



LANGKAWI DEVELOPMENT AUTHORITY (LADA)

REQUEST FOR PROPOSAL (RFP)
FOR THE DEVELOPMENT OF CHENANG 2
ON LOT 60002, JALAN KUALA MUDA, MUKIM PADANG MATSIRAT, 07000
LANGKAWI, KEDAH DARUL AMAN.

SECRETARIAT:
INVESTMENT AND BUSINESS FACILITATION DIVISION
LANGKAWI DEVELOPMENT AUTHORITY (LADA)
7TH FLOOR, LADA COMPLEX
JALAN PERSIARAN PUTRA, KUAH
07000 LANGKAWI, KEDAH DARUL AMAN
MALAYSIA
TEL: +604 960 0600
FAX: +604 960 0643
EMAIL : pelaburan@lada.gov.my
WEBSITE: www.lada.gov.my

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1. INTRODUCTION

- 1.1. Langkawi has rapidly developed into a renowned resort island in Malaysia and the Southeast Asia region ever since the early 90's. From being highly dependent on only agricultural and fishery produce, it has transformed into an island whereby the main economic driver is tourism sector.
- 1.2. To ensure Langkawi stays competitive as a prominent tourism destination in Malaysia as well as at international level, new and international-class facilities and products need to be developed.
- 1.3. Presently, a few areas have been identified as major tourist spots in Langkawi, among which include Pantai Chenang. In general, however, the development of this area is disorganised with majority of the buildings are not constructed following the conditions determined by the Local Authorities. The area is also affected with traffic congestion and vehicle parking issues as well as dull landscapes, therefore preventing the exhibit of Pantai Chenang's beauty towards tourists at the desired level.
- 1.4. Hence, LADA intends to establish a developed area which comprises new iconic attractions. This development must be executed in organised and systematic manners, aside from utilising green technologies, embellished with remarkable landscapes, and offering global beach holiday destination experience. One highly potential and strategic site that has been identified for development is Lot 60002, Jalan Kuala Muda, Mukim Padang Matsirat, 07000 Langkawi, Kedah Darul Aman. This location is situated close to Langkawi International Airport, whereby two apartment areas namely Perdana Service Apartment and The Laguna as well as Ombak Villa Langkawi, a resort hotel, are strategically located about 2.5 kilometres north of the landmark. To the south, two facilities formerly known as Aquabeat and Century Langkasuka Resort are also available. This lot is also positioned between a seashore and a main road known as Jalan Padang Matsirat – Kuala Muda.

1.5. In realising this intention, participation and cooperation from private sectors are crucial to ensure the spur of development and tourism growth in Langkawi by industrial parties. Collaboration between public and private sectors in accomplishing the strategic investment proposal is needed to provide excellent products and services, thereby achieving the goal of making Langkawi as a luxurious holiday and world-class ecotourism destination.

2. GUIDANCE FOR PROJECT BIDDERS

2.1. Objectives of RFP

Langkawi Development Authority (LADA) wishes to invite proposals from Bidding Companies to assume and manage Chenang 2 iconic development project. This will be part of LADA's efforts in maximising its asset strategic values via public-private collaborations. The RFP also aims to provide guidance for Bidding Companies besides welcoming creative and innovative ideas as well as proposals in utilising green technologies from companies involved with the future development of Chenang 2 project.

2.2. General Scope

Bidders are expected to acquire in-depth understanding on:

- i. The site plan of Lot 60002, Jalan Kuala Muda, Mukim Padang Matsirat, 07000 Langkawi, Kedah Darul Aman (as per **Appendix A**);
- ii. Map of location around the site of Lot 60002, Jalan Kuala Muda, Mukim Padang Matsirat, 07000 Langkawi, Kedah Darul Aman (as per **Appendix B**);
- iii. The proposed development components are as follows:



North End Zone
 (Mixed Development Zone)

Centre Zone
 (Family-friendly Zone)

South End Zone
 (Gastronomy Zone)

Zone	Development Components Proposal
North End Zone: Mixed Development Zone	a. 3-star and above hotel accommodations (international hotel chains such as Ibis, Bayview, Marriot, and others) b. Esplanade; c. Retail Pods; d. Retail Outlet; e. Anchor Tenant; f. Seafront Park; and g. Parking & Buggy Station
Centre Zone: Family-friendly Zone	a. Skateboard Park; b. Plaza; c. Cinema; d. Food Court; and e. Info Centre
South End Zone: Gastronomy Zone	a. 3-star and above hotel accommodations (international hotel chains such as Ibis, Bayview, Marriot, and others) b. Green Spine; and c. Seafood Restaurants.

iv. Requirements of Technical Departments/Agencies (list of technical departments/agencies as per **Appendix C**.)

