



**CHIEF MINISTER OF PENANG INCORPORATED  
(CMI)**

**REQUEST FOR PROPOSAL FOR THE DEVELOPMENT  
OF COASTAL RESORT AND SPA  
NORTH EAST DISTRICT  
PENANG, MALAYSIA**

**THE SECRETARIAT  
CHIEF MINISTER OF PENANG INCORPORATED  
47TH FLOOR, KOMTAR  
PENANG 10503  
MALAYSIA**

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## 1.0 INTRODUCTION

Penang is currently well-represented as a tourism destination for its variety of heritage experiences in the UNESCO World Heritage site of George Town. This is also well complemented with beach resorts on Batu Feringghi which offer a relaxing environment by the sea.

The Chief Minister of Penang Incorporated (CMI) has the intention to further develop Penang as a major destination for tourism. In line with the Penang State Government's vision, CMI has been given the mandate to spearhead the initiative to call for Request for Proposals (RFP) for a future development site. The CMI is seeking a unique tourism product which is of an international standard equivalent to five-star rating that will raise Penang's profile as a global destination for high-end tourism.

To further expand the range of tourism experiences in Penang, the CMI is inviting proposals for the development of a landmark site along the northern coast of Penang into a **Coastal Resort and Spa Development ("Development")**. This project has been identified to be undertaken by a private entity ("**Project Sponsor**") on a **Design & Build - Operate - Transfer (BOT)** basis.

### 1.1 The Proposed Development Site

To carry out the Penang State Government's vision, this RFP is being called for a proposed development site on the north-east coast of the island of Penang, towards the iconic Batu Feringghi tourism area. The site has extensive sea-frontage along the Straits of Malacca, with part of the lot being well-elevated and connected to the coastal road of Jalan Batu Feringghi.

The site is one of the most scenic parts of Penang, and the CMI would like to invite proposals that can successfully preserve the natural beauty of the site as well as present a unique tourism destination.



**Map of Penang and the proposed development site (Not to scale)**

The site is located on a natural formation of a coastal headland, which projects out into the sea. The main access road is Jalan Batu Feringghi, which connects from the residential area of Tanjung Bungah through to the beach resort area of Batu Feringghi.

