

**PRE-QUALIFICATION
DOCUMENT FOR THE DEVELOPMENT OF
RAILWAY ASSETS CORPORATION (RAC)
SELECTED LANDS**

TABLE OF CONTENTS

SECTION	DESCRIPTION
1	INTRODUCTION
2	PRE-QUALIFICATION PREREQUISITES AND CRITERIA
3	INSTRUCTION TO APPLICANTS

APPENDICES

SECTION 5	LETTER OF APPLICATION
FORM A	COMPANY PROFILE
FORM B	FINANCIAL DATA
FORM C	LIST OF PAST PROJECTS EXPERIENCE RECORD
FORM D	LIST OF CURRENT PROJECTS
FORM E	LITIGATION (CURRENT AND LAST 5 YEARS)
FORM F	APPLICANT'S LETTER OF DECLARATION
SECTION 6	OTHER INFORMATION

SECTION 1 – INTRODUCTION

1.0 Introduction

- 1.1. The Railway Assets Corporation (RAC), a federal statutory body under the Ministry of Transport (that was established under the Railways Act 1991 (Act 463), wish to invite interested applicants to participate in the Pre-Qualification exercise for the purpose of developing selected lands belonging to RAC.

These prime lands are strategically located within the City Center and are envisioned to be developed into comprehensive world-class developments that focus on Transit-Oriented Developments (TOD) that utilize the adjacent public transportation as primary means or transportation, in line with RAC's vision.

- 1.2. Background of Railway Assets Corporation (RAC)

The Railway Assets Corporation (RAC) is a federal statutory body under the Ministry of Transport. It was established under the Railways Act 1991 (Act 463) through the Government Gazette No. 16 Volume 36 on July 30, 1992.

Through the enforcement of the Act, Keretapi Tanah Melayu (KTM) was corporatized and known as Keretapi Tanah Melayu Berhad (KTMB) and all its property and assets, as well as railway land under the Federal land Commissioner were vested in the RAC, while the railway service operations were taken over by the successor company, KTMB.

Apart from being the manager and administrator of railway assets, the RAC also took over of all KTM's assets and liabilities to enable KTMB to operate without having to carry the burden of past debts. This means that the RAC now functions as the caretaker and business planner to govern and interpret railway assets into valuable property capable of generating continuous income for the Government.

- 1.3. Pre-Qualification Document Disclaimer

This Pre-Qualification document may not contain all the information needed by all Applicants and may not be appropriate for all individuals. Each Applicant should conduct its own researches, studies and investigations, and should check the correctness, accuracy, reliability and completeness of the information in this Pre-Qualification document and obtain independent advice/information from appropriate sources. RAC makes no representation or warranty and shall incur no liability under any law, rules or regulations as to the correctness, completeness, accuracy and reliability of this Pre-Qualification document.

This Pre-Qualification document and the information contained herein are confidential and to be used only by the Applicant to whom it is issued. It may not be copied or distributed by the recipient to third parties (other than in confidence to the recipient's professional advisor). In its absolute discretion but without

being under any obligation to do so, RAC may update, amend or supplement the information in this Pre-Qualification document at any stage.

The information contained in this Pre-Qualification document or subsequently provided to Applicants, whether verbally or in documentary form by or on behalf of the Railway Assets Corporation (RAC), is provided to Applicants on the terms and conditions set out in this Pre-Qualification document and any other terms and conditions are subject to which such information is provided. This Pre-Qualification document is not an agreement and is not an offer or invitation to any other party. The purpose of this Pre-Qualification document is to provide the Applicants with information to assist the preparation of their Pre-Qualification submission.

In the event that the recipient does not continue with the involvement in the Project in accordance with the Pre-Qualification document the information contained in the Pre-Qualification document shall not be disclosed to any other party. The information contained in the Pre-Qualification document must be kept confidential. Those wishing to submit questions on this document or to obtain additional information about the project are encouraged to contact RAC via e-mail addressed to: **prequalification@rac.gov.my**.

