



فريڊانن ڪماڄوان نڪڙي فيراق  
PERBADANAN KEMAJUAN NEGERI PERAK

## Unlocking New Opportunities: Perak's Silver Valley Technology Park

THE PERAK STATE ECONOMIC DEVELOPMENT CORPORATION

# TABLE OF CONTENTS



**2030**  
**PERAK**  
**SEJAHTERA**



فريڊانز ڪملاوان نڪري فريڊانز  
PERBADANAN KEMAJUAN NEGERI PERAK

1. PERAK SEJAHTERA 2030
2. OFFERING A REAL VALUE PROPOSITION FOR INVESTORS:  
THE SILVER VALLEY TECHNOLOGY PARK
2. UPCOMING LOCATIONS
3. PERAK WELCOMES INVESTORS (VIDEO)





## The Development Plan For Perak

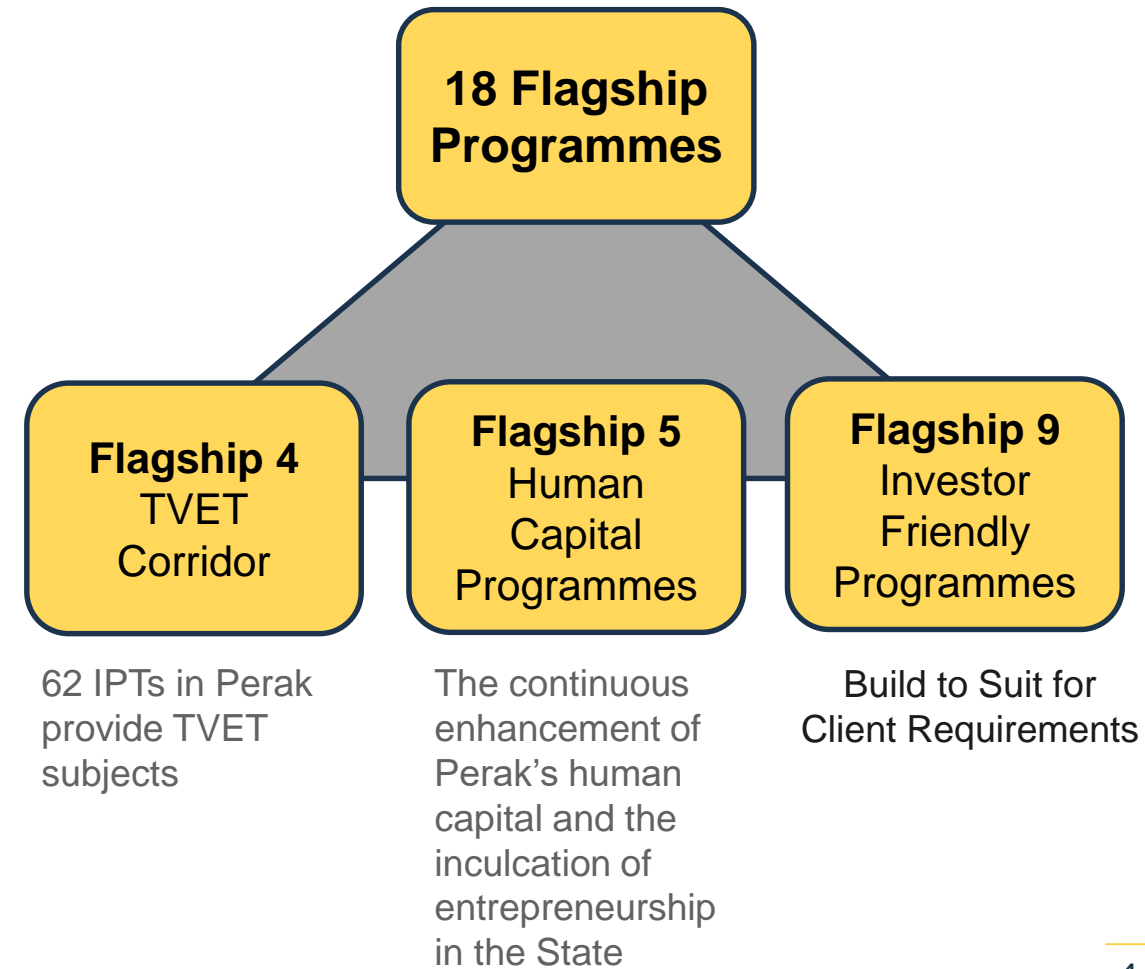
- The Perak State Government launched the **Perak Sejahtera Development Plan 2030** to steer the State's development for the next 10 years.
- Guided by the mission “**Driving Sustainable, Inclusive and Dynamic Socio-Economic Development**”, the plan outlines five principles:
  - ✓ Balanced physical and socio-economic development
  - ✓ Smart partnership
  - ✓ Sustainable use of natural resources
  - ✓ An efficient and caring service delivery system
  - ✓ Quality and high value expertise



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## 18 Flagship Programmes of Perak Sejahtera 2030



# OFFERING A REAL VALUE PROPOSITION FOR INVESTORS



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PERBADANAN KEMAJUAN NEGERI PERAK

## Excellent Offerings In The Heart Of Kinta Valley

- **History And Experience**

**PKNPk** has to-date developed a total of no less than **8,000 acres (involving 13 industrial parks)** under its Industrial Development initiative, creating thousands of jobs and business opportunities.

- **Taking Things To The Next Level In A Changing Environment**

Due to Perak's **strategic location** and the **availability of a conducive support ecosystem**, the State has positioned itself to be the next destination of choice for investments.

The Perak Sejahtera 2030 planning for Flagship #9 takes into consideration changes in:

### The economy:

- ☐ The boost of seaborne trade
- ☐ Spatial relocation of production
- ☐ The over-growing importance of logistics

### Sectoral organization:

- ☐ Cooperation: Strategic Alliances, M&As, vertical integration
- ☐ Development of dry ports and inland terminals
- ☐ Control of intermodal and logistics cycles, outsourcing

### Transportation:

- ☐ Size
- ☐ Frequency
- ☐ Outreach
- ☐ Location facilitates intermodal activities

Kamunting Raya Industrial Park



# OFFERING A REAL VALUE PROPOSITION FOR INVESTORS



PERBADANAN KEMAJUAN NEGERI PERAK

## Targeted Locations

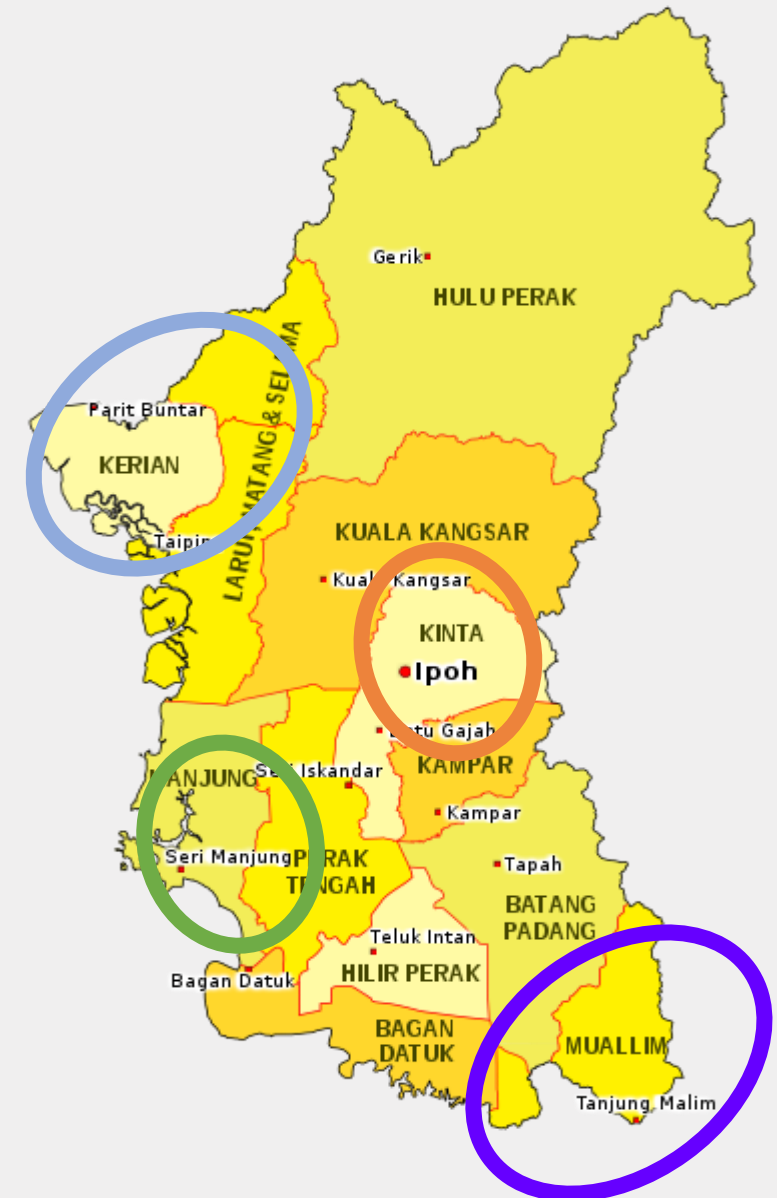
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# OFFERING A REAL VALUE PROPOSITION FOR INVESTORS



