

**SALE OF DEVELOPMENT LAND AT BANDAR CASSIA, BATU KAWAN, MUKIM 13,
SEBERANG PERAI SELATAN, PULAU PINANG**

- 1) PDC is inviting individuals or companies to submit their proposals to purchase land for development at Bandar Cassia, Mukim 13, Seberang Perai Selatan, Pulau Pinang. Details of land are as follows (refer to attached Plan A):

Plot	Acreage
6	18.9693

* A portion of the land approximately measuring 1.7467 acres will be used as construction route (construction of infrastructure works) for Lingkaran Cassia Timur and Sewerage Treatment Plant 5 (STP 5) until Q2 2025 (refer to attached Plan B coloured in red).

- 2) Your proposal to PDC must include the following terms (free of any Condition Precedents):
- (i) Purchase Price (not less than RM70.00 psft)
 - (ii) Payment Method (within 12 months from the date of SPA)
 - (iii) Express Condition (Commercial / Residential)
 - (iv) Type of Title (Freehold / Leasehold)
 - (v) Type of Development
 - (vi) Sources of Funding
 - (vii) Development Duration
 - (viii) Company Profile (Latest SSM)
 - (ix) Company Paid Up Capital should be at least RM1,000,000.00
 - (x) CTOS and SSM Report (certified by Company Secretary)
 - (xi) Statement of Financial Position for three (3) years (latest)

* PDC reserves the right to reject any proposal which includes Condition Precedents.

- 3) The proposal must be submitted to:

**Physical Planning and Land Development Division
Level 4, Penang Development Corporation
Bandar Bayan Baru
11909 Bayan Lepas
Penang**

- 4) 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.
- 5) 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.

- 6) PDC reserves the right to reject the highest or any Purchase Price or any part thereof without giving any reasons.
- 7) 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.
- 8) For any enquiries, please contact our officers:
 - (i) Noor Hafeezah binti Othuman Mydin
Email : noorhafeezah@pdc.gov.my
Tel No. : 04-5106 230
 - (ii) Yew Khye Chuan
Email : yewkc@pdc.gov.my
Tel No. : 04-5106 281

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Plan A



