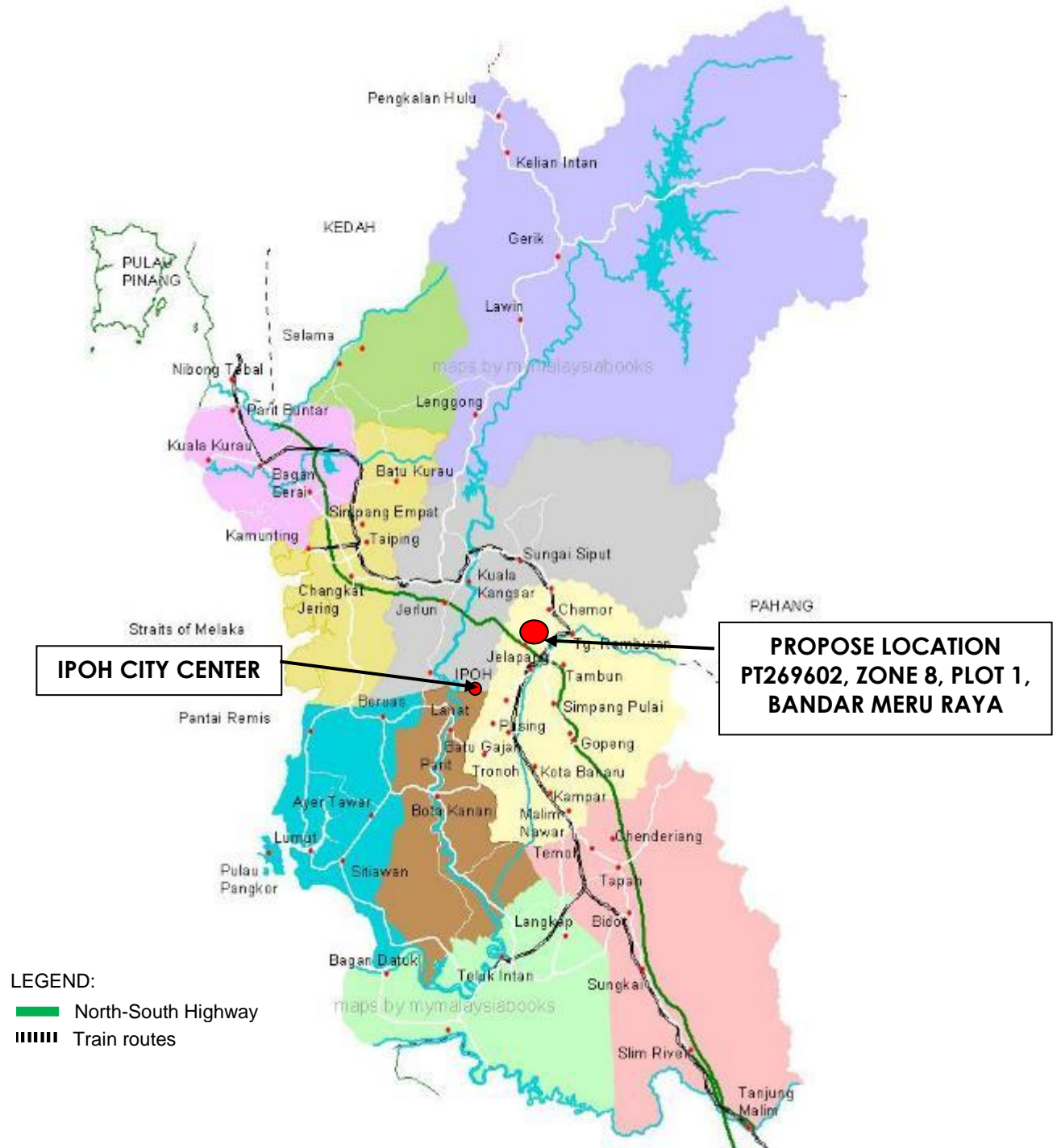
Evaluate the Implementation Plan from Inception to Completion including until Defects Liability Period ends.

