



(515623-U)

MARINE CITY SELANGOR (MCS)

**TANJUNG RU MARINE CITY SDN. BHD.**  
17-1, Jalan Wangsa Delima 10,  
D'Wangsa, Wangsa Maju,  
53300 Kuala Lumpur.  
Tel :+603 - 4144 3618  
Fax :+603 - 4144 3618  
Email : trmcmalaysia@gmail.com

Our Ref. : TRMC/MD-ECSB /2022-(1)  
Your Ref :  
Date : 26th April 2022

**EVENING CREST SDN BHD (1296186-U)**  
C-03A-01, Colonial Tower Empire City Damansara,  
Damansara Perdana, Jln PJU 8,  
47800 Petaling Jaya,  
Selangor DE, Malaysia.

Attn: **Azman Mat Noor**  
**Corporate Advisor**

**PROPOSED DEVELOPMENT OF RM200 BILLION MARINE CITY SELANGOR  
CAREY ISLAND SELANGOR, MALAYSIA**

***Project Fund Arrangement***

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The above is referred.

2. We have been informed by our associate, Mr Nolan Karto that Evening Crest Sdn Bhd is in the position to invest/arrange investment for sizeable projects in Malaysia with great economic impact.
3. We reckon our Marine City Development Project in Pulau Carey, Selangor (an integrated marine development project) with an anticipated GDC of RM200.0 billion will fit well with your requirement.
4. Via this letter of intent, we hereby seek your consideration for participation in our project in the manner acceptable by both parties.
5. Below is the overview of the funding activities for the project.
6. Will be great to have the opportunity for a meeting to explore on this possibilities.



(515623-U)  
MARINE CITY SELANGOR (MCS)

Yours Sincerely,  
For *Tanjung Ru Marine City Sdn Bhd (515623-U)*

**AZHARY BIN MUHAMMAD**  
*Managing Director*

C.C Mr Nolan Karto

	Activity scope	Work/cost Scope	Estimated Cost
1.	Pre-Development activity	<ul style="list-style-type: none"> <li>i. Increase 'Paid.up capital'</li> <li>ii. To pay reclamation land premium Rm158b</li> <li>iii. Operational cost for Pre-Development and all technical study, report for Development Order purpose</li> <li>iv. To purchase plot land connecting main island</li> </ul>	Rm 1.0 billion
2.	Development activity	<ul style="list-style-type: none"> <li>i. Land conversion</li> <li>ii. Reclamation cost</li> <li>iii. Deep sea port development               <ul style="list-style-type: none"> <li>a. Infrastructure</li> <li>b. Deep sea port high-end facility</li> </ul> </li> <li>iv. I.P.P from sea water</li> <li>v. Water treatment plant from sea water</li> <li>vi. Bunkering-Petroleum/Diesel/Gas</li> <li>vii. Industrial Zone</li> <li>viii. Government component and marine zone</li> <li>ix. Marine and Medical University</li> <li>x. Ship and shipbuilding zone</li> <li>xi. Township and mixed development</li> <li>xii. Water theme park, sea side and river development</li> <li>xiii. Linkages development, LRT/ECRL/Rail, Highway.</li> <li>ixv. Inter state-boundary development</li> <li>xv. Supportive development through BOT/Consession</li> <li>xvi. Halal hub</li> <li>xvii. Other related development</li> </ul>	Rm 199 billion ( refer to 'Executive Summary' for further information.
		Total	Rm200 billion

# MARINE CITY Selangor

Carey Island, District of Kuala Langat, Selangor

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EXECUTIVE SUMMARY and COMPANY PROFILE