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SECTION 2 – PRE-QUALIFICATION PREREQUISITES AND CRITERIA

2.0 Pre-Qualification Prerequisites and Criteria

- 2.1. The RFP implementation approach shall be deliberated in upcoming RFP exercise.
- 2.2. The responsibilities of the Pre-Qualified Applicants shall also be deliberated in the upcoming RFP exercise.
- 2.3. This main intention of this invitation is intended to strictly pre-qualify and generate a list of qualified and experienced Property Developers towards participation in RFP exercise for the respective sites.
- 2.4. Pre-Qualification exercise shall not form as an invitation to create any binding legal relations with the Applicants.
- 2.5. RAC reserves the right to amend and/or delete any clause or any document forming part of this Pre-Qualification, at any time prior or subsequent to the Pre-Qualification Closing Date without giving prior notice in order to give effect to a change in policy, requirement or to correct any error, omission, ambiguity or inconsistency that may arise after the issue and the closing of this Pre-Qualification Exercise.
- 2.6. RAC shall not be responsible for any loss or liabilities arising from the usage of any information obtained from this Pre-Qualification document and shall not be interpreted in any way to represent an act (expressed or implied) of the Ministry of Transport, Malaysia.
- 2.7. RAC reserves the right to waive minor deviations in the applications if they do not substantially affect the capability of the Applicants to meet the conditions set forth.
- 2.8. The responsibilities of the Successful Applicants shall be deliberated further in the upcoming RFP.
- 2.9. **Pre-Qualification Prerequisites and Criteria:**
 - 2.9.1. Basic Requirements - Pre-Qualification document is open to experienced and qualified:
 - (a) Local and Bumiputera Malaysian companies, registered with Companies Commission of Malaysia (SSM) / Ministry of Finance (MOF) / Construction Industry Development Board (CIDB).
 - (b) Foreign owned locally incorporated company(ies) in joint venture with Local or Bumiputera Malaysia company(ies).

(Foreign owned locally incorporated company(ies) who wish to participate in this Pre-Qualification process shall possess experience in completing similar nature of works and produce certified true copy of their Company's Incorporation Certificate. The locally incorporated foreign company must comply with requirement of and registered with the Companies Commission of Malaysia (SSM) / Ministry of Finance (MOF) / Construction Industry Development Board (CIDB).

2.9.2. Financial Requirement - This Pre-Qualification exercise shall be subdivided into three (3) categories based on the quantum of the sites / projects. All Applicants shall be eligible for consideration subject to the conditions below:

(a) Category 1 (Large Scale Company)

Paid-up Capital of RM 50.0 Million or more. If an incorporated Joint Venture Company created by 2 or more companies, the Sum of all companies must be **RM 50.0 Million or more**. Successfully completed project with **GDV of at least RM 1.0 Billion or more**.

(b) Category 2 (Medium Scale Company)

Paid-up Capital of RM 10.0 Million or more. If an incorporated Joint Venture Company created by 2 or more companies, the Sum of all companies must be **RM 10.0 Million or more**. Successfully completed project with **GDV of at least RM 400.0 Million or more**.

(c) Category 3 (Small Scale Company)

Paid-up Capital of RM 1.0 Million or more. If an incorporated Joint Venture Company created by 2 or more companies, the Sum of all companies must be **RM 1.0 Million or more**. Successfully completed project with **GDV of at least RM 50.0 Million or more**.

2.10. All Applicants must be currently an active and profitable company with positive average reported profit for the past 5 years.

2.11. Background of RAC Selected Sites

2.11.1. In line with RAC's vision, the main objective of this Pre-Qualification exercise is to unlock the strategic value of the selected RAC sites through developments that mainly focus on the concept of Transit-Oriented Developments (TOD) and Transit-Supportive Developments (TSD) to generate revenue for main purpose of re-investment of railway industry and maintenance / expansion of the existing KTM network.

2.11.2. Further details shall be deliberated in the upcoming RFP.

2.11.3. Overview of Transit Oriented Development

Transit Oriented Development (TOD) is now becoming a popular solution to optimize the use of land, and to tackle urban transport issues. TOD, is a land use solution that focuses on enhancing accessibility, by encouraging compact, high density and mixed-use development, within an easy walk of a transit station.

A typical TOD neighbourhood has a diameter of a quarter to half mile (400m-800m) which represents pedestrian scale distances (5-10 minutes' walk). By 'transit' we mean, either public or private system that provides local or regional multi-occupancy-passenger vehicle service, that is open to everybody upon payment of a fixed charge, fast running (and few delays), following a defined route, having specific stations/ stops, and running according to a set schedule.

In Malaysia, we already have some rail based and bus-based transit systems, namely the Komuter, (Rapid KL) LRT, Monorail and Rapid KL (buses), and more are in the pipeline for instance, the MRT and BRT (Bus Rapid Transit).

TOD - apart from addressing urban transport issues, has also been proven to tackle other issues including urban sprawl, urban degradation, community liveability (health and safety) and ecological footprint, by encouraging walking, reducing air pollution emissions, energy use, and road fatality, as well as encouraging a more sustainable land use pattern and urban structure. For comparison - a walking city is more compact, a TOD city is decentralised yet concentrated around transit stations, while a car-dependent city is dispersed throughout the metropolitan.