فريڊان كمajuan نيري پراك  
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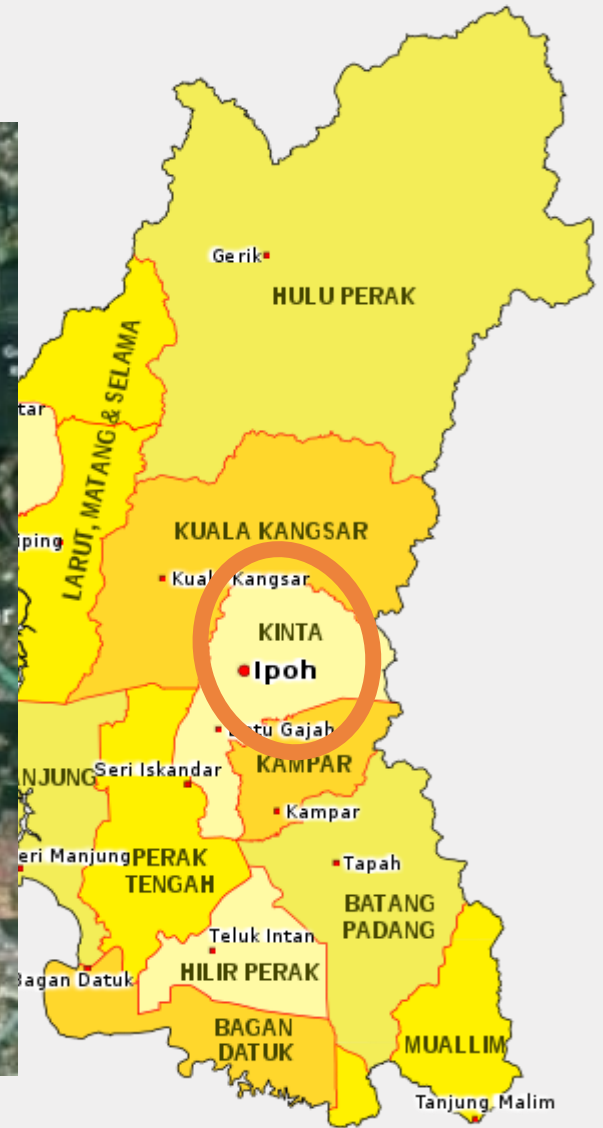
# THE SILVER VALLEY TECHNOLOGY PARK (SVTP) (1/7)



PERBADANAN KEMAJUAN NEGERI PERAK

## An Excellent Offering In The Heart Of Kinta Valley

- The Silver Valley Technology Park (SVTP) comes duly equipped with **complete infrastructure, utilities and supporting amenities** such as community centre / **business support centre, centralised labour quarters**, amongst others.
- **KM: APPROVED**
- **EIA: APPROVED**
- Other key features include:
  - **Excellent liveability** - strategically located in the vicinity of Ipoh.
  - Flexible designs - **Ready-Built & customised Build-to-Suit** facilities.
  - **Long lease options** to optimise costs for investors.
  - **Tax and non-tax incentives** for investors

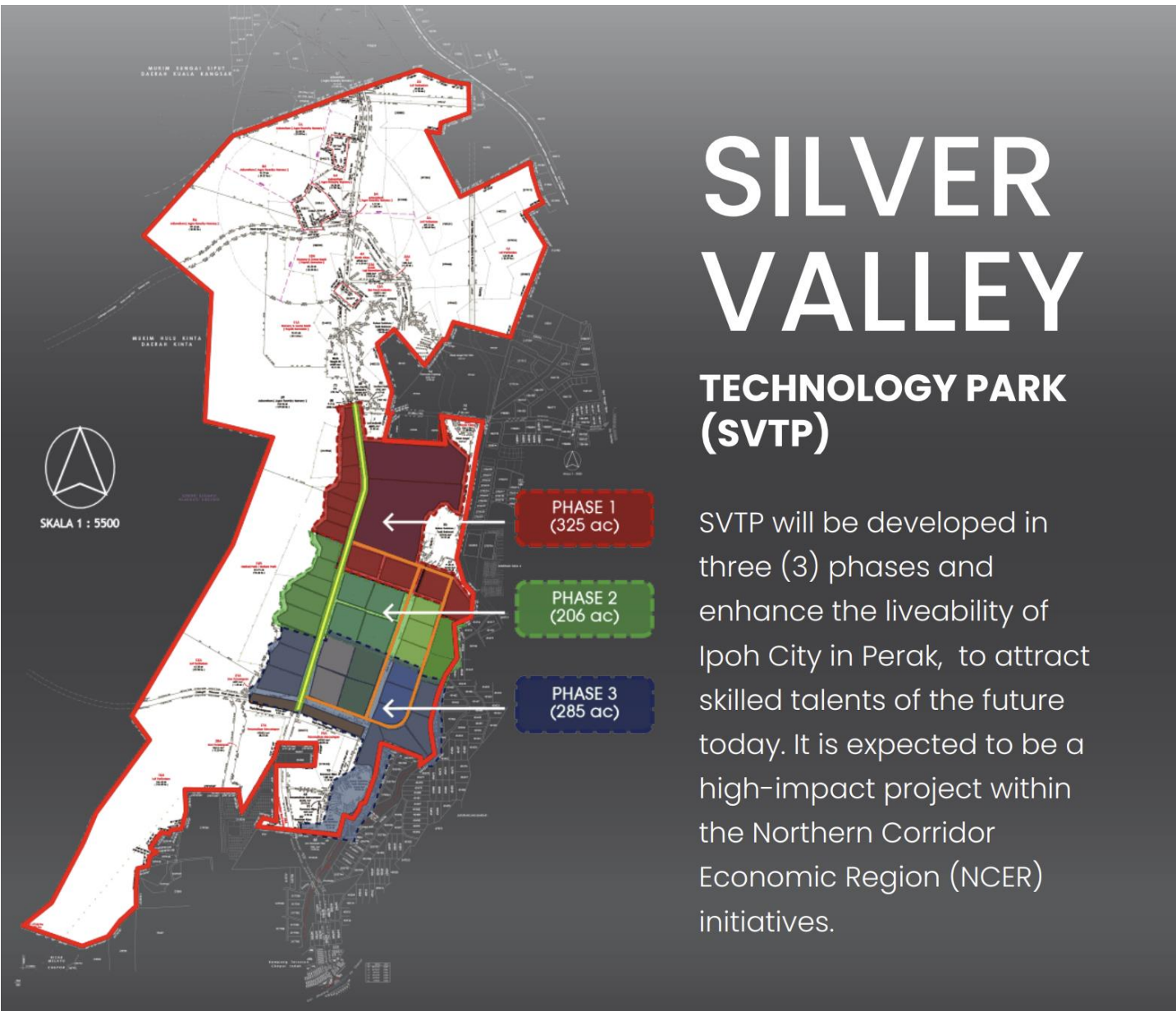




# THE SILVER VALLEY TECHNOLOGY PARK (SVTP) (2/7)



PERBADANAN KEMAJUAN NEGERI PERAK



## SILVER VALLEY

### TECHNOLOGY PARK (SVTP)

SVTP will be developed in three (3) phases and enhance the liveability of Ipoh City in Perak, to attract skilled talents of the future today. It is expected to be a high-impact project within the Northern Corridor Economic Region (NCER) initiatives.