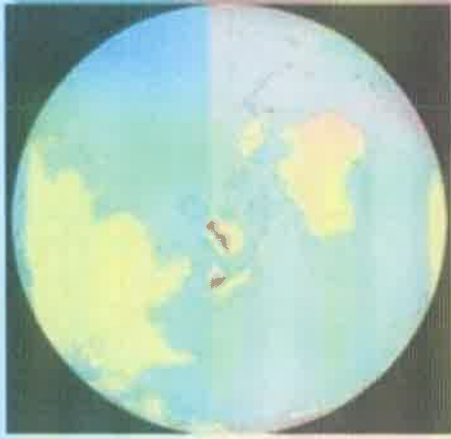
Project Development By

TANJUNGRHU MARINE CITY SDN BHD

# MARINE CITY SELANGOR

## Carey Island, District of Kuala Langat, Selangor

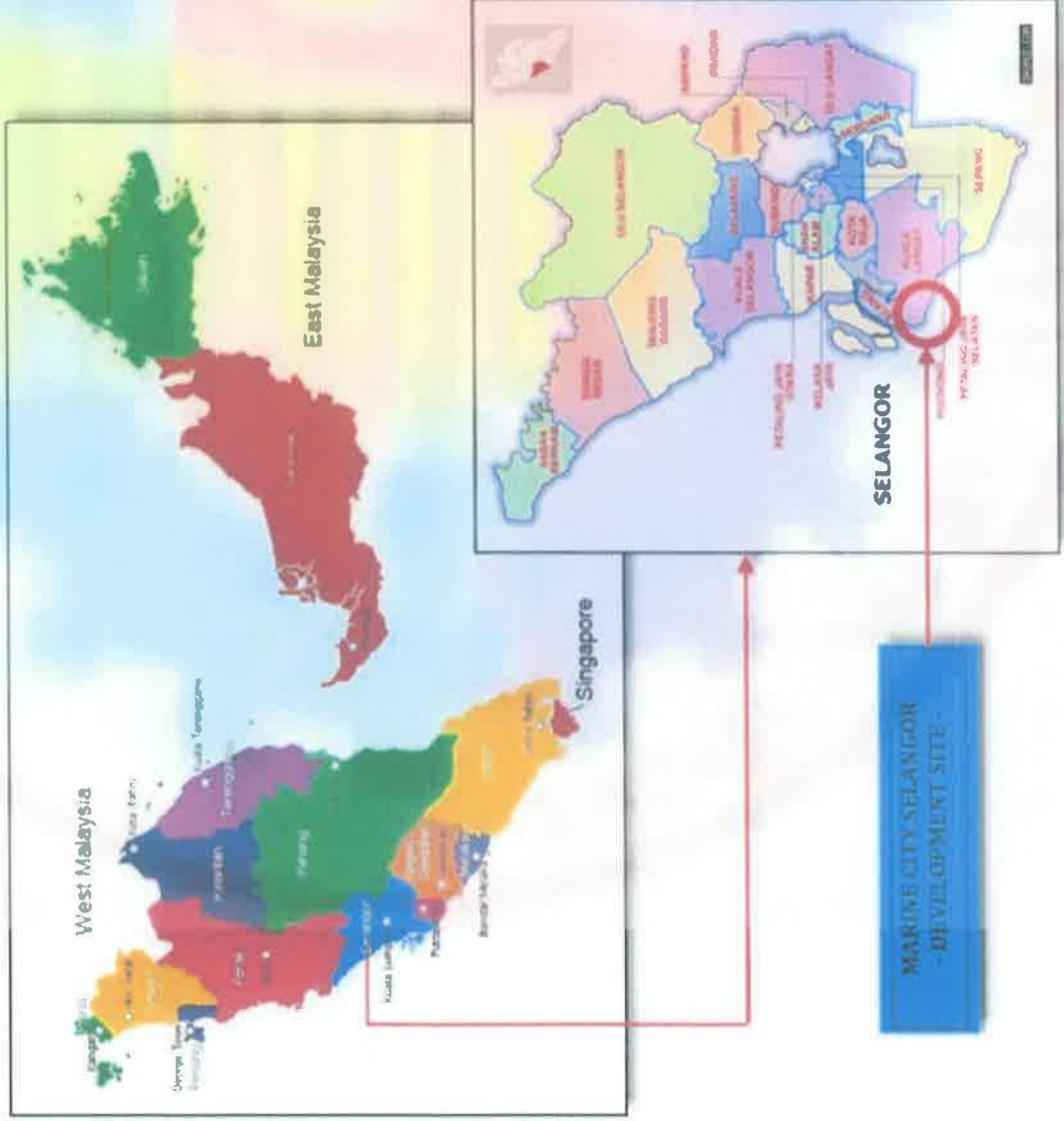
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# MARINE CITY SELANGOR

## Carey Island, District of Kuala Langat, Selangor

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This document is the exclusive property of **Tanjung Ru Marine City Sdn. Bhd. (TRMC)**. It contains general information and information privy only to the company. It encompasses our vision in realizing our dream to develop **MARINE CITY SELANGOR**, an integrated port city development located in Carey Island, Selangor, Malaysia.

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This is a controlled document and issued to dedicated party strictly for defined purpose. Recipient shall undertake to accept this document with due responsibility.

Issued with authority by:  
**The Executive Management Committee**

# MARINE CITY SELANGOR

## Carey Island, District of Kuala Langat, Selangor

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### OVERVIEW

**TANJUNGRU MARINE CITY SDN. BHD. (TRMC)** is an SPV incorporated with the purpose to develop an 18km stretch of dormant and deserted waterfront in Carey Island fronting Straits of Malacca (SOM), noted as the world's busiest and most strategic sea route. The proposed location has great potentials to be developed into a prominent world class Port City.

Carey Island is under the jurisdiction of the State Government of Selangor where the Marine City Selangor (MCS) development is dedicated to be implemented as a State Government Privatization Program and to be entirely funded by TRMC. The MCS development will accommodate various strategic infrastructures and mix development components and set to be the nation's key prime mover in the maritime economic sector.

