MAJUPERAK ENERGY RESOURCES SDN BHD

REQUEST FOR PROPOSAL (RFP)

FOR

INDUSTRIAL DEVELOPMENT SCHEME AT LOT 312363 AND 312366, KERAMAT PULAI, MUKIM SUNGAI RAYA, DAERAH KINTA, PERAK DARUL RIDZUAN

PREPARED BY:
MAJUPERAK ENERGY RESOURCES SDN BHD
Aras 1, No 1-B, Blok B, Menara PKNP,
Jalan Meru Casuarina,
Bandar Meru Raya 30020,
Ipoh, Perak Darul Ridzuan
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1.0 BACKGROUND OF MAJUPERAK ENERGY RESOURCES SDN BHD (MERSB)

MajuPerak Holdings Berhad (MHB) is amongst the leading contributors to the economic growth in Perak. MHB was incepted in September 3, 1976. Currently, the paid-up capital is RM 179 million. MHB is an investment holding company listed on the Main Board of Bursa Malaysia. Perbadanan Kemajuan Negeri Perak or State Development Corporation is the largest shareholder of MHB with an equity of 55.12%.

MHB has taken a leading role in property development focusing on the housing sector and realty business. In this area, MHB owns and manages several commercial properties which include Wisma Maju Perak (previously known as Wisma Maju UMNO), Brewster Village and Silveritage Galleria Complex in Ipoh. In the first quarter of 2019, the Group entered into a Joint Venture Agreement (“JV”) with CCP Builders Sdn Bhd to develop 300 units apartment on 4.25 acres land in Tambun, Perak.

In addition to the Group’s effort to diversify its revenue base, the Group through its subsidiary, Majuperak Energy Resources Sdn Bhd (“MERSB”) has ventured into renewable energy business. MERSB is a wholly owned subsidiary of Majuperak Holdings Berhad (MHB) incorporated in April 18, 1977. The company was formerly known as Harta Perak Corporation Sdn Bhd. Currently, MERSB operates three Solar Energy Power Plants in Keramat Pulai, Simpang Pulai. The three plants operate under the Feed-in-Tariff Renewable Energy Act 2011, and collectively generated a total of 1.9 megawatts (“MW”) of electricity in 2017. For 2018, the Group expects to collectively generate roughly the same amount of electricity as in 2017. While contributing positively to the group, the business is reflective of the Group’s efforts towards contributing to green and clean energy.

2.0 OBJECTIVE

Any companies / corporation / consortium registered with Suruhanjaya Syarikat Malaysia (SSM) are cordially invited to participate as a developer for INDUSTRIAL DEVELOPMENT SCHEME AT LOT 312363 AND LOT 312366, KERAMAT PULAI, MUKIM SUNGAI RAYA, DAERAH KINTA, PERAK DARUL RIDZUAN in accordance with this Request for Proposal (RFP).

3.0 PURPOSE OF THE RFP

This RFP document aims to meet the following objective:

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

b. 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 to negotiation of Landowner-Developer contracts with MERSB.
4.0 SCOPE OF RFP

The scope of this RFP document is to assist applicant in preparing a proposal to enable MERSB to:

a. Determine the degree of fit of the proposed development offerings to the MERSB, other government agencies and local authorities’ requirements.

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

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

d. Evaluate the Implementation Plan from inception to completion until the Defects Liability Period ends.

e. Offer of entitlement in form of cash payment or in kind and their schedules to the MERSB.

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5.0 PROJECT EXECUTIVE SUMMARY

The proposed development site is located at Keramat Pulai. This development covers an area 277.65 acres and located in Mukim Sungai Raya, District of Kinta and part of Simpang Pulai development.

![Location Map of Keramat Pulai, Simpang Pulai](image-url)

Figure 1: Location Map of Keramat Pulai, Simpang Pulai
REQUEST FOR PROPOSAL (RFP) FOR INDUSTRIAL DEVELOPMENT SCHEME AT LOT 312363 AND LOT 312366, KERAMAT PULAI, MUKIM SUNGAI RAYA, DAERAH KINTA, PERAK DARUL RIDZUAN

Figure 2: Location map for proposed development site (not to scale)

Figure 3: Project Layout Plan (not to scale)
Key elements that should be taken into consideration by the Applicant:

a. The total development area is 277.65 acres but it is separated by the transmission line. The total area for A is 159.19 acres and Area B is 118.46 acres. Both sites surrounded by industrial building.

b. The proposed site A and B is located on the edges of a city and close to transport facilities including North-South Highways, Gopeng and Simpang Pulai Toll Plaza. Unfortunately, the access road is single carriageway and the narrow road made it difficult for drivers to pass oncoming heavy vehicles and also disturbing the flows of the traffic. The road conditions to the development site is not premix.

c. For both site, applicant is allowed to improvise the area of detention pond either it is to part of the development or remain it. Nevertheless, applicant is required to liaise with Perak State Department of Irrigation and Drainage regarding the proposed development of the pond.

d. Both sites are located near the Pylon Tower and the Transmission Line. Therefore, consideration for setting buffer distance is paramount importance before applicant planning for any development.

e. Solar Energy Power Plants under MHB is located at Site B, so Applicant need to omit the area from the total development site.