Offer of entitlements and their schedule payments to the Landowner. The Landowner shall be entitled for profit sharing from the profit of the Development based on the development's Gross Development Value (GDV) after deducting the Gross Development Cost (GDC) **whereby the percentage is subject to the proposal** by the applicant.

**THE REMAINING PART OF THIS SECTION
IS INTENTIONALLY LEFT BLANK**

The Proposed Development Site

To carry out PCBD's vision, this RFP is being called for a proposed development site at PT269602, Zone 8, Plot 1, Bandar Meru Raya, Mukim Hulu Kinta, Daerah Kinta, Perak Darul Ridzuan.

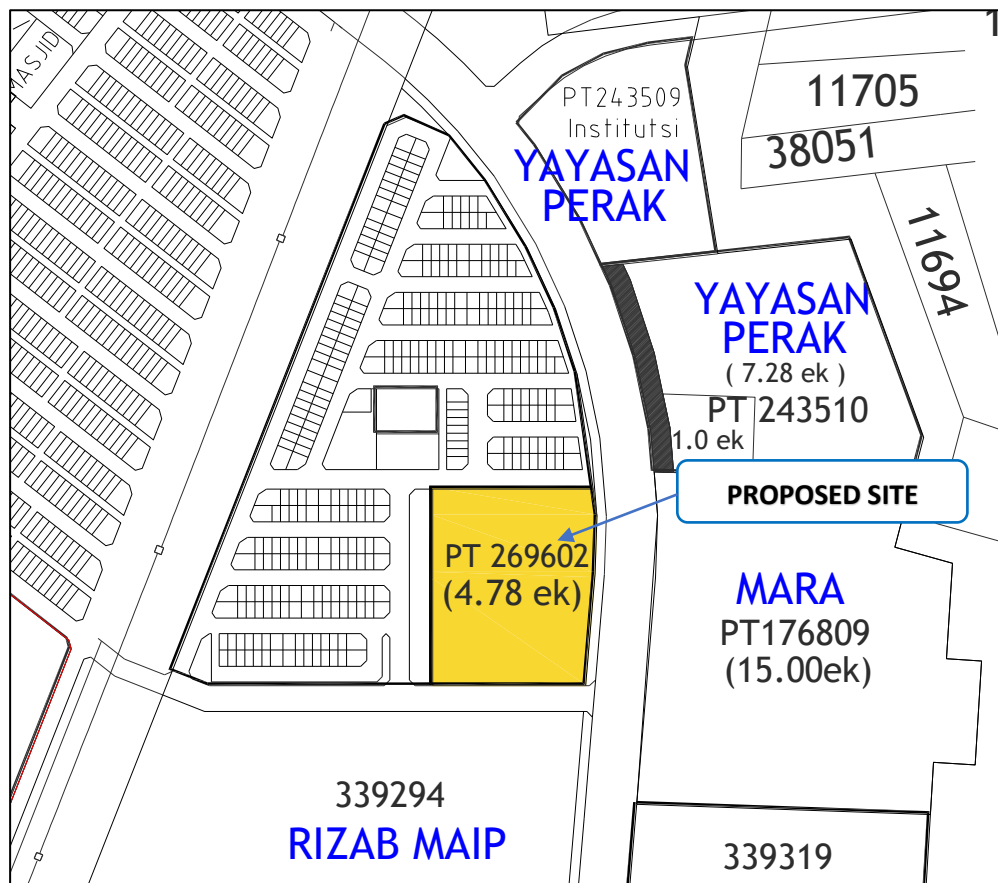


Location Map of Proposed Site

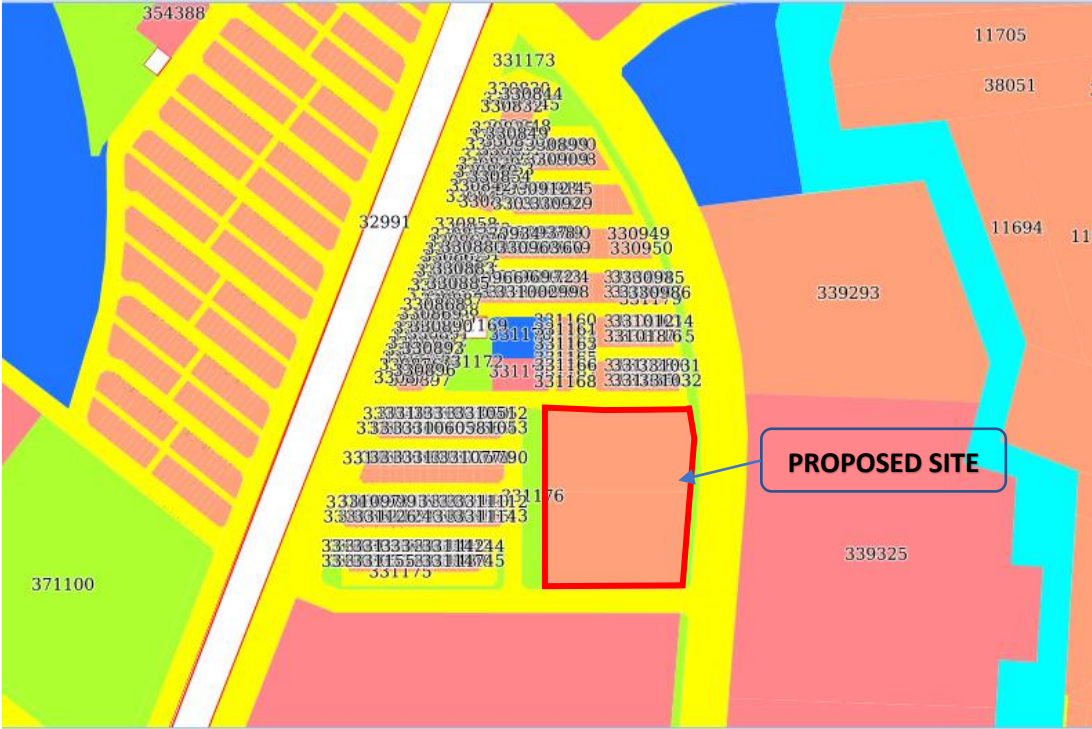
The land for the proposed development is located at the heart of Bandar Meru Raya. It comprising an area of 4.78 acres and located next to Halaman Meru Damai and opposite of Kolej Poly-Tech Mara (under construction).

The land is connected to main road Lebuhraya Meru Raya and local road Hala Meru Damai 1 and Hala Meru Damai 7. The land is equipped with major infrastructure facilities such as water supply, electricity supply, sewerage system, telecommunication system, road and drainage. Meanwhile the current land use of the land is open field.