MCS was initially planned to cover some 7,000 acres (2,750 ha) site comprising of land, beach and land to be reclaimed. Various studies and reports available as public documents on the location and its surroundings including forecast on global economic trend made it inevitable to exercise a realignment plan as the development component including location and size of the development site with greater focus on attaining the natural sea depth that can accommodate anchorage of super vessels. This calls for a total re-plan of the master plan where it has now increased to 12,000 acres (5,000ha approximately) developed on land to be reclaimed anticipated to be close to a 200 million cubic meter. The development will be fast-tracked to 10 years completion.

MCS is a modern integrated port city development designed to include a prominent deep sea port adequately supported with marine engineering, business and manufacturing infrastructure and matching facilities; financial, medical and educational hubs with a good complement of strategic government administrative, security and operational facilities. With a natural sea depth of over 20.0 meters the deep sea container port designed to accommodate anchorage of super tankers and ultra large container vessel (ULCV) can handle 35 million TEUs per year. The combined handling capacity with the existing three ports in the Port Klang (Northport, Southport and Westport) can boast an annual capability up to 50 million TEUs within next ten years. It is envisage that the population density within 10 years from the development completion will be close to 200,000.



# MARINE CITY SELANGOR (MCS)

## Carey Island, District of Kuala Langat, Selangor

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### 1.1 THE ROYAL PILLARS



#### CHAIRMAN

Y.T.M Dato' Johan Pahlawan Lela Perkasa Sitiawan  
Dato' Muhammed Bin Haji Abdullah,  
D.T.N.S., A.N.S., P.M.C., P.J.K., P.K.L.  
Undang Luak Johor  
Negeri Sembilan Darul Khusus



#### ADVISOR

Y.A.M. Tengku Dato' Seri Ismail Shah Al-Haj Bin  
Almarhum Sultan Hishamuddin Alam Shah Al-Haj,  
SPMS, DPMS, FAIA (UK), FCEA (UK) (HON).  
Y.A.M Tengku Besar Putra  
Selangor Darul Ehsan

# MARINE CITY SELANGOR

Carey Island, District of Kuala Langat, Selangor

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## The Prime Movers EXECUTIVE MANAGEMENT COMMITTEE



AMIR HASAN HUSSIN

ZAKARIAH HUSSAIN

AZHARY MUHAMMAD

### Contact Details

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Wangsa Maju, 53300, Kuala Lumpur,  
Federal Territory MALAYSIA.

Email • [trmcmalaysia@gmail.com](mailto:trmcmalaysia@gmail.com)

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# MARINE CITY SELANGOR

## Carey Island, District of Kuala Langat, Selangor

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### EXECUTIVE SUMMARY

**Project Promoter :** TANJUNGRU MARINE CITY SDN. BHD. (TRMC)  
(Company No.: 515623-U)

**Development Program :** State Government Privatization Program  
State Government of Selangor -

- Privatization/Collaboration Agreement
- Development Site
- Development Approvals

**Authority Jurisdiction :** Federal Government

- Government Components
- Foreign Investment Regulations

**Development Concept :**

1 Transforming the traditional role of Port Klang and its vicinity from a service, economic & commerce oriented gateway into a pragmatic and dynamic world class Integrated Port City collaborating and unifying environmental components with diversified development components emphasizing on:

Environment; Energy & Technology; Maritime Engineering; Infrastructure & Support Services; Commerce, Industry & Business Development; Tourism, Culture, Sports & Recreation; Education, Training & Research Development; Medical & Wellness Institutions; Government Municipality & Administrative Components; Residence & Community Development Hub

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2 Promoting the establishment of Maritime Municipality Council to support inter-port integration via established Port & Coastal Management Information System (PCMIS) in line with prospects of the Straits of Malacca reaching its Critical Carrying Capacity of 122,640 ships annually by year 2024 (Source: MARITIME INSTITUTE OF MALAYSIA-MIMA).

3 Promoting Inter-Port Integration:

### Selangor Ports:

- The New Carey Island Deep Sea Port;
- North Port;
- South Port;
- West Port

Malaysian Ports  
ASEAN Ports  
World Ports

4 Promoting an independent sustainable city infrastructure:

District Power  
District Water  
District & External Connectivity  
Intelligence City

Development Location : Carey Island, District of Kuala Langat, Selangor, Malaysia

- 1 hour from Kuala Lumpur, the Capital City of Malaysia
- 1 hour from Putrajaya, The Administrative Capital of Malaysia
- ½ hour from Shah Alam, The Administrative Capital of Selangor
- 1 hour from Kuala Lumpur International Airport (KLIA)

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**Development Plot :**  
12,000 acres (5,000ha approximately) reclamation land stretching 18km wide and 2.5km seawards.

**Development Site :**  
1 **Inception Stage (year 2000) : Land acreage: 6,780 acres (2,750 ha).**  
In early 2000, the Marine City Selangor composition was planned to complement surrounding development. The marine and coastal infrastructure components were designed to support the needs and activities of the existing ports.