2.3. Project Site

- 2.3.1. The total land area of PN 6269, Lot 60002, Jalan Kuala Muda, Mukim Padang Matsirat, 07000 is 29.949 acres or equivalent to 121,200 square metres. This lot is situated in the main settlement of Padang Matsirat and is nearby Langkawi International Airport which is only 2.5 kilometres away.
- 2.3.2. The land use category is industrial whereas the express condition for this land lot is hotel site. The restriction interest for Lot 60002 is “Prohibited from doing any form of arrangements except mortgage within 10 years duration effective from the registration date of ownership letter except with permission from the State Authority” and the zoning allowed under District Local Plan (DLP) is Business Zone or Mixed-Commercial Cluster.
- 2.3.3. The land is located about 20.7 kilometres away from Kuah town centre or about 2 kilometres to Padang Matsirat town. This lot is situated in front of Jalan Kuala Muda and is facing the view of Pantai Pasir Berdengung. The land lot too, is located in between Aquabeat and Perdana Beach Apartment as seen in the following map:-



2.4. Site Visit

- 2.4.1. Bidding Companies are obligated to attend site visit arranged by LADA. If Bidding Companies do not attend the scheduled site visit on **24th May 2021 at 9.30 am**, their proposals will thus not be considered. Attendance confirmation of Bidding Companies is compulsory and shall be informed to the secretariat before the date of site visit. Further information on the secretariat can be retrieved as per **Appendix D**.
- 2.4.2. Further information regarding the site visit can be obtained from Investment and Business Facilitation Division of Langkawi Development Authority.

2.5. Project Implementation

2.5.1. The proposed implementation schedule is as follows:

Num.	Details	Estimated Date/Duration
i.	Invitation for RFP	15 th April 2021
ii.	Site visit	24 th May 2021
iii.	Proposal preparation by bidding companies	15 th April – 13 th July 2021
iv.	Proposal submission and processing fee payment of RM 1,000.00/lot	14 th July 2021
v.	Technical and financial evaluations by committee	4 th August 2021 18 th August 2021
vi.	Tabling to Investment Project Evaluation Committee	4 th Week of August 2021
vii.	Shortlisted companies are required to pay Commitment Fee as per paragraph 4.5	1 st Week of September 2021
viii.	Tabling and evaluation by Langkawi Investment and Project Evaluation Committee Meeting	September 2021
ix.	Tabling to LADA Board of Directors	September/ October 2021
x.	Letter of Intent	September/ October 2021
xi.	Letter of Award	October/November 2021
	Reimbursement of Commitment Fee to unsuccessful bidding companies	October/November 2021
xii.	Letter of Acceptance (SST)	October/November 2021
xiv.	Development or commercial terms and conditions agreement to be signed subject to both parties' consensus	December 2021 - Februari 2022
xiii.	Performance Bond in the form of Bank Guarantee (BG) as per paragraph 4.21	During signing of Lease Agreement
xv.	1 st Lease payment as per paragraph 4.23	During signing of Lease Agreement

Num.	Details	Estimated Date/Duration
xvi.	Application for status declaration as Malay Company by investor	After signing of agreement
xvii.	Planning Permission (KM) approval, approvals related to lease, and others	4 Months After SST
xviii.	Construction work commencement	After Approval of KM
xix.	Construction completion, Certificate of Completion and Compliance (CCC) approval, and operation commencement	2022 – 2027 (subject to proposed Development Phase)

3. DETAILS OF INFORMATION TO BE PREPARED BY PROJECT BIDDERS

Project Bidding Companies are required to submit complete and detailed information regarding development and management proposal of Chenang 2, Lot 60002, Jalan Kuala Muda, Mukim Padang Matsirat, Langkawi, Kedah. The guidelines for proposal preparation are as follows:

3.1. General Information

This section of proposal shall contain an executive summary comprising an overview of Bidding Company, project to be implemented, implementation schedule, and cost estimate involved.

Background information of Bidding Company must also be completed as per **Appendix E**, which includes aspects listed below:

- i. Name of Company;
- ii. Company Registration Number;
- iii. Date of Incorporation;
- iv. Nature of Business;
- v. Address (Head and Branch Offices)
- vi. Telephone and Fax Numbers and E-mail Address;
- vii. Paid-up Capital;
- viii. Type and Details of Company Ownership;

- ix. List of Board of Directors;
- x. Top Management Information; and
- xi. Number of Employees.

Bidding Companies are each required to submit a copy of registration certificates from Companies Commission of Malaysia (SSM) and Ministry of Finance (MOF) / Contractor Service Centre (PKK) / Construction Industry Development Board (CIDB) along with their respective validity periods.

An agreement will be signed between LADA as the land owner and the successful bidder for a lease period of **60 years**. Successful bidder:

- i. Is prohibited from using the land or any part thereof as collateral for whatever purpose, unless with written permission from LADA;
- ii. Shall not rent or assign right or transfer the land to a third party; and
- iii. Shall return the whole land and property to LADA without further cost upon expiry of the lease period.