– *TOD Article, www.townplan.gov.my*

2.12.4 Overview of Transit-Supportive Developments (TSD)

The term "transit-oriented development" (TOD) has been widely applied and accepted to mean a pedestrian-friendly community that extends from a public transit station and includes mixed uses, higher densities, and compact design. Beyond the standard TOD definition - four types of transit-supportive developments (TSD) were created: transit-ready development, transit-integral development, transit-adjacent development, and transit-coincidental development.

2.12. Some details have been specifically and purposely omitted from the Pre-Qualification Documents. This Pre-Qualification exercise is intended to strictly pre-qualify and generate a list of qualified and experienced Property Developers towards participation in RFP exercise for the respective sites.

2.13. RAC reserves the right to amend and/or delete any clause or any document forming part of this Pre-Qualification, at any time prior or subsequent to the Pre-Qualification Closing Date without giving prior notice in order to give effect to a change in policy, requirement or to correct any error, omission, ambiguity or

inconsistency that may arise after the issue and the closing of this Pre-
Qualification Exercise.

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SECTION 3 – INSTRUCTION TO APPLICANTS

3.0 Instruction to Applicants

- 3.1 The main intention of this invitation is intended to strictly pre-qualify and generate a list of qualified and experienced Property Developers towards participation in the upcoming Request for Proposal (RFP) exercise to develop selected RAC sites. This invitation shall not form as an invitation to create any binding legal relations with the Applicant(s). The notice of Pre-Qualification and the Pre-Qualification Documents SHALL NOT form part of a contract which may be subsequently entered into with RAC.
- 3.2 The following schedule as shown below is the Pre-Qualification exercise timeline:
- (a) Pre-Qualification Issuance Date: **25 March 2019**
 - (b) Pre-Qualification Submission Closing Date: **By 12noon, 15 April 2019**
 - (c) Pre-Qualification Clarification Submission Date: **By 12noon, 5 April 2019**
 - (d) Pre-Qualification Clarification Reply Date: **Within 1 week after receipt of query**
- 3.3 All information requested must be provided in English language only.
- 3.4 Failure to fully comply with the Pre-Qualification Instructions and Prerequisites will result in disqualification of the Applicant's application
- 3.5 Any attempt to change, alter, withdraw or otherwise qualify any aspect of the Pre-Qualification other than with RAC's prior written permission will result in disqualification
- 3.6 Applicant(s) who have been charged or alleged to have been engaged in corrupt or fraudulent practices shall not be eligible to participate.
- 3.7 If an Applicant is found to have submitted false information or found to be misrepresented, his application shall be automatically disqualified or if such false information or misrepresented was in fact discovered after he has been prequalified, then such Applicant's Tender Bond shall be forfeited during tender stage.
- 3.8 The Pre-Qualification evaluation is confidential and strictly for RAC use only. RAC is not obliged to inform the Applicants of the evaluation details or to return any application documents whether an Applicant is prequalified or otherwise.
- 3.9 In case of discrepancies found in the information submitted, the application shall be considered unsatisfactory and the Applicants may be disqualified, unless such discrepancies have been satisfactorily explained or resolved within such time as may be specified by RAC.

- 3.10 The Applicant, members of a Joint Venture, their employees, agent or representative is forbidden from communicating with, except as otherwise outlines in the Pre-Qualification Document, or lobbying the Government of Malaysia, any Ministry, RAC's employees, agents or representatives with regard to the upcoming RFP exercise. Failure to comply with this requirement will lead to disqualification of the Applicant's participation in the Pre-Qualification exercise without having to provide further notice.
- 3.11 RAC requires that the Applicants to observe the highest standard of ethics during this Pre-Qualification exercise. In pursuance of this Pre-Qualification, the following definitions are used:
- (a) "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value to influence the action of a public official, or the threatening of injury to person, property of reputation, in connection with the Pre-Qualification exercise, in order to retain business or other improper advantage in the conduct of business; and
 - (b) "fraudulent practice" means a misrepresentation of facts in order to influence the Pre-Qualification exercise, to the detriment of the RAC, and includes collusive practices among Applicant (prior to or after submission) designed to establish prices artificially, non-competitive levels and to deprive the client of the benefits of free and open competition.
 - (c) RAC reserves the right to reject Applicant's submission for Pre-Qualification if it is determined that the Applicant has engaged in corrupt or fraudulent practices during the Pre-Qualification exercise.
- 3.12 RAC reserves the right to reject or accept any applications and to annul the Pre-Qualification process, without thereby incurring any liability to the affected Applicants or any obligation to inform the Applicants of the actions taken by RAC.
- 3.13 Applicants will be informed in due course of the result of their Pre-Qualification applications. Only the approved shortlist of Prequalified Applicants will be invited to participate in the respective RAC sites.
- 3.14 Applicant must complete and fill in all information required in the Pre-Qualification provided this Pre-Qualification Document. Applicants are advised to read the Instructions to Applicants thoroughly before filling in the particulars to ensure a complete and comprehensive submission.
- 3.15 If the Applicant is a Joint Venture, each partner must complete a separate full set of forms as per instruction in the Appendix. All forms shall be signed or initialled as appropriate by each partner of the Joint Venture, failing which the Applicant's Pre-Qualification application shall be disqualified.