**Site Composition: Land / Beach / Sea (reclamation + gen. cut & fill):**

- Land : 1,800 ac (730 ha)
- Beach : 1,813 ac (740 ha)
- Sea : 3,167 ac (1,280 ha)

Fig: Year 2000 Initial Development Master Plan (Annexure: 1)



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- 2 **Current Review (year 2010) :** Land acreage: 12,000 acres (5,000ha appx).  
A total Master Plan review was exercised to maintain development sustainability in line with the growing position and importance of the SOM as a Prime Global Sea Passageway (Annexure 3-MIMA Report).

Fig: Year 2010 Revised Development Master Plan (Annexure: 2)



- Land Composition :** Master Plan Zoning:  
Revised Land Acreage to accommodate New Deep Sea Port & Enlarged Development Component:
- Port Development : 5,000 ac
  - Industrial & Halal Hub Development : 2,000 ac
  - Government & Integrated Marine Development : 2,000 ac
  - Mix-type Development : 3,000 ac

# MARINE CITY SELANGOR

## Carey Island, District of Kuala Langat, Selangor

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- Land Composition** :
- **Master Plan Zoning:**
  - **Environmental Adaptation (Green Belt):**
    - Existing 1,800 acres designated Projectland (15% of Reclaimed Land) retained as Green Belt.
    - 40% of 7,000 acres Reclaimed Land (Non-Port Development Land) developed as Green Belt.

Total Allocation for Green Belt: 4,600 acres (38%)

### Strategic Assets



- **Build, Own, and Operate (BOO) Assets**
- **Port & Maritime Infrastructure:**
  - Deep Sea Port
  - Supply Base, Warehousing & Logistics
  - Dockyard & MRO Hub
  - Maritime Complex



- **District Power & Water Supply:**
  - Sea Water Power Generation Plant (IPP) : 600 MW
  - District Water Supply : 30 MGD



- **Connectivity & Mobility Assets (Internal Connectivity):**
  - MRT, LRT, Railway System
- **Build, Operate, and Transfer" (BOT) Assets**
  - **Connectivity & Mobility Assets (External Connectivity):**
    - MRT, LRT, Railway System
    - Concession Highway/Expressway

- **Government Assets:**
  - PFI / Turnkey / Land Packages

Fig. South Klang Valley Expressway (SKVE)



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## Carey Island, District of Kuala Langat, Selangor

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### Port Development :

#### Features of Deep Sea Port:

- 5,000 acres - 12.0 km uninterrupted open sea frontage (average depth : 20m)
- Towards Smarter, Greener & Automated Port: automation, digitization and artificial intelligence.
- Digital technology boosting efficiency and productivity, safety & security.
- Operates on real-time data.
- Intelligence port system mapping efficient vessel movement.
- 24 ULCV berth points to accommodate annual 35.0 million TEUs throughput



### : A Port Harnessed by Technology:

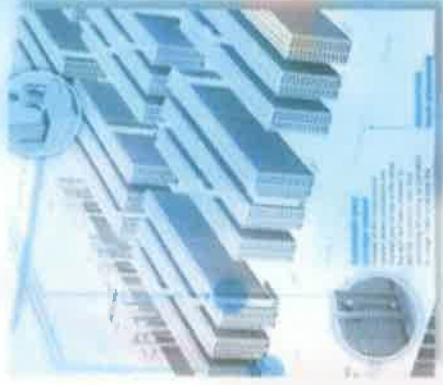
- A Safe and Secure Port
- Employment of next generation Vessel Traffic Management System (VTMS) to handle increased shipping traffic and larger ships in the future.
- VTMS will leverage data analytics to predict traffic hot spots and decision support tools to assist vessel in planning and optimising their sea passages
- An Efficient Port
- Engagement of automated terminal operations and machinery, and technologies; planning for automated guided vehicles and trucks to increase efficiency of port operations.
- Automation reduced manpower needs and boost productivity of port operations.

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## Carey Island, District of Kuala Langat, Selangor

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- A Safe and Secure Port
- Intelligent Port
- Real-time information of multiple smart sensors and sources to provide data for analysis.
- Data fed through advanced maritime sense-making systems to process, mine and extract useful information for decision and policy making with contingency planning.



:

### Automatic Container Yard Storage System:

- Container Shelves: containers stored in guided and coded shelves provide optimising efficiency in container handling (reduce overhead and turnaround time associated with conventional stacked container handling)
- A Green and Community Oriented Port

Promoting heavily usage of clean energy through green power source

Premium Development :

1. Health & Medical Facilities:
- 500 Bed International Hospital Complex with dedicated Service Apartment
  - Medical Research Institute



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Premium Development :



### 2. Integrated Halal Certified Industrial Park:

- Halal Global Products Resources, Services & Supply Chain Management Information Center
- Halal Global Intelligence Market Network
- Halal Forensic Laboratory
- Halal Food Processing Facilities
- Halal Storage, Warehouse & Distribution
- Central Logistics Communication Hub





