

PENANG DEVELOPMENT CORPORATION

No.1 Pesiaran Mahsuri, 11909 Bayan Lepas, Pulau Pinang, Malaysia

Telephone : 04-510611 Fax : 04-5106222 Website : www.pdc.gov.my E-mail : enquiry@pdc.gov.my

[illegible][illegible][illegible][illegible][illegible]

CONTACT PERSON: _____ MOBILE NO: _____

3. LAND REQUIRED :

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 Acres

4. LOCATION :

Products to be manufactured : 5.1

5.2

5.3

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6. PARTICULARS OF * DIRECTORS / PARTNERS / PROPRIETOR OF COMPANY**6.1 Name and Address**

NAME	POSITION

IMPORTANT NOTE

During submission, please attach a copy of :-

1. Memorandum of Article / Constitution of Company
2. Form 24 }
3. Form 44 } or any equivalent forms for Form 24, 44, 49 that equivalent to Act 777
4. Form 49 }
5. Flow chart explaining the manufacturing processes.

- 6.2 Business Registration Number (if sole Proprietorship or Partnership) or Certificate of Incorporation (if Limited Company) _____

7. CAPITAL STRUCTURE (In Malaysian Ringgit)

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

8. Proposed Investment in Fixed Assets

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

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 prospects 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 -----					

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 TELECOMMUNICATIONS9.3.1 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		
TOTAL		

11. MARKET

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

% LOCAL .

% EXPORT .

Countries concerned

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

13.2 Your Auditor

13.3 Your Solicitor

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) Twenty percent (20%) of the Purchase Price upon the completion of the temporary access for the building construction.
- (iv) Thirty percent (30%) of the Purchase Price upon the telecom infrastructures, sewer, and water mains being made available for connection to the Land.
- (v) Ten percent (10%) 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
- (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 words, PDC does not allow any third-party financing.

4 Industrial Land Price (Effective as at 18 November 2024)

- (i) Penang Science Park/Penang Science Park North - RM70.00 p.s.f.
- (ii) Batu Kawan Industrial Park - RM85.00 p.s.f.
- (iii) Bandar Cassia Technology Park - RM90.00 p.s.f.

*NOTE: The current prices of PDC industrial land are subject to change as and when there is a price revision exercise.
PDC is not bound by this application to the current price.*

Appendix**BASIC INFRASTRUCTURE****1 Service Roads**

- 20m reserve - 2 lanes single carriageway (1 lane each way)
- 24m reserve - 2 lanes single carriageway (1 lane each way)
- 30m reserve - 4 lanes dual carriageway (two lanes each way)
- 40m reserve - 4 or 6 lanes dual carriageway (two or three lanes each way)
- All roads shall be maintained by Public Works Department.

2 Water

- 300mm to 600mm diameter mains laid underground along fronting roads serviced by Perbadanan Bekalan Air Pulau Pinang (PBAPP).

3 Sewer lines

- 450mm to 900mm diameter underground sewerage pipelines laid underground along fronting road
- connected to public sewerage treatment plant operated and maintained by Indah Water Konsortium (IWK)

(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 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 Drain

- Slab crossing entrance across monsoon drain to be constructed by factories
- Concrete roadside drain (1.2m to 7.4m) shall discharge to monsoon drains and subsequently to river reserve. The drains shall be maintained by Majlis Bandaraya Seberang Perai (MBSP)
- River reserve of 40m and mangrove reserve of 40m set aside shall be maintained by Jabatan Pengairan dan Saliran (JPS)

5 Electricity

All electrical supply are subjected to Tenaga Nasional Berhad (TNB) contribution charges, TNB will lay the cable from designated intake primary / secondary / substation to the plot

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

6 Telecommunications

- 4-way ducting laid underground along fronting roads ready for laying of telecommunications cables serviced by Telekom Malaysia (TM) and Time or other telecom companies

CHECKLIST FOR LAND APPLICATION FORM

- | | | | |
|-------|--|------------------------------|-----------------------------|
| 1 | Application Form (PPPP/IND/App.2021) duly completed. | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 2 | Maklumat Asas Premis 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
(Form 9 / equivalent form to Act 777) | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| iii. | Return of Allotment of Shares
(Form 24 / equivalent form to Act 777) | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| iv. | Particulars in Register of Directors, Managers and Secretaries
(Form 49 / equivalent form to Act 777) | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| v. | Registered Office, Office Hours and Particular of Changes
(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. | Latest SSM Search | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| viii. | List of customers, raw materials & suppliers | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| viv. | Flow Chart | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

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