



REQUEST FOR PROPOSAL (RFP)

DATE : 29 AUGUST 2025

FOR THE DEVELOPMENT OF VACANT LAND

KM19 (SOUTHBOUND), LEBUH RAYA DAMANSARA - PUCHONG (LDP)

BANDAR SUNWAY, PJS 9, 47500 SUBANG JAYA

SELANGOR, MALAYSIA

TABLE OF CONTENT

1.0	DEFINITIONS AND TERMINOLOGY.....	1
2.0	COMPANY BACKGROUND.....	1
3.0	PROJECT BACKGROUND	2
4.0	PROJECT SCOPE	3
5.0	PROJECT TIMELINE	5
6.0	PROPOSAL REQUIREMENTS	5
7.0	RFP SUBMISSION	6
8.0	TERMS AND CONDITIONS.....	7

1.0 DEFINITIONS AND TERMINOLOGY

In this Request for Proposal ("RFP") the following phrases shall have the following meanings unless expressly indicated to the contrary:

Company	: Amanat Lebuhraya Rakyat Berhad ("The Company").
Bidder	: The entity that will undertake the project to develop the land.
Closing Date	: A date after which any submission is regarded as invalid.
Project	: Development of Vacant Land.
Proposed Land/Site	: KM19 (Southbound), Lebuhraya Damansara - Puchong, Bandar Sunway, PJS 9, 47500 Subang Jaya, Selangor, Malaysia.
RFP	: Request for Proposal.

2.0 COMPANY BACKGROUND

- 2.1 Amanat Lebuhraya Rakyat Berhad ("ALR") is a private, special purpose, not-for-profit entity established to hasten the shortening of toll concession and facilitate the return of four (4) highways to the Government of Malaysia. It was incorporated under the Companies Act 2016 in late 2021.
- 2.2 Following its establishment, ALR acquired four (4) highway concessions, namely:
 - i. Lebuhraya Shah Alam (LSA)
 - ii. Lebuhraya Damansara - Puchong (LDP)
 - iii. Lebuhraya SPRINT
 - iv. Lebuhraya SMART
- 2.3 With these acquisitions, ALR now manages the maintenance and operations of the four (4) highways through the four (4) highway concession companies until the end of their respective concession periods.

3.0 PROJECT BACKGROUND

- 3.1 As a special-purpose and not-for-profit organisation, ALR has to be able to optimise any available resources to achieve its goal to return the four (4) highways as soon as possible. Presently, a few plots of land under ALR are unoccupied and could potentially be optimised.
- 3.2 One highly potential and strategic site that has been identified for development is at KM19 (Southbound), Lebuhraya Damansara - Puchong, Bandar Sunway, PJS 9, 47500 Subang Jaya, Selangor, Malaysia. This location is situated in the heart of Subang Jaya, close to Sunway Pyramid and Puchong entrance.
- 3.3 This piece of land was left undeveloped since the opening of the highway and was not allocated for development before this.
- 3.4 The objectives of the project are:
- i. **To generate sustainable revenue through strategic commercial utilisation:** The land will be sub-licensed to business for potential development that align with market demand and local regulations while ensuring optimal financial return.
 - ii. **To create an iconic landmark:** The vacant land will be developed into iconic landmark that enhances the surrounding area and increase traffic.
 - iii. **Community enhancement:** The project should aim to improve community amenities and infrastructure. This could involve developing sports facilities and recreational areas, commercial spaces, or essential services like schools and healthcare facilities to benefit surrounding residents.
 - iv. **To implement a Revenue Sharing or Sub-license Agreement:** This approach ensures mutual benefit for both ALR and the private entity involved, fostering a collaborative and profitable partnership.

4.0 PROJECT SCOPE

- 4.1 The targeted site for this project is at KM19 (Southbound) (**Appendix 1**). The plot of land is located along the Lebuhraya Damansara - Puchong (LDP). Details of the plot land are as follows:

NO	DESCRIPTION	LAND INFO
1	Lot Number	74739
2	Land Type & Category	Gazetted Under Section 62, National Land Code
3	District	Petaling
4	Land Conditions	Informal Urban Green Space (IGS)
5	Estimated Land Size	25,079 Sqm (6.2 acres)
6	Traffic Volume (Daily)	60.7K (Southbound Traffic)

- 4.2 Deliverables and the responsibility of the Selected Bidder:

NO	SCOPE	DESCRIPTIONS
1	Project Overview and Design Plans	<ul style="list-style-type: none">• Provide brief description of the proposed development including the vision of the development, target market/customer and benefit for the community or stakeholders.• Develop an appealing development design that are modern and could potentially attract more customers.• Provide sketches/illustration of the proposed development including the site layout, electrical supply and cabling works, building designs and infrastructure plans. Plans should illustrate the overall aesthetic and functional aspects of the development.• Inclusion of modern technology or sustainable aspect of the project.
2	Development and Construction	<ul style="list-style-type: none">• Provides detailed plan for the development and construction phases of the project including schedule for each phase.• Outlines the construction methods, materials to be used and quality control measures to ensure the development project is completed to the highest standard.

NO	SCOPE	DESCRIPTIONS
		<ul style="list-style-type: none"> To get all approval necessary for the projects such as from Malaysia Highway Authority (MHA), Tenaga Nasional Berhad (TNB) and other relevant Authorities. Environmental Impact Assessment (EIA) (if needed).
3	Management and Operation	<ul style="list-style-type: none"> Management of the developed land post-completion including utilities, facilities, sewerage system, tenants and others. It includes strategies for property management, maintenance and operations to ensure long-term success and sustainability of the project.
4	Financial Proposal	<ul style="list-style-type: none"> Provides comprehensive breakdown of the project's financial aspects. Detailed cost estimates for all phases, funding resources and financial projections. Outline the proposed revenue-sharing or sub-license model.