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Waterfront Township :



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Waterfront Township : Components Perspectives



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Waterfront Township : Aerial Views



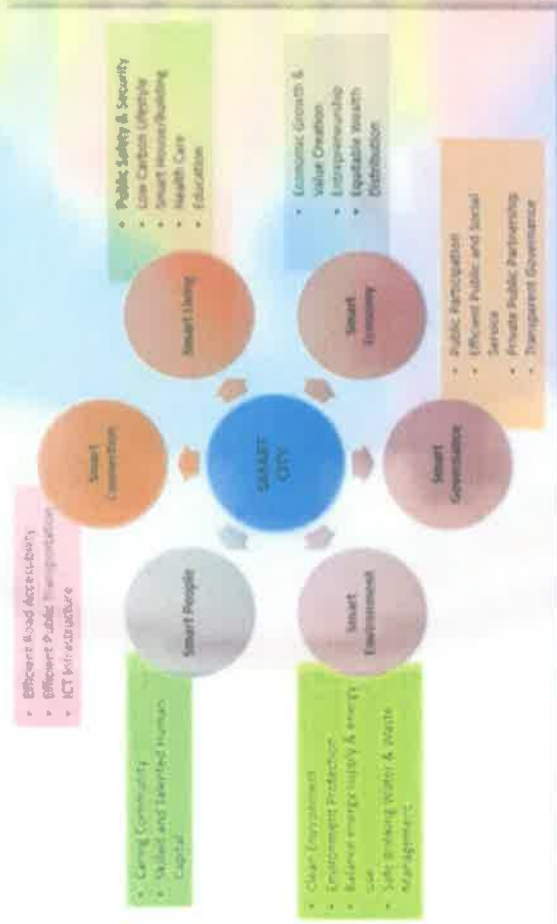
# MARINE CITY SELANGOR

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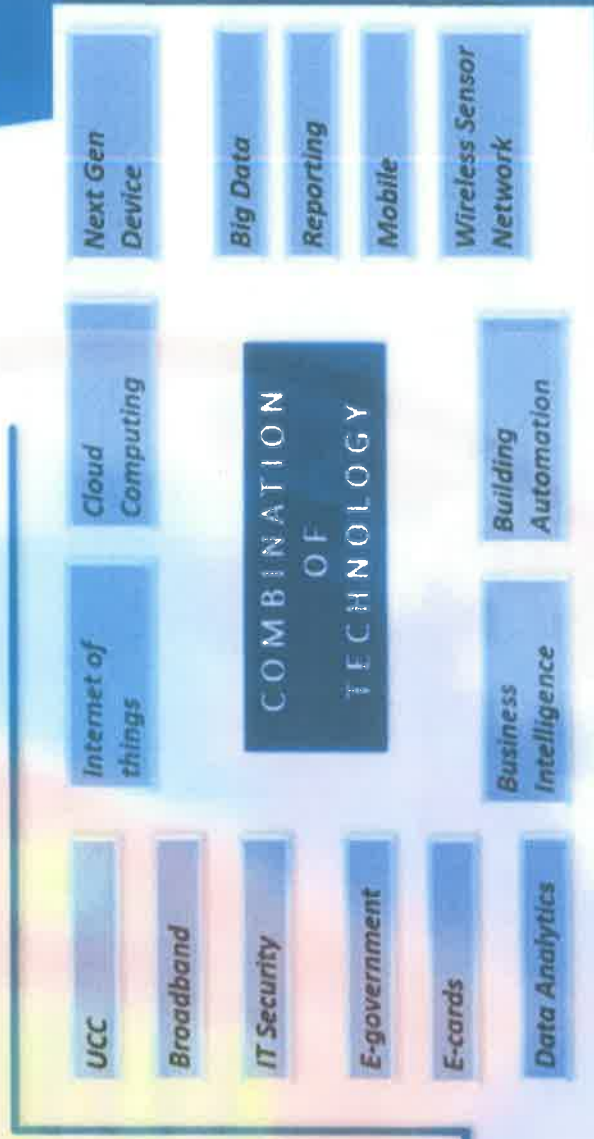
## Intelligent City

Mix-Type Development Component  
Halal Hub & Industrial Complex  
Government & Integrated Marine Component



## Intelligent Network

Mix-Type Development Component  
Halal Hub & Industrial Complex  
Government & Integrated Marine Component