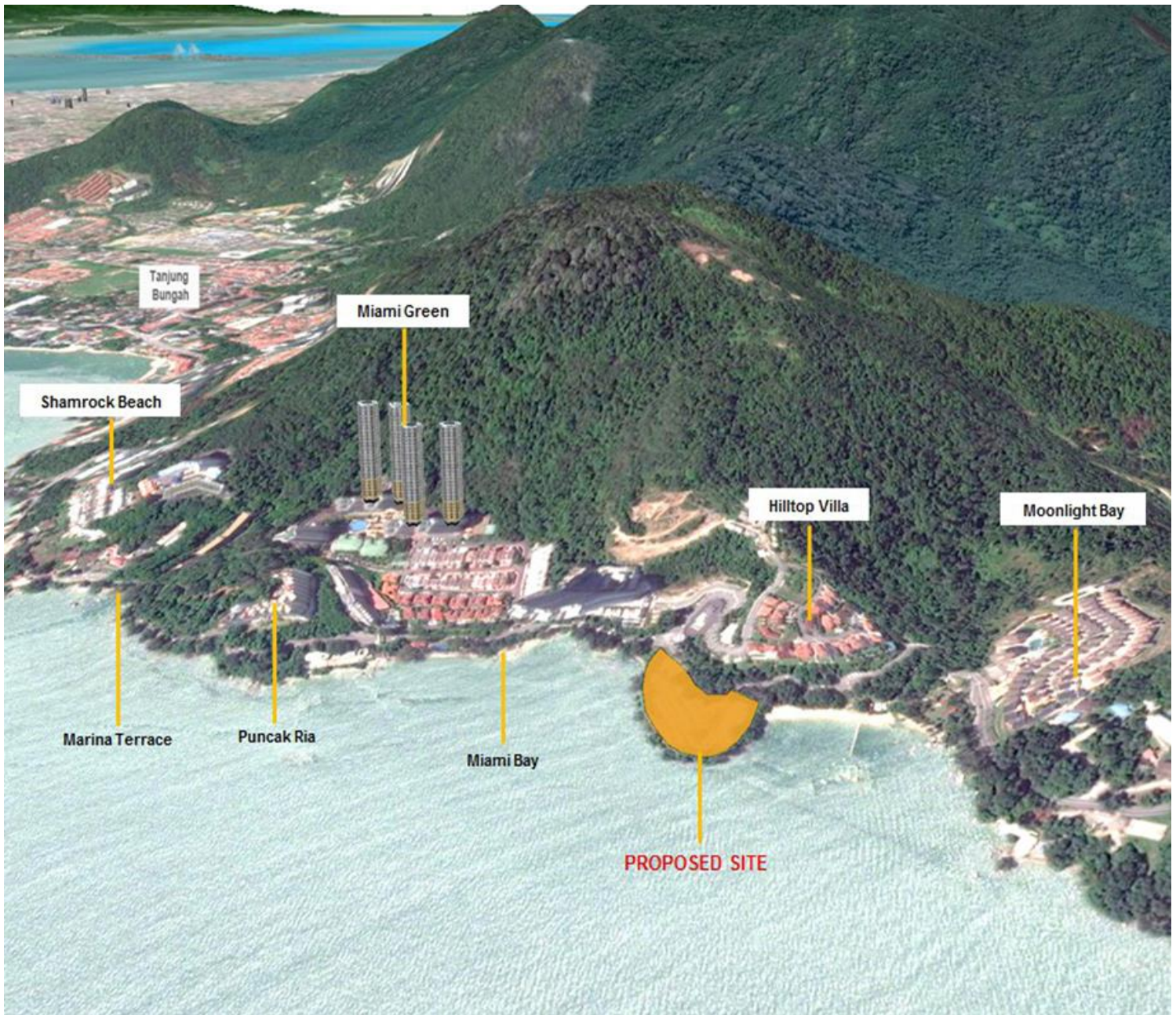




**Location map of the proposed development site (Not to scale)**

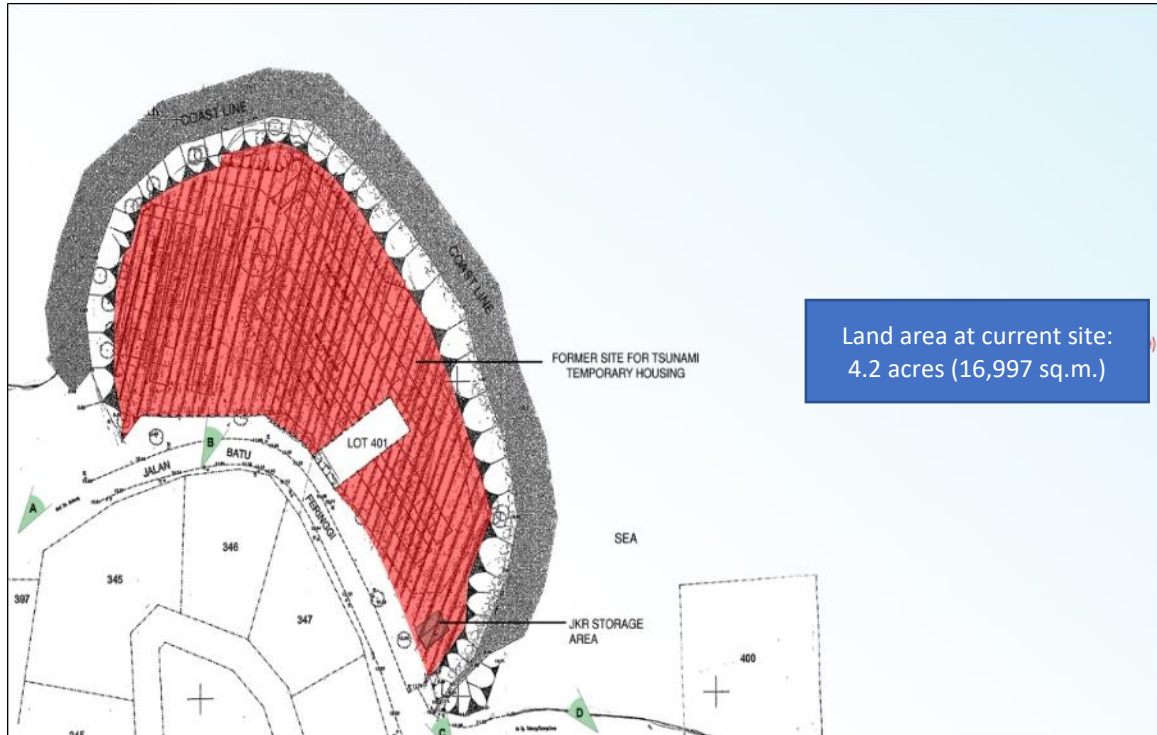
The site context is primarily residential, with low-density housing developments surrounding the location. The site offers panoramic views of the sea as it is on a promontory, with rock formations along the coastal edge. The site is also flanked by sandy beaches on either side, which offer swimming areas.





***Surrounding aerial view showing context of the proposed development site***

The land area of the lot is 4.2 acres or 16,997 sq.m. This does not factor in the necessary setbacks as required by the various authorities and the Project Sponsor must ensure that their proposal is in full compliance with all necessary authority requirements.



***Lot area as shown in red (Not to scale).***

## **1.2 Potential Vision for the Development Site**

The Project Sponsor is encouraged to take the potential of the development site with its natural scenic beauty and incorporate aspects of spa coastal resort design and sustainable building technology into the project. Aspects of the Development's layout and design that must be considered shall include the following:

- i. Luxury Resort Accommodation;
- ii. Unique Spa Experience;
- iii. Sustainable Planning and Design;
- iv. Sustainable Construction Methodology;
- v. Sustainable Management and Operations; and
- vi. Creation of Unique Tourism Experiences.

The Project Sponsor is required to ensure that the proposals for this development site are in line with the State Government's objective of turning Penang into a unique tourism destination and sustainable settlement with an emphasis on its rich history and abundant natural beauty. The Project Sponsor must be able to demonstrate how their proposal focuses and places emphasis on the key themes of environmental consideration and destination tourism. They must also have previous experience in projects that demonstrate engagement with the key stakeholders of Penang.

## **2.0 INSTRUCTIONS TO THE PROJECT SPONSOR**

### **2.1 Purpose of Submission**

This RFP document is being issued to solicit the highest quality proposal to for the development of the project site. CMI also hopes to maximize the potential of this unique site to raise Penang's profile internationally in the tourism industry.

During the implementation, the successful Project Sponsor will need to liaise with various parties such as stakeholders and other related departments and agencies. The Project Sponsor must be able to demonstrate how their proposal focuses and places emphasis on the key themes of environmental and tourism conservation and awareness and must demonstrate engagement with the key stakeholders of Penang.

