

# Industry Briefing on SME Centre

21<sup>st</sup> December, 2011

Briefing by SME Centre Management Council



## SME Centre Objectives

- ▶ Assist and Nurture Innovative SMEs to move up the value chain
- ▶ Providing Catalytic incentive for growth to SMEs in Penang
- ▶ “Made in Penang” branding for Penang supply chains.
- ▶ Clustering SMEs and showcase complete supply chain.
- ▶ Creating employment and retaining talent.

# Who should apply?

1. SMEs with promoted industry or supplying, supporting or servicing LLCs (Large Local Corporations) / MNCs (Multinational Corporations) in Malaysia and Overseas.
  2. Companies with ability to design and develop innovative products or services
  3. SME's need additional space to expand their business
  4. SMEs who are able to hire, train and develop Malaysians to become technical or management professionals.
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# Building Specifications:

1. Type of building : 4 storey flatted factory
2. Location : Lot 105, Phase 4, Bayan lepas Industrial Park, Penang
3. Land Area : 2.12 acres
4. Built-up Area : 166,874 sq. ft.
5. Rentable Area : 129,481 sq. ft.
6. Number of Lots : 13 lots available
7. Height of Unit : 3.6 m Clear Height to Underside of Beams  
: 4.0 m Clear Height to Underside of Slab
7. Lifts : 2 units of Goods lifts (3 & 2 ton)  
: 1 unit Passenger lift (15 person)
8. Fire protection : Compliant to local Fire Code (BOMBA)
9. Services : Generator set, cleaning & security service,  
: loading area, utilities for common areas.  
: Optional: reception, meeting rooms.
10. Electricity : individual switch board.
11. Air-con : install by tenants
12. Car parks : 10 common car parks for visitors.

# Lot Specifications

Level	No. of Lots	Electricity	Floor loading	Rentable Areas	Car Parks
Level 1	4	2(1 & 2) lots with 400 Amps. 2 lots with 250 Amps.	10 kN/sq m	Lot 1 – 6,448 sq. ft. Lot 2 – 9,397 sq. ft. Lot 3 – 9,569 sq. ft. Lot 4 – 7,061 sq. ft.	5 7 8 6
Level 2	4	3 (1,3 & 4) lots with 400 Amps. 1 lots with 250 Amps.	7.5kN/sq m	Lot 1 – 9,214 sq. ft. Lot 2 – 7,169 sq. ft. Lot 3 – 13,595 sq. ft. Lot 4 – 12,745 sq. ft.	7 6 11 10
Level 3	3	3 lots with 400 Amps.	7.5 kN/sq m	Lot 1 – 11,785 sq. ft. Lot 2 – 8,579 sq. ft. Lot 3 – 12,303 sq. ft.	9 7 10
Level 4	2	2 lots with 400 Amps.	7.5 kN/sq m	Lot 1 – 11,991 sq. ft. Lot 2 – 9,845 sq. ft.	10 8

Further subdivision of lots to suit business requirement is negotiable.

# Application Procedure

## Step 1

- Fill up forms:
  - a) SME Centre application form
  - b) DOE PAT Form

## Step 2

- Approval by Management Council.
- PDC will submit the PAT for DOE to approve.

## Step 3

- Offer letter sent to successful applicants.

## Step 4

- Signing of Tenancy agreement
- 3 months deposits 1 month advance.

# Rental Rates

<b>Average Rate</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>
<b>Level 1</b>	1.80/sq.ft.	1.90/sq.ft.	2.00/sq.ft.
<b>Level 2</b>	1.50/sq.ft.	1.60/sq.ft.	1.70/sq.ft.
<b>Level 3</b>	1.50/sq.ft.	1.60/sq.ft.	1.70/sq.ft.
<b>Level 4</b>	1.50/sq.ft.	1.60/sq.ft.	1.70/sq.ft.

1. Penang State Government strongly supports the SME Centre.
  - a. At current market price at Bayan Lepas, **rental subsidy** by the State Government is approximately **RM0.80 /sq. ft.**
2. Upon signing tenancy agreement, PDC will collect from tenants 3 months deposits & 1 month advance.
3. One year of bank guarantee is needed.
4. Tenure: 2+1 year

# Status

Completion date

31<sup>st</sup> March, 12



Left view: completed at level 3



Completed Level 1 Skimcoat.

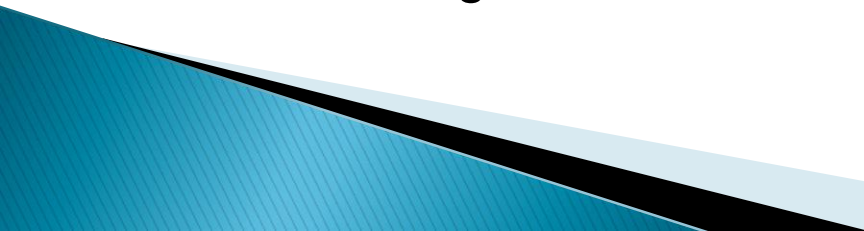


Scaffolding support for level 4



Constructing Brick Wall

# Major Considerations

- ▶ Rentable size – Subdivision is Negotiable.
  - ▶ SME Centre tenants can tap into investPenang and PDC's industrial network. – Venture Capitalists, R&D centers, and potential markets & intelligence.
  - ▶ SME Center Tenants will be promoted to Local MNCs and LLCs and encouraged to become preferred suppliers.
  - ▶ SME Centre as the showcase of Penang Supply Chain for Foreign/Local Direct Investors. investPenang & PDC would showcase SME Center tenants to potential investors.
  - ▶ Tenants in SME Center will get priority in future SME Industrial Parks/Village.
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# How & Where to apply:

Completed forms should be returned to:-

PENANG DEVELOPMENT CORPORATION (PDC)

Bahagian Perindustrian dan Perdagangan

No. 1, Persiaran Mahsuri

Bandar Bayan Baru

11950 Bayan Lepas

Pulau Pinang

Tel : 04 – 634 0111

Fax : 04 – 642 2448

OR

InvestPenang

No. 1, Jalan Sultan Azlan Shah,

PSDC Building, 11900

Bayan Lepas, Penang

Tel: 04-6468833 / 04-6409988

Fax: 04-6468811

# Questions and Answers

Thank you