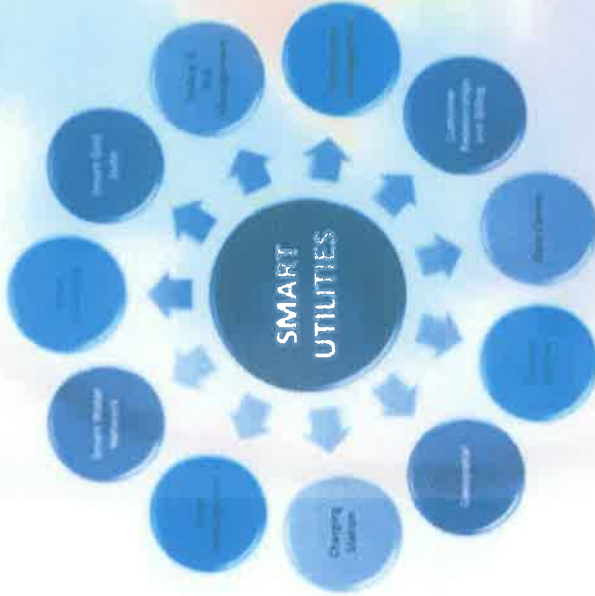


# MARINE CITY SELANGOR

## Carey Island, District of Kuala Langat, Selangor

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Intelligent Utility :



Mix-Type Development Component  
Halal Hub & Industrial Complex  
Government & Integrated Marine Component



Connectivity, Mobility and Linkages :

- Inclusion of Strategic Public Transport System:**
- MRT, LRT, Railway System
  - Inter Development Zones Public Transport System
  - External Linkages to Development Zones

- Highway, Expressway and Railway System
- External Linkages to Development Zones

# MARINE CITY SELANGOR

## Carey Island, District of Kuala Langat, Selangor

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Development Financials :

### DEVELOPMENT FUNDING:

#### 1. PRE-DEVELOPMENT ACTIVITY:

- a. Increase Paid-Up Capital:
- b. Land Premium Contribution:
- c. Pre-Development Expenditure:
- d. Pre-Development Operating Fund:

RM 100.0 Million  
RM 200.0 Million  
RM 500.0 Million  
RM 200.0 Million

RM 1.0 Billion

#### 2. MAIN DEVELOPMENT ACTIVITY:

- a. Land Conversion:
- b. Land Reclamation:
- c. Port Development:
  - i. Port Infrastructure:
  - ii. Port Facilities:
  - iii. Intelligent Port - Systems, Applications & Solutions:
- d. District Power Generation & Supply:
- e. District Water Generation & Supply:
- f. Mix-Type Development Component:
  - i. Intelligent City - Systems, Applications & Solutions:
- g. Halal Hub & Industrial Complex:
  - i. Intelligent City - Systems, Applications & Solutions:
- h. Government & Integrated Marine Component (PFI Initiative):
- i. Connectivity, Mobility and Linkages (Strategic Infrastructure):
  - i. Linkages Within Inter Development Zones:
  - ii. External Linkages to Development Zones
    - 1. BOT Projects on Concession Arrangement
    - 2. Funding for Acquisition & Compensation:
    - 3. Complimentary Infrastructure Upgrade:

RM 1.0 Billion  
RM 6.0 Billion

RM 40.0 Billion  
RM 10.0 Billion  
RM 10.0 Billion  
RM 6.0 Billion  
RM 1.0 Billion  
RM 40.0 Billion  
RM 5.0 Billion  
RM 20.0 Billion  
RM 5.0 Billion  
RM 10.0 Billion  
RM 5.0 Billion

RM 20.0 Billion  
RM 10.0 Billion  
RM 10.0 Billion

RM 199.0 Billion

RM200.0 Billion

**Projected Total Development Funding:**

# MARINE CITY SELANGOR

Carey Island, District of Kuala Langat, Selangor

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## 2000 INITIAL DEVELOPMENT MASTER PLAN



USE CLASSIFICATION	AREA (HA)	PERCENTAGE	TOTAL AREA (HA)
<b>1. RESIDENTIAL</b>	111.04	1.84	111.04
1.1 Single Detached Houses	111.04	1.84	111.04
1.2 Medium Density Residential	0.00	0.00	0.00
1.3 High Density Residential	0.00	0.00	0.00
<b>2. COMMERCIAL</b>	48.14	0.81	48.14
2.1 Office Buildings	48.14	0.81	48.14
2.2 Retail	0.00	0.00	0.00
2.3 Entertainment	0.00	0.00	0.00
<b>3. INDUSTRIAL</b>	111.04	1.84	111.04
3.1 Light Industrial	111.04	1.84	111.04
3.2 Heavy Industrial	0.00	0.00	0.00
<b>4. RECREATIONAL</b>	111.04	1.84	111.04
4.1 Parks & Recreation	111.04	1.84	111.04
4.2 Sports & Recreation	0.00	0.00	0.00
<b>5. AGRICULTURE</b>	111.04	1.84	111.04
5.1 Agriculture	111.04	1.84	111.04
5.2 Aquaculture	0.00	0.00	0.00
<b>6. MARINE</b>	111.04	1.84	111.04
6.1 Marine Parks	111.04	1.84	111.04
6.2 Marine Reserves	0.00	0.00	0.00
<b>7. OPEN SPACE</b>	111.04	1.84	111.04
7.1 Open Space	111.04	1.84	111.04
7.2 Water Bodies	0.00	0.00	0.00
<b>TOTAL</b>	555.30	9.52	555.30

