



# TENDER NOTICE REQUEST FOR PROPOSAL (RFP) FOR LAND DEVELOPMENT

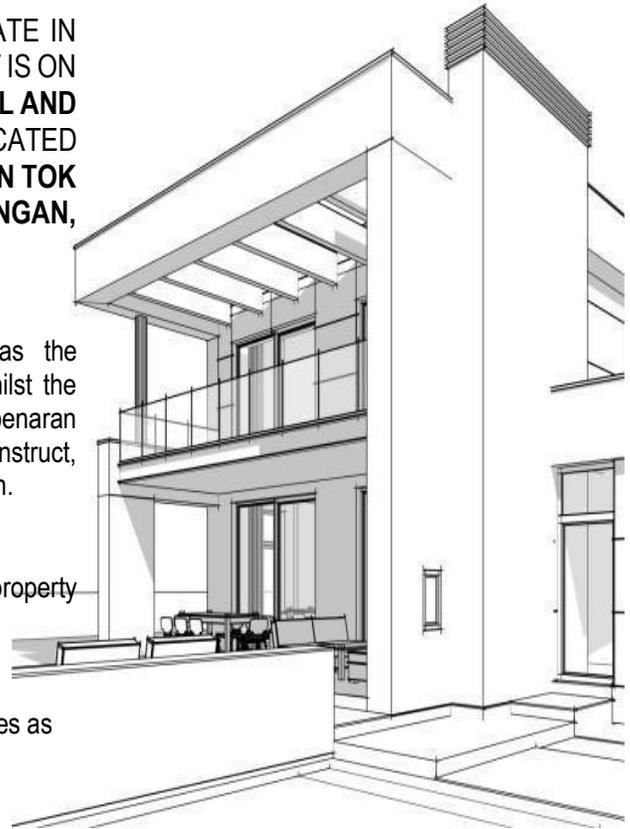
TO INVITE DISTINGUISHED DEVELOPERS TO PARTICIPATE IN THE RFP EXERCISE FOR THE PROPOSED DEVELOPMENT IS ON FREEHOLD LAND, SIX SEPARATE LANDS OF **RESIDENTIAL AND COMMERCIAL** WITH TOTAL OF **18.61 ACRES** LOCATED ALONGSIDE **JALAN PERSIARAN PALMA JAYA AND JALAN TOK DAGANG, MUKIM PEKAN PAROI JAYA & MUKIM AMPANGAN, SEREMBAN, NEGERI SEMBILAN DARUL KHUSUS.**

### Roles & Responsibilities

YAPEIM (Yayasan Pembangunan Ekonomi Islam Malaysia) as the landowner and shall grant Development Right to Respondent, whilst the Respondent shall plan (including but not limited to obtaining of Kebenaran Merancang (KM) until approval of Building Plan (BP), design, construct, finance and undertake the Sales & Marketing until project completion.

### YAPEIM Mission and Objectives

- **Mission** - To plan, develop, and deliver high-quality modern property based on the **MADANI concept**.
- **Objectives**
  - ✓ To plan land development and integrated community facilities as well as improvement in quality of life.
  - ✓ To develop modern, comfortable, and high-quality property
  - ✓ To updated development standards and monitor the implementation of these standards.