3.2. Project Development Concept

Langkawi Development Authority (LADA) intends to invite capable companies to undertake the mixed development of LADA's land at Lot 60002, Jalan Kuala Muda, Mukim Padang Matsirat, 07000 Langkawi, Kedah. The development must comply with the facility specification requirements as listed below:

- i. Iconic development concept for the development of Lot 60002 area that can attract tourists, is unique, organised, and user-friendly compared to the current Pantai Chenang area;
- ii. Maximum height of building constructed is of 15 storeys;

- iii. Building design quality which complies with aspects of low-carbonness and sustainability;
- iv. Innovative parking area;
- v. Landscape work and development qualities which follow green practices;
- vi. Competitive development program;
- vii. Incorporating roofed pedestrian walkway/skybridge connecting buildings;
- viii. Incorporating provision of special pedestrian walkway for Persons with Disabilities (OKU) and the elderly as fixed in the Guidelines on Crime Prevention Through Environmental Design (CPTED), (Department of Town and Country Planning Peninsular Malaysia, 2014);
- ix. Promoting centralisation of stalls with self-supported facilities that do not obstruct traffic flow;
- x. Providing sufficient community facilities and infrastructures as established in current guidelines and standard employed by Langkawi Municipal Council, the City of Tourism (MPLBP) as well as related technical and non-technical agencies;
- xi. Preparing landscaped or green area in the buildings;
- xii. Incorporating sustainable design and operation such as the utilisation of green technology and Green Building Index assessment; and
- xiii. Meeting the requirements of Building Information Modelling (BIM).

Bidding Companies are also expected to acquire capabilities in promoting the mixed-development, thereby crafting Langkawi into a tourism attraction destination with sustainability concept.

However, LADA does not intend to limit development on the site solely based on its needs, as long as the project remains within the scope allowed by the agency. This is due to LADA's belief that every company possesses its distinctive capacity and capability in the prospective development.

Bidding Companies may also develop and manage Chenang 2 Development Proposal in joint effort with local or international companies holding expertise in related fields.

3.3. Project Management Concept

3.3.1. Bidding Companies must state in detail their respective lists of management members as well as positions and number of employees to be involved in Chenang 2 Development. Local and foreign workers composition should also be detailed. Bidding Companies are also required to present information regarding operational, maintenance, and landscape managements to ensure that the layout of the development is carefully planned. Besides that, Bidding Companies are also expected to offer Corporate Social Responsibility (CSR) programmes to Langkawi community.

3.4. Corporate Capability

3.4.1. Project Development and Experience

Bidding Companies must identify their respective consultants, contractors, suppliers, operators, and local or international financiers to be involved in the proposed project. Bidding Companies shall also present project development planning comprising aspects of project management in terms of development and implementation. This shall

also include a summary of main functions and positions to be established soon. Project Management Summary should also cover project development and commercial operation schedule. Supporting documents indicating commitment and intention of Bidding Companies to participate in this project may also be included to consolidate the submitted development proposal.

3.5. Technical Capability

3.5.1. This section shall be completed in detail and must contain complete information to convince that Bidding Companies, consultant companies, supplier contractors, and project operators possess the technical capability, experience, and expertise (either directly or through services of local or international parties) to operate the proposed project. Bidding Companies' qualifications in executing the project are highly emphasised by LADA.

3.5.2. Experience of technical personnels, resumes of key personnels, and name lists of consultants involved in this project must also be included. Bidders or collaborating companies must also submit their respective lists and values of projects previously developed.

3.5.3. **Successful bidder** is required to prepare reports as determined by the Local Authority (PBT) or related agencies which may include:

- i. Environmental Impact Assesment Report;
- ii. Social Impact Analysis Report;
- iii. Road Safety Audit Report; and
- iv. Others.

3.6. Financial Capability

3.6.1. This section must be completed in detail and contain sufficient information to credibly demonstrate that Bidding Companies and their respective local or international partners possess the capability, experience, and expertise to finance, develop, and manage the proposed project. The executing Bidding Company's qualifications for this project are highly emphasised by LADA.

3.6.2. Audited Financial Statements for the latest three (3) years (2018, 2019, and 2020), list of implemented projects (local and international), confirmation letters for completed projects, and certificates stating Bidding Company's qualifications must also be attached with the proposal.

3.6.3. Bidding Company must also acquire convincing evidence that it has strong financial backing (with minimum paid-up capital of RM20 million) and can directly or successfully arrange financing for the project.

3.6.4. Bidders' proposals which satisfy the development's conditions and needs will be tabled for evaluation by LADA Board of Directors. Shortlisted Bidding Companies are required to pay Commitment Fee to LADA. Commitment Fee by unsuccessful Bidding Companies will be **reimbursed** upon the results announcement. Details of Commitment Fee are as listed in paragraph 4.5.

3.7. Project Feasibility

3.7.1. General

Proposal must be submitted with project development and management plan.