### About SVTP

With a total approved land area of **2,216 acres**, SVTP is **strategically located** with **easy access** to **PLUS**, **Ipoh Cargo Terminal**, **Sultan Azlan Shah Airport**, **Penang Port** and **Port Klang**.

**Currently launching 816 acres**, this phase of the SVTP has been positioned to **give businesses the perfect setting** to thrive and prosper. **Existing utilities/amenities** include:



Main Distribution Substation (PPU)  
33/11kV



Water main 600mm  
diameter



Telecommunication  
tower



Workers'  
accommodation



Gas Pipeline

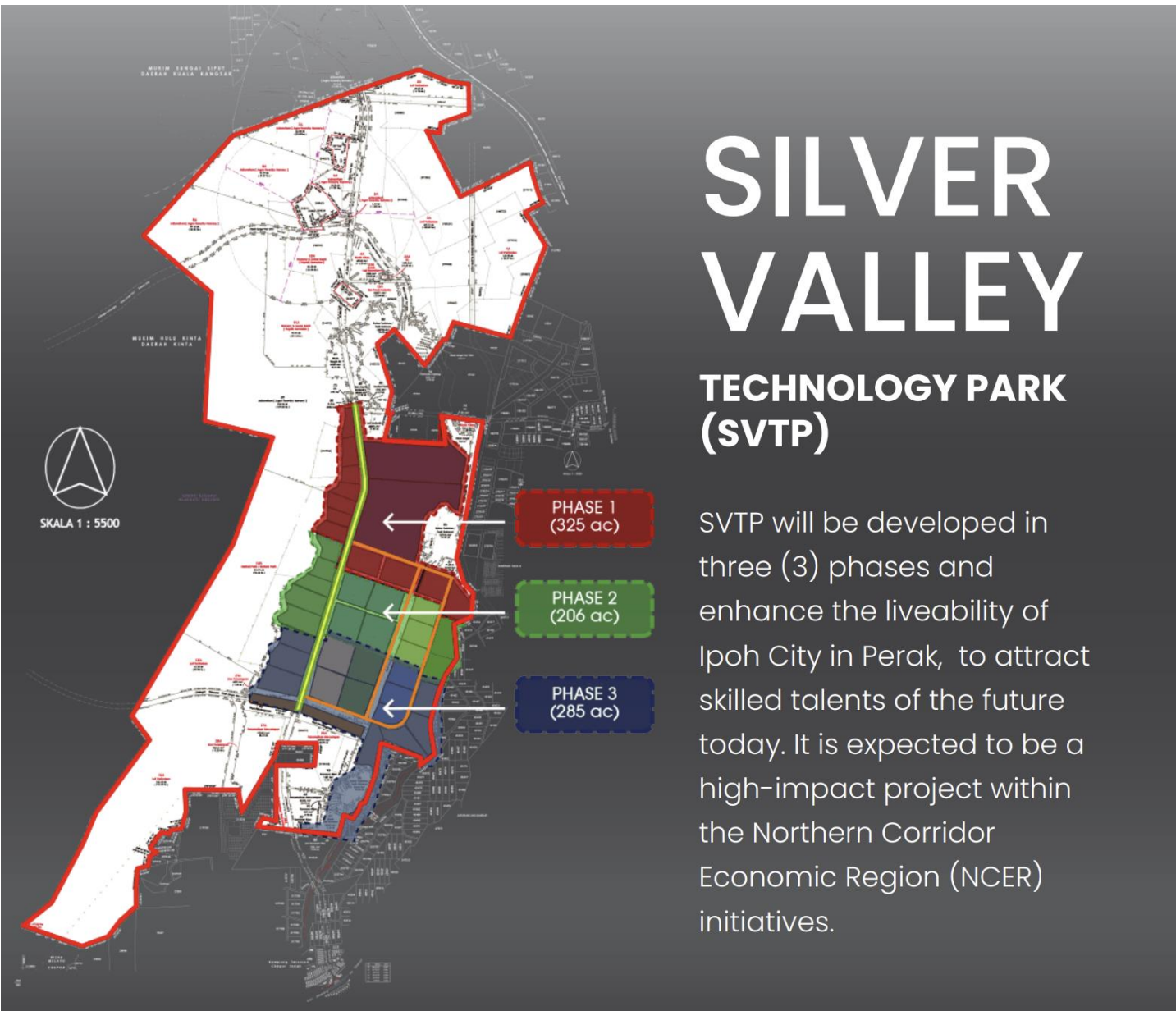
# THE SILVER VALLEY TECHNOLOGY PARK (SVTP) (3/7)



2030  
PERAK  
SEJAHTERA



PERBADANAN KEMAJUAN NEGERI PERAK



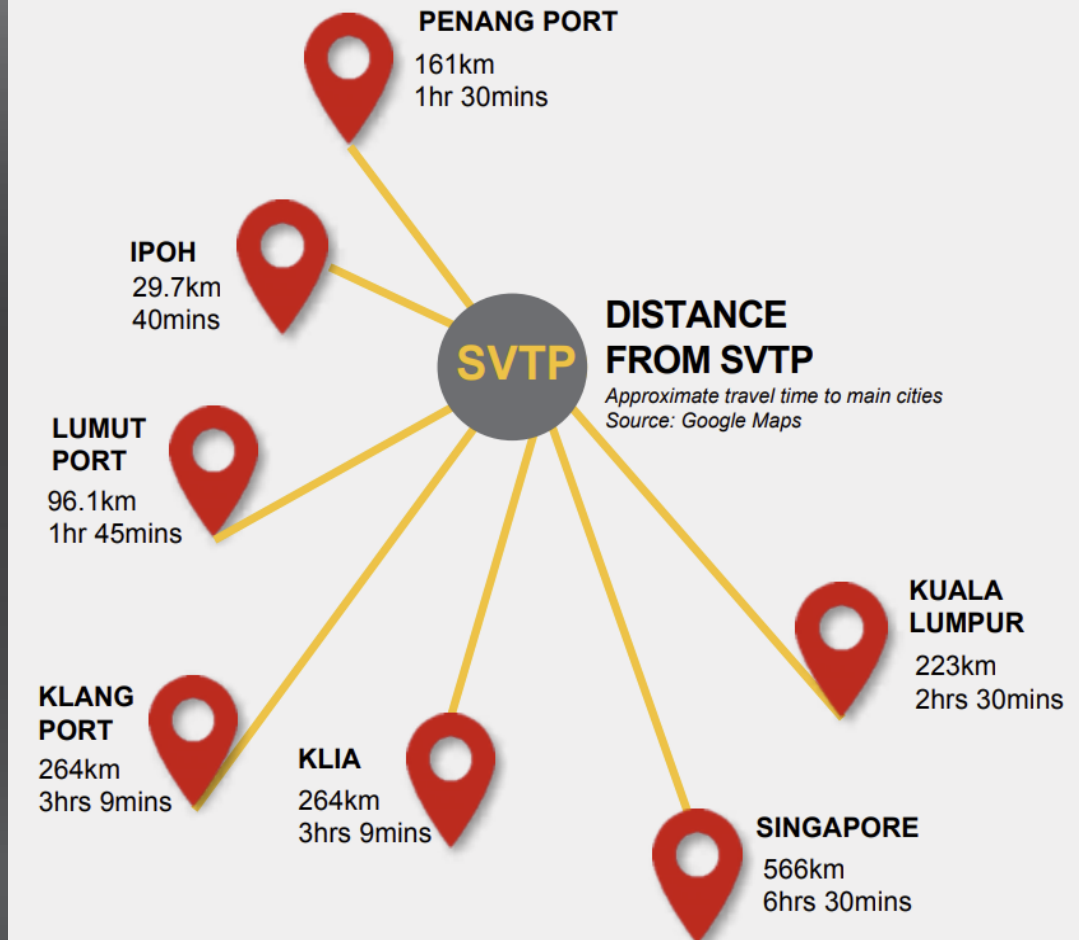
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## Logistics Convenience