CMI wishes to provide a transparent process and clear directions for a capable and competent Project Sponsor with relevant expertise and investment interests in expressing their creativity and vision for the Project. CMI also hopes to maximize the potential of this beautiful and valuable site to raise Penang's profile in the international tourism industry.



## 2.2 General Scope

The successful Project Sponsor is required to have a comprehensive understanding of the following:

- i. Penang City Council Requirements;
- ii. Requirements of other technical agencies. (List of technical agencies contact is per **Appendix A**);
- iii. Design features that will attract a global tourism market to Penang; and
- iv. Sustainable design and operations.

## 2.3 Land Issues

The location of the development site is in the North East District, Penang, Malaysia as per **Appendix B ("Land")**. Project Sponsor shall attend a site visit on **21 November 2019 (Thursday)**. For any inquiries kindly contact CMI Secretariat as per **Appendix C**.

CMI as the owner of the land will enter into lease agreement with the successful Project Sponsor for an initial period of thirty (30) years. Thereafter, option will be given to renew for two thirty (30) years - period consecutively **(30 + 30 + 30 years)** from the date of acceptance of the offer under terms and conditions to be mutually agreed.

It is to be emphasized that the Successful Project Sponsor:-

- i. shall not charge the Land to obtain bridging finance for the Project;
- ii. is prohibited from using the Land or any part thereof as collateral for whatever purpose;
- iii. shall not sub-lease or transfer the Land to a third party; and
- iv. shall return the whole property to CMI at no further cost upon expiry of the lease period.

## 2.4 Project Implementation

The following is the proposed schedule for the implementation of the Project:-

i.	Issue Request for Proposal	-	1 November 2019
ii.	Site Visit	-	21 November 2019
iii.	Submission of Proposal	-	31 December 2019
iv.	Technical Evaluation & Technical Cum Finance Committee Meeting	-	January & February 2020
v.	Tabling to State Tender Board	-	March 2020
vi.	Tabling to State Executive Councilors (EXCO) Meeting	-	April 2020
vii.	Letter of Intent	-	May 2020
viii.	Letter of Award	-	June 2020
ix.	Signing of Agreement	-	July 2020
x.	Submission of Planning Permission / Building Plans / Engineering Plans	-	4 months after issuance of the Letter of Award
xi.	Commencement of Work	-	not later than 12 months after issuance of the Letter of Award
xii.	Completion and Operation	-	36 months after commencement of work

## 2.5 Development Program

The project site shall be developed into luxury resort accommodation as a new benchmark for high-end tourism products for Penang. As such, the Project Sponsor is not limited only the Development program listed here but may also propose other amenities as they deem fit or recommend, subject to the appropriateness to the Development.

The Project Sponsor is required to demonstrate through drawings, renderings or other such visualisations on their proposed delivery of the following:

- i. Full-service Spa Resort with not more than 100 guestrooms;
- ii. Reception and other guest facilities;
- iii. Swimming Pool;
- iv. Restaurants and other F&B outlets;
- iv. Function Room;
- v. Spa;
- vi. Parking and loading area; and
- vii. Management offices, maintenance and other back of house areas.

As such, the Project Sponsor is not limited to only the Development program listed above but may also propose other amenities as they deem fit or recommend, subject to the suitability to the overall theme of this RFP.

In addition, The Project Sponsor is also expected to incorporate the Tsunami Siren Tower into the development and to assist CMI in relocation of the JKR Storeroom and squatters at the site.



## 2.6 Evaluation Criteria

The CMI views the development of the proposed site as one of the most significant opportunities along Penang's waterfront. Therefore, proposals should be submitted which are creative, innovative and of the highest design quality.

The proposed Development to be shown by the Project Sponsor shall also be evaluated on the following criteria:

**i. Overall Development Criteria:**

The proposed Development must feature a unique concept that is contextually sensitive to the site and the greater realm of Penang's tourism attractions. It should enhance the existing site characteristics and complement the surrounding coastal areas.

**ii. Appropriate Building Form:**

The building must be in an appropriate scale to incorporate all the project components while ensuring that the existing undulating terrain of the site is not unduly compromised.

**iii. Quality of Design:**

The proposed Development shall have a unique design language that will benchmark it as a new destination for Penang. The Project Sponsor may propose any architectural language which they think best suits the Development and the context of Penang's cultural heritage.

**iv. Quality of Landscape:**

A separate landscape plan shall be shown to indicate the importance of landscape integration into the Development. The landscape shall consider the local climate, flora and fauna, to create an ecologically sustainable property that will showcase the best of Penang's natural diversity.

**v. Vibrant Programming:**

The Development should aim to offer more than just an accommodation venue. It must provide a microcosm of Penang's vibrant culture and heritage, through implementation of activities and built forms.

**vi. Sustainable Design and Operations:**

As sustainability is a key consideration for Penang, the Project Sponsor must undertake to deliver a Development by following the Green Building Index assessment. The operations of the Development shall also take into consideration sustainable forms of management throughout the entire life-cycle of the building.

**vii. Building Information Modeling (BIM):**

The CMI recognizes the benefits of utilizing BIM in successful project delivery process. The Project Sponsor will be required to demonstrate their current BIM capabilities and use of BIM in current projects and must be able to submit BIM models for this project. Due to the timeframe, no BIM models are required for submission but a letter of

undertaking shall be included in the event that the Project Sponsor is successful.

**viii. Financial Capacity:**

The Project Sponsor's financial capacity shall be evaluated based on the company's net worth, annual turnover, working capital and current available credit resources. Demonstration of returns to the State of Penang in terms of tourism marketing potential and investment.