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- 3.16 Applicant is required to provide all relevant information towards demonstrating their capabilities and strength either as individually or in the form of Joint Venture.
- 3.17 The Pre-Qualification forms must be completed clearly and accurately. If necessary additional sheets may be attached. Each additional sheet shall be duly signed by the Applicant's authorised representative.
- 3.18 Applicant(s) must indicate a Table of Contents which clearly sets out items included in the proposal including tables, etc.
- 3.19 If any of the forms require attachments, the attachments must be clearly marked (e.g. Form A Attachment 1 Page 1 of 1, Form A Attachment 2 Page 1 of 1, etc.).
- 3.20 Applicant is required to complete and submit an Application Letter (Section 2) and Certified True Copies of the valid original Form A to G and Section 6 provided of this Pre-Qualification document, failing which the applicant's Pre-Qualification application shall be disqualified.
- 3.21 Applicant is also required to provide the Certified True Copies of the valid original of following:
- (a) Company Organisation Chart.
 - (b) Project Team with CVs and Key Personnel.
 - (c) Copies of the latest Forms 24, 44 & 49 of the Companies Act 1965.
 - (d) Copy of Memorandum & Articles of Association or Constitution, Certificate of Incorporation, Change of Name (if applicable), latest list of Directors and Shareholders as lodged with Companies Commission of Malaysia (SSM).
 - (e) Copy of the Company's audited Financial Account for the last 5 years.
 - (f) Copy of the monthly bank statement for the last 3 months.
 - (g) Applicant may submit other relevant information to substantiate the Applicant's company's strength e.g. Certificates, Awards, etc.
- 3.22 Applicant may submit other relevant information to substantiate the Applicant's company's strength e.g. Certificates, Awards, etc, as stated in Section 6 of the Appendices.
- 3.23 All forms must be completed and duly signed or initialled by authorised representative on every page by the Applicants. For Joint Venture, submission all forms must be completed and signed or initialled on every page by every partner.
- 3.24 All copies documents, including certificates, and other information attached forming part of the Pre-Qualification Document must be certified as true copies by the Applicant's Company Secretary or a Grade A officer from Government body. Attachments which are certified by a Commissioner of Oaths will be

rejected in line with the instruction by the Mahkamah Persekutuan Malaysia [Ruj. (44) dlm JK/MP 53/WP(140/97), 23 June 2005]

- 3.25 All financial data shall be submitted in Ringgit Malaysia (RM). Foreign currency shall be converted to RM equivalent based on Bank Negara of Malaysia's rate of exchange as at the date of the Notice of Pre-Qualification. The exchange rate adopted shall be specified whenever applicable.
- 3.26 The successful Applicant(s) shall be invited to enter into the RFP exercise for the purpose of developing RAC selected Sites.
- 3.27 RAC reserves the right to amend and/or delete any clause or any document forming part of this Pre-Qualification, at any time prior or subsequent to the Pre-Qualification Closing Date without giving prior notice in order to give effect to a change in policy, requirement or to correct any error, omission, ambiguity or inconsistency that may arise after the issue and the closing of this Pre-Qualification Exercise.
- 3.28 Application for Pre-Qualification must be submitted in:
- (a) Three (3) hard copies comprising one (1) "ORIGINAL" and two (2) "DUPLICATE";
 - (b) One (1) CD containing a softcopy of the entire Pre-Qualifications applications in .pdf searchable format; and
 - (c) The following must be clearly written on the Envelope:

PRIVATE & CONFIDENTIAL

PRE-QUALIFICATION FOR THE DEVELOPMENT OF RAILWAY ASSETS CORPORATION (RAC) SELECTED LANDS

– to be stated at the top left hand side of the envelope bearing no indication of the identification or marking of the Applicant company.

- 3.29 Application for Pre-Qualification must be submitted "By Hand" or "Courier" to arrive not later than 12 noon, 15 April 2019 to the following address:-

**Procurement Department
Railway Assets Corporation (RAC)
No. 29G, Block B, Jalan TKS 1
Kajang Sentral Business Park
43000 Kajang
Selangor Darul Ehsan**

- 3.30 The Applicant will not discuss or exchange correspondence with RAC in this Pre-Qualification application except to seek clarification within the stipulated time.