f. Applicant is required to visit the site in order to obtain in-depth information concerning the condition of site, existing building, infrastructures and also to determine the suitability of new planning.

g. Applicants can propose any kind of development / land usage (in any format) and consider the business entitlement to MERSB.
5.1 CONDITION ON SITE – SITE A

Figure 5: Existing infrastructure at the site

Figure 6: Access road to the site
5.1 CONDITION ON SITE – SITE A (Cont'd)

Figure 7: Condition on site (pond and Solar Energy Power Plant with TNB Substation)
REQUEST FOR PROPOSAL (RFP) FOR INDUSTRIAL DEVELOPMENT SCHEME AT LOT 312363 AND LOT 312366, KERAMAT PULAI, MUKIM SUNGAI RAYA, DAERAH KINTA, PERAK DARUL RIDZUAN

5.2 CONDITION ON SITE – SITE B

Figure 8: Surrounding area at Site B

Figure 9: One of the access roads to the site
5.2 CONDITION ON SITE – SITE B (Cont’d)

Figure 10: Road access to proposed development site
5.2 CONDITION ON SITE – SITE B (Cont'd)

Figure 11: Existing infrastructure at the site
5.2 CONDITION ON SITE – SITE B (Cont’d)

Figure 12: Existing condition of the proposed development area
REQUEST FOR PROPOSAL (RFP) FOR INDUSTRIAL DEVELOPMENT SCHEME AT LOT 312363 AND LOT 312366, KERAMAT PULAI, MUKIM SUNGAI RAYA, DAERAH KINTA, PERAK DARUL RIDZUAN

6.0 REQUESTS FOR INFORMATION

All inquiries regarding this RFP should be in writing and directed to:

a. IR KU ADENAN KU ISMAIL
   General Manager, Property Development & Infrastructure,
   Telephone No: 05-5019 989
   Email: kuadenan@majuperak.com.my

b. AHMAD RIZAL OTHMAN
   Manager, Property Development & Infrastructure,
   Telephone No: 05-5019 987
   Email: ahmadrizal@majuperak.com.my

   Address: Aras 1, No. 1-B, Blok B, Menara PKNP, Jalan Meru Casuarina, Bandar Meru Raya, 30020, Ipoh, Perak
   Fax No: 05-5019 978

c. NUR DINI IBRAHIM
   Executive, Property Development & Infrastructure,
   Telephone No: 05-5019 824
   Email: nurdini@majuperak.com.my

Applicants are to provide details of the personnel of your company who will be our primary contact person during the proposal evaluation process, including name, designation, direct telephone number, mobile number, fax number, e-mail address and mailing address.

7.0 TERMS AND CONDITIONS

If Applicant is interested to participate in this RFP, Applicants are required to download the document at Majuperak Holdings Official Website http://www.majuperak.com.my/. 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, 21st JUNE 2019. Proposal received after the closing date and time specified above will not be entertained.

One (1) softcopy and one (1) hardcopy of the proposal should be addresses / hand delivered to:

MAJUPERAK HOLDINGS BERHAD,
Aras 1, No. 1-B, Blok B, Menara PKNP, Jalan Meru Casuarina, Bandar Meru Raya, 30020, Ipoh, Perak

The Development proposal need to be put in the envelope with sealed and addressed to CHIEF EXECUTIVE OFFICER, MAJUPERAK HOLDINGS BERHAD.
APPENDICES
Appendix A

COMPANY PROFILE FORM
COMPANY PROFILE FORM

1. Company Name: .................................................................
2. Company Register No: ......................................................
3. Year of Incorporation: .......................................................  
4. Nature of Main Business: ....................................................
   (Private Limited, Public Corporation, Proprietorship, Partnership or Others)

5. Office Location
   5.1 Head Office Address: ....................................................
      ..............................................................................
      ..............................................................................

   5.2 Branch(s) Address: (i) ..................................................
      ..............................................................................
   (ii) ..............................................................................

6. Contact No
   6.1 Telephone No: ............................................................
   6.2 Fax No: ....................................................................
   6.3 E-mail Address: ...........................................................

7. Company Capital Structure (Fill in applicable area only)
   7.1 Sole Proprietorship / Partnership: RM..........................

   7.2 Private Limited / Public Limited
      a) Authorised Capital: RM..............................................
      b) Paid Up Capital: RM..................................................

8. Type of Organization
   8.1 Sole Proprietorship:
      a) Owner Name: ...........................................................
      b) NRIC No: ................................................................
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<th>Percentage of Ownership</th>
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<th>Name of Director</th>
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APPENDIX A/3

12. Top Management Information

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<th>Name</th>
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<th>Date Joined</th>
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13. Details on Company’s Employees

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<th>Total Percentage (%)</th>
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<tbody>
<tr>
<td>Professional</td>
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<tr>
<td>Semi-Professional</td>
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<tr>
<td>Non-Professional</td>
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<tr>
<td>Others</td>
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Appendix B

DECLARATION
DECLARATION

To the best of my knowledge I declare that the information given in the proposal is correct.

Signature : ...............................................................  
Name : ........................................................................  
Designation : .............................................................  
Date : .........................................................................  

Company Stamp : ............................................................  

Signature of Witness : ........................................................  
Name : ........................................................................  
Designation : .............................................................  
Date : .........................................................................  