

SARAWAK PROPERTY BULLETIN

PPK 344/06/2012 (029808)

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35⁺ years
Real Property ConneXions - WTWY



W T W
INTERNATIONAL

C H Williams Talhar Wong & Yeo Sdn Bhd (24706-T)



BAKUN HEP (completed 2012)

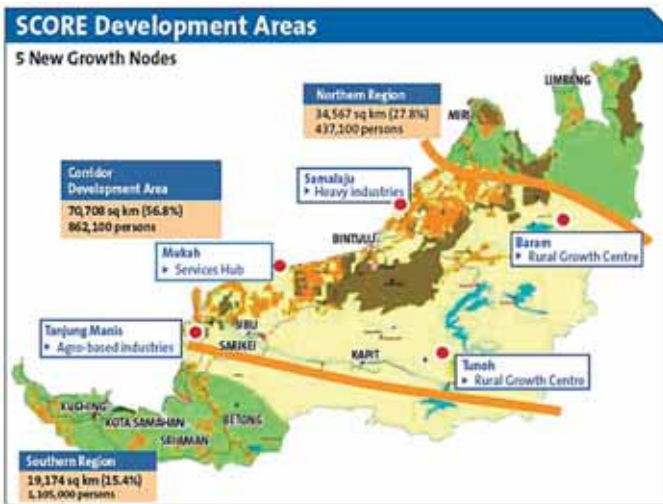


*MUKAH COAL FIRED PLANT
(completed 2009)*

SARAWAK SCOREs

Under the concept of Regional Corridor Development as formulated in the 9th MP (2006-2010) and the National Mission (2006-2015), the Sarawak Corridor of Renewable Energy (SCORE), one of five regional development corridors, was proposed in 2008 to transform Sarawak into a developed State by 2020 through accelerating the State's economic growth and development, as well as improving the quality of life of Sarawakians.

The Corridor is earmarked for the Central Region of Sarawak, stretching 320 km along the coast from Tanjung Manis in Sibu to Samalaju in Bintulu and extending into the surrounding areas and hinterland, covering 70,000 sq km with a population of more than 800,000. The major urban centres within the Corridor are Sibu, Bintulu, Mukah and Kapit.



Renewable Energy

The core of the Corridor is its energy resources, particularly hydropower, coal and others.

	Current (MW)	Target (MW)	% Total
Total	966	28000	100.00%
Hydropower	94	20000	71.43%
Coal	210	5000	17.86%
Gas	481	481	1.72%
Diesel	181	0	0.00%
Other	0	2519	9.00%

Source : Sarawak SCORE website, 2009

Major Growth Nodes

- Tanjung Manis – Industrial Port City and Halal Hub
- Mukah – Smart City
- Samalaju – Heavy Industry Centre
- Baram – Tourism and Resource based industries
- Tunoh – Tourism and Resource based industries

Secondary Growth Nodes

- Semop
- Balingian
- Selangau
- Samarakan
- Bakun
- Ng Merit

This Issue

- SARAWAK SCOREs
- Beautiful Bungalows
- Tropez Residences
- Property
- Developments
- Property Stock 2012
- Mukah Biotech Economic Zone

A total of RM334 billion is targeted to be pumped into the various sectors up to 2030.

Sector	Planned Investment Amount (RM Billion)		%
	Private	Government	
Physical Infrastructure		61	18.26%
Human Capital		3	0.90%
Institutional Infrastructure		3	0.90%
Power	67		20.06%
Industries	200		59.88%
Subtotal	267	67	100.00%
Total	334		

10 Top Priority Industries

- Aluminium
- Steel
- Oil-based
- Glass
- Palm Oil
- Fishing & Aquaculture
- Livestock
- Timber-based
- Marine Engineering
- Tourism

Samalaju Industrial Park (SIP)



One of the major growth nodes has been identified as Samalaju in Bintulu which will become a Heavy Industrial Centre. The Samalaju Industrial Park will also incorporate a mixed township equipped with all the basic infrastructure and facilities such as residential estates, shops, hotel and schools.

The entire SIP spans 12 km long and 10 km wide, including a deep sea port to cater for the needs of heavy industries in the area such as

- Non-ferrous cluster (aluminium, zinc and manganese);
- Iron and steel cluster;
- Silica Cluster (solar panels, solar cells, poly silicon, glass); and
- Petrol Chemical cluster (refinery, chemicals and other liquids);

The Sarawak Government has earmarked about 5,200 acres for a Samalaju New Township, North of Samalaju Industrial Park, about 60 km from Bintulu. It is envisaged that by 2020, this new township would have a population of at least 30,000 residents. Amenities to be included are schools, police station,

clinics, fire and rescue station, commercial centres, hotel and even a golf course. And the manpower requirement based on approved investment as at March 2012 will be 12,156.

Manpower Requirement based on Approved Investment - Samalaju Industrial Park

Skill Level	Classification	Subtotal	Total
	Managers	122	1748
Skilled	Professionals	472	
	Technicians & Associate Professionals	1154	
Semi-skilled	Workers (Clerical Support, service and operation)	2953	2953
Low/Unskilled	Workers (Plant and Machine Operators and Assemblers)	5168	7455
	Cleaners, Labourers and Related Workers	2287	
		12156	

Manpower

The new industrial and economic activities in the Corridor will create direct and indirect jobs at various skill levels. Based on the SCORE Manpower Study 2010, it is estimated that more than 400,000 jobs will be created in the Corridor by 2030 for unskilled, semi-skilled, engineers/technicians/professionals/managers; and clerical & support staff with the former two taking up more than 80% of the requirements.

Projected Manpower Demand for SCORE (2015-2030)

Skill Category	2015	2020	2025	2030
Skilled Worker	11327	16239	21926	30000
Semi-skilled Worker	108876	143152	168553	197149
Unskilled Worker	91502	119987	139145	164384
Clerical & Support Staff	14788	21350	29982	43677
Total	226493	300728	359606	435210

Source : SCORE Manpower Study 2010

Projects Approved by State, 2011

State	No.	2011		
		(RM million)	Domestic Investment	Foreign Investment
Sabah	27	877,084,779	44,338,930	921,423,709
Selangor	263	4,504,853,012	4,236,263,746	8,741,116,758
Terengganu	15	305,986,444	1,086,704,744	1,392,691,188
Johor	188	3,290,914,147	3,293,695,300	6,584,609,447
Perak	30	894,936,273	89,968,570	984,904,843
Negeri Sembilan	38	1,571,110,339	4,334,302,798	5,905,413,137
Pahang	25	2,054,298,861	983,677,543	3,037,976,404
Pulau Pinang	109	1,960,399,225	7,145,615,444	9,106,014,669
Sarawak	43	4,312,658,897	4,140,697,781	8,453,356,678
Kedah	42	140,272,332	5,995,746,034	6,136,018,366
Melaka	39	1,710,429,311	2,653,307,252	4,363,736,563
Kelantan	5	89,940,579	38,650,994	128,591,573
Kuala Lumpur	19	204,727,983	102,898,274	307,626,257
Perlis	3	20,310,520	3,000,000	23,310,520
TOTAL	846	21,937,922,702	34,148,867,410	56,086,790,112

Source : MIDA

As at April 2012, another 9 projects worth RM1.38 billion or so have been added to the State's portfolio.

Multi-million projects in Bintulu

Many multi million investment projects have started and many more will commence over the next few years.

Major Projects in Bintulu

No.	Company	Project	Location	Project Cost	Land Area of Project	Construction start	Estimated Permanent Staff
1	Tokuyama	2 Polycrystalline Silicon Plant	Samalaju Industrial Park	USD 6.5 Billion	480 acres	2011	500
2	SEDC	Borneo Paper and Pulp Mill	Tatau	USD 1.1 Billion	ND	2010	NA
3	Press Metal	Aluminium Smelter Plant	Samalaju Industrial Park	USD 1.6 Billion	480 acres	2011	500
4	Smelter Asia	Aluminium Smelter Plant	Samalaju Industrial Park	ND	480 acres	2011	500
5	HWG	Alloy manganese plant	Samalaju Industrial Park	ND	50 acres	ND	150
6	Aimbest Steel	Alloy manganese plant	Samalaju Industrial Park	ND	50 acres	ND	150
7	Leader Universal Aluminum	Aluminium Smelter Plant	Samalaju Industrial Park	ND	232 acres	ND	250
8	Hong Kong Asia Mineral Ltd	Alloy manganese plant	Samalaju Industrial Park	USD\$200 million	450 acres	2012	350
9	OM Materials (SWK) Sdn Bhd. (Lot 41 Block 1 KLD)	Ferromanganese & Ferrosilicon Smelting Plant	Samalaju Industrial Park	ND	500 acres	2012	500
10	Sabah-Sarawak Gas Pipeline (SSGP) – Petronas	Integrated oil and gas project	Along Bintulu-Miri Coastal Highway	RM4.6 Billion	ND	Completed	ND
ND – No Data							

Source : WTWY Research (2012)

With SCORE projects coming on-shore, the State forecasts the population to reach about 4.6 million by 2030. There is an increasing trend of inter-Asia tourism activities, with investments and visitors numbers driven by low cost air-transport expansion. Sarawak has significant tourism attractions to offer. The new hydropower lakes, combined with increasing access to interland locations will help drive the industry's growth. With the implementation of the corridor plan, business travel will grow significantly.