Strategic location for ease of operations:





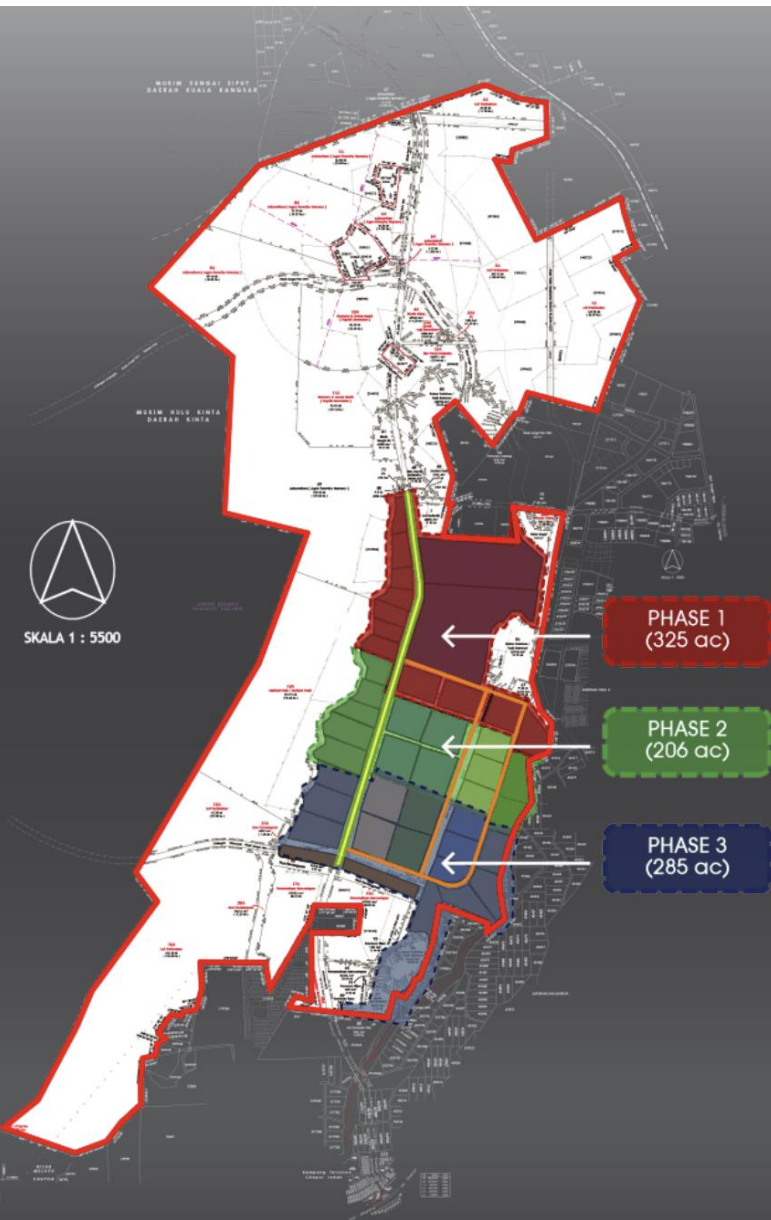
# THE SILVER VALLEY TECHNOLOGY PARK (SVTP) (4/7)



2030  
PERAK  
SEJAHTERA



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## Focus Sectors And Promoted Activities



### PROMOTED ACTIVITIES

Manufacturing & Processing

R&D

Design & Prototyping



# THE SILVER VALLEY TECHNOLOGY PARK (SVTP) (5/7)



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## Ecosystem





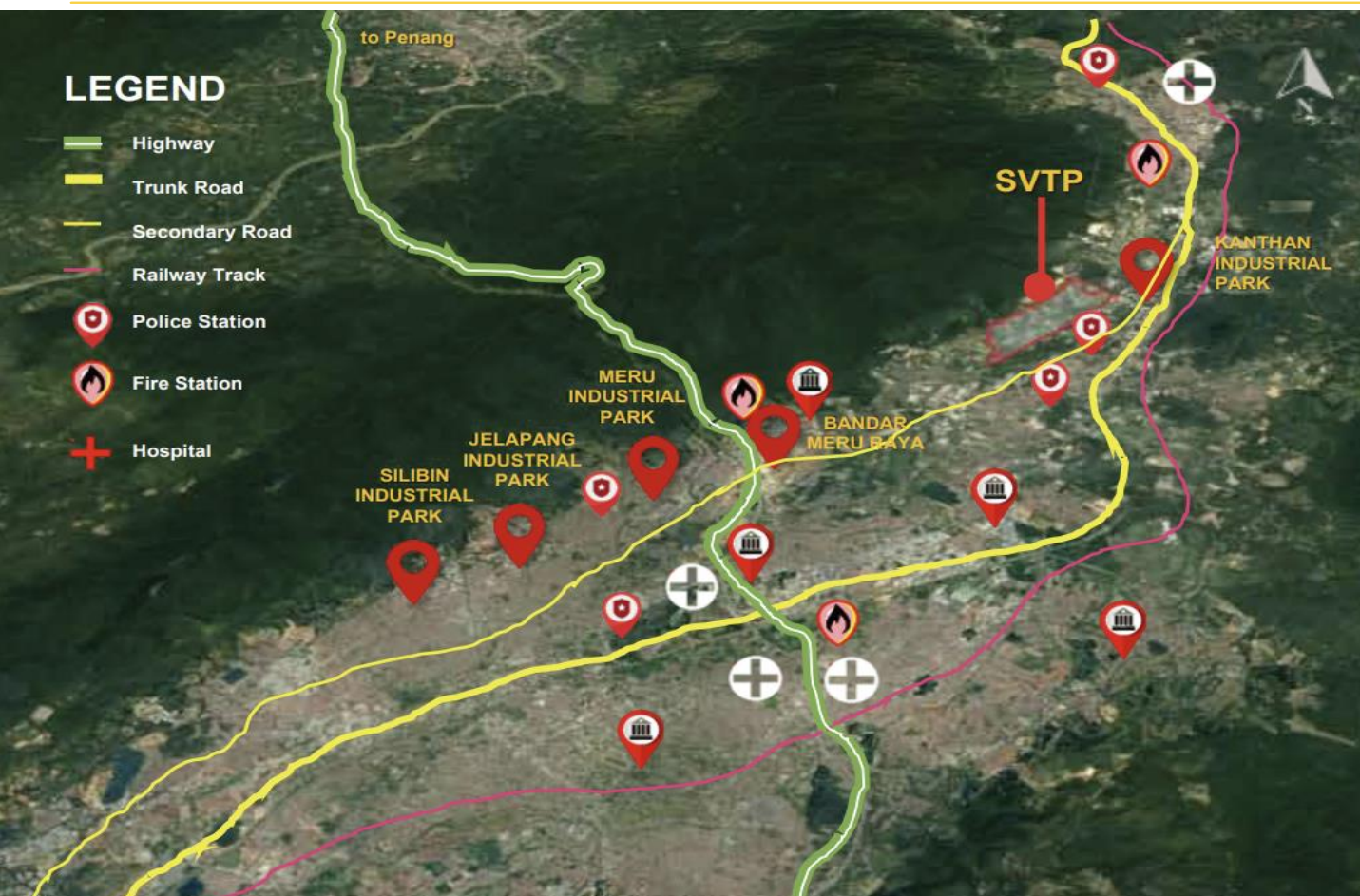
# THE SILVER VALLEY TECHNOLOGY PARK (SVTP) (6/7)



