SALE OF DEVELOPMENT LAND AT BANDAR CASSIA

1) PDC is inviting individuals or companies to submit their proposals to purchase land for development at Bandar Cassia. Details of land are as follows :

Plot	Acreage
1	18.3614
2	20.3837
3	19.0837
4	18.1292
5	18.7987
6	18.0874

2) Each plot of land is sold separately. Prospective Purchaser may submit its proposal to purchase any one or more plots of the said land.

3) Prospective Purchaser's proposal to PDC **MUST** include the following terms :
   (i) Purchase price
   (ii) Payment Method
   (iii) Express condition
   (iv) Type of title (Freehold / Leasehold)
   (v) Type of Development

4) The proposal must be submitted to :

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

5) Proposals will be evaluated based on the Purchase 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 the PDC's sole and absolute discretion without having to assign any reasons. Any acceptance of proposal is subject to PDC's approval which shall be final and conclusive.

6) Each Prospective Purchaser at its own cost and expense shall be responsible to ascertain for itself the details of the land, the area, quantity, 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 and all other infrastructures affecting the land;
   (ii) the existence of any encroachment, structure or thing on or within the land; and
   (iii) any easements, rights of way and all other encumbrances, if any, affecting the land regardless of whether the Prospective Purchaser has inspected the land, and shall not raise any objection or requisition whatsoever in respect thereof.

7) PDC reserves the right to reject the highest or any Purchase Price or any part thereof without giving any reasons.

8) The Successful Purchaser 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) Noor Hafeezah binti Othuman Mydin
Email : noorhafeezah@pdc.gov.my
Tel No. : 04-6340123

(ii) Muhammad Hanif bin Abdul Barik
Email : mhanif@pdc.gov.my
Tel No. : 04-6340334

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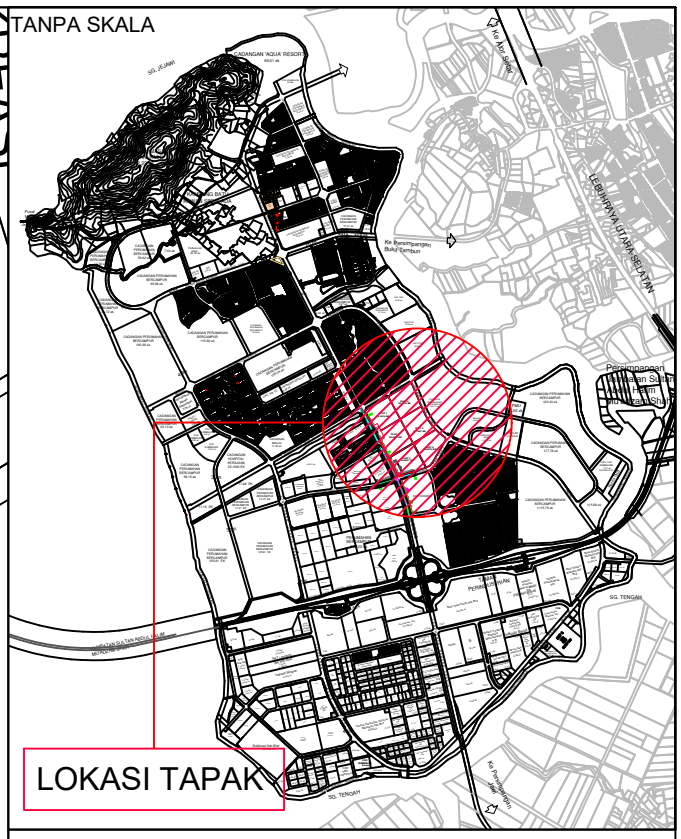
TANPA SKALA



KEY PLAN

INSTITUSI
30.00 ek

PLOT 1
18.3614 EK

PLOT 2
20.3837 EK

PLOT 3
19.0837 EK

PLOT 4
18.1292 EK

PLOT 5
18.7987 EK

PLOT 6
18.0874 EK

CADANGAN
PEMBANGUNAN
BERCAMPUR
±93.71 ek

LEBUHRAYA BANDAR CASSIA

PERSIARAN CASSIA

CASSIA TIMUR 1

CASSIA TIMUR

CASSIA TIMUR 2

PERSIARAN

JALAN DEDAUN 2

LORONG DEDAUN 16

LORONG DEDAUN 15

LRG DEDAUN 10

LRG DEDAUN 11

LRG DEDAUN 12

LORONG DEDAUN 21

LORONG DEDAUN 23

LORONG DEDAUN 25

LORONG DEDAUN 26

LRG DEDAUN 24

DEDAUN 2

DEDAUN 3

DEDAUN 4

31.54 ek

40.02 ek

VILLAGE

40m

30m

RIZAB PENGANGKUTAN AWAM

stesen minyak
2.50 ek

KDU
UNIVERSITY
COLLEGE
CAMPUS
5.0419 ek

PEMBANGUNAN
BERCAMPUR
8.5315 ek

PEMBANGUNAN
BERCAMPUR
12.07 ek

PEMBANGUNAN
BERCAMPUR
5.24 ek

MASJ
±22.67

ECO HORIZON

20 ac
Parcek 2

PLOT 24

PLOT 3

PLOT10

PLOT 8

PLOT 9

24ac
Parcel3

ASPEN