**2.7 Evaluation Process**

Preliminary review shall be done for all submitted documents, which shall be checked for adequacy and completeness. If any of the required documents, attachments or forms are substantially incomplete or not duly signed by an authorized representative then the application shall not be considered for further evaluation.

Detailed assessment of the proposals shall be done based on the evaluation criteria as set out previously. Only those proposals which have passed the criteria shall be further tabled to the State Tender Board for final consideration.

**3. DETAILS OF INFORMATION TO BE PREPARED BY PROJECT SPONSOR**

The Project Sponsor is requested to submit complete information on its proposal ("**Proposal**") for the proposed Hotel and Spa Development. The Proposal shall consist of the following: -



### 3.1 General Information

This section of the proposal shall contain an executive summary comprising an overview of the Project Sponsor, the Development to be implemented, the implementation schedules and costs involved.

The Project Sponsor is also requested to submit complete information on the Company's Profile (as per **Appendix D**) which includes aspects listed below:

- i. Company Name;
- ii. Company Registration No.;
- iii. Year of Incorporation;
- iv. Nature of Main Business;
- v. Location of Head Office and Branch Offices;
- vi. Telephone No., Fax No. and E-mail Address;
- vii. Capital Structure;
- viii. Type of Organization;
- ix. Board of Directors;
- x. Top Management Information; and
- xi. Number of employees.

The Project Sponsor is also expected to submit a copy of its registration certificate from Companies Commission of Malaysia (SSM). The Project Sponsor must provide audited accounts for the past three years (2016, 2017 and 2018), a list of projects carried out or undertaken and the company's credentials should also be included.

## **3.2 Corporate Capability**

### **3.2.1 Project Development and Experience**

The Project Sponsor must identify its full capability to Design & Build – Operate – Transfer (BOT) on the delivery for the Development. As such, the Project Sponsor shall be required to demonstrate how all it is able to develop and operate.

The Project Sponsor shall submit a project management chart for the development and implementation of the Project including a summary of the key management functions.

Outline of the Project Delivery Schedule, identifying key activities and milestones to be undertaken to achieve completion and opening, shall also be included.

The Resort Brand and Operator for the proposed project must show their proposed marketing plan for the Development, frequent guest programs which are unique to the brand and summary of the brand's sales force capabilities.

Project Sponsor or Joint Venture Partner must have a proven record of working successfully and delivered a Design and Build capability. They must have completed resort in environmentally sensitive areas. They shall also include information on other completed projects which are award-winning or relevant.

A summary of the Documents showing a commitment or intention to participate in the projects must be identified and included in the

Proposal. A Letter of Understanding or signed contract reflecting a commitment in the projects should be included, if any.

### **3.2.2 Technical Capability**

This section must be completed in sufficient detail and contain sufficient information to show convincingly that the Project Sponsor and its consultants, contractors, suppliers and operators have the technical capability, experience and expertise (either directly or through the use of other parties) to design, construct and operate the proposed

Projects, and that the concerns of CMI regarding their qualification for the Project have been addressed. At the minimum, the exhibit should include:

- i. Proven expertise in all relevant fields included in the Proposal including but not limited to property development, construction, hospitality, food and beverages. Additional consideration shall be given where internationally recognized awards are listed for relevant projects;
- ii. Demonstrate experience for completed projects in ecologically sensitive sites whereby the site has been rehabilitated and restored so that natural features are preserved and incorporated into the resort design and program.
- iii. Resumes of key personnel who will be associated with the project and names of consultants to be used for the project.



- iv. Resort operator must have minimum of one existing property in Penang. Additional consideration shall also be given to international properties at beachfront locations.
- v. Project Sponsor must show that their contracting partner must have proven track-record with design and build capabilities with a multi-disciplinary team including Civil and Structural, Architectural, Mechanical and Electrical, Quantity Surveying and Environmental Management, with proven expertise in completing award-winning projects.

### **3.2.3 Financial Capability**

This section must be completed in detail and contain sufficient information to show convincingly that the Project Sponsor and its partners have the capability, experience and expertise to finance, develop and manage the proposed Projects, and that all concerns of CMI regarding their qualifications for the Projects are satisfied.

The Project Sponsor must provide convincing evidence that it has strong financial backing (minimum paid up capital of RM5,000,000.00), and can directly or successfully arrange financing for the Projects. The Project Sponsor must demonstrate the capacity to arrange the required security on completion and performance to be provided to CMI.

### **3.3 Project Feasibility**

#### **3.3.1 General**

The Proposals must submit their proposal with sufficient information to enable evaluation of the design and program being considered.

#### **3.3.2 Physical Design of Project**

For the overall design, the Project Sponsor is required to provide visual representations in the form of plans, section and elevation drawings. Other forms of visualizations such as renderings may also be shown.

Drawings shall be provided for all levels of the proposed Development, with functions to be clearly indicated and accompanied by a legend. The layout of the site must be shown with the various project components and site topography.

Overall sections shall also be provided through the building and site context in order to ensure that the proposed building massing complements its surrounding site context. Other diagrams which demonstrate vehicular or pedestrian circulation, views, landscape, etc. may also be included.

The Project Sponsor shall include a program of the proposed Development components, including the number and type of rooms or suites, function or meeting rooms, food and beverage outlets, spa treatment rooms, other resort amenities, back-of-house spaces including M&E, landscape area and circulation area.

A design statement shall also be provided, responding to the vision statement for the Proposal and Development. The statement should include the Project Sponsor's aspirations for the Project and the unique design approach taken for the building massing, materiality, landscape, sustainability and other unique design features.