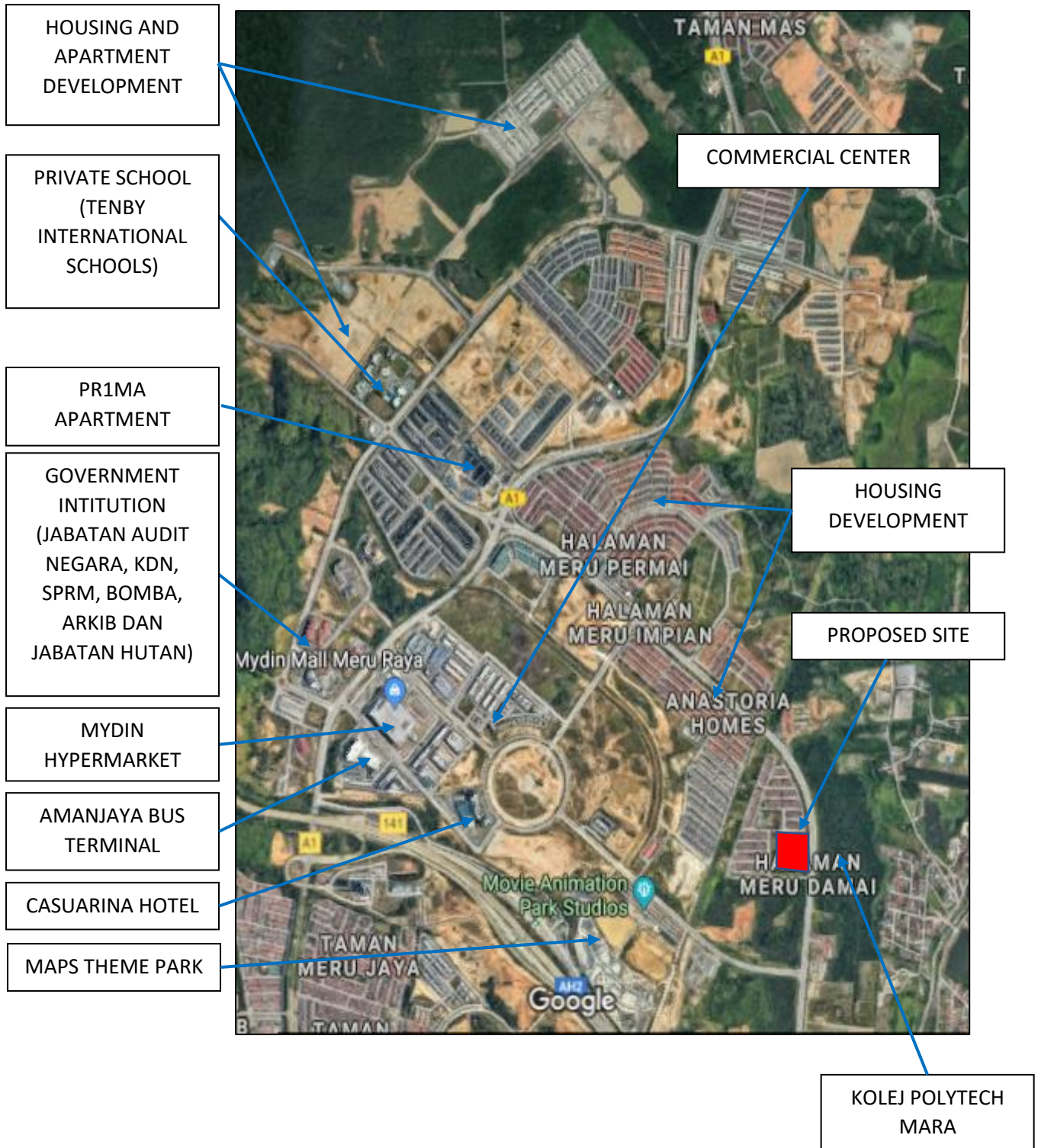
Surrounding development consists of existing commercial development (Hotel Casuarina@Meru, Mydin, restaurants and shop houses), tourist attractions (Recreational Park – Bulatan Sultan Azlan Shah, Traditional House Restaurant and MAPS), housing development and institution (Kolej Poly-Tech MARA). The land is zoned as Residential Zone under Ipoh Local Plan 2020.



Location map of proposed site (Not to Scale)



Lot is zoned as Residential Zone under Ipoh Local Plan



Development Surrounding Proposed Site



Existing condition at the proposed development site



Existing condition at the proposed development site



Existing condition at the proposed development site



Access to proposed development site



Access to proposed development site



Access to proposed development site

Land Matters

Lot Title	PT269602 (HSD 236931)
Municipality	Mukim Hulu Kinta
District	Daerah Kinta
Town	Bandar Meru Raya, Ipoh
State	Perak Darul Ridzuan
Gross Land Area	4.78 acres / 208,216.80 sq. ft.
Tenure	Freehold
Land Use Category	Building
Zoning	Residential
Land Charge (land cost plus other charges e.g. main infrastructure cost, quit rents, premium etc)	RM45.00 – RM50.00 per sq. ft.
Total Land Charge (rounded)	RM9,994,400.00

The applicant is not limited only to propose residential development per se but may also propose other development components as they deem fit or marketability, subject to the appropriateness to the Development.

The Applicant is required to demonstrate through drawings, rendering or other such visualisations on their proposed delivery or submission.

