

**SALE / LEASE OF DEVELOPMENT LAND FOR COMMERCIAL PURPOSE  
LOCATED ON LOT 10675, PN 5970, SUNGAI NIBONG, MUKIM 13, DAERAH TIMUR  
LAUT, PULAU PINANG**

1. **Penang Development Corporation (PDC)** is inviting companies to submit proposal for the sale / lease of land measuring approximately 0.5767 acres (25,121 square feet) on Lot 10675, PN5970, Sungai Nibong, Mukim 13, Daerah Timur Laut, Pulau Pinang briefly described as follows:-

(i)	Description of Land	Lot 10675, measuring approximately 0.5767 acres (25,121 square feet) marked as <b>RED</b> in the Location Plan.
(ii)	Location	Mukim 13, Sungai Nibong, Daerah Timur Laut, Pulau Pinang
(iii)	Title	Ninety-nine (99) year
		(a) Category of Land Use: Building
		(b) Express Conditions: The Land shall be used solely for commercial
		(c) Restriction in Interest: The Land hereby alienated shall not be subdivided, transferred, charged, leased, subleased or let out otherwise in any manner dealt with or disposed of without the written consent of State Authority.

2. You may submit your proposal:-
- (i) To purchase the said Land at PDC's reserved price of RM178.00 psf; or
  - (ii) To lease the said land at a favorable price.
3. Your proposal to PDC must include:
- (i) Purchase Price
  - (ii) Payment method
  - (iii) Proposal on development on the Land (type of development components, timeline, etc).
  - (iv) Company profile
  - (v) The relevant documents of registration of company
4. The proposal must be submitted to:

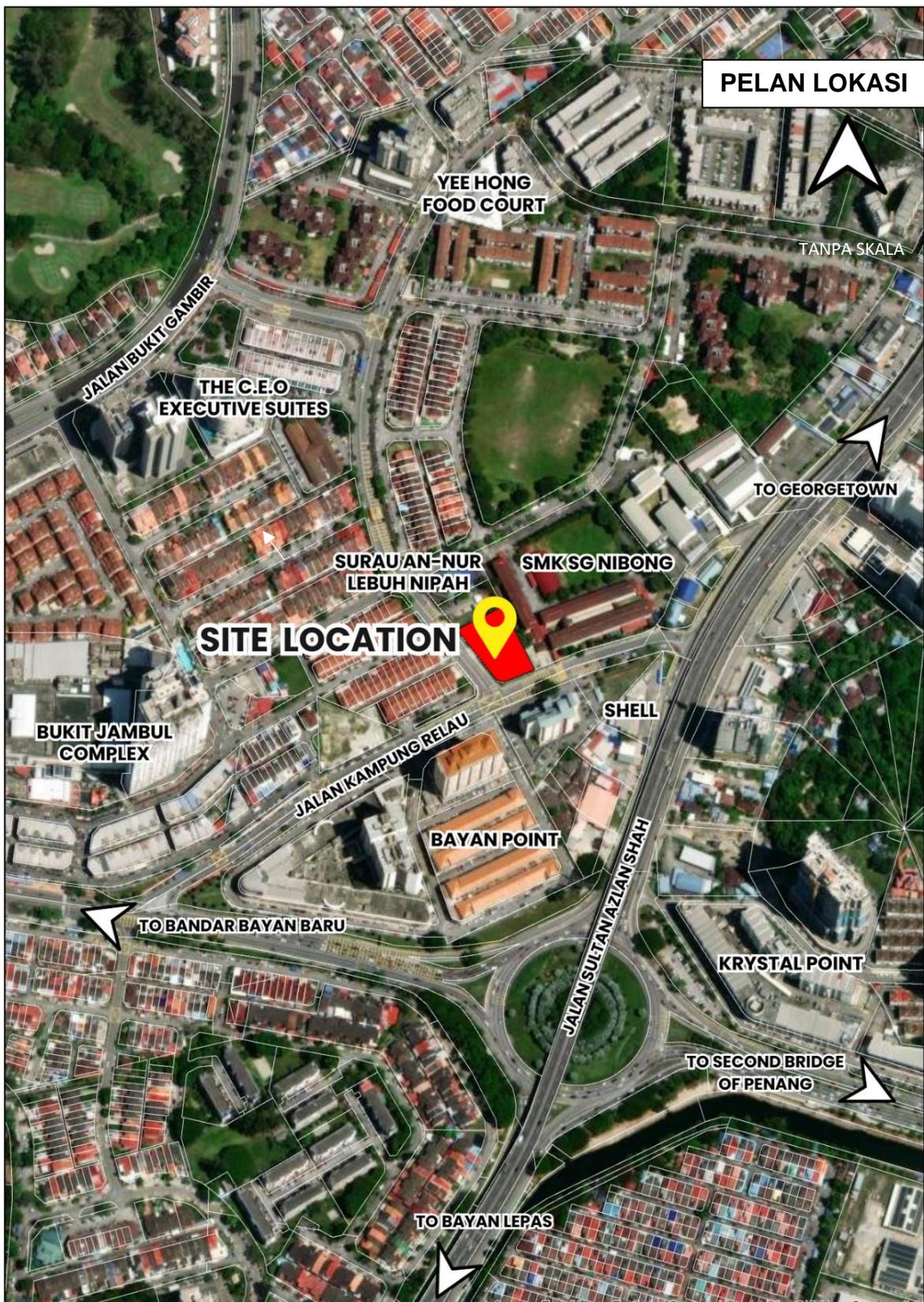
**Bahagian Perancangan Fizikal dan Pembangunan Tanah  
Paras 4, Perbadanan Pembangunan Pulau Pinang  
Bandar Bayan Baru  
11909 Bayan Lepas  
Pulau Pinang.**

5. Proposal will be evaluated based on the Purchase / Lease Price for the land intended development on or use of the land, if submitted may be given consideration. Nevertheless, the benchmark of such evaluation shall remain entirely at PDC's sole and absolute discretion without having to assign any reason. Any acceptance of proposal is subject to PDC's approval which shall be final and conclusive.
6. Each Prospective Purchaser / Lessee at its own cost and expense shall be responsible to ascertain for itself the details of the land, the area, zoning, quality, nature, state and condition, fitness for use and purpose, conduct its own survey and service mapping, and shall be deemed to have notice of: -
  - (i) the actual state and condition of the land including but not limited to matters as regards to access, ingress and egress, drainage, sewerage, utility services, zoning and all other infrastructures affecting the land;
  - (ii) the existence of encroachment, structure or thing on or within the land; and
  - (iii) any easement, rights of way and all other encumbrances, if any, affecting the land regardless of whether the Prospective Purchaser/ Lessee has inspected the land, and shall not raise an objection or requisition whatsoever in respect thereof.
7. PDC reserves the right to reject any proposed Purchase / Lease Price or any part thereof without giving any reason.
8. The Successful Purchaser / Lessee shall ascertain the exact and detailed conditions and requirements of all Relevant Authorities and Public Utility Licensees in respect of the development on or use of the land and shall at its own cost and expense observe and comply with the same.
9. For any enquiries, please contact our officers:
  - (i) Muhammad Hanif Bin Abdul Barik  
Email: mhanif@pdc.gov.my  
Tel: 04-510 6227
  - (ii) Saw Xian Ni  
Email: xianni@pdc.gov.my  
Tel: 04-510 6234

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**LOT 10675, MUKIM 13, SUNGAI NIBONG,  
DAERAH TIMUR LAUT**

**PETUNJUK:-**  
 **0.5767 EKAR**