Economic Study

Bidding Company is required to prepare economic study related to the proposed project. Method of the study shall be based on Bidding Company's creativity. Detailed and in-depth study needs to be carried out to convince LADA that the project is feasible. The estimated cost for developing and managing the project also needs to be realistic and reasonable.

3.8. Cost Estimate, Financing Method, and Return on Investment (ROI)

- 3.8.1. Bidding Company must indicate in detail the capital and cost estimates to be involved for Chenang 2 development and management. Operational cost implicated must also be specified.
- 3.8.2. The proposed cost must be reasonable, and Bidding Company needs to finance the entire development and management cost.
- 3.8.3. Bidding Company shall state in detail the project financing plan including debt and equity, along with documents demonstrating experience of Bidding Company in obtaining financing for previous projects which are similar or almost similar in terms of size and technology used.
- 3.8.4. Bidding Company shall state in detail the cash flow encompassing received revenue as Return on Investment (ROI) for this project under normal operation over its proposal duration.

3.9. Marketing Strategies

- 3.9.1. Bidding Company must prepare marketing strategies to promote Chenang 2 Development and to maximise the potential of this area as a domestic and international tourism destination.

3.10. Benefits for Langkawi Development Authority and Langkawi

- 3.10.1. Bidding Company must state in detail the benefits for LADA including career opportunities for the locals as well as engagement of local contractors and suppliers. Bidder is also required to perform lease payment to LADA as stated in paragraph 4.23.

4. MAIN TERMS AND CONDITIONS

- 4.1. Successful Bidding Company is required to sign official agreements with LADA. Any companies establishing Special Purpose Vehicle (SPV) to participate in this project will be bound through Corporate Guarantee Agreement between LADA and principal/guarantor company. The agreement will possibly involve three parties (tripartite agreement) namely LADA, principal/guarantor company, and the associated SPV company.
- 4.2. Bidding Company is required to pay RM1,000.00/lot by way of EFT/bank draft/money order as processing fee to Finance Division, LADA upon submitting RFP. Proof of payment must be presented in the forms of hard and soft copies to LADA secretariat.
- 4.3. LADA reserves the right to amend from time to time the specification and description mentioned in this RFP. Bidding Company must conform to the amendments. In the event of every amendment done to the next RFP, Bidding Company shall be notified in writing.
- 4.4. Bidding Company shall agree and understand that in the event of cases whereby the offer fails and that the agreement is yet to be signed, a contract will be considered as yet to be formed, therefore no course of actions can be taken nor pursued against LADA.

4.5. Commitment Fee will be charged on shortlisted Bidding Companies. This fee will be **reimbursed** to companies failing in the selection process. Contrariwise, successful Bidding Company may choose to either reclaim the fee from LADA or convert the Commitment Fee payment made as part of lease payment to LADA. Details of the payment are as follows:

Gross Development Cost (GDC) RM	Commitment Fee Payment	
	Rate (%)	Commitment Fee RM
Up to 100 Million	-	20,000.00
The following 100 Million	0.5	Maximum 500,000.00
The following 100 Million	0.4	Maximum 400,000.00
The following 100 Million	0.3	Maximum 300,000.00
The following 100 Million	0.2	Maximum 200,000.00
The following 100 Million	0.1	Maximum 100,000.00
More than 1 Billion	RM 1 Million for every additional RM 1 Billion GDC	

4.6 Sub-leasing must obtain written permission by LADA and is only possible after the investor is registered as a lessee.

4.7 Successful Bidding Company will be bound via Lease Agreement Cum Development Agreement with LADA.

4.8 Investors should pay attention to land encumbrances. In order to release restrictions in interest, express conditions and other restrictions (if any) are not limited to the approval of Malay declaration which requires endorsement from the State Authority.

4.9 The land shall not be mortgaged/transferred rights and/or presented as security to banks or any financial institutions or any third parties without written consent from LADA.

4.10 The execution of Power of Attorney (PA) is not encouraged as LADA needs to monitor the project implementation as agreed.

- 4.11 Physical project implementation must begin in the first six (6) month-period after the agreement is signed along with submission of Planning Permission (KM) plan draft to be reviewed. The entire project must be completed in a maximum period of five (5) years. Project registration will be conducted according to development phases.
- 4.12 Lease payment shall be made in cash and can be considered in the in-kind form (valuation should be equivalent or more) but shall not exceed 30% of lease valuation price fixed.
- 4.13 The agreement can be terminated if company fails to comply with terms and conditions stated in the contract. LADA is entitled to seize 10% of the lease amount paid which shall be forfeited.
- 4.14 Late payment penalty charge will be imposed at 10% per annum.
- 4.15 The project will be monitored by LADA until its completion according to the timeline agreed in the contract. The company needs to submit monthly project progress status report and attend meetings with LADA as and when requested.
- 4.16 Planning Permission (KM) application shall be prepared by successful Bidding Company and will be effectuated through LADA.
- 4.17 Successful Bidding Company is responsible up to the project development to obtain Certificate of Completion and Compliance (CCC).
- 4.18 Bidding Company is also responsible and entitled to safeguard the interests in any issues related to the land of Lot 60002, Jalan Kuala Muda, Padang Matsirat, 07000 Langkawi, Kedah Darul Aman.