As for the land, the following requirements shall be taken into considerations:

- Population Equivalent (P.E) shall not exceed than 1,400 P.E. If the P.E are exceeded, the Applicant need to pay additional contribution of RM265.00/P.E.
- Water demand shall not exceed than 56,000 gallon per day. If the water demand is exceeded, the Applicant need to pay additional contribution of RM5.71/gallon.
- The applicant shall bear all the cost of upgrading existing pipe system if requested by authority due to addition Population Equivalent (P.E) or water demand.
- The land was zoned as residential zone as per Rancangan Tempatan Ipoh 2020 and density development is set with low density (1-20 units/acre)

The land **cannot be charged** to the bank, any financial institutions or third party for any purposes.

Communications Regarding the RFP

Applicants are to direct all communications regarding this RFP to:

Mr. Mohd Faizal Bin Nayan

Manager, Planning Development,
Level 3, Tower B PKNP,
No 1-A, Jalan Meru Casuarina,
Bandar Meru Raya,
30020 Ipoh, Perak Darul Ridzuan.
Telephone No: 05-5019 932
Email: faizal@perakcorp.com.my

Tpr. Zahirah Binti Muhamad Salleh

Manager, Business & Land Management
Level 6, Tower B PKNP,
No 1-A, Jalan Meru Casuarina,
Bandar Meru Raya,
30020 Ipoh, Perak Darul Ridzuan.
Telephone No: 05-5019 807
Email: zahirahsalleh@perakcorp.com.my

TERMS AND CONDITIONS

Applicants shall bear all costs and expenses associated with the preparation, clarification and submission of their proposal which must be delivered on or before **12.00 noon, 06th March 2020**. Proposal received after the closing date and time specified above will not be entertained.

Applicants are required to submit **RM 1,500.00 (Ringgit Malaysia One Thousand Five Hundred Only)** by way of bankers' cheque as processing fee in favour of **PCB DEVELOPMENT SDN BHD** when submitted the proposal as a processing fee. This amount is non-refundable. Proposal submitted without the requisite fee specified above will not be entertained.

One (1) softcopy in the form of DVD and three (3) hardcopies of the proposal must be submitted to the following address:

**Contract and Procurement Division,
PCB Development Sdn Bhd,
Tower PKNP, Block B, Level 3,
Jalan Meru Casuarina, Bandar Meru Raya,
30020 Ipoh, Perak Darul Ridzuan.**