4.3 Potential Challenges:

- i. **Project Viability:** The project may require a higher capital investment compared to the revenue generated, resulting in a longer return on investment (ROI) period or potentially not achieving ROI at all.
- ii. **Regulatory Issue:** There is possibly a requirement by the MHA's regulations and approval processes that may require leasing arrangement between private entities and Federal Land Commissioner/Pesuruhjaya Tanah Persekutuan (PTP) after LDP concession ends, which could impact the project's feasibility.
- iii. **Approval Delay:** Obtaining the necessary approvals from relevant authorities may take a longer period, potentially delay the project's implementation and increase costs.
- iv. **Unanticipated Costs:** There may be unknown costs that are not foreseeable at the outset, which could affect the overall budget and financial planning of the project.

5.0 PROJECT TIMELINE

5.1 This project is expected to start in August 2026 and finish by August 2027, subject to adjustments during planning and execution. All parties must ensure timely task completion according to the schedule to guarantee smooth and efficient implementation.

5.2 Timeline of the project:

DESCRIPTION	DURATION	ESTIMATED TIMELINE
Release of RFP and Receive Responses	2 months	29 Aug – 28 Oct 2025
Presentation and Demonstration by Bidder	1 month	29 Oct – 30 Nov 2025
Evaluation and Vendor Selection	1 month	1 Dec – 31 Dec 2025
Finalise and Award of Contract	1.5 months	1 Jan – 15 Feb 2026
Approval from MHA/PTP on Land Development	6 months	16 Feb – 15 Aug 2026
Development and Execution	12 months	16 Aug 2026 – 15 Aug 2027

6.0 PROPOSAL REQUIREMENTS

6.1 The RFP must also include the following:

i. **Company Information:**

- Company profile which includes brief overview of the company including history, mission, relevant experience, information and references from past projects and key personnel with their respective qualification.
- Company's Memorandum and Articles of Association (M&A), Form 9, Form 13 (if any), Form 24 and Form 49 or equivalent documents issued by Company Commission of Malaysia/Suruhanjaya Syarikat Malaysia (SSM).
- Audited financial statements for the past three (3) years and latest three (3) months' bank statements.

ii. **Technical Proposal:**

- Detailed description of the project approach and methodologies.
- Scope of work, including tasks, responsibilities, and deliverables.
- Preliminary design plans and site analysis.
- Risk management plan and sustainability strategies.

- iii. **Financial Proposal:**
 - Comprehensive cost estimates for all project phases.
 - Funding sources and financial projections.
 - Proposed revenue-sharing or sub-licensing model.
 - If the bidder chooses a revenue-sharing model, please provide a 10-year revenue projection for the project.
- iv. **Implementation Plan:**
 - Detailed project timeline with key milestones and deadlines.
 - Construction plans, including methods and materials.
 - Plans for managing and operating the development after completion.
 - Compliance with required permits, zoning regulations, and relevant laws.
- v. **Compliance**
 - Ensure the design, construction and maintenance follow all relevant MHA guidelines, requirements, local regulations, building, health and safety standard.
 - Compliance with local laws, land use regulations and environmental guidelines is essential to avoid delays and legal challenges.
 - Necessary permits, inspection and approvals shall be obtained from all relevant authorities before, during and after construction.

7.0 RFP SUBMISSION

- 7.1 Due date for the submission: **28 October 2025.**
- 7.2 Please provide one (1) bound copy marked "**Original**" and one (1) flash drive or other electronic copy, submitted to:

Address : **AMANAT LEBUHRAYA RAKYAT BERHAD**
 Kompleks Operasi Litrak
 KM19, Lebuhraya Damansara-Puchong
 Bandar Sunway, PJS 9
 47500 Subang Jaya
 Selangor Darul Ehsan

Point of Contact : En Zainuddin Yusuf

Email : zy@kesas.com.my

Phone (Office) : 03 - 7494 7000 (Ext: 7183)/016 - 332 3529

Deadline : Latest by 5.00 pm

7.3 Selection Criteria

To ensure the selection of a qualified and capable firm for land development, the following criteria will be used:

Selection Criteria		Weightage
1	Experience and Track Record <ul style="list-style-type: none">• Proven experience in similar land development projects.• Demonstrated success in managing and operating medium to large-scale developments.• Positive references and past performance reviews.	30%
2	Technical Feasibility and Innovation <ul style="list-style-type: none">• Quality and functionality of the proposed design plans.• Incorporation of innovative and sustainable technologies.• Feasibility of the proposed construction methods and materials.	30%
3	Financial Model and Value Proposition <ul style="list-style-type: none">• Cost-effectiveness and transparency of the proposed budget.• Viability and attractiveness of the revenue-sharing or sub-license agreement.• Clear financial projections and funding sources.	30%
4	Compliance with Sustainability Requirements and Regulatory Standards <ul style="list-style-type: none">• Integration of renewable energy sources and eco-friendly practices.• Adherence to all relevant regulations and guidelines.• Comprehensive risk management and mitigation plans.	10%

8.0 TERMS AND CONDITIONS

- 8.1 All costs associated with proposal submission are borne by the bidder.
- 8.2 Confidentiality of submitted documents will be maintained.
- 8.3 Any submission later than the deadline will not be considered.
- 8.4 Any queries pertaining the RFP shall be submitted to ALR on or before **21 October 2025**.