4.19 Bidding Company must inform LADA in writing of any matters involving flora, fauna, sand, and other resources on the land of Lot 60002, Jalan Kuala Muda, Padang Matsirat, 07000 Langkawi, Kedah Darul Aman before taking any actions or consumptions regarding the resources.

4.20 Bidding Company must ensure that the Malay company status is obtained based on the **Malay Reservation Enactment Kedah 1931**.

4.21 Successful bidder shall include Performance Bond in the form of Bank Guarantee (BG) issued by bank or financial institution registered and operating in Malaysia according to the following rates:

Num.	Development Cost	Rate
1.	RM500 million and above	2%
2.	RM0 – RM499 million	5%

4.22 The Performance Bond in Bank Guarantee (BG) form should be made valid from its issued date until another date not less than 12 months after the project is completed. If project Bidder fails to complete the project in the stipulated duration, withdraws its proposal during the stipulated duration, or exceeds the stipulated duration, this Performance Bond will not be returned.

4.23 Lease payment based on **LADA Leasing and Asset Management Strategic Policy** is as follows:

Percentage	Period/Time
30%	During signing of Lease Agreement
30%	Within the period of one (1) year after signing of Lease Agreement.
40%	Within the period of two (2) years after signing of Lease Agreement.

4.24 Lease registration will only be conducted upon completion of payment fulfilled by Bidding Company based on the schedule and conditions stated above. Such matter is also subject to compliance of registration conditions determined by the Authority.

4.25 Bidding Companies may look up for land information at Langkawi District and Land Office as well as Langkawi Valuation and Property Services Department (JPPH).

5 OTHER TERMS AND CONDITIONS

5.1 Failure of successful company to abide by all requirements stated in this Chenang 2 Development RFP is a strong ground for termination of such contract award.

5.2 Bidding Companies are invited to submit proposals based on requirements stated in this document. Failure to present any required information may result in rejection of the proposal.

5.3 Bidding Companies shall also bear all costs associated with the preparation and submission of RFP.

5.4 One (1) soft copy and three (3) hard copy of proposal must be submitted to the following address:

Chief Executive Office
Level 7, Investment and Business Facilitation Division
Langkawi Development Authority
LADA Complex, Jalan Persiaran Putra,
07000 Langkawi,
Kedah Darul Aman.

E-mail:

pelaburan@lada.gov.my / lina_azlina@lada.gov.my /
noramira@lada.gov.my

5.5 Proposals received **after 12.00 pm** on **14th July 2021** time will not be entertained.

5.6 Submission should be placed in a sealed envelope clearly written at the top right corner with **“Request For Proposal for Chenang 2 Development on Lot 60002, Jalan Kuala Muda, Mukim Padang Matsirat, 07000 Langkawi, Kedah Darul Aman”**.

5.7 All proposals must be written in Bahasa Melayu or English.

5.8 All proposals must be typed on A4 (8.27” x 11.69”) sized sheets. However, plans and sketches can be drawn on papers with appropriate sizes. Each section shall begin on a new page and be appropriately labelled. Each page must also be numbered in sequence.

