





**7. CAPITAL STRUCTURE (In Malaysian Ringgit)**

7.1	Authorised Capital	RM	<hr/>	
7.2	Proposed Called-up Capital	RM	<hr/>	
7.3	Paid-up Capital	RM	<hr/>	
7.4	Loan Capital	RM	<hr/>	
7.5	State sources of loans - local / foreign bank overdrafts, etc.		<hr/>	
7.6	Equity Participation			
7.6.1	Percentage (%) Local - Bumiputera		<hr/>	
7.6.2	Percentage (%) Local - Non-Bumiputera		<hr/>	
			Please state country	Percentage %
7.6.3	Percentage (%) Foreign		<hr/>	- <hr/>
			<hr/>	- <hr/>
			<hr/>	- <hr/>

**8. Proposed Investment in Fixed Assets**

8.1	Land	RM	<hr/>
8.2	Factory / Buildings	RM	<hr/>
8.3	Plant & Machinery	RM	<hr/>
8.4	Other Equipment	RM	<hr/>
	TOTAL (for items 8.1 to 8.4)	RM	<hr/>

9. **INFRASTRUCTURE FACILITIES REQUIRED FROM SERVICE PROVIDERS**

(PDC will only provide the basic infrastructure as stated in Appendix)

9.1 **ELECTRICITY**

9.1.1 Maximum demand - KW \_\_\_\_\_

9.1.2 Estimated daily consumption (units) \_\_\_\_\_

9.1.3 What are the future growth projects in addition to what you have stated? \_\_\_\_\_

9.2 **WATER**

9.2.1 Estimated daily consumption of treated water in litres (litres/day)

----- Year 1 -----	----- Year 5 -----																
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9.2.2 The Water Authority advises provision of at least a one day storage water tank. What is the proposed capacity (in litres) of the tank you may wish to provide? \_\_\_\_\_

9.3 **TELECOMMUNICATIONS**

9.3.1 Initial number of exchange lines required. 

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9.3.2 Initial number of extensions required. 

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9.3.3. Number of exchange lines required three(3) years from now. 

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10. **EMPLOYMENT**

10.1 **STAFF POSITION** at proposed (initial) stage of operation.

	Malaysian	Expatriate
Managerial & Research		
Engineers		
Supervisory		
Technical		
Miscellaneous Office Staff		
Production Workers - Skilled		
Production Workers - Unskilled		
General / Service Workers		
<b>TOTAL</b>		

11. MARKET

11.1 Market of your products by stating the percentage of sales in local market and export

% LOCAL    .

% EXPORT    .

Countries concerned

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12. CONSTRUCTION AND OPERATION OF FACTORY

12.1 What is the date you propose to commence ?

12.1.1 Construction of factory Month   Year

12.1.2 Operation of factory Month   Year

13. STATE NAMES AND ADDRESSES OF THE FOLLOWING :-

13.1 Your Banker

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13.2 Your Auditor

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13.3 Your Solicitor

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14. PARTICULARS OF EXISTING COMPANY

(If different from # 1)

14.1 Name Of Company

\_\_\_\_\_

14.2 Business Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14.3 Telephone No.

\_\_\_\_\_

14.4 Fax No.

\_\_\_\_\_

14.5 E-mail

\_\_\_\_\_

14.6 Production / Business Activities

\_\_\_\_\_  
\_\_\_\_\_

I hereby declare that to the best of my knowledge and belief all the particulars furnished above are true.  
I have read and understand the conditions of sale on the following page.

Date : \_\_\_\_\_

Signature : \_\_\_\_\_

Name : \_\_\_\_\_

Designation : \_\_\_\_\_

## CONDITIONS OF SALE

### 1 Terms Of Payment

#### (A) Land Ready

- (i) 20% upon signing of Sales & Purchase Agreement by way of crossed cheque payable to "Penang Development Corporation"
- (ii) Second payment of thirty percent (30%) of the Purchase Price shall be paid to PDC within four(4) months from the date of the Agreement.
- (iii) Final payment of fifty (50%) of the Purchase Price shall be paid to PDC within six (6) months from the date of the Agreement.
- (iv) 20% of purchase price shall be forfeited by PDC on the applicant's failure to proceed with the proposed purchase upon signing of the Sales & Purchase Agreement.

#### (B) Land Not Ready

- (i) Twenty percent (20%) of the Purchase Price Upon the execution of the Agreement.
- (ii) Twenty percent (20%) of the Purchase Price upon the completion of the earthworks on the Land.
- (iii) Ten percent (10%) of the Purchase Price upon the completion of the temporary access for the building construction.
- (iv) Twenty percent (20%) of the Purchase Price upon the telecom infrastructures, sewer, and water mains being made available for connection to the Land.
- (v) Thirty percent (30%) of the Purchase Price upon the completion of the roads and drain servicing the Land.

### 2 Restriction Of Interest

- (i) The Applicant shall at its own cost and expenses construct, complete and operate such approved factory or building/buildings on the land within two (2) years from the date when the first transfer is registered by the State Authority.
- (ii) The applicant shall treat and dispose all effluents in a manner that is satisfactory to the Relevant Authority.
- (iii) The applicant shall not sell, transfer, sub-divide, lease, sublease, or let the land without the prior written consent of the vendor.
- (iv) The applicant shall not change the use of the land and building erected without prior written consent of the vendor.