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- 3.31 Only the short-listed applicants will be notified and invited to participate in a forthcoming Request for Proposal (RFP) at the sole discretion of RAC.
- 3.32 RAC will not return all information submitted in this Pre-Qualification application and such information will remain the property of RAC.
- 3.33 In the event of discrepancy, the hardcopy of the Pre-Qualification document shall take precedence over the softcopy of the same.
- 3.34 No clarification meeting and site visit will be held for any of the Applicants. Request for clarification of information shall be in accordance with the following procedure:
- 3.35 **Enquiry on Pre-Qualification Exercise**
- 3.35.1 Any request of clarification/additional information with regards to this Pre-Qualification Document should be in writing and sent to RAC via e-mail addressed to: **prequalification@rac.gov.my**
- 3.35.2 The closing date for enquiries is **12 noon, 5 April 2019**.
- 3.35.3 RAC shall provide response to Applicants' queries within 1 week after receipt of query.**
- 3.36 RAC shall not entertain any verbal request and shall not be responsible for such clarification/information given by RAC or its representative in response to such verbal request.
- 3.37 RAC is not liable for any costs incurred by Applicants in preparing the application documents, nor will it be liable for any costs incurred by pre-qualified Applicants preparing the RFP.
- 3.38 Prequalified Applicants are required to update the latest financial and technical information used for the Pre-Qualification at the time of submitting the RFP and to confirm their continued compliance with the qualification criteria. RFP shall be rejected if the Applicant's qualification thresholds are no longer met at the time of RFP exercise.
- 3.39 RAC will not return all information submitted in this Pre-Qualification application and such information will remain the property of RAC.
- 3.40 Pre-Qualification Evaluation Process:
- 3.40.1 Opening and Evaluation of Pre-Qualification Submission:**
- (a) RAC will examine and evaluate submissions in accordance with the provisions set out in the Pre-Qualification document.

- (b) Applicants are advised that the Pre-Qualification process will be entirely at the full discretion of RAC. Applicants will be deemed to have understood and agreed that no explanation or justification on any aspect of the Pre-Qualification process or selection will be given.
- (c) RAC reserves the right not to proceed with the Pre-Qualification process at any time without notice or liability and to reject any submissions without assigning any reason.

3.40.2 Preliminary Screening (Stage 1):

- (a) Adequacy and completeness of submitted Pre-Qualification Document will be checked item by item.
- (b) If an Applicant fails to submit the required document / attachment or the submitted form are substantially incomplete, or the document are not duly signed by an authorized representative or completely filled, then his application will not be considered for further evaluation.

3.40.3 Assessment of Prerequisites & Criteria (Stage 2):

Pre-Qualification application will be examined based on pass/fail and/or scoring method for the followings:

- (a) Financial Requirements
- (b) Completion of the Pre-Qualification Documents

3.41 Failure to fully comply with the Pre-Qualification Instructions will result disqualification of the application of the Applicants.

3.42 Applicants' Undertakings

It shall be deemed that by submitting the application, the Applicants has:

- (a) made a complete and careful examination of the Pre-Qualification document;
- (b) received relevant information;
- (c) agreed to be bound by the undertakings provided in the Pre-Qualification document;
- (d) accepted the risk of inadequacy, omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to the Pre-Qualification or the Pre-Qualification process, including any error or mistake therein or in any information or data given by RAC; and
- (e) RAC reserves the right to amend and/or delete any clause or any document forming part of this Pre-Qualification, at any time prior to the Pre-Qualification Closing Date without giving prior notice in order to give effect to a change in policy, requirement or to correct any error, omission, ambiguity or inconsistency that may arise after the issue of this Pre-Qualification.

APPENDICES

SECTION 5 : LETTER OF APPLICATION

[Letterhead of the Applicant, individual firm including full postal address, telephone no., fax no. and email]

Date:

GENERAL MANAGER
RAILWAY ASSETS CORPORATION (RAC)
No. 29G (Block B), Jalan TKS 1
Kajang Sentral Business Park
43000 Kajang
Selangor Darul Ehsan