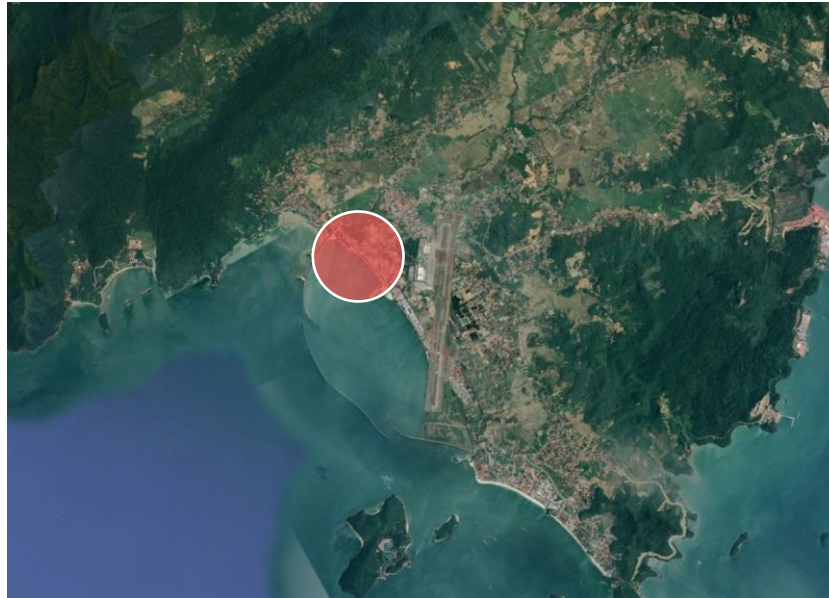
- 5.9 Bidders are required to sign the Declaration and Integrity Pact. Original copies must be returned to Investment and Business Facilitation Division, LADA.
- 5.10 Any additional and alternative suggestions within the scope of this RFP are positively welcome.
- 5.11 Bidding Companies may either submit proposals on their own or in collaboration with other companies. However, the roles and responsibilities of each company must be clearly stated.
- 5.12 No amendments shall be made after the proposal is submitted to LADA.
- 5.13 LADA has the absolute discretion to accept or reject the submitted proposal and is not obligated in any way to award this project to a person or company submitting the proposal. LADA is also not required to provide any reason or excuse for the rejection of the accepted proposal.
- 5.14 After the issuance of this RFP, information related to the content, evaluation, comparison of proposals, and recommendations concerning the contract award are confidential and shall not be disclosed to any individuals or companies who are not directly involved with this project.
- 5.15 All accepted proposals shall be valid for six (6) months from the closing date of the RFP. However, LADA reserves the right to extend the additional validity period by issuing notice to Bidding Companies.
- 5.16 Only successful shortlisted companies for this RFP will be notified of their status. No status notification will be given to companies failing in the selection process.

- 5.17 LADA is not obliged to inform or provide further information regarding the selection process to any successful or unsuccessful companies.
- 5.18 This RFP is not one (1) form of offer from LADA or a contract for this development proposal to Bidding Companies.
- 5.19 LADA will not bear any costs, indemnities, or compensations incurred from the preparation of this RFP.
- 5.20 Bidding companies may also refer to the Investment Checklist as per **Appendix H**.
- 5.21 The facts and information covered in the RFP are correct at the time of its issuance. Statements in this RFP shall not be referred as a complete list for the purpose of this development proposal. LADA will not entertain any disputes thereafter and shall not be held liable for accuracy and truth of any facts and information presented in this RFP. It is the Bidding Companies' responsibility to conduct detailed research and revision to ascertain the accuracy of information stated in this RFP as well as other matters related to real estate for the process of this development proposal.

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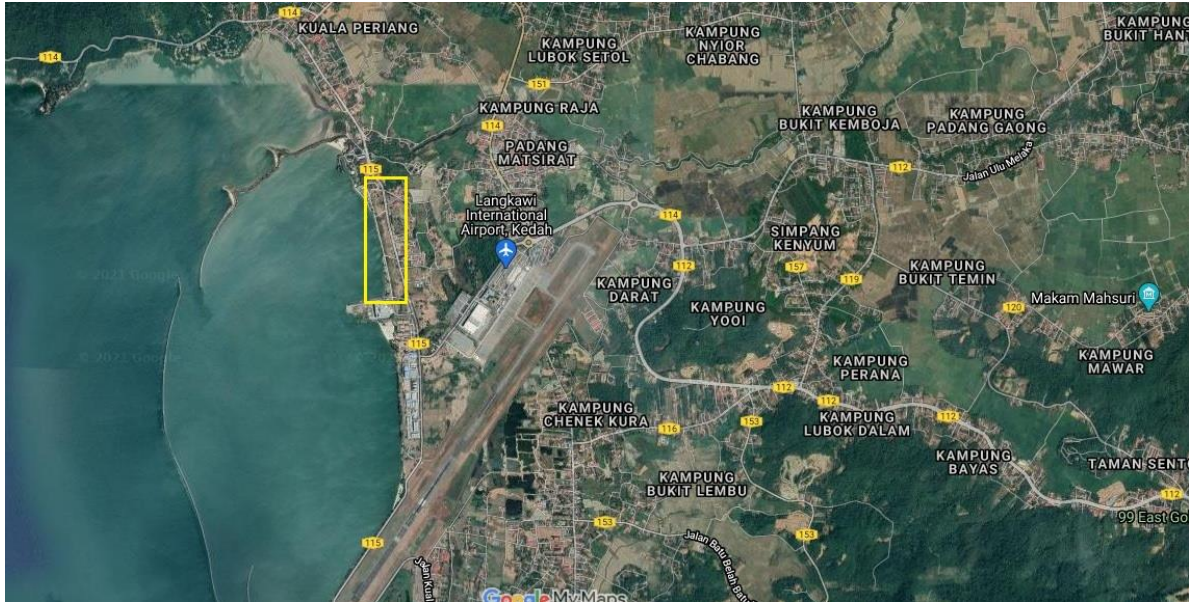
APPENDIX A