The design team should include a list of completed relevant projects which demonstrate design excellence, which may be in the form of awards or other such professional or industry recognition.

In order to streamline the submission and evaluation process, no physical models shall be allowed. The Project Sponsor shall list any omissions or major deviations from the RFP in their Proposal.

### **3.3.3 Economic Study**

The Project Sponsor should provide economic studies of the proposed projects. The extent of this study is left to the judgment of the Project Sponsor, but the study should be in sufficient depth to convince CMI that the project is feasible and the cost estimates and construction schedules are realistic and verifiable.

## **3.4 Cost Estimates, Financing and Return on Investment**

The Project Sponsor shall provide a summary of capital cost breakdown and operating costs for the Development to be delivered and operated on a Design & Build – Operate – Transfer (BOT) basis.

The Project Sponsor must provide a detailed project financing plan including debt and equity details, along with documentation showing experience in obtaining financing for projects of similar size and project technology.

The Project Sponsor shall provide a detailed project cash flow and indicate the revenue stream required to provide a return on investment (i.e. to meet debt servicing requirements and to provide a reasonable return to the equity investors) under normal operating conditions, over the proposed contract duration. Indicate the assumed debt servicing requirements and conditions.

The Project Sponsor must also provide audited accounts for the past three (3) years which is for the year 2016, 2017 and 2018.

### **3.5 Tourism and Marketing Strategies**

It is the State Government's vision to create unique and prestigious tourism products for Penang to become a destination for high-value tourists including naturalists, tourists interested in the environment and heritage of the Penang coastline and returning visitors to explore further on the unique natural and cultural experiences which Penang has to offer.

Hence, the Project Sponsor must provide an outline of leisure and tourism strategies to promote Penang with this Development. The Project Sponsor should identify the anticipated composition of the potential market for the proposed Development, for CMI to establish the possibility of synergy with the target market for Penang tourism.

The Project Sponsor may also highlight any features which would make the Development distinctive within a niche market, and thereby raise Penang's profile internationally in the tourism industry.

### **3.6 Benefits to Penang and Its People.**

The Project Sponsor must provide details of benefits arising from the Development to the State of Penang. This may include such benefits including employment of local workforce, engagement of local contractors and suppliers, benefits to the surrounding area and monetary returns to the State Government.

The Project Sponsor must list the extent to which the Development shall meet the objectives and vision of the CMI, in line with the expectation for proposals which are most advantageous to the state of Penang and the State Government. The Successful Project Sponsor shall pay to CMI an amount of 5% from the Gross Profit and with a lease amount to be mutually agreed for a period of first 30 years and subsequent lease period. The lease amount shall be increased not more than 20% (maximum) for the subsequent lease period.

The Project Sponsor shall also highlight any other programs which would demonstrate a commitment to fostering of local talent in Penang as part of its corporate social responsibility. This may include educational and work experience programs to educate, train and recruit staff from Penang.

## **4. TERMS AND CONDITIONS**

- 4.1** Project Sponsors are invited to submit their Proposal(s) according to the requirements contained in this document. Any failure to provide all the information / documents specified may result in rejection of the Proposal or awarding of a lower rating.



- 4.2** Project Sponsors shall bear all costs associated with the preparation and submission of its Proposal which must be delivered on or before **12.00 noon, 31<sup>st</sup> December 2019 (Tuesday)**. Proposals received after the closing date and time specified above will not be entertained.
- 4.3** Project Sponsors are required to submit **RM5,000.00 (Ringgit Malaysia Five Thousand Only)** by way of bankers cheque / postal order as processing fee to the Bendahari Negeri Pulau Pinang when submitting the Proposal. Personal cheque and company cheque are not acceptable. This amount is not refundable unless CMI decides to cancel the project.
- 4.4** **One (1) softcopy** in the form of CD or DVD and **two (2) hardcopy** of the Proposal must be submitted to the following address:
- The Secretariat  
Chief Minister of Penang Incorporated  
Level 47, KOMTAR  
10503 Penang  
**MALAYSIA**
- 4.5** Submissions shall be placed in a sealed envelope, clearly marked at the top-right-hand-corner of the parcel as:
- “Development of Coastal Resort and Spa, North East District, Penang, Malaysia”.**
- 4.6** All Proposals shall be in English or Malay language.
- 4.7** All Proposals must be printed legibly on size no larger than A3 sheet (29.7 x 42.0cm). Each section shall begin on a new page and be appropriately tabbed. Each page shall be numbered in sequence and shall include the

Project Sponsors identification. Additional materials may be included as required to substantiate the Proposal but no physical models are permitted.

- 4.8** The Proposal must be accompanied by a cover letter signed by an official who is authorized to act on behalf of the organization that is submitting the Proposal (as per **Appendix E**).
- 4.9** Project Sponsors are required to sign the Integrity Pact Declaration Form as per **Appendix F1** and **Appendix F2** and to understand the 'Clause on Prevention on Corruption in Government Procurement Documents' as per **Appendix G**.
- 4.10** Any suggestions for additional features or alternatives, within the general framework specified are welcome.
- 4.11** Companies participating in this exercise may either submit Proposals on their own or in collaboration with others. However, the role and responsibility of each company must be clearly stated.
- 4.12** No amendments shall be made to the Proposal after its submission without the written consent of the State Government.
- 4.13** CMI has the absolute discretion to accept or reject the submitted Proposal and is not obligated in any way to award the project to the person(s) and or company(ies) submitting the Proposal. CMI is not required to provide any reason whatsoever.
- 4.14** After the issuance of the RFP, information relating to the contents, examination, evaluation and comparison of Proposals and recommendations concerning the award of contract shall not be disclosed to the respondent or other persons not officially concerned with the process.