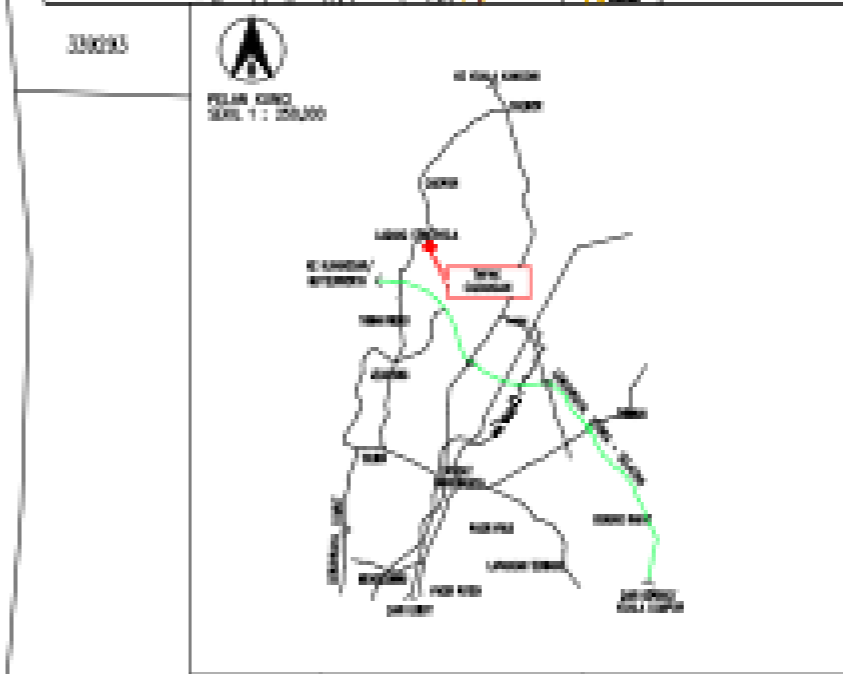
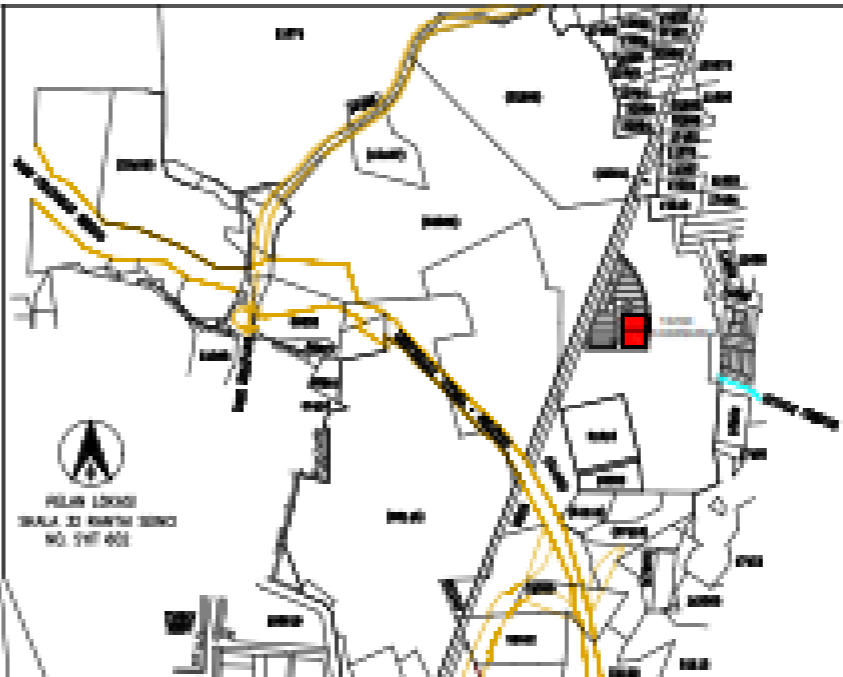
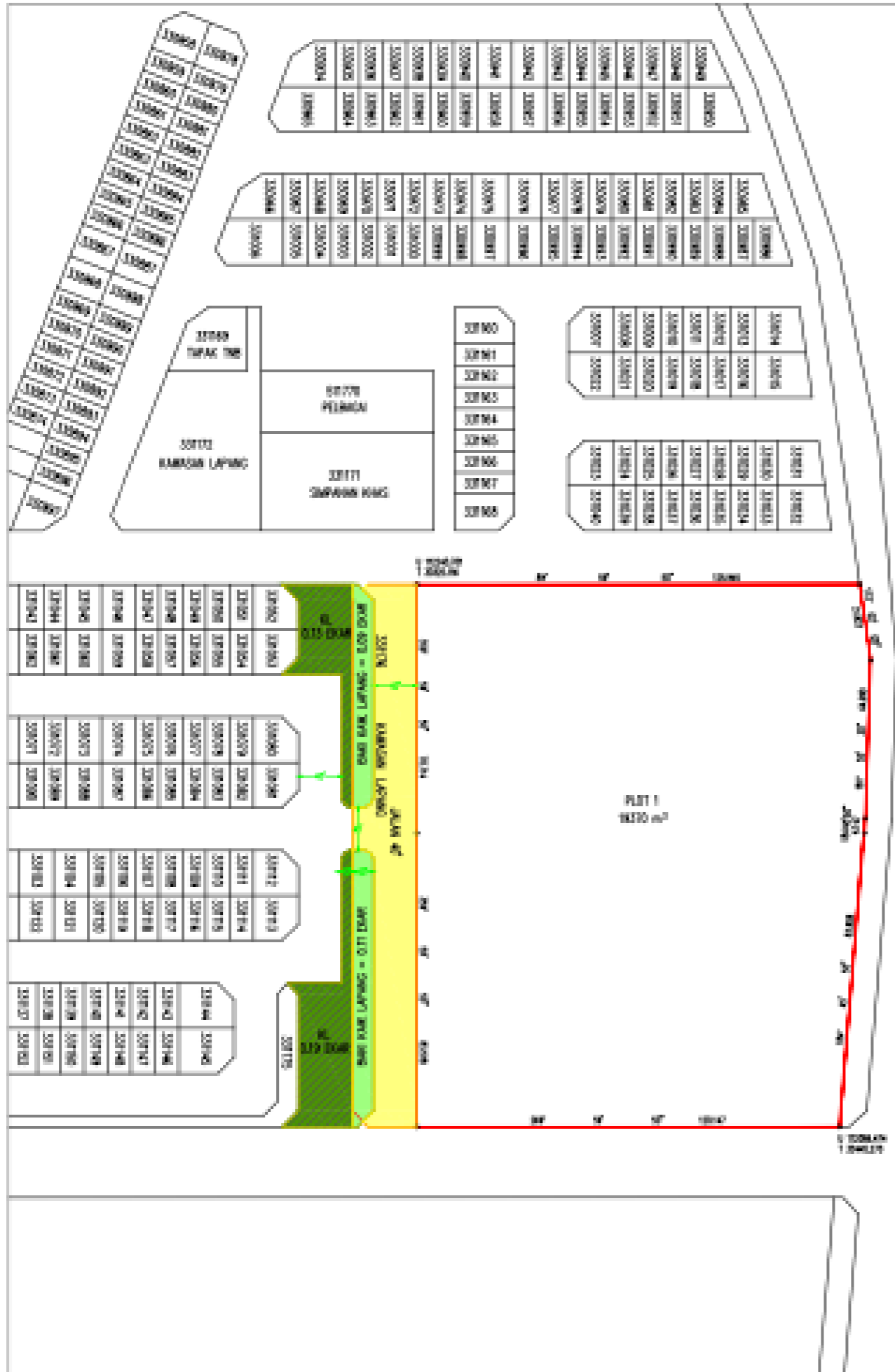
The Landowner has the absolute discretion to accept or reject the submitted proposal and is not obligated in any way to award the project to the person(s) and or company(ies) submitting the proposal. The Landowner is not required to provide any reason whatsoever and any decision made by The Landowner is deemed final.