SITE PLAN



APPENDIX B

MAP OF LOCATION AROUND CHENANG 2 SITE



APPENDIX C

LIST OF TECHNICAL DEPARTMENTS/AGENCIES

Num.	Name/Address	Telephone	Website
1.	Planning Division Langkawi Development Authority (LADA) Level 4, LADA Complex, Jalan Persiaran Putra, 07000 Langkawi, Kedah.	04-960 0600	https://www.lada.gov.my/
2.	Langkawi Municipal Council, the City of Tourism (MPLBP) 07000 Langkawi, Kedah.	04-966 6590	http://www.mplbp.gov.my/en
3.	Langkawi District and Land Office Jalan Persiaran Putra, 07000 Langkawi, Kedah.	04-702 9228	https://webpdt.kedah.gov.my/
4.	Kedah Director Office of Lands and Mines Wisma Negeri 05576 Alor Setar, Kedah Darul Aman.	04-702 8008	https://www.ptgkedah.gov.my/
5.	Kedah State Economic Planning Unit Level 3, Block B, Wisma Darul Aman 05503 Alor Setar, Kedah Darul Aman.	04-702 7000	https://www.kedah.gov.my/
6.	Kedah Public Works Department (JKR) Level 5, Bangunan Sultan Abdul Halim, Jalan Sultan Badlishah, 05582 Alor Setar, Kedah.	04-774 8000	https://www.jkrkedah.gov.my/

Num.	Name/Address	Telephone	Website
	Langkawi Public Works Department (JKR) Jalan Ayer Hangat, 07000 Langkawi, Kedah.	04-966 6040	
7.	Kedah Department of Environment Level 2, Menara Zakat, Jalan Telok Wanjah, 05450 Alor Setar, Kedah. Langkawi Department of Environment Level 3, Bangunan Tabung Haji, Pokok Asam Kuah, 07000 Langkawi, Kedah.	04-733 2832 04-966 4633	https://www.doe.gov.my/
8.	Department of Irrigation and Drainage (JPS) Level 7, Bangunan Sultan Abdul Halim, Jalan Sultan Badlishah, 05000 Alor Setar, Kedah. Langkawi Department of Irrigation and Drainage (JPS) Lot 111, Kelibang, 07000 Langkawi, Kedah.	04-733 3433 04-966 1778	https://www.didkedah.gov.my/
9.	Valuation and Property Management Department (JPPH) Level 2, Zone C, Wisma Persekutuan, Pusat Pentadbiran Kerajaan Persekutuan, Bandar Muadzam Shah, Anak Bukit, 06550 Alor Setar, Kedah.	04 700 1900	https://www.jp-ph.gov.my/v3/ms/

Num.	Name/Address	Telephone	Website
	Langkawi Valuation and Property Management Department (JPPH) Num. 102 & 103, Jalan Pandak Mayah 5, Pusat Bandar Kuah, 07000 Langkawi, Kedah.	04 966 0478	
10.	Department of Survey and Mapping Malaysia (JUPEM) Level 3, Zone C, Wisma Persekutuan, Pusat Pentadbiran Kerajaan Persekutuan, Bandar Muadzam Shah, 06550 Anak Bukit, Kedah.	04 732 3253	https://www.jupem.gov.my/
11.	Department of Occupational Safety and Health Level 5, Zone A, Wisma Persekutuan, Pusat Pentadbiran Kerajaan Persekutuan, 06550 Bandar Muadzam Shah, Kedah.	04-700 0100	https://www.dosh.gov.my/
12.	Fire and Rescue Department of Malaysia Jalan Ayer Hangat, 07000 Langkawi, Kedah.	04 969 3004	https://www.bomba.gov.my/
13.	Syarikat Air Darul Aman (SADA) 29, Jalan Bunga Raya, Kuah, 07000 Langkawi, Kedah.	04-961 0546	https://www.sada.com.my/

Num.	Name/Address	Telephone	Website
14.	Tenaga Nasional Berhad (TNB) Num. 7 & 8, Jalan Penarak, Kuah, 07000 Langkawi, Kedah.	04-966 6020	https://www.tnb.com.my/
15.	Indah Water Konsortium (IWK) Lot 555 & 429, Kampong Sungai Menghulu, Kuah, 07000 Langkawi, Kedah.	04-966 5828	https://www.iwk.com.my/

LADA Secretariat

Address:

Investment and Business Facilitation Division
Langkawi Development Authority,
Level 7, LADA Complex,
Jalan Persiaran Putra,
07000 Langkawi,
Kedah Darul Aman.