- 4.15** All submission shall be valid for six (6) months from the closing date of this invitation but CMI reserves the right to extend the validity period by another three (3) months by giving notice to the respondents.
- 4.16** Only shortlisted and/or successful company(ies) responding to this RFP will be notified of their status and will be required to make a presentation of their Proposal. There will be no notification of status of the award to unsuccessful company(ies).
- 4.17** CMI is not obliged to inform or provide details of the selection process to either successful or unsuccessful Project Sponsors.
- 4.18** The successful Project Sponsor shall be required to enter into a formal agreement with the State Government. The State Government owns the right to identify which state authority / agency to be assigned as a party or representative for the agreement signing purposes.
- 4.19** Failure of the successful Project Sponsor to comply with the stipulated requirement shall constitute sufficient grounds for the annulment of the award.
- 4.20** The successful Project Sponsor shall furnish CMI within fourteen (14) days from the date of the Letter of Award (LOA) a Security Deposit for the sum of RM 1,000,000.00 (Malaysian Ringgit One Million Only) or for a sum equivalent to five percent (5%) of the total Project Cost, whichever is higher, issued by a licensed bank operating in Malaysia.
- 4.21** The Security Deposit shall be kept valid from the date of issue to the date not earlier than three (3) months after the completion of the project. In the event that the Project Sponsor fails to complete the project within the stipulated

period, the Security Deposit shall be forfeited. The Security Deposit shall also be forfeited if the Project Sponsor withdraws its Proposal during the validity period or any extension thereof.

- 4.22** The successful Project Sponsor shall be fully responsible for all repairs and maintenance, including painting and upkeep of the internal and external buildings as well as the grounds of the property and is also expected to allocate a minimum of RM500,000.00 per year (for the 1st 30 years lease period), RM800,000.00 per year (for the 2nd 30 years lease period) and RM1,000,000.00 (for the third 30 years lease period) for such repairs, maintenance and upkeep of the buildings. Maintenance shall encompass both general maintenance as well as more specifically, maintenance of the repaired and restored to good condition to the satisfaction of the State Government.
- 4.23** The successful Project Sponsor must keep all documents related to costs incurred as proof for CMI's monitoring and records. This is also to show the commitment of the successful Project Sponsor to protect the buildings.
- 4.24** CMI at all times reserves the right to alter from time to time the specifications and descriptions mentioned in this RFP and respondents must conform to the altered specifications and descriptions. In the event of any amendments to this RFP, all applicants will be notified accordingly.
- 4.25** It shall be agreed and understood that in the event that the negotiations fail and the contract is not signed, there shall be no course of action against CMI, nor shall it be possible for the Project Sponsor and/or any party/entity associated with the Project Sponsor to pursue a course of action against CMI for any action howsoever arising.

- 4.26** Whilst care is taken to ensure that the facts and information contained in this RFP are correct at the time it is presented, CMI hereby makes no representation as to the accuracy and adequacy of such facts and information contained in the RFP. CMI shall not be liable for any inaccuracy or inadequacy of such facts and information.