**2030**  
**PERAK**  
**SEJAHTERA**



PERBADANAN KEMAJUAN NEGERI PERAK



## Ecosystem

No	Company
1	Hevea KB Sdn Bhd - Rubber products supplier
2	Star Onggari Engineering Sdn. Bhd. - Mechanical engineer
3	Paragon Paper Mill - Factory equipment supplier
4	Ivory Pearl Sdn Bhd - Furniture manufacturer
5	Sanctuary Health Sdn Bhd - Pharmaceutical lab
6	SL Recycling (M) Sdn Bhd - Recycling centre
7	Abiotide Sdn Bhd - Pharmaceutical company
8	AXG Industries Sdn Bhd - Chemor Plant – Manufacturer
9	Bright Way Holding Sdn Bhd – Manufacturer
10	Taitec Industries (M) Sdn Bhd - Furniture manufacturer
11	Ornapaper Industry (Perak) Sdn Bhd - Paper mill
12	Perak Chemical Industries Sdn. Bhd. - Chemical industry
13	Gifutec (M) Sdn Bhd – Manufacturer
14	Guan Hin Sawmill & Hardware Sdn Bhd - Saw mill
15	T. W. R Industries (M) Sdn. Bhd. - Auto body parts supplier
16	Witcoline Manufacturing Sdn Bhd – Manufacturer
17	Sodaltech Precision Engineering Sdn Bhd – Manufacturer
18	Synergy Pipes & Parts (M) Sdn Bhd - Pipe supplier
19	UB Framewoods Sdn Bhd - Manufacturer





# THE SILVER VALLEY TECHNOLOGY PARK (SVTP) (7/7)



PERBADANAN KEMAJUAN NEGERI PERAK



**LEISURE/RECREATION**

Shopping

- Ipoh Parade
- AEON Kinta City

Golfing

- Meru Val Golf & Country Club
- Royal Perak Golf Club

**HOSPITALS**

Raja Permaisuri Bainun Hospital – Government

Perak Community Specialist Hospital – Private

KPJ Ipoh Specialist 4 Private

Hospital Fatimah – Private

Pantai Hospital – Private

**EDUCATIONAL INSTITUTIONS**

(> 40 Educational Institutions)

**Private Universities:**

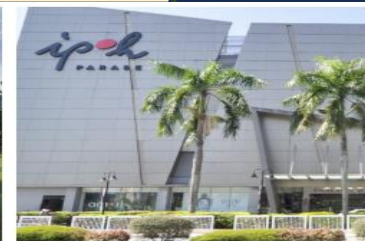
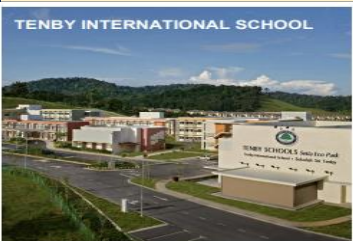
- Universiti Teknologi Petronas

**Polytechnics:**

- Politeknik Sultan Azlan Shah
- Politeknik Ungku Omar

**International Schools:**

- (source: International School Database, UN)
- Tenby International School - British



## Ecosystem

SVTP is served by Ipoh, where Bandar Meru Raya (BMR), a key vibrant township in Ipoh, boasts a **unique mix of residential, commercial and retail areas** and is only 11 km away from SVTP. BMR has a diverse distribution of green open spaces, dining, hospitality and recreational outlets.

**Meru** continues to be robustly developed to complement the progress of Perak, and is earmarked as **the new ‘pulse’ of Ipoh City**.





# OFFERINGS FROM THE PERAK STATE GOVERNMENT (1/3)



PERBADANAN KEMAJUAN NEGERI PERAK

## Support From Perak Sejahtera 2030 Flagship 9: Investor-Friendly Programmes



Additional/new utilities and amenities:



Vehicular traffic segregation for enhanced safety.



High-speed internet ready.



24-hours multi-tiered security.



Proposed business centre & cafeteria facilities.

## OFFERINGS FROM THE PERAK STATE GOVERNMENT (2/3)



**2030**  
**PERAK**  
SEJAHTERA



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PERBADANAN KEMAJUAN NEGERI PERAK

### Support From Perak Sejahtera 2030 Flagship 9: Investor-Friendly Programmes

				
<b>LAND PREMIUM</b>	<b>99 YEARS</b>	<b>CENTRE OF INVESTMENT</b>	<b>NO RESTRICTION</b>	<b>PRE-PACKAGED INCENTIVES</b>
Discount on industrial land premium for State Land applications	Industrial land lease period	A one-stop centre that handles issues faced by investors	On mortgaging land purchased from the State Government	For State or National strategic projects

With support from Federal Government agencies:



# OFFERINGS FROM THE PERAK STATE GOVERNMENT (3/3)



## SVTP: A Knowledge-driven Industry Cluster





# OFFERING A REAL VALUE PROPOSITION FOR INVESTORS



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## Targeted Locations

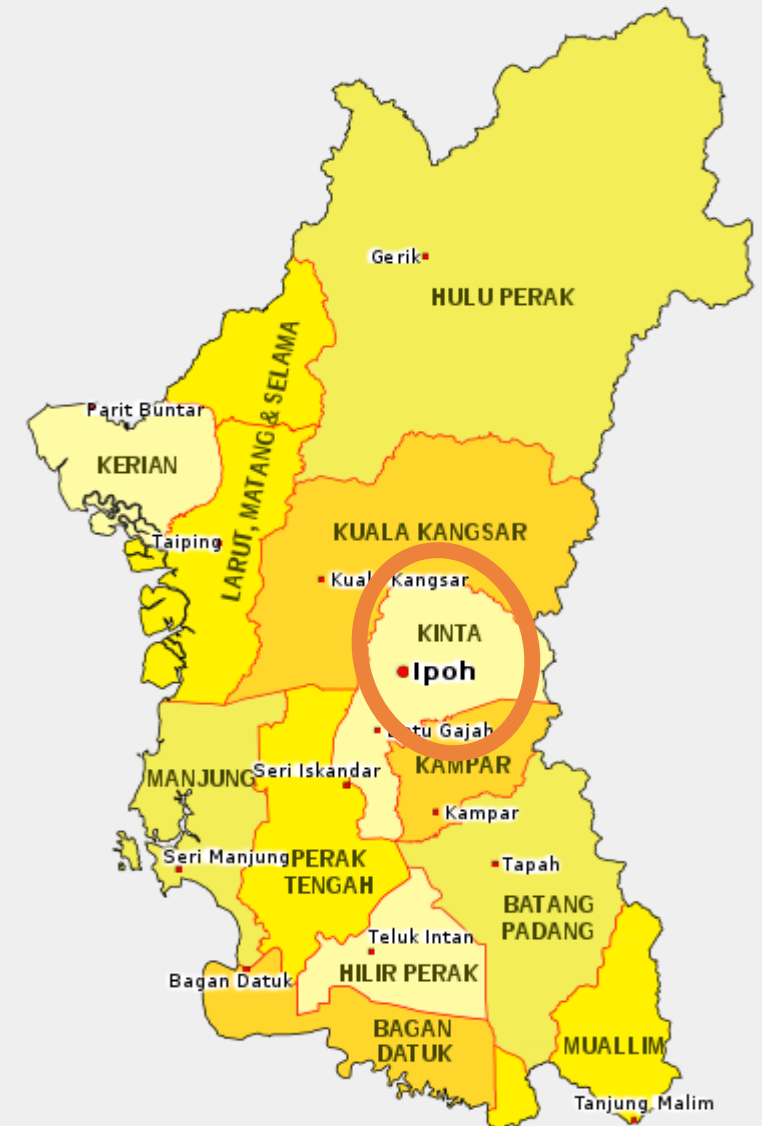
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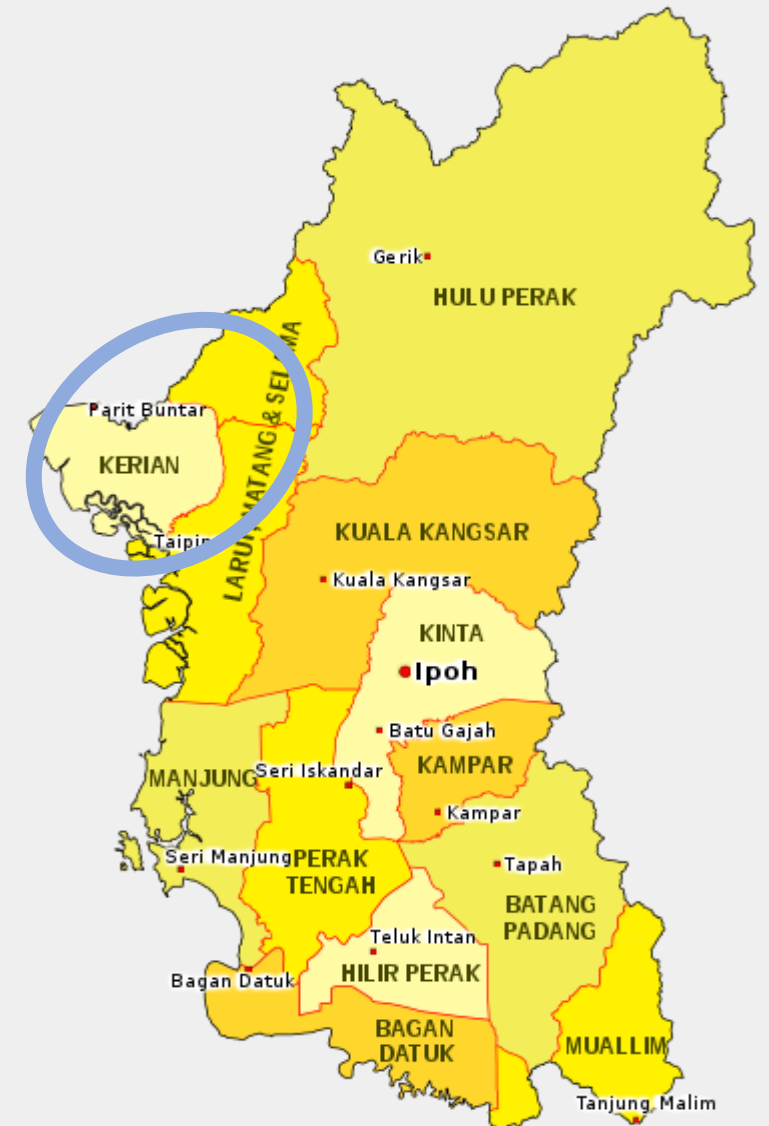
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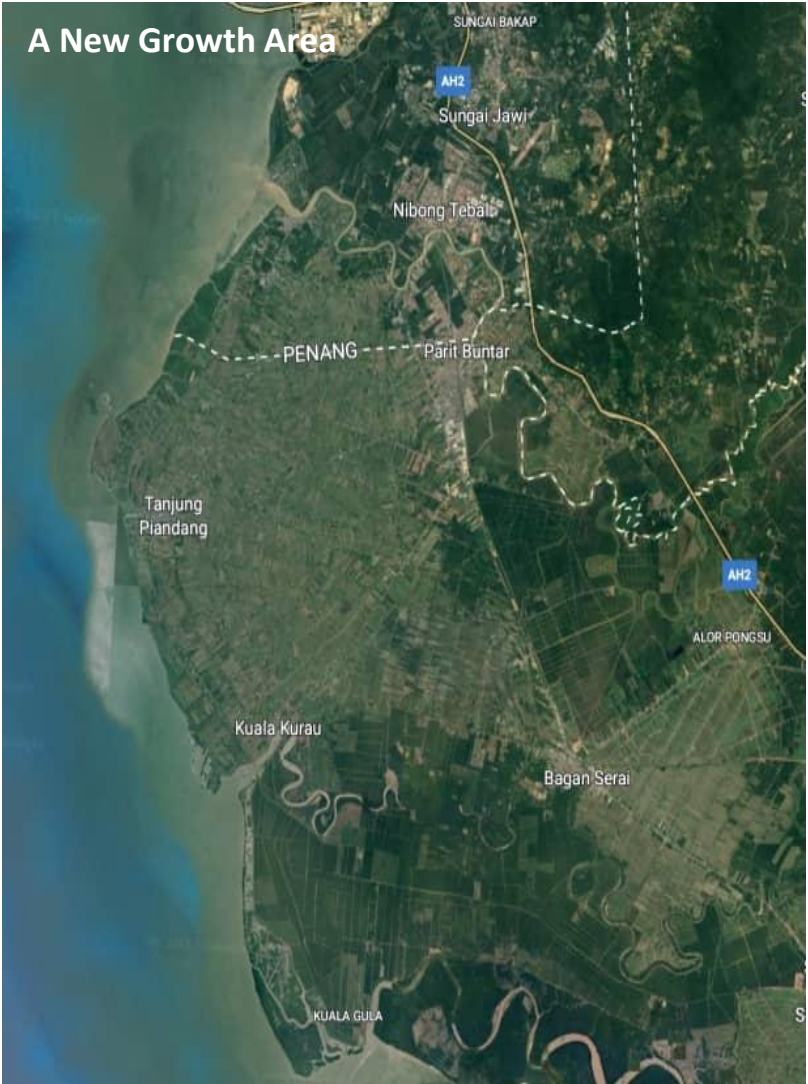


# INDUSTRIAL DEVELOPMENT IN KERIAN



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## Industrial Development In Kerian



The location is approximately **45km from Kulim Hi Tech Park (KHTP)** and **30 km from Batu Kawan Industrial Park (BKIP)**, making the area very strategic to be developed as a new industrial area supporting the industrial sectors in the north of Malaysia.



Tuesday, 17 October 2023, 11:15 PM

### Saarani: Perak seeks 400ha site for its new high-tech industrial park



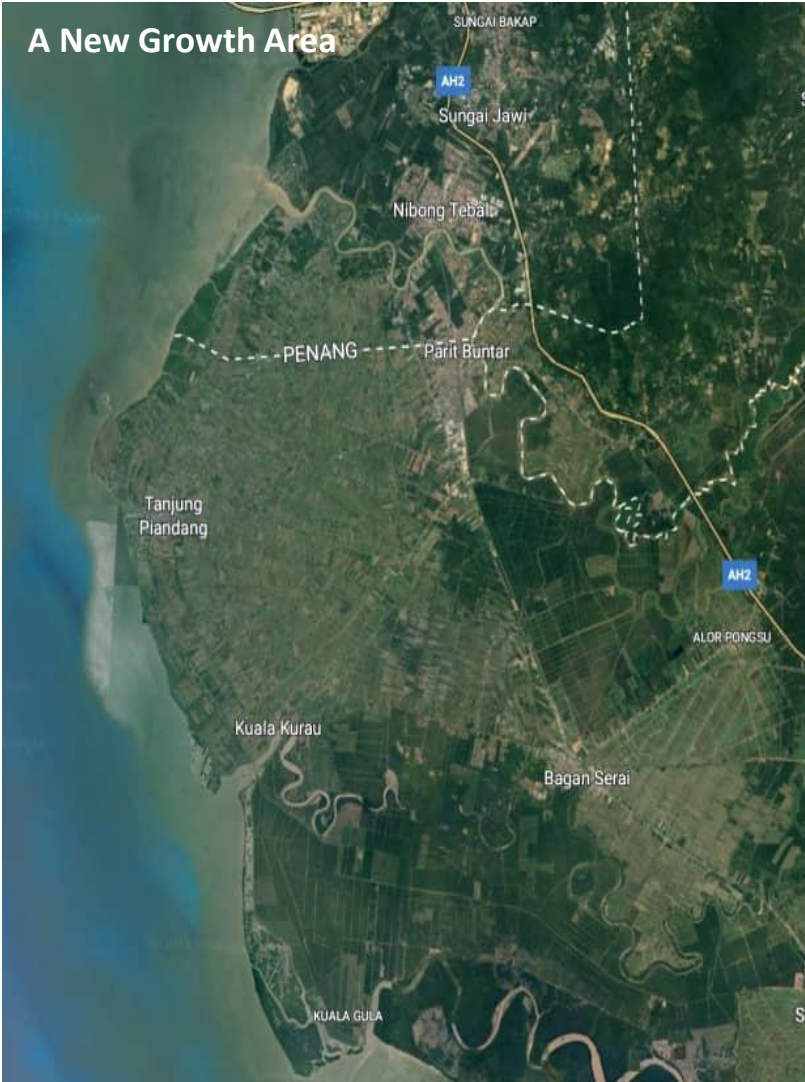
The Perak government is looking for another suitable location for a new high-technology industrial park in the northwestern region, which could be as large as 405 hectares (ha).