### 3 General

- (i) The Agreement in connection with this sale shall be executed and returned within four(4) weeks from the date the agreement is forwarded to the Applicant for signature.
- (ii) The land purchased shall be used to construct a factory or building/buildings for the purpose stipulated in the "Application Form" submitted by the Applicant and as approved by the Penang Development Corporation and/or other Relevant Authorities.
- (iii) An interest rate of eight percent (8%) per year calculated on a day to day basis will be charged on late payment, without prejudice to any other action that may be deemed necessary.
- (iv) All legal fees, stamp duty and registration fees connected with the sale and purchase of the land shall be borne by the purchaser absolutely.
- (v) Paid-up Capital of Company must be at least RM200,000.00.
- (vi) Subject to the prior written consent from PDC in respect of the dealings with the Land, PDC will consider the application from the purchaser to obtain any loan to finance the part payment of the purchase price provided that the application for the loan is made under the name of the purchaser only and not under the name of any third party. In other word, PDC does not allow any third-party financing.

#### 4 Special Condition

If your company is required to carry out an Environmental Impact Assessment (EIA) or Detail Environmental Impact Assessment (DEIA) by the Department of Environment (DOE), the following conditions applies:-

- (a) A deposit of 10% of the purchase price shall be paid (refundable).
- (b) The Company shall submit the EIA / DEIA report within three (3) months from the date it was requested by DOE.
- (c) The Company shall obtain approval from DOE within three (3) months from the date of submission to DOE. (Time period to submit and obtain approval is 6 months.)
- (d) If the Company fail to obtain approval from DOE within the stipulated time, the land offer will be withdrawn and the 10% deposit will be refunded (without interest).

#### 5 Industrial Land Price (Effective as at 10 October 2014)

- (i) Penang Science Park - RM40.00 p.s.f.
- (ii) North Penang Science Park - RM40.00 p.s.f.
- (iii) Batu Kawan Industrial Park - RM40.00 p.s.f.



**Appendix****BASIC INFRASTRUCTURE (INCLUDING UTILITY SERVICES)  
AT BUKIT MINYAK INDUSTRIAL PARK / PENANG SCIENCE PARK / BATU KAWAN INDUSTRIAL PARK****1 Service Roads**

- 15.24 M (50') reserve - 2 lanes single carriageway (one lane each way) with sidewalks.
- 20.11 M (66') reserve - 4 lanes single carriageway (two lanes each way) with sidewalks.
- 24.38 M (80') reserve - 4 lanes dual carriageway (two lanes each way) with sidewalks.
- 30.48 M (100') reserve - 4 lanes dual carriageway (two lanes each way) with sidewalks.
- 40.23 M (132') reserve - 4 or 6 lanes dual carriageway (two or three lanes each way) with sidewalks.
- All roads shall be maintained by Public Works Department.

**2 Water**

- 150mm to 600mm mains laid underground along internal roads serviced by Perbadanan Bekalan Air Pulau Pinang (PBAPP).

**3 Sanitary Sewer**

- 300mm to 900mm diameter underground sewerage pipelines (gravity flow) on internal roads connected to public sewage treatment plant operated and maintained by Indah Water Konsortium Sdn.Bhd.

(Waste water from sanitation sources shall be separated from waste water generated from production. Factories shall provide own treatment system on their premises to treat waste water originating from their production process. Treated factory waste water approved for discharge by the Department Of Environment may be discharged to the storm drainage.)

**4 Storm Drainage**

- 300mm to 1200mm wide concrete roadside drains discharge to river reserve.
- River reserve of between 10.05 M (33') to 50.29 M (165') set aside for water retention and shall be maintained by Department of Irrigation & Drainage

**5 Electricity**

- 11 KV serviced by TNB.
- Can be customised to 33 KV / 132 KV by TNB

**6 Telecommunications**

- 4-way ducting on internal roads ready for laying of telecommunication cables serviced by Telekom Malaysia.

**CHECKLIST FOR LAND APPLICATION FORM**

- |   |  |                              |                             |
|---|--|------------------------------|-----------------------------|
| 1 | Application Form (PPPP/IND/App.) duly completed.   | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 2 | AS PAT Form duly completed.  | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 3 | Attachments :  |                              |                             |
|   | i. Company Search by Companies Commission Of Malaysia  | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
|   | ii. Certificate of Incorporation<br>(Form 9 / equivalent form to Act 777)                                    | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
|   | iii. Return of Allotment of Shares<br>(Form 24 / equivalent form to Act 777)                                 | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
|   | iv. Particulars in Register of Directors, Managers and Secretaries<br>(Form 49 / equivalent form to Act 777) | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
|   | v. Registered Office, Office Hours and Particular of Changes<br>(Form 44 / equivalent form to Act 777)       | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
|   | vi. Memorandum & Articles Of Association / Constitution of Company   | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
|   | vii. List of customers, raw materials & suppliers  | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
|   | viii. Flow Chart   | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

*\* All the forms shall be certified by Company Secretary*