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## Appendix A

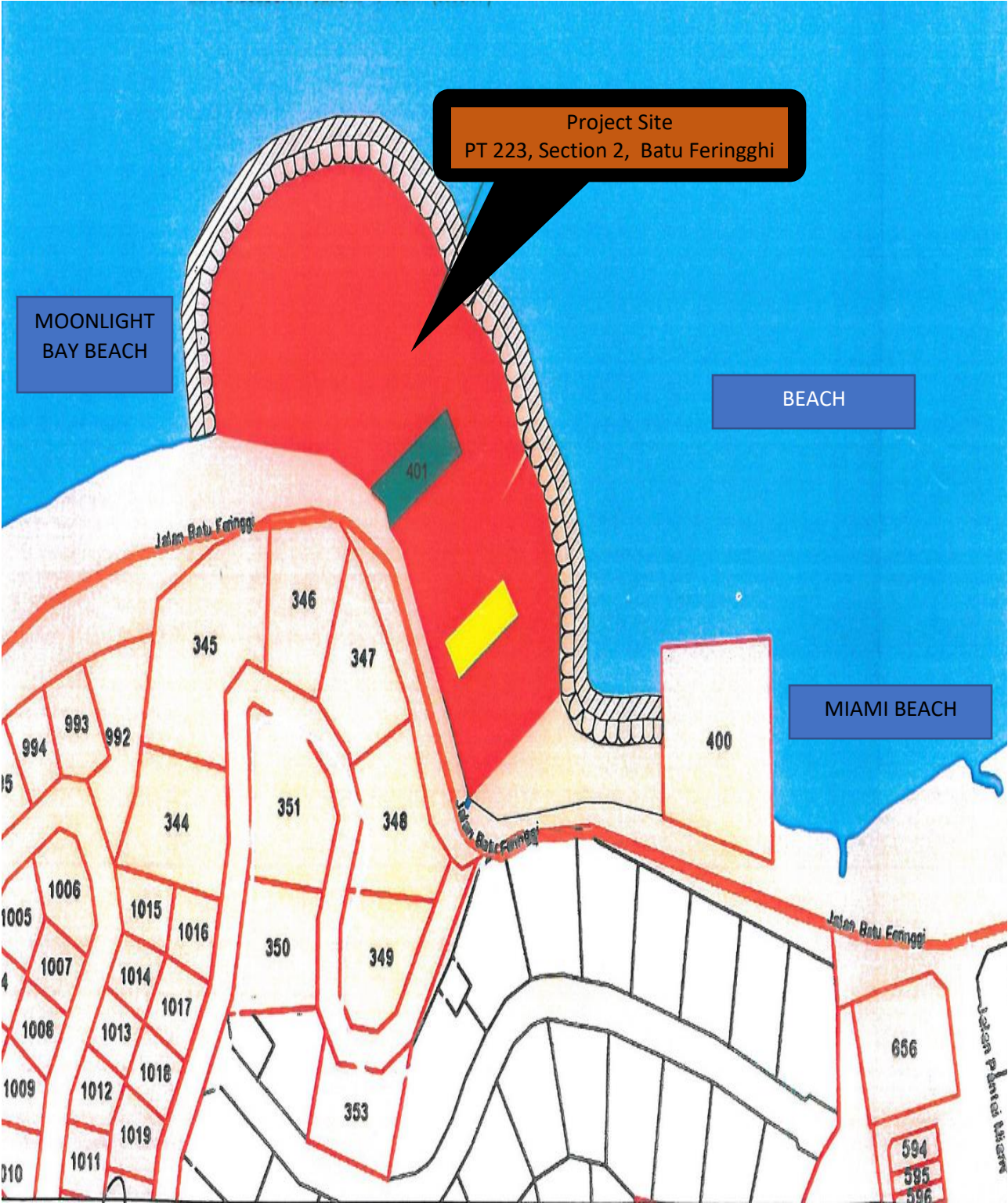
## LIST OF TECHNICAL AGENCIES CONTACT

NO.	NAME & ADDRESS	TEL. & FAX	WEB SITE
1.	One Stop Centre (OSC) Penang Island City Council Level 4, KOMTAR 10675 Penang Malaysia.	Tel: 604-2592038  Fax: 604-2639575	<a href="http://www.mbpp.gov.my">http://www.mbpp.gov.my</a>
2.	North East District And Land Office, Penang Level 50 & 51, KOMTAR 10000 Penang Malaysia.	Tel: 604-2616030  Fax: 604-2616137	<a href="http://dtl.penang.gov.my">http://dtl.penang.gov.my</a>
3.	Penang Town And Country Planning Department Level 57, KOMTAR 10000 Penang Malaysia.	Tel: 604-6505270  Fax: 604-2637580	<a href="http://jpbd.penang.gov.my">http://jpbd.penang.gov.my</a>
4.	Tenaga Nasional Berhad Level 17, Wisma TNB, No. 30, Jalan Anson, 10400 Penang, Malaysia.	Tel: 604-2224000  Fax: 604-22733110	<a href="http://www.tnb.com.my">http://www.tnb.com.my</a>
5.	Penang Water Supply Corporation Level 32, KOMTAR 10000 Penang Malaysia.	Tel: 6042634200  Fax: 6042613581	<a href="http://www.pba.com.my">http://www.pba.com.my</a>
6.	Department Of Irrigation And Drainage, Penang Level 29, KOMTAR 10000 Penang Malaysia.	Tel: 604-2610460  Fax: 604-2613435	<a href="http://jps.penang.gov.my">http://jps.penang.gov.my</a>

7.	Penang Land And Mines Office Level 21 & 22, KOMTAR 10000 Penang Malaysia.	Tel: 604-2615459  Fax: 604-2619588	<a href="http://ptg.penang.gov.my">http://ptg.penang.gov.my</a>
8.	Penang Public Works Department Level 18 & 19, KOMTAR 10000 Penang Malaysia.	Tel: 604-2616263  Fax: 604-2614707	<a href="http://ppinang.jkr.gov.my/">http://ppinang.jkr.gov.my/</a>
9.	Indah Water Konsortium Sdn. Bhd. No. 41, Level 1, Jalan Todak 4 Pusat Bandar Seberang Jaya 13700 Perai Penang Malaysia.	Tel: 604-3984828  Fax: 604-3977924	<a href="http://www.iwk.com.my">http://www.iwk.com.my</a>
10.	Penang Fire And Rescue Department Jalan Perusahaan 13600 Perai Penang Malaysia.	Tel: 604-3970760  Fax: 604-3982544	<a href="http://www.bomba.gov.my">http://www.bomba.gov.my</a>
11	Penang Department Of Environment Ground Level - B Zone Wisma Persekutuan Seberang Perai Utara 13200 Kepala Batas Penang Malaysia.	Tel: 604-5751911  Fax: 604-5751455	<a href="http://www.doe.gov.my/">http://www.doe.gov.my/</a>
12.	Penang Survey And Mapping Department Level 39, KOMTAR 10000 Penang Malaysia.	Tel: 604-2611762  Fax: 604-2635884	<a href="http://www.jupp.gov.my/">http://www.jupp.gov.my/</a>

Appendix B

PROJECT SITE



## Appendix C

### CMI SECRETARIAT

1.    Name        :    Mdm. Bharathi d/o Suppiah  
      Designation :    Deputy General Manager CMI  
      Tel         :    04-6505554 / 016-4751602  
      Fax         :    04-2619935  
      Email       :    bharathi@penang.gov.my
  
2.    Name        :    Mdm. Siti Hajar Binti Abdul Rahim  
      Designation :    Assistant Manager CMI  
      Tel         :    04-6505711 / 019-4784991  
      Fax         :    04-2619935  
      Email       :    sitihajarabdulrahim@penang.gov.my
  