Telephone:

04-960 0600 ext (641/643/646)

Fax:

04-960 0649

E-mail:

pelaburan@lada.gov.my
lina_azlina@lada.gov.my
noramira@lada.gov.my

APPENDIX E



BACKGROUND OF BIDDING COMPANY

1. **Name of Company** : _____
2. **Registration Number** : _____
3. **Year of Incorporation** : _____
4. **Nature of Business** : _____
5. **Company Address**
 - 5.1 **Head Office** : _____

 - 5.2 **Branch Office** : _____

6. **Contact Number**
 - 6.1 **Telephone Number:** _____
 - 6.2 **Fax Number** : _____
 - 6.3 **E-mail Address** : _____

7. Paid-up Capital (Please fill up where applicable)

7.1 Sole Proprietorship/Partnership: RM _____

7.2 Private Limited/Limited

a. Authorised Capital : RM _____

b. Paid-in Capital : RM _____

8. Type and Details of Company Ownership

8.1 Sole Proprietorship :

a. Name of Owner : _____

b. I/C Number : _____

8.2 Partnership :

Name of Partner	I/C Number	Partnership Percentage

(Please use a separate sheet for the list, if necessary)

8.3 Private Limited/Limited :

Name of Shareholder	I/C Number	Issued Share

(Please use a separate sheet for the list, if necessary)

9. List of Board of Directors

Name	I/C Number

(Please use a separate sheet for the list, if necessary)

10. Top Management Information

Name	Position	Tenure of Service in Company

(Please use a separate sheet for the list, if necessary)

11. Number of Employees

11.1 Local : _____ employees

11.2 Foreign : _____ employees

APPENDIX F

DECLARATION

I hereby declare to the best of my knowledge that all information furnished in this proposal is correct.

Signature : _____

Name : _____

Position : _____

Date : _____

Company Stamp : _____

Signature of Witness: _____

Name : _____

Position : _____

Date : _____

APPENDIX G

INTEGRITY PACT

I, I.C./MyCard Number
..... representing
Registration Number hereby declare that I, or any individual(s)
representing this company, shall not offer or give bribes to any individual(s) in Langkawi
Development Authority (LADA) or any other individual(s) as an inducement to be selected in
tender/Request For Proposal (RFP)* aforementioned above. Herewith attached the Power of
Attorney for me to represent my company as stated above in this declaration.

2. In the event where there is any individual(s), including myself, who attempts to offer or give
bribes to any individual(s) in LADA or any other individual(s) as an inducement to be selected
in tender/Request For Proposal (RFP)* aforementioned above, I hereby agree, as a
representative of the company, for the following actions to be taken:

2.1 Withdrawal of contract offer for tender/Request For Proposal (RFP)* as mentioned
above; or

2.2 Termination of contract for tender/Request For Proposal (RFP)* as mentioned
above; and

2.3 Other disciplinary actions according to the Government procurement rules and
regulations currently in force.

3. In the event where there is any individual(s) who attempts to solicit any bribe from me or
any individual(s) related to this company as an inducement to be selected in tender/Request
For Proposal (RFP)* aforementioned above, I hereby pledge to immediately report such act(s)
to the office of Malaysian Anti-Corruption Commission (MACC) or at the nearest police station.

Sincerely,

.....

()

Company Stamp:

Note:

- i) *Cross whichever is not applicable.
- ii) This declaration is to be submitted together with the Power of Attorney.

APPENDIX H

INVESTMENT CHECKLIST

Company :
 Project :
 Model of Business: Lease/M&O/JV/etc:
 Date Received :

No.	Item	Submitted	Not Submitted
1	Company Background a. Intent Letter b. Company Profile c. Corporate Information Derived & Printed from SSM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
2	Technical Proposal a. Project Proposal with Project Design Illustration (Including Details on Development Proposal Components) (2 hard copies and a soft copy) b. Project Implementation Period Proposal/Timeline c. List of Related Company Experience (Ongoing/Completed Projects in the Latest 5-Year Period) d. List of Staff/Project Teams Involved e. Market Study	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
3	Financial Proposal a. Gross Development Cost (GDC) b. Project Financial Forecast/Projection for 10-Year Period (Income Statement, Balance Sheet, and Cash Flow of Project) c. Financial Model (Return on Investment (ROI), Payback Period, Net Present Value (NPV), Present Value (PV), Internal Rate of Return (IRR), Weighted Average Cost of Capital (WACC)) d. Company's Latest Audited Financial Statement (3 Years) (Please attach financial information of Joint Venture (JV) partner if related)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	Company's Ability a. Funding Source & Guarantee by Bank (Supporting documents) b. Financial Proof (Bank Statement) (latest 3 months)	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
5	Output, Outcome, and Impact of Project Implementation to Langkawi (i.e., Job Opportunities, Environment)	<input type="checkbox"/>	<input type="checkbox"/>
6	Bidder's Declaration Letter (signed)	<input type="checkbox"/>	<input type="checkbox"/>
7	Processing Fees RM1,000/lot (Leasing and Asset Management Strategic Policy)	<input type="checkbox"/>	<input type="checkbox"/>
8	Commitment Fees (According to fixed current rate) (After succeeding in evaluation meeting)	<input type="checkbox"/>	<input type="checkbox"/>

Officer in Charge:

Signature

.....
 ()

Date: