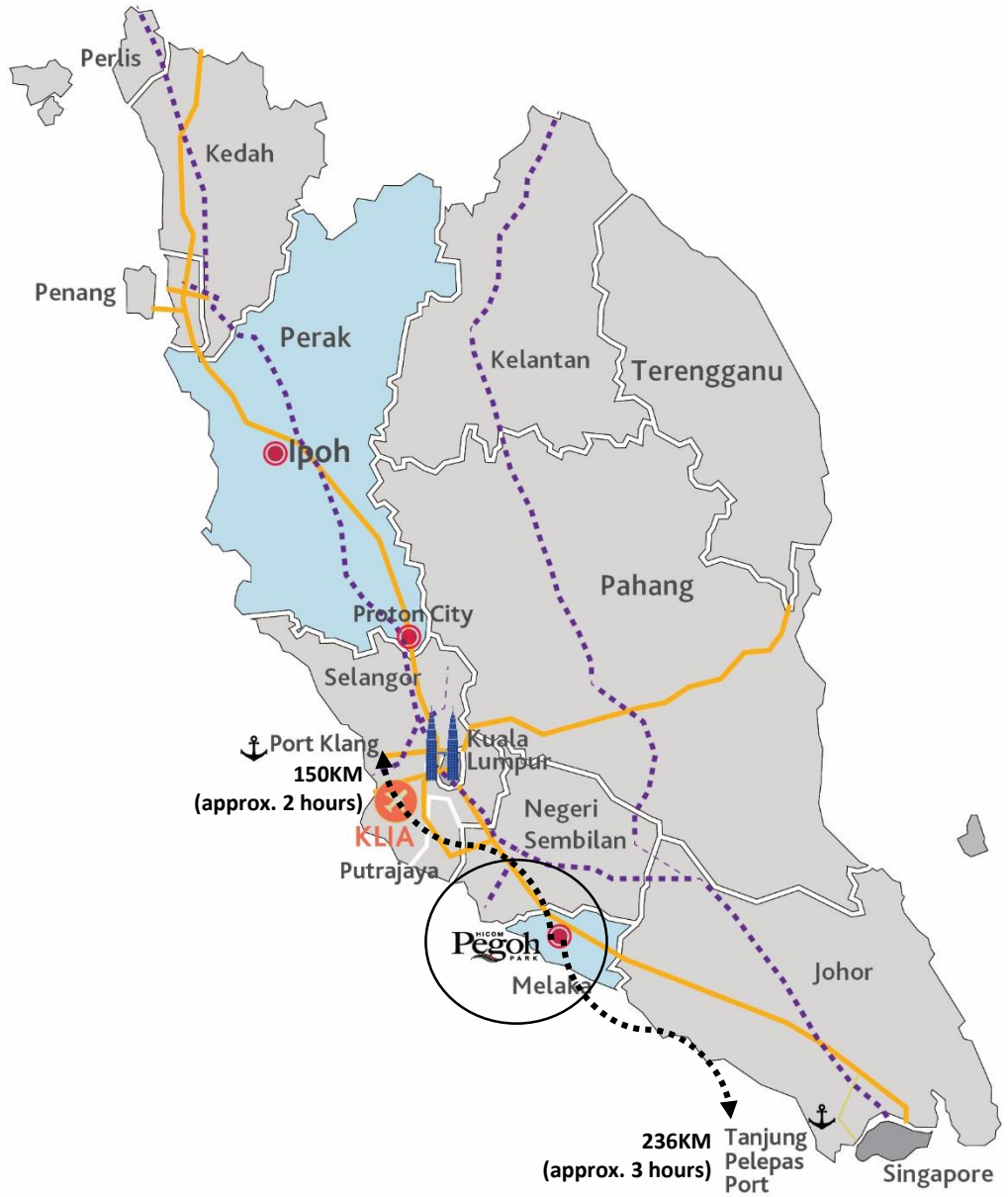




# HICOM PEGOH PARK PHASE 2C

JULY 2024

# CONNECTIVITY



## City

- Melaka City : 32.6 km
- Kuala Lumpur : 120 km
- Johor Bahru : 220 km
- Singapore : 250 km

## Ports

- Port Klang : 150 km
- Tanjung Pelepas Port: 236 km

## Airport

- Melaka Airport : 25.5 km
- KLIA: 105 km

## Interchange

- Air Keroh Toll Plaza : 23.9 km
- Simpang Ampat Toll Plaza : 6.7 km

# ABOUT HICOM PEGOH PARK



## PREMIER QUALITY INDUSTRIAL DEVELOPMENT

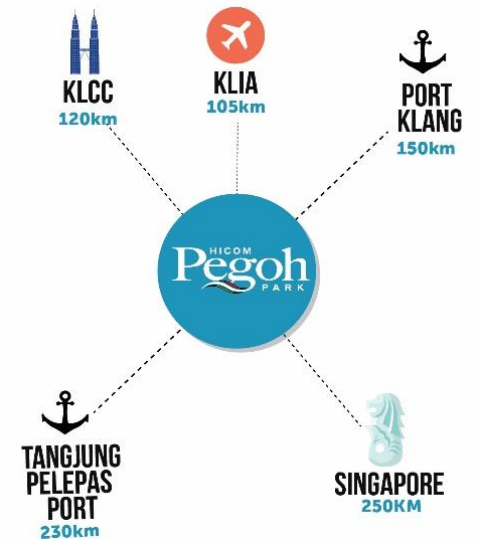
One of the largest  
Industrial parks in Melaka

## 729 ACRES FREEHOLD TENURE

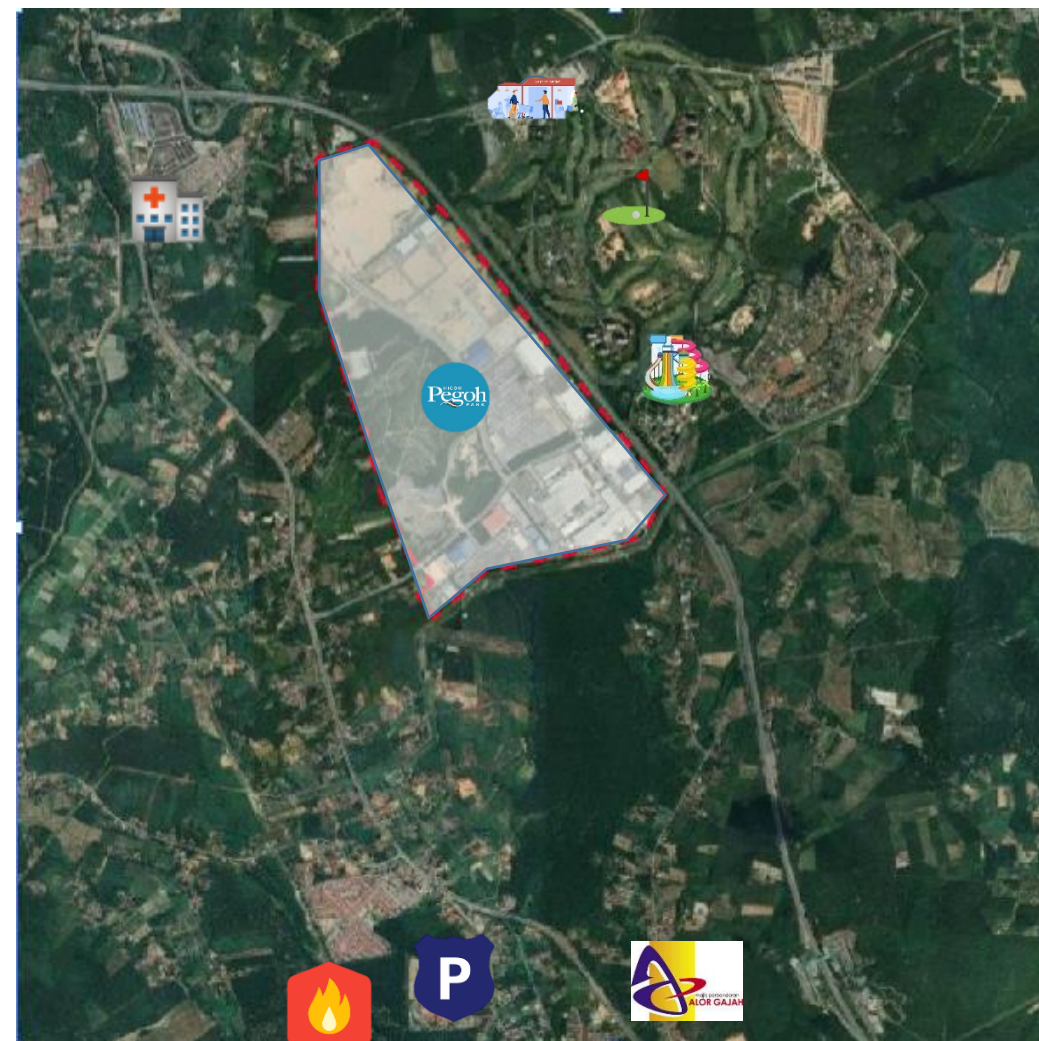
Freehold land status  
enables properties to  
be easily transacted without  
any restrictions on foreigners

## STRATEGIC LOCATION


Along the North South expressway  
via Alor Gajah/Simpang Ampat Interchange




# PROXIMITY TO AMENITIES & FACILITIES





## Recreation

-  A'Famosa Water Theme Park : 10 km
-  A'Famosa Golf Resort : 8.4 km
-  Freeport A'Famosa Outlet : 7.3 km


## Hospital

-  Alor Gajah Hospital : 4.9 km

## Safety & Security

-  Simpang Ampat Police Station: 4.8 km
-  Alor Gajah Fire Department : 9 km

## Government Office

-  Alor Gajah Town Council: 7.3 km

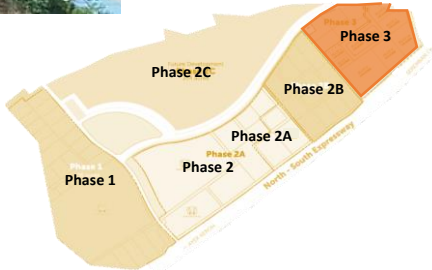
# INDUSTRIAL PARCELS AERIAL VIEW



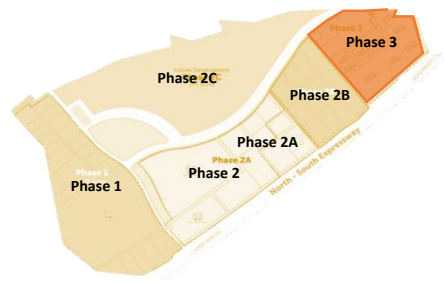
# COMPANIES IN OPERATION AT HICOM PEGOH PARK PHASE 1, 2 & 2A



# COMPANIES IN OPERATION IN HICOM PEGOH PARK PHASE 2

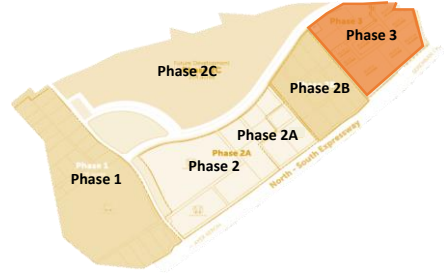


# HICOM PEGOH PARK PHASE 3

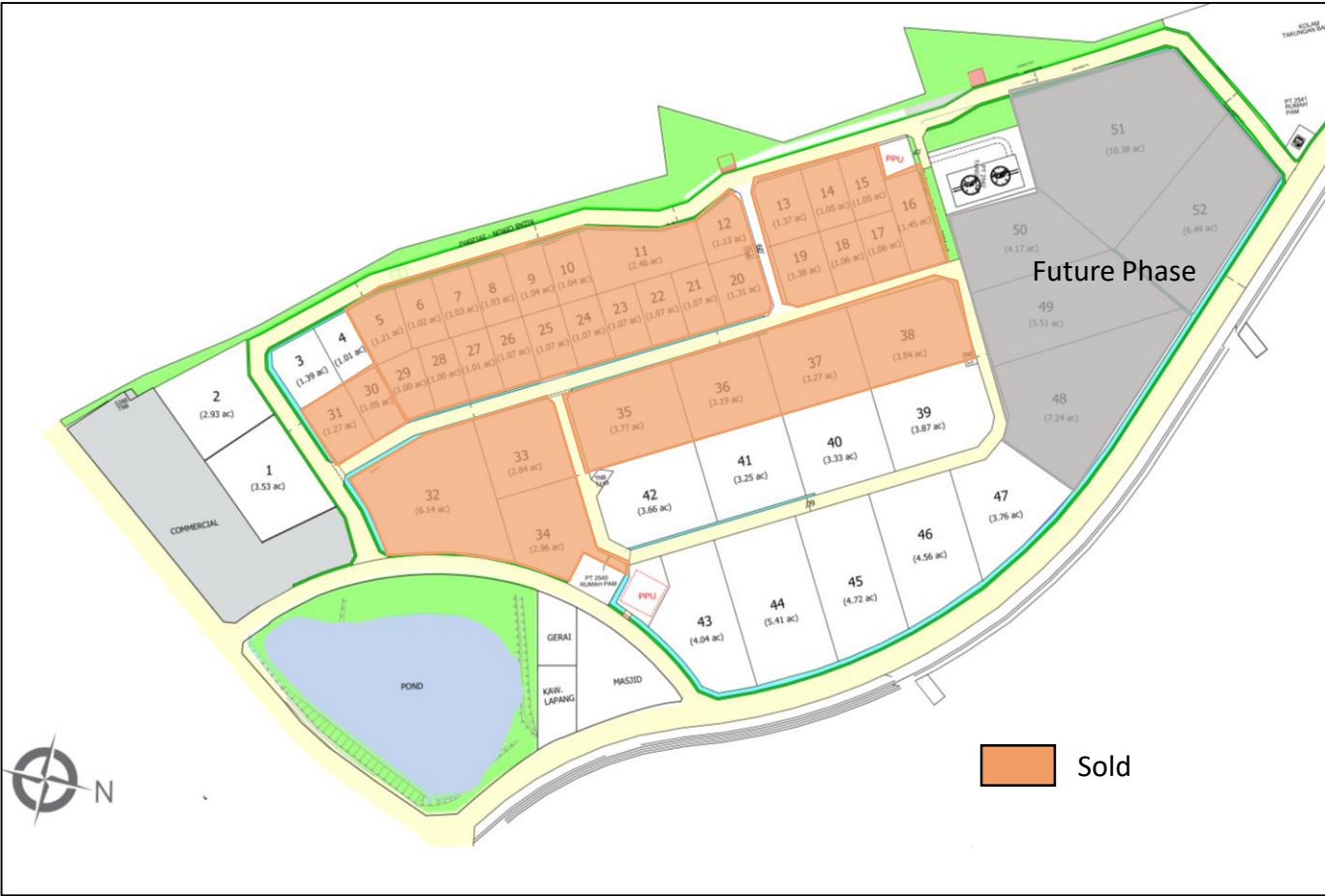




# PHASE 2C AERIAL VIEW



# PHASE 2C LAYOUT



## Land Use

- Industrial (Medium – Heavy)

## Tenure

- Freehold

## Plots

- No. of Plots: 52
- Plot Size : 1 – 10 acres

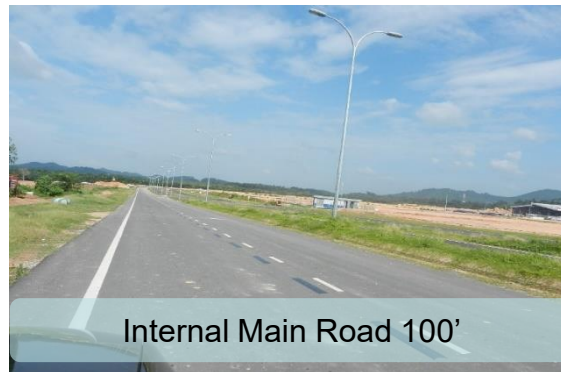