The Sarawak Government's Long-Term Development Plan 2030 under SCORE is to potentially create 1.6 million more jobs by 2030 (updated : 836,000 jobs), drive a potential GDP growth of about 7.0% and reach a RGDP (Real Gross Domestic Product) of RM118 billion.

From the above, we anticipate over the next few years, the growth node towns especially Bintulu will experience influx in migrants and businesses will be active especially hotels and leisure industries, restaurants, supermarkets and food outlets.

MUKAH BIOTECH ECONOMIC ZONE – LAUNCH OF 3-STOREY SHOPHOUSE



WTWY Real Estate Directors and Staff at the launch of the 3-storey shophouse in Mukah from 21-25 April 2012



WTWY New Staff appointments for 1st half year 2012

Office	Staff Name	Position
Bintulu	Chai Siu Siu	Valuation Executive
Miri	Sheila ak Jagat	Real Estate Negotiator
Miri	Mira Binti Bohari	Administrative Assistant
Sibu	Sui Ngo Hiong	Administrative Assistant
Sibu	Ronnie Bin Amir	Valuation Assistant

BEAUTIFUL BUNGALOWS

@ Upland



Property : Double-Storey Detached House
Land Area : 1100 sq metres (27.18 pts) more or less
Built Up Area : >4,000 sft
Leasehold : Until Year 2049
Asking Price : RM2.9 million (negotiable)

- Prime property in the upscale residence area of Upland, Kuching
- Beautiful bungalow house situated on high ground
- Surrounded by lush greenery
- Within walking distance to international college and an upcoming shopping mall
- Spacious with four bedrooms and a maid's room + en suite bathrooms and walk in wardrobes
- Efficient floor plan from living to dining area which opens out to an open terrace, great for outdoor entertaining.
- Cozy family living area leading to bedrooms; Wet and dry kitchens; Landscaped garden and well manicured compound with ample car parking space.

@ Bampflyde



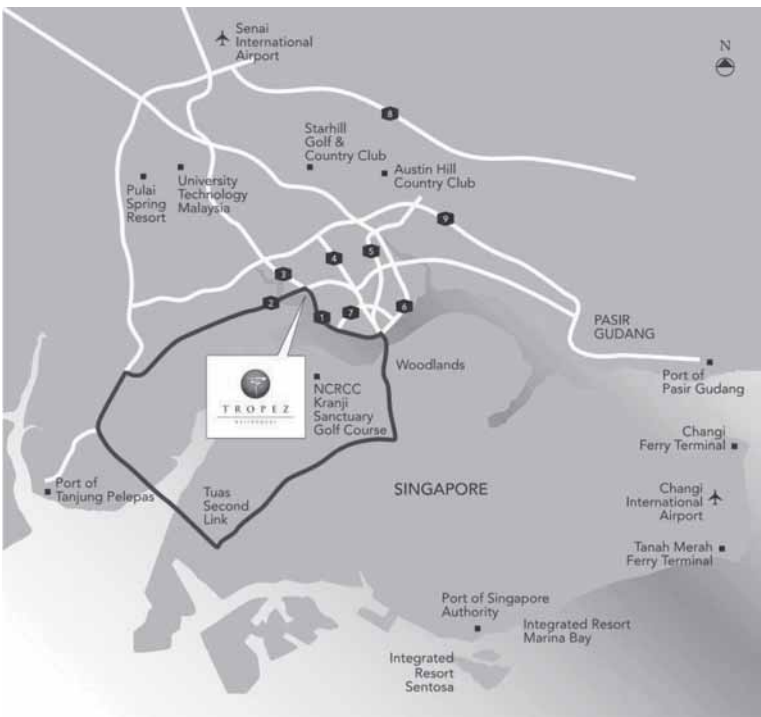
Property : Double Storey Detached House
Land Area : 1162 sq metres (28.7 pts) more or less
Built Up Area : 3,500 sft more or less
Leasehold : 999 years
Asking Price : RM3.5 million (negotiable)

- Located at prime residential area of Bampflyde near Kuching city center
- Designed by reputable architect
- Built with high quality materials
- Nestled in a secluded and quiet environment surrounded by mature trees such as flame of the forest and scented flowers
- Features four bedrooms and a maid's room, three bathrooms (one en suite), spacious kitchen with ample storage cabinets; High ceilings and low windows for an airy and bright interior and great visibility of its green surroundings.

TROPEZ RESIDENCES @ Tropicana Danga Bay, Johor Bahru



Street View of Tropez Residences



- | | | |
|---------------------|--------------------------|------------------------|
| 1 Coastal Highway | 4 Kempas Link | 7 Inner Ring Road |
| 2 East-West Link | 5 Kota Tinggi Link | 8 Senai-Desaru Highway |
| 3 Skudai/Senai Link | 6 Eastern Dispersal Link | 9 Pasir Gudang Highway |