3.    Name        :    Mdm. Nurul 'Izzati Binti Khairuddin  
      Designation :    Clerk  
      Tel         :    04-6505679  
      Fax         :    04-2619935  
      Email       :    nurulizzati@penang.gov.my

Appendix D

COMPANY PROFILE FORM

1. Company Name : \_\_\_\_\_

2. Company Registration No. : \_\_\_\_\_

3. Year of Incorporation : \_\_\_\_\_

4. Nature of Main Business : \_\_\_\_\_

5. Office Location

5.1 Head Office Address : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5.2 Branch(es) 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. : \_\_\_\_\_

### 9. Partnership :

Name of Partner	NRIC No.	Percentage of Ownership

(Please use additional paper if necessary)

### 10. Private Limited / Public Limited :

Name of Shareholder(s)	NRIC No.	Percentage of Shareholding

(Please use additional paper if necessary)

**11. List of Board of Director(s)**

Name of Director	NRIC No.

(Please use additional paper if necessary)

**12. Top Management Information**

Name	Position	Date Joined

(Please use additional paper if necessary)

**13. Number of Employees**

**13.1 Local** : \_\_\_\_\_

**13.2 Foreign** : \_\_\_\_\_

Appendix E

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 : \_\_\_\_\_

## Appendix F1

**INTERGRITY PACT DECLARATION FORM****BIDDER'S DECLARATION FORM  
FOR****REQUEST FOR PROPOSAL FOR THE DEVELOPMENT OF COASTAL RESORT AND  
SPA, NORTH EAST DISTRICT, PENANG, MALAYSIA**

I, .....(Name of Company Representative) NRIC No. .... representing ..... (Name of Company) with registration number .....(MOF/PKK/CIDB/ROS/ROC/ROB) hereby declare that I, or any other individual(s) representing this company, shall not offer or give bribes to any individual(s) in Chief Minister of Penang Incorporated (CMI) or any other individual(s), as an inducement to be selected in the aforementioned RFP. I attach herewith a Letter of Authorisation which empowers me, as a representative of the aforementioned company, to make this declaration.

2. If I, or any individual(s) representing this company, is offering or giving any bribes to any individual(s) in CMI or any other individual(s) as a inducement to be selected in the aforementioned RFP, I hereby agree, as a representative of the aforementioned company, for the following actions to be taken:

- i. Revocation of the contract offer for the aforementioned RFP; or
- ii. Termination of contract for the aforementioned RFP; and
- iii. Other disciplinary action according to the Government Procurement Rules and regulations currently in force.

3. In the event where there is any individual(s) who attempts to solicitate any bribe from me or any individual(s) related to this company as an inducement to be selected for the aforementioned RFP, I hereby pledge to immediately report such act(s) to the Malaysian Anti-Corruption Commission (MACC)'s office or at the nearest police station.

Sincerely,

..... (Signature)  
(Name and IC Number)

**Company Stamp:**

## Appendix F2

**INTERGRITY PACT DECLARATION FORM****SUCCESSFUL BIDDER'S DECLARATION FORM  
FOR****REQUEST FOR PROPOSAL FOR THE DEVELOPMENT OF COASTAL RESORT AND  
SPA, NORTH EAST DISTRICT, PENANG, MALAYSIA**

I, .....(Name of Company Representative) NRIC No. .... representing ..... (Name of Company) with registration number .....(MOF/PKK/CIDB/ROS/ROC/ROB) hereby declare that I, or any other individual(s) representing this company, shall not offer or give bribes to any individual(s) in Chief Minister of Penang Incorporated (CMI) or any other individual(s), as an gratification for being selected in the aforementioned RFP. I attach herewith a Letter of Authorisation which empowers me, as a representative of the aforementioned company, to make this declaration.

2. If I, or any individual(s) representing this company, is offering or giving any bribes to any individual(s) in CMI or any other individual(s) as a gratification for being selected in the aforementioned RFP, I hereby agree, as a representative of the aforementioned company, for the following actions to be taken:

- i. Revocation of the contract offer for the aforementioned RFP; or
- ii. Termination of contract for the aforementioned RFP; and
- iii. Other disciplinary action according to the Government Procurement Rules and regulations in force.

3. In the event where there is any individual(s) who attempts to solicitate any bribe from me or any individual(s) related to this company as an gratification for being selected for the aforementioned RFP, I hereby pledge to immediately report such act(s) to the Malaysian Anti-Corruption Commission (MACC)'s office or at the nearest police station.

Sincerely,

..... (Signature)  
(Name and IC Number)

**Company Stamp:**



## Appendix G

**CLAUSE ON PREVENTION ON CORRUPTION IN GOVERNMENT  
PROCUREMENT DOCUMENTS****"CLAUSE ON PREVENTION ON CORRUPTION IN GOVERNMENT  
PROCUREMENT DOCUMENTS"****Termination on Corruption, Unlawful or Illegal Activities**

(a) Without prejudice to any other rights of the Government, if the [Company/Firm], its personnel, servants or employees is convicted by a court of law for corruption or unlawful or illegal activities in relation to this [Agreement/Contract] or any other agreement that the [Company/Firm] may have with the Government, the Government shall be entitled to terminate this [Agreement/Contract] at any time, by giving immediate written notice to that effect to the [Company/Firm].

(b) Upon such termination, the Government shall be entitled to all losses, costs, damages and expenses (including any incidental costs and expenses) incurred by the Government arising from such termination.

(c) For the avoidance of doubt, the Parties hereby agree that the [Company/Firm] shall not be entitled to any form of losses including loss of profit, damages, claims or whatsoever upon termination of this [Agreement/Contract].