Annexure: 1

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## 2017 REVISE DEVELOPMENT MASTER PLAN

Annexure: 2



DEVELOPMENT SCHEDULE

Annexure: 2A

	1	2	3	4	5	6	7	8	9	10
1. PRE-DEVELOPMENT ESTABLISHMENT										
2. LAND RECLAMATION										
3. PORT DEVELOPMENT										
4. DISTRICT POWER AND WATER										
5. GOVERNMENT COMPONENT AND INTEGRATED MARINE DEVELOPMENT										
6. INDUSTRIAL AND MALAL HUB DEVELOPMENT										
7. MIX DEVELOPMENT										
B. STRATEGIC INFRASTRUCTURE										
8.1 MRT, LRT & RAIL SERVICES										
8.2 HIGHWAY & EXPRESSWAY										
R.2.1 BY ACQUISITION										
B.2.2 BY DEVELOPMENT										

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## 2017 REVISE DEVELOPMENT MASTER PLAN



Annexure 2B

KAWASAN DAN SAJAJAH	
A	Kawasan Perumahan
B	Kawasan Perumahan Bersepadu
C	Kawasan Perumahan Bersepadu (Kawasan Perumahan Bersepadu)
D	Kawasan Perumahan Bersepadu (Kawasan Perumahan Bersepadu)
E	Kawasan Perumahan Bersepadu (Kawasan Perumahan Bersepadu)
F	Kawasan Perumahan Bersepadu (Kawasan Perumahan Bersepadu)
G	Kawasan Perumahan Bersepadu (Kawasan Perumahan Bersepadu)
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I	Kawasan Perumahan Bersepadu (Kawasan Perumahan Bersepadu)
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R	Kawasan Perumahan Bersepadu (Kawasan Perumahan Bersepadu)
S	Kawasan Perumahan Bersepadu (Kawasan Perumahan Bersepadu)
T	Kawasan Perumahan Bersepadu (Kawasan Perumahan Bersepadu)



PELAN INDIK (ZONING)

SCALE 1:10000

INDUSTRIAL  
URBAN DEVELOPMENT  
CAREY ISLAND  
SELANGOR



# MARINE CITY SELANGOR

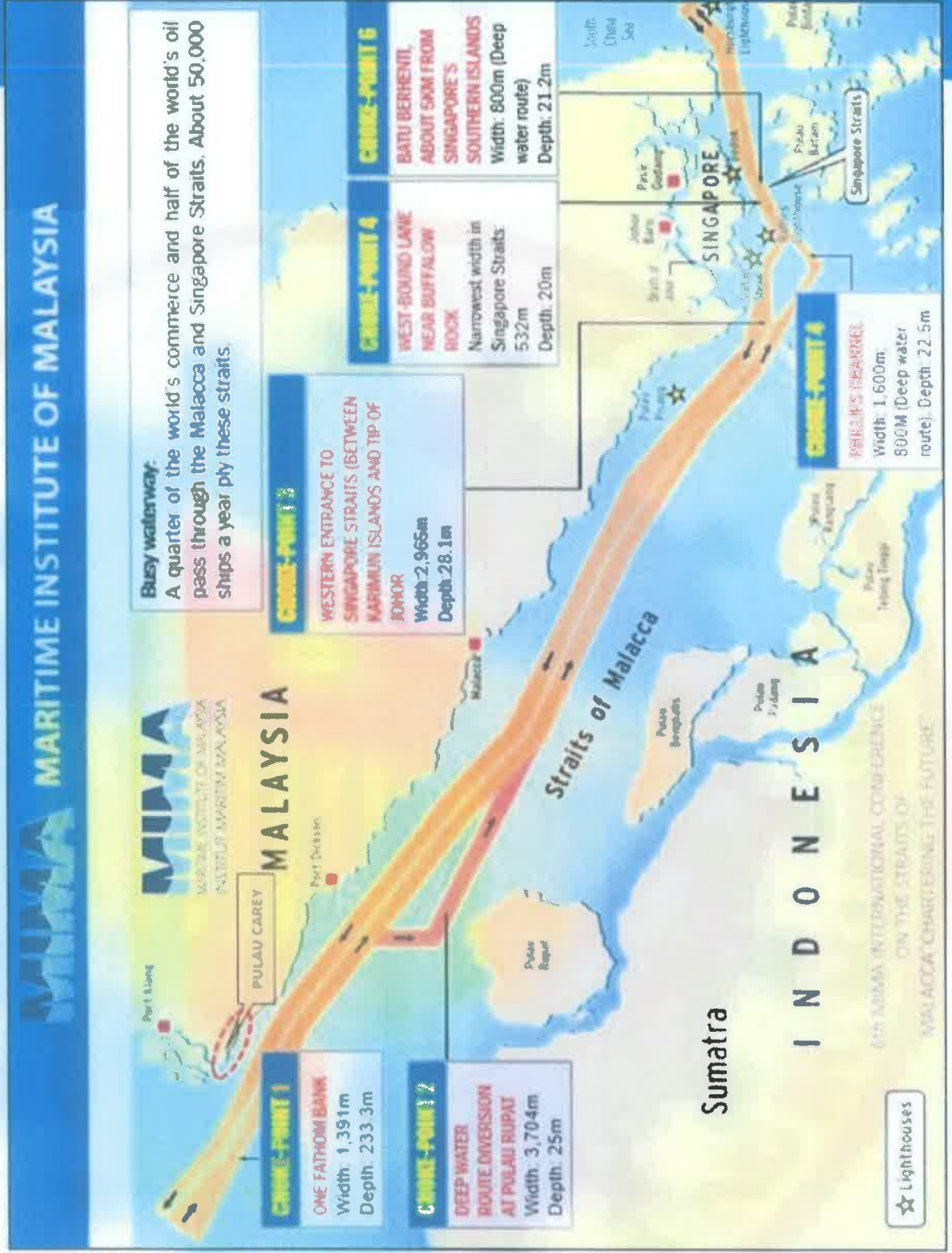
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Annexure 3