Failure of the successful applicant to comply with the stipulated requirement shall constitute grounds for the cancellation of the award. The successful applicant shall furnish The Landowner within fourteen (14) days from the date of the Letter of Award (LOA) a **Performance Bond** in the form of a Bank/Insurances Guarantee for the sum of **RM 500,000.00 (Malaysia Ringgit Five Hundred Thousand Only)** issued by a licensed bank operating in Malaysia strictly for the duration.

The successful applicant shall also furnish The Landowner within fourteen (14) days from the date of the Letter of Award (LOA) a **Design Bond** in the form of a Bank/Insurances Guarantee for the sum of **RM 500,000.00 (Malaysia Ringgit Five Hundred Thousand Only)** issued by a licensed bank operating in Malaysia strictly for the duration.

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SITE PLAN



SKALA 1 : 1000
DARI BANGUNAN LAMPUNG - 0.11 DARI

LOKASI :
LOT 1 (LOT 1000)

REKAM :
1. DARI BANGUNAN LAMPUNG - 0.11 DARI
2. DARI BANGUNAN LAMPUNG - 0.07 DARI

PELAN RINGKAS
DARI BANGUNAN LAMPUNG - 0.11 DARI

PCR DEVELOPMENT SDN. BHD.
A wholly owned subsidiary of Perak Investment Sdn. Bhd.
NO. 100, JALAN BANGUNAN LAMPUNG - 0.11 DARI

PELAN RINGKAS DARI BANGUNAN LAMPUNG - 0.11 DARI

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