Parit Buntar or Bagan Serai could be the new location as there are already some small industrial areas there.



# INDUSTRIAL DEVELOPMENT IN KERIAN

## Industrial Development In Kerian



All this within a radius of **approximately 30km**:

Land-use	Components	No	Companies
Industrial	<ul style="list-style-type: none"><li>Batu Kawan</li><li>Juru</li></ul>	1	The 12 Waves, PKT Logistics Group
		2	Smith & Nephew Operations <u>Sdn Bhd</u>
		3	Jabil Circuit <u>Sdn Bhd</u> (Jabil Batu Kawan)
		4	<u>ViTrox Technologies Sdn Bhd</u>
		5	Inari Technology
		6	Micron Memory Malaysia <u>Sdn Bhd</u>
Institutions	<ul style="list-style-type: none"><li>USM Kampus Kejuruteraan</li><li>Institut Kemahiran Tinggi PERDA</li><li>Kolej Vokasional Kerian</li></ul>	7	UWC Industrial <u>Sdn Bhd</u>
		8	UWC <u>Berhad</u>
		9	<u>Greatech Integration (M) Sdn Bhd</u>
		10	Boston Scientific Medical Device
		11	VAT Manufacturing <u>Sdn Bhd</u>
		12	Western Digital Media (M) <u>Sdn Bhd</u>
Nearest Townships	<ul style="list-style-type: none"><li>Pekan Parit Buntar</li><li>Pekan Bagan Serai</li><li>Pekan Alor Pongsu</li><li>Lembah Beriah</li></ul>	13	<u>Pentamaster International Limited</u>
		14	<u>Leapco Sdn Bhd</u>
		15	<u>Hotayi Electronic</u>
		16	<u>FlexLTD</u>
		17	Lain-lain

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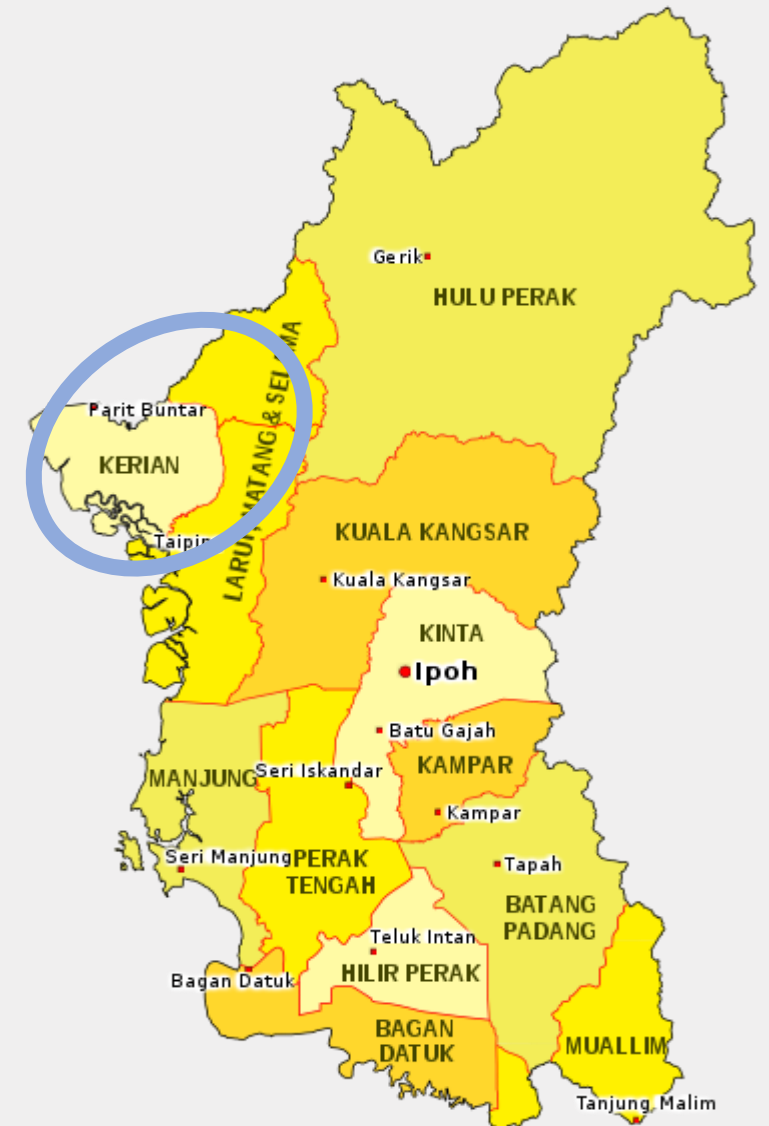
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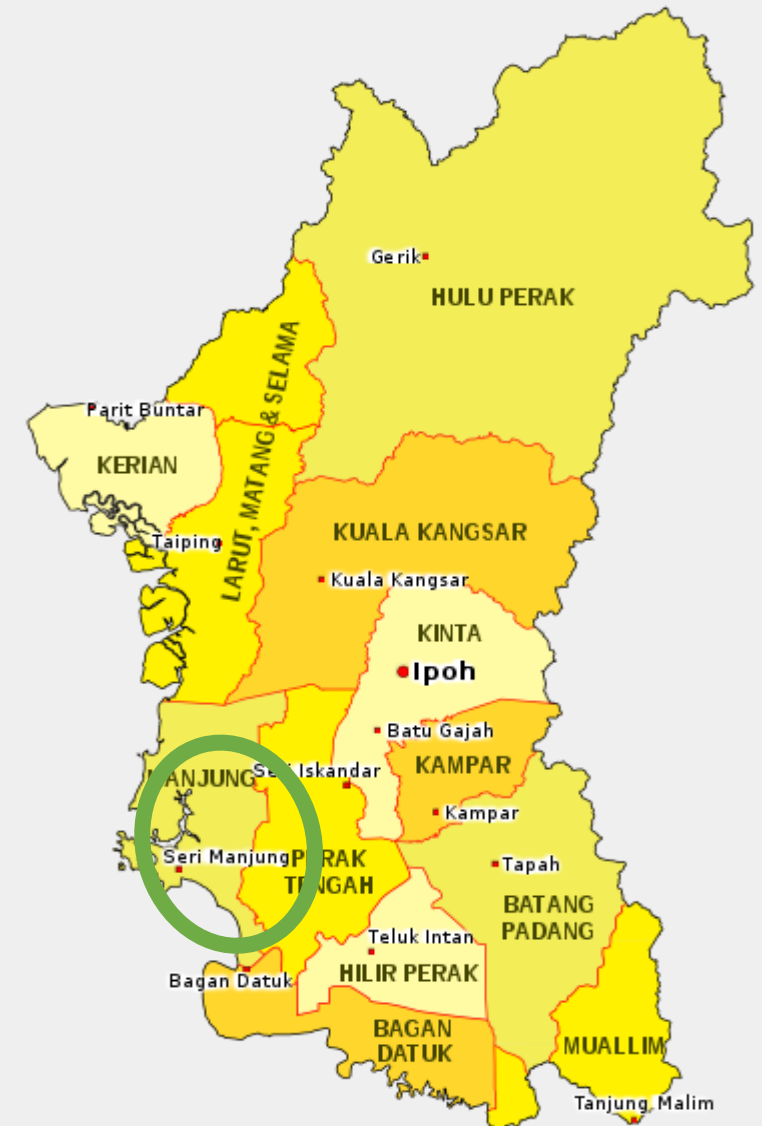
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# THE LUMUT MARITIME INDUSTRIAL CITY (LuMIC)