Malaysia Maritime Institute of Malaysia  
CARRYING CAPACITY AND CRITICAL GOVERNANCE STRATEGIES OF THE STRAITS OF MALACCA (2008)

Planning collaboration for Marine City Selangor Deep Sea Port



# MARINE CITY SELANGOR

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## PRESENT TRAFFIC SCENARIO IN STRAITS OF MALACCA

TYPE	1999	2000	2001	2002	2003	2004	2005	2006	2007
VLCC/DEEP DRAFT CR	2027	3163	3303	3301	3407	3477	3788	3851	3753
TANKER VESSEL	11474	13363	14276	14591	15687	16403	14759	14784	14931
LNG/LPG CARRIER	2475	2962	3086	3141	3277	3343	3099	3297	3413
CARGO VESSEL	5674	6401	6476	6865	6888	6820	6340	6477	6467
CONTAINER VESSEL	34521	38283	39201	39991	39575	39187	39818	39615	39796
BULK CARRIER	3438	4708	5370	5754	6254	6551	7394	8129	9684
RO-RO/CAR CARRIER	3229	3761	3764	3960	3184	2440	2515	2863	3237
PASSENGER VESSEL	1919	3301	3151	3490	3933	2838	2289	2009	1870
LIVESTOCK CARRIER	42	70	108	108	80	46	45	51	58
TUG/TOW VESSEL	566	774	610	422	478	568	420	372	444
GOV/MILY VESSEL	93	117	155	111	120	130	153	81	95
FISHING VESSEL	52	44	60	38	35	67	34	39	36
OTHERS	457	478	454	442	1951	982	957	1081	1101
TOTAL	43965	51957	50114	60054	62134	63638	62621	65849	70718

Source: VTS - Port Klang

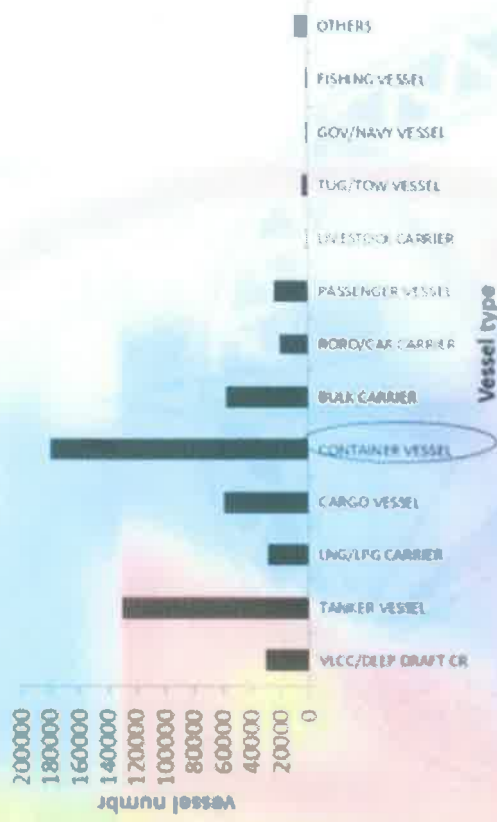
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SHARE OF DIFFERENT TYPE OF VESSELS IN SOM TRAFFIC COMPOSITION



Source: Malaysia Marine Department

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### CARRYING CAPACITY FACTORS



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## IMPLICATIONS

- Congestion will start when number of ships reach the Carrying Capacity of 122,640 annually (predicted be in 2024)
- Urgent need for a traffic system to avoid accidents/catastrophy
- Governance strategies required to ensure that transit through the Straits is maintained.
- Urgent study of risk assessment and risk management in SOM required

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## STEPS OF CRITICAL GOVERNANCE STRATEGIES



- Vision
- Principle
- Objectives
- Action plans

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Thank You