Dear Sir,

**PRE-QUALIFICATION FOR THE DEVELOPMENT OF RAILWAY ASSETS CORPORATION (RAC)
SELECTED LANDS**

- 1.0 We have read the Pre-Qualification Document and understand the instructions and requirements and hereby apply to participate in the **Pre-Qualification for the Development of Railway Assets Corporation (RAC) Selected Lands exercise.**
- 2.0 We understand that RAC may at its sole discretion prequalify or disqualify our application without giving any reasons for its decision.
- 3.0 We authorize RAC or its authorized representatives to conduct any investigations to verify the statements, documents and information submitted and to clarify the financial and technical aspects of this application. For this purpose, we hereby authorize any public official, engineer, bank, depository, manufacturer, distributor, etc., or any person or firm to furnish pertinent information deemed necessary and as requested by RAC to verify statements and information provided in this application regarding our competence and standing.
- 4.0 The names and designations of the authorized persons from our company to be contacted for queries and/or provide additional information:



General and Management Inquiries	
Name:	Tel:
Designation:	Email:
Technical Inquiries	
Name:	Tel:
Designation:	Email:
Commercial and Financial Inquiries	
Name:	Tel:
Designation:	Email:

5.0 We declare that the statements made and the information provided in this application are complete, true and correct in every detail and aspect.

Applicant's Signature :

Name in Full :

(Authorized Representative)

Designation :

Date :

Signature :

In the presence of :

(Name if full) : **(Witness)**

Designation :

Address: :

Date :

Note:

- 1) Please submit a Power of Attorney or Certified Extract of Board of Director's Resolution authorizing the above to sign on behalf of the Company or members in Joint Venture including Lead Partner, failing which it will not be considered.
- 2) All Partners of the Joint Venture are required to sign this letter, failing which it will not be considered.

FORM A – COMPANY PROFILE

Company's Name:

.....

1. Registered Office Address

Company Registration No.

Telephone No.

Fax No.

Email

2. Correspondence Address

Telephone No.

Fax No.

Email

3. Date of Incorporation

Business Registration No

Authorized Capital

Paid-Up Capital

Shareholders' Fund

4. Shareholders - Company Share Holding Equity; List up to 10 major shareholders only.
(Applicants are to submit certified copies of registration with Companies Commission of
Malaysia (SSM))

No.	Name of Shareholders	NRIC No.	Date of Appointment	Percentage Equity
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

5. Details of Board of Directors: (Applicants are to submit certified copies of registration with Companies Commission of Malaysia (SSM))

No.	Name of Director	NRIC No. / Passport No.	Age	Years of Working Experience	Percentage of shares
1					
2					
3					
4					
5					
6					
7					
8					

6. Percentage of shareholding

(i) Malaysian : _____%

Foreign : _____%

- (ii) If 100% Malaysian shareholding

Bumiputera : _____%

Non-Bumiputera : _____%

7. Particulars of Registration in Sijil Perolehan Kerja Kerajaan (SPKK)

- a. Registration No. :
- b. Date of First Registration :
- c. Validity of Registration From:.....to:.....
- d. Grade :
- e. Category :

**PRE-QUALIFICATION DOCUMENT FOR THE DEVELOPMENT OF
RAILWAY ASSETS CORPORATION (RAC) SELECTED LANDS**



Applicant's Signature :

Name in full
(Authorized Representative :

Designation :

Date :

Note:

For local company, Applicants must provide copy of valid SPKK registration, failing which it will not be considered.

FORM B – FINANCIAL DATA

(Please tick (✓) accordingly) Joint Venture Individual

Note: If a Joint Venture is proposed, this Form is to be duplicated and filled in separately by each of the member companies together with its relevant supporting documents.

Company's Name:.....

Company's Name :

1. Summary of assets and liabilities as shown in the audited balance sheets for the last five (5) financial years

No.	Description	Actual : Last 5 Financial Years (RM)				
		Year 1	Year 2	Year 3	Year 4	Year 5
1	Authorised Capital					
2	Paid Up Capital					
3	Total Assets					
4	Current Assets					
5	Total Liabilities					
6	Current Liabilities					
7	Net Worth (3 – 5)					
8	Shareholders' Funds					
9	Working Capital					
10	Annual Turnover					
11	Pre-Tax Profit					
12	Net Gearing *					

*
$$\frac{\text{Total Borrowings – Cash \& Cash Equivalent}}{\text{Shareholders' Fund}}$$

Notes:

- Year 1 will be latest completed financial year, preceding the pre-qualification.
- Year 2 shall be the year immediately preceding Year 1 and so on.

a. Name and address of the Bank where the Account is opened

- 1)
- 2)
- 3)

b. Account Number

- 1)
- 2)
- 3)

2. Credit Facilities

a. Name and address of the Bank/Financial Institution providing credit facilities

- 1)
- 2)
- 3)

b. Form and Balance of the amount which can be used for the development.