Development Component	
<p><b>Option 1 – Proposal shall comprise of: -</b></p> <ul style="list-style-type: none"> <li>i) 183 units of double storey link house;</li> <li>ii) 44 units of bungalow house;</li> <li>iii) 19 units Shop lots on commercial plot;</li> <li>iv) Commercial development or healthcare development;</li> <li>v) Facility and amenities (subject to authority requirement);</li> <li>vi) To comply with all authorities and state requirements.</li> </ul>	<p><b>Option 2 – Alternative Proposal by Respondent</b></p> <ul style="list-style-type: none"> <li>i) Development components &amp; typology to be proposed by Respondent;</li> <li>ii) The respondent to comply with local development requirements; and</li> <li>iii) To comply with all authorities and state requirements.</li> </ul>
<p><b>Project Completion Period</b> Between <b>5 to 6 years</b> including KM submission up to <b>Certificate of Completion and Compliance (CCC)</b> and <b>24 months Defect Liability Period (DLP)</b> shall commence from Handing Over date to the purchasers.</p>	
<p><b>Minimum Qualification Requirements</b></p> <ul style="list-style-type: none"> <li>i) Developers having valid <b>Developer License by KPKT, CIDB G7 certificate WITH minimum 75% CIDB QLASSIC score.</b></li> <li>ii) Company with minimum of <b>RM2Million Paid-up capital.</b></li> <li>iii) Not a <b>PN17 / GN3</b> status (Applicable for Public Listed Company).</li> <li>iv) Companies / Directors / Shareholders is <b>free from any charges / blacklisted from any Government Agencies / Financial Institutions / Authorities e.g. PDRM / SPRM.</b></li> </ul>	

The tentative schedule of events in relation to this RFP as stated as follows: -

<b>Date</b>	<b>Time</b>	<b>Event</b>
23 January 2026 (Friday)	3.00 pm	Issuance of RFP tender Notice through YAPEIM website and all its official social media platforms
30 January 2026 (Friday) – <del>10 February 2026 (Tuesday)</del> 12 February 2026 (Thursday)	9.00 am – 4.30 pm	Sales of RFP tender document. (Interested respondent <b>MUST</b> purchase the RFP documents. Instruction to purchase shall be referred to the tender notice/advertisement)
<del>11 February 2026 (Wednesday)</del> 13 February 2026 (Friday)	10.30 am	RFP briefing and site visit will be held at the site location i.e., Palma Jaya Perdana (YAPEIM will notify any changes on the date of site visit)
30 April 2026 (Thursday)	4.30 pm	Deadline for Written Clarifications
15 May 2026 (Friday)	5.00 pm	Deadline for Submission of Proposal to YAPEIM

1. Companies intending to participate in this tender are **REQUIRED** to purchase the tender document (RFP) and to attend the site visit / tender briefing, which will be held at the time and date as stated above.
2. Attendance for the site visit / briefing session is limited to only two (2) company representatives. One of the representatives must be a registered nominee listed in the company's valid Certificate of Company Registration. Please bring a copy of the Certificate of Company Registration & MOF Certificate (if any) for verification purposes.
3. The tender document (RFP) is available for purchase at **RM1,001 (Ringgit Malaysia: One Thousand and One only)**, with payment to be made online via the following link <https://pay.yapeim.my/PROPOSED-DEVELOPMENT-OF-PALMA-JAYA-PERDANA-SEREMBAN-NEGERI-SEMBILAN>
4. Upon purchased made, please submit the prof of payment / receipt to [perolehan@yapeim.my](mailto:perolehan@yapeim.my) and the RFP documents must be collected at YAPEIM Headquarters in softcopy format (via a USB drive / pendrive).
5. The completed tender documents must be submitted in a sealed envelope deposited into the **Tender Box** located at the **Ground Floor (G) (Receptionist), YAPEIM Headquarters, Menara Ochre, Putrajaya**, before the submission deadline which shall be **on or before 5.00 pm on 15 May 2026**.

**Attention to:**

Seksyen Perolehan- Proposed Development of Palma Jaya Perdana  
Yayasan Pembangunan Ekonomi Islam Malaysia,  
Z1-GF-04, Menara Ochre@Alamanda,  
No.2, Jalan Alamanda, Presint 1,  
62000 Putrajaya, Wilayah Persekutuan.

6. Tender documents received after the stipulated deadline **will not be considered**. YAPEIM shall not be liable for any loss, delay or other issues arising from the submission of documents via postal or courier services.
7. YAPEIM reserves the right to **accept or reject any proposal**, or **to annul the RFP** process without assigning any reason whatsoever.
8. For further enquiries, tenderers may contact the YAPEIM Procurement Section at 03-8090 3900 ext. 8642.