# CURRENT INFRASTRUCTURE



Entrance & Road



Internal Road 66'



Internal Main Road 100'



Pencawang Pembahagi Utama (PPU)



Pencawang Masuk Utama (PMU)



Sewerage Treatment Plant

# FACILITIES & AMENITIES



## Water Supply

- Been treated accordingly – WHO Standard
- Tariff – RM2.00 – RM2.15 / cubic meter,  
Minimum monthly charge RM25.00



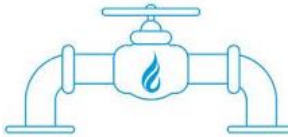
## Electricity

- 60 MVA 132KV available to be use
- Tariff (general industrial rate) ~ 21.90 sen/kWh –37sen/kWh,  
Minimum monthly charge RM600.00



## Telecommunication

- Ready with 10,000 phone line



## Gas pipeline

- Tariff for distribution segment is RM 36.42/mmBtu

# TAX INCENTIVES

## Manufacturing Sectors

### **Pioneer Status**

Income tax exemption ranging from 70% or 100% for a period of 5 or 10 years

**(PS)**

### **Investment Tax Allowance**

60% or 100% on qualifying capital expenditure incurred within 5 years

**(ITA)**

### **Reinvestment Allowance**

60% on qualifying capital expenditure incurred for 15 consecutive years

**(RA)**