No.	Description	Total Approved (RM)	Balance Available (RM)
1	Overdraft or Annual Credit		
2	Secured Overdraft		
3	Fixed loan		
4	Letter of Credit		
5	Others (please specify)		
	TOTAL		

Notes:

- 1) All financial figures quoted must be in Ringgit Malaysia (RM).
- 2) Applicant must submit the Certified True Copy of the audited Company Accounts by a Certified Auditor for the last five (5) years, to support the data submitted. The Pre-qualification document submitted without the certified audited accounts may be disqualified.
- 3) Applicant must submit the Certified True Copy of the Monthly Bank Statement for the last three (3) months including certificate/latest statement for unpledged deposits and other unpledged short-term investment. The pre-qualification submission without the statement may be disqualified.
- 4) All attachments must be certified true copy by the Company Secretary or a Grade A officer from a Government body, failing which it will not be considered.

3. Approximate value of balance of work in hand as of the Pre-Qualification Closing Date – 15 April 2019

All Figures in Ringgit Malaysia (RM)

No.	Name of Project	Contract Value (RM)	% Completion as of the Pre-Qualification Closing Date		Balance to be Completed		Schedule of Works to be Completed (RM)
			%	RM	%	RM	
Total Value of Balance of Work							

Note:

- 1) Certified True Copy of the latest interim payment certificate for each project and Certified True Copy of Letter of Award / Acceptance **MUST** be attached for verification, failing which the Applicants' Pre-Qualification will not be considered for evaluation.

Applicant's Signature :
.....

Name in full :

(Authorised Representative)

Designation :

Date :



FORM C – LIST OF PAST PROJECTS EXPERIENCE RECORD

(Please tick (✓) accordingly)

Joint Venture

Individual

Note: If a Joint Venture is proposed, this Form is to be duplicated and filled in separately by each of the member companies together with its relevant supporting documents

Company's Name :

No.	Project Title	Brief Project Info	Gross Development Value	Period	Date Commencement	Date for Completion		Name, Address and Telephone No. of Project Owner/Client	Type of Development Model (Eg. Own development/ Incorporated JV/ Development rights, etc.
						Contract	Actual		
1									

Note: Please attached certificate(s) of completion for the projects listed above.

Applicant's Signature :

Name in full :
(Authorized Representative)

Designation :

Date :



FORM D – LIST OF CURRENT PROJECTS

(Please tick (✓) accordingly)

Joint Venture

Individual

Note: If a Joint Venture is proposed, this Form is to be duplicated and filled in separately by each of the member companies together with its relevant supporting documents

Company's Name :

No.	Project Title	Brief Project Info	Location	Gross Development Value	Contract Period	Date of Commencement	Current Progress %	Name, Address and Telephone No. of Project Owner / Client	Type of Development Model
1									

Note: Please attached certified interim certificate(s) of completion for the projects listed above.

Applicant's Signature :

Name in full :
(Authorized Representative)

Designation :

Date :

FORM E – APPLICANT’S FINANCIAL CAPACITY (CURRENT AND LAST 5 YEARS)

PRIVATE & CONFIDENTIAL

Applicant’s Type	Net Cash Accruals (RM)					Net Worth
	Year 1	Year 2	Year 3	Year 4	Year 5	
Single Entity Applicant’s						
Joint Venture 1 (Name of Partner)						
Joint Venture 2 (Name of Partner)						
Joint Venture 3 (Name of Partner)						
Total						

Name of Applicant’s Bankers :

Address of Applicant’s Bankers :

.....

.....

Applicant(s) consisting of a single entity should fill in details as per the row titled Single entity Applicant(s) and ignore the rows titled Joint Venture. In the case of a Joint Venture row titled Single entity Applicant(s) may be ignored.

Instructions:

- 1) *The Applicant(s)/ its constituent Joint Venture Partner shall attach copies of the balance sheets, financial statements and Annual Reports for 5 (five) years preceding the Application Due Date. The financial statements shall:
 - i. *Reflect the financial situation of the Applicant(s) or Joint Venture Partner where the Applicant(s) is relying on its Associate's financials;*
 - ii. *be audited by a statutory auditor;*
 - iii. *be complete, including all notes to the financial statements; and*
 - iv. *correspond to accounting periods already completed and audited (no statements for partial periods shall be requested or accepted).**
 - 2) *Net Cash Accruals shall mean Profit After Tax + Depreciation.*
 - 3) *Net Worth shall mean (Subscribed and Paid-up Equity + Reserves) less (Revaluation reserves + miscellaneous expenditure not written off + reserves not available for distribution to equity shareholders).*
 - 4) *Year 1 will be the latest completed financial year, preceding the application. Year 2 shall be the year immediately preceding Year 1 and so on.*
 - 5) *In the case of a Joint Venture, a copy of the Joint Agreement shall be submitted in accordance with the Pre-Qualification requirement.*
 - 6) *Applicant(s) shall also provide the name and address of the Bankers to the Applicant(s).*
-



