



A member of UEM

PLUS MALAYSIA BERHAD ("PMB")

Registration No.: 201001039714 (923639-A)

NOTICE OF OPEN TENDER INVITATION

114 ACRES (APPROX.) OF LAND DEVELOPMENT IN AYER KEROH, MELAKA [TENDER REF. NO.: PMB/S-CCS/2025/04/086]

TENDER TITLE	QUALIFICATION	SCOPE OF WORKS						TENDER BRIEFING	SALES OF TENDER DOCUMENT	DOCUMENTATION FEE	TENDER SUBMISSION & CLOSING DATE
114 ACRES (APPROX.) OF LAND DEVELOPMENT IN AYER KEROH, MELAKA	Possess valid certification as follows: 1) Company's Certificate of Registration with Suruhanjaya Syarikat Malaysia (SSM) Important Note: Please present all original certificates and one (1) certified true copy by company secretary of each of the certificates, as well as proof of payment for the Tender Document purchase at the time of tender purchase.	Request for Proposal are for the following: (a) Outright purchase of 3 parcels of vacant land, OR (b) Development rights – providing: i. Offer price for land; and ii. Land owner's entitlement (i.e. to PMB) as a percentage of the Gross Development Value of the following plots of land:						Date: 13 May 2025 (Tuesday) Registration Time: 9:00 a.m. – 9:45 a.m. Briefing Time: 10:00 a.m. Venue: Bertam Training Room, Persada PLUS, Persimpangan Bertingkat Subang, KM15, Lebuhraya Baru Lembah Klang, 47301 Petaling Jaya, Selangor Darul Ehsan Coordinate: 3.1040092164, 101.5889714042 • TENDERER(S) ARE RECOMMENDED TO ATTEND THE TENDER BRIEFING SESSION	Sales Period: 13 May 2025 to 30 June 2025 9:00 a.m. - 5:00 p.m. (Monday – Friday except for Public Holidays) Venue: Tender Sales Counter, Mezzanine Floor, Menara Korporat, Persada PLUS, Persimpangan Bertingkat Subang, KM15, Lebuhraya Baru Lembah Klang, 47301 Petaling Jaya, Selangor Darul Ehsan.	Fee for one (1) set of Tender Document RM500.00 (Ringgit Malaysia: Five Hundred Only) (Documentation Fee is not refundable) Tender Documents shall be released via e-mail tenderccs@plus.com.my upon verification of payment. Payment of Documentation Fee shall be made via online transaction only to: PLUS MALAYSIA BERHAD CIMB Bank Berhad Account No.: 8000 4664 61 <u>Reference for Payment:</u> Ayer Keroh Land – Proposed Commercialisation <u>Payment Details:</u> Name of the Company eligible to purchase the Tender Document	SUBMISSION OF TENDER IN PHYSICAL PRINTED COPY ONLY <u>Venue:</u> TENDER BOX, Ground Floor, Menara Korporat, Persada PLUS, Persimpangan Bertingkat Subang, KM15, Lebuhraya Baru Lembah Klang, 47301 Petaling Jaya, Selangor Darul Ehsan. <u>Tender Closing Date and Time:</u> 8 July 2025 On or before 12:00 noon Tenderers must submit a Tender Deposit at the amount of RM10,000.00 via Bank Draft from a licensed bank operating in Malaysia on or before the Tender Closing Date, along with the submission of Tender Document. *Any delay in the submission of Tender Document will not be accepted.
		Plot No.	Land Information	Mukim	District	Approx. Size	Land Tenure				
		1	HSD 15128 (PT688)	Gadek	Alor Gajah	44.1 acres	99-year leasehold expiring 19 August 2106				
		2	HSD 15131 (PT1670)	Pegoh		58.9 acres	99-year leasehold expiring 15 August 2106				
3	HSD 15130 (PT667)	Melaka Pindah	11.6 acres								
		Tenderer(s) may submit an offer for either one (1) plot or for all three (3) plots of the subject land based on the above two (2) options.									

Tenderers must meet the following MANDATORY requirements to purchase the Tender Document:

QUALIFICATION REQUIREMENTS

- Tenderers shall present the original copy and a photocopy of the SSM Certificate to the registration counter when buying the Tender Document for the purpose of PMB's record.
- The tenderer is allowed to submit only one (1) tender. Any tenderer found to have participated in more than one (1) tender will have their entire participation automatically disqualified.
- A Tender Deposit amounting to **Ringgit Malaysia: Ten Thousand Only (RM10,000.00)** in the form of bank draft from a licensed bank operating in Malaysia under the name **"PLUS MALAYSIA BERHAD"** must be presented on or before the Tender Closing Date and Time, along with the submission of Tender Document.

Notes:

- Each company is only allowed to participate as a single entity.
- Tender documents are available for review at the **Tender Sales Counter, Menara Korporat, Persada PLUS, Persimpangan Bertingkat Subang, KM15, Lebuhraya Baru Lembah Klang, 47301 Petaling Jaya, Selangor Darul Ehsan** during office hours (9.00 a.m. to 5.00 p.m.) starting from 13 May 2025 to 30 June 2025.
- The price of the Tender Document is **RM500.00 (Ringgit Malaysia: Five Hundred Only)** and is **NON-REFUNDABLE**. Payment should be made via **online transfer ONLY** with the reference **"Ayer Keroh Land – Proposed Commercialisation"** along with the "name of the eligible Company purchasing the Tender" to the account of **PLUS MALAYSIA BERHAD, Account No. 8000 4664 61**. Please provide the proof of payment upon purchase of the Tender Document.
- The authorized representative to purchase the Tender Document must bring the official company stamp and submit the Company Registration Certificate from Suruhanjaya Syarikat Malaysia (SSM) (copies will not be returned) upon purchase of the Tender Document.
- The Tender Document will not be issued after the Sales Period as mentioned above. The fully completed Tender Document must be submitted in the Tender Box on or before the Tender Submission & Closing Date, and location as specified above.
- All costs related to the above Tender are the full responsibility of the tenderer. The Tender Document submitted after the Tender Submission & Closing Date and time will not be considered, and PMB will not be responsible for any liability, loss, delay, damage, or other issues regarding documents sent by post or courier.
- PMB is not bound to accept the lowest or any other tender or to provide any reasons for rejecting any tender. All expenses incurred in making the offer or tender, or any expenses related thereto, are the full responsibility of the tenderer. PMB will not be responsible for any costs involved and will not reimburse any costs incurred by the tenderer.
- Any inquiries regarding this Tender must be made in writing via email to tenderccs@plus.com.my.