## A New Development Agenda For The Manjung District



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### LuMIC:

- Is a **Maritime Industrial Development Area** that focuses on industries, maritime and logistics sectors, as well as those directly involved in international trade routes.
- Provides **attractive offerings, incentives and quality infra** in order to drive economic growth by encouraging private sector participation.
- Is an **engine of growth for Perak and the Northern Corridor Economic Region (NCER)** in general, **targeting** to generate more than **50,000 jobs and numerous business opportunities** over the next 25 years.



# THE LUMUT MARITIME INDUSTRIAL CITY (LuMIC)



PERBADANAN KEMAJUAN NEGERI PERAK

## Agreement Signed in Belgium (5th October 2022)

Based on the **relationship** that has been forged **between the State Government of Perak and the European Union (EU)**, the **signing of the agreement with the Port of Antwerp-Bruges** and the series of ongoing engagements with the same entity, Malaysia stands to gain from Perak's close ties with the EU.



**Port of  
Antwerp  
Bruges**  
International

**Perak has put this relationship to good use in the pursuit of mutual interest, leveraging on the trust factor that has been nurtured thus far and work on the relevant planning and infrastructure initiatives.**

## Lumut Maritime Industrial City in the works

Wednesday, 12 Oct 2022

**TheStar**

**NEW STRAITS TIMES**

By Azanis Shahila Aman - October 11, 2022 @ 5:34pm

PKNP-Port of Antwerp-Bruges deal to focus on the maritime, logistics sectors

AZANIS SHAHILA AMAN  
KUALA LUMPUR  
bt@nsl.com.my

**P**ERBADANAN Kemajuan Negeri Perak (PKNP) has entered into an agreement with Port of Antwerp-Bruges to establish the Lumut Maritime Industrial City (LuMIC) in Manjung. An estimated RM72 billion is set to be invested in its development over the next 25 years, said PKNP chief executive officer Datuk Redza Rafiq Abdul Razak.

LuMIC will focus on industries in the maritime and logistics sectors, as well as those directly involved with international trade routes.

Redza said this was part of PKNP's strategic plans, as a state economic development corporation, to transform Lumut into a modern and sustainable township.

He said LuMIC was set to be an engine of growth for Perak and the Northern Corridor Economic Region, driven by private sector participation via both foreign and domestic direct investments, special economic zone incentives and strong industry-academia



(Left to right) Port of Antwerp-Bruges International managing director Kristof Waterschoot, director Mario Llievens, Perak Menteri Besar Datuk Seri Saarani Mohamad and Perbadanan Kemajuan Negeri Perak chief executive officer Datuk Redza Rafiq Abdul Razak at an agreement signing ceremony recently.

collaboration.

"Capitalising on Perak's vast mineral deposits and the current economic activities in Lumut, maritime-related facilities will be further developed within LuMIC based on investors or vendors' requirements."

"Looking ahead into the future, one of the proposals for LuMIC is the establishment of full-fledged terminal facilities to serve industries within the hub and across Perak, which can also serve as a gateway to the Asian

region."

LuMIC is also expected to generate positive economic spillover for surrounding areas and communities at various stages of its development.

Redza said LuMIC was expected to create more than 51,000 job opportunities for highly skilled talents and invigorate other sectors such as property, infrastructure and tourism.

"This will further support socio-economic development for Perak.

"To realise these aspirations, we are pleased to partner with the Port of Antwerp-Bruges, the second-largest industrial port in Europe.

"In a testament to its capabilities, the volume of freight loaded and unloaded in Antwerp has doubled over the past 20 years to 231 million tonnes."

The establishment of LuMIC will entail the development of an exclusive maritime zone in Perak, providing tax and non-tax incentives to investors.



# THE PERAK VALUE PROPOSITION

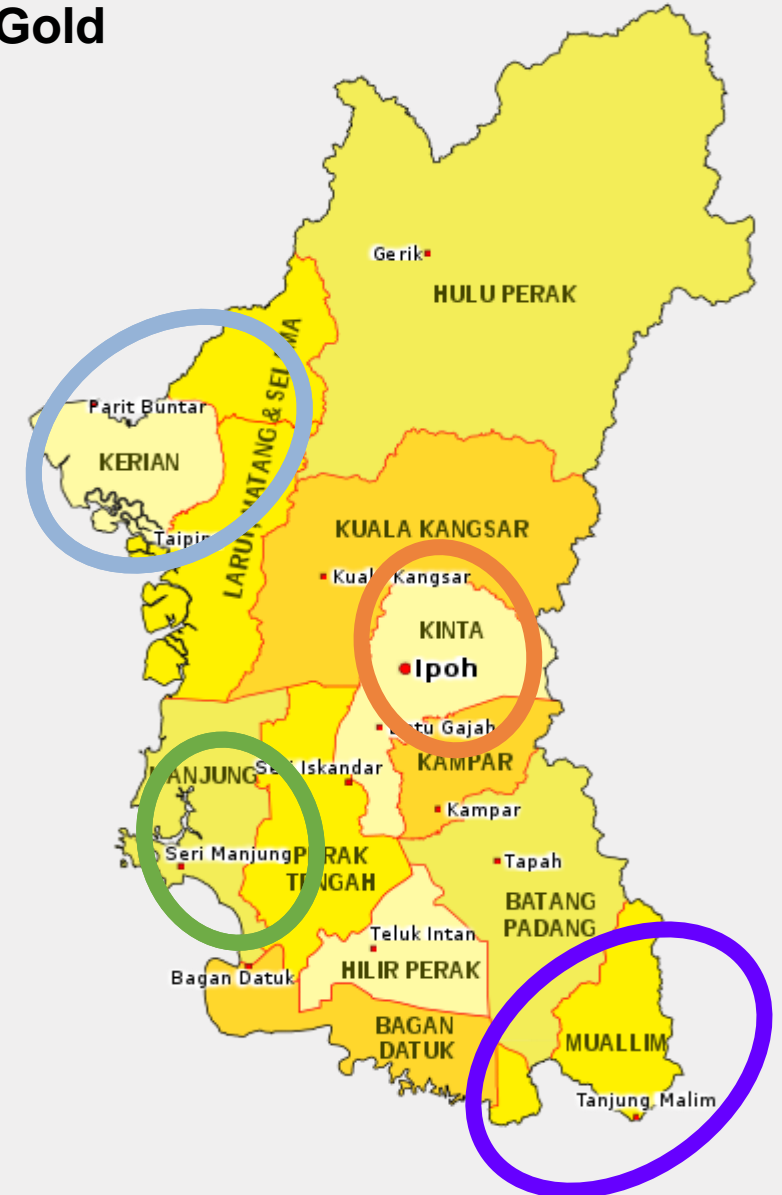


**2030**  
**PERAK**  
**SEJAHTERA**



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PERBADANAN KEMAJUAN NEGERI PERAK

## Come To The Silver State, Where Opportunities Shine Brighter Than Gold



# THE PERAK VALUE PROPOSITION



فريڊانت ڪملاوان نڪري فـيراق  
PERBADANAN KEMAJUAN NEGERI PERAK







PERBADANAN KEMAJUAN NEGERI PERAK

# THANK YOU



For enquiries, please contact:  
Investment Promotion Division

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