FORM F – LITIGATION (CURRENT AND LAST 5 YEARS)

Company's Name :

(Applicants should provide information on any history of litigation or arbitration resulting from contracts executed for the last five years or currently under execution)

Year	Award for / Against Applicant	Name of Employer	Cause of Litigation	Matter in Dispute	Final Contract Amount (RM)	Disputed Amount (RM)

(Applicant should provide information on any historical non-performance of any projects)

No.	Historical Contract Non-Performance	Details	Year
1	Termination of Contract by a Client		
2	Blacklist by the registration authorities or the Client		

Applicant's Signature :

Name in full :
(Authorised Representative)

Designation :

Date :

FORM G – APPLICANT’S LETTER OF DECLARATION

**PRE-QUALIFICATION FOR THE DEVELOPMENT OF RAILWAY ASSETS CORPORATION (RAC)
SELECTED LANDS**

1. I, NRIC No. the person representing(Co. No.....) hereby solemnly declare that I and/or any other person representing the Company shall not offer, solicit or influence any individual in **Railway Assets Corporation (RAC)** or any other individual, with a bribe for the purpose of being selected in the Pre-Qualification as mentioned above. A Letter of Authorization is enclosed which authorizes me to represent the Company as stated above to make this declaration.

2. If I or any person representing the Company is found guilty of offering or giving bribes to any individual in **Railway Assets Corporation (RAC)** for the purpose of being selected in the Pre-Qualification as above mentioned, then I as the representative of the Company hereby consent and agree to the following actions to be taken against the Company:-
 - 2.1 Revocation of the contract offered for the above Pre-Qualification; or
 - 2.2 Termination of the contract for the above Pre-Qualification; and
 - 2.3 Other disciplinary action in accordance with Government procurement regulations.

3. Any individual attempting to seek a bribe from me and/or by any individual associated with the Company for the purpose of being selected in this Pre-Qualification as above mentioned, then I undertake to promptly report the said action to the Office of The Malaysia Anti-Corruption Commission or to the nearest Police Station.

Yours sincerely,

.....

Name:

NRIC No.:

Company Stamp:

SECTION 6 : OTHER INFORMATION

In this section, Applicants may submit other relevant information to substantiate the Applicant's company's strength e.g. Certificates, Awards, etc.

PROJECT ORGANIZATION

*Please tick (✓)
at appropriate
space*

Land Matters (eg. Conversion, Sub-division of land, application of strata titles):

- a) Has dedicated team/personnel to undertake this function internally
- b) Function usually outsourced

<input type="checkbox"/>
<input type="checkbox"/>

If outsourced, kindly inform name of firm:

Design and Planning Works:

- c) Has dedicated team/personnel to undertake this function internally
- d) Function usually outsourced

<input type="checkbox"/>
<input type="checkbox"/>

If outsourced, kindly inform name of firm:

Design and Architectural Works:

- a) Has dedicated team/personnel to undertake this function internally
- b) Function usually outsourced

<input type="checkbox"/>
<input type="checkbox"/>

If outsourced, kindly inform name of firm:

Building Constructions:

- a) Has dedicated team/personnel to undertake this function
- b) Function usually outsourced

<input type="checkbox"/>
<input type="checkbox"/>

If outsourced, kindly inform name of firm:

Sales and Marketing:

- a) Has dedicated team/personnel to undertake this function internally
- b) Function usually outsourced

If outsourced, kindly inform name of firm:

Legal Services:

- a) Has dedicated team/personnel to undertake this function internally
- b) Function usually outsourced

If outsourced, kindly inform name of firm:

Management & Maintenance of Stratified Units:

- c) Has dedicated team/personnel to undertake this function internally
- d) Function usually outsourced

If outsourced, kindly inform name of firm:

2.0 OTHER INFORMATION

*Please tick at
appropriate
space*

2.1 Quality and Health, Safety and Environmental Control Compliance:

a) ISO Certification (*Kindly insert ISO Certification, if any*)

b) OSHA Certification (*Kindly insert ISO Certification, if any*)

c) Other Certifications (if any)

5.2 Awards and Recognition for Property Developments:

a) Local Awards (if any)

b) International Awards (if any)

Kindly provide details of Awards won:

Notes:

All attachments must be certified true copy by the Company Secretary or a Grade A officer from a Government body, failing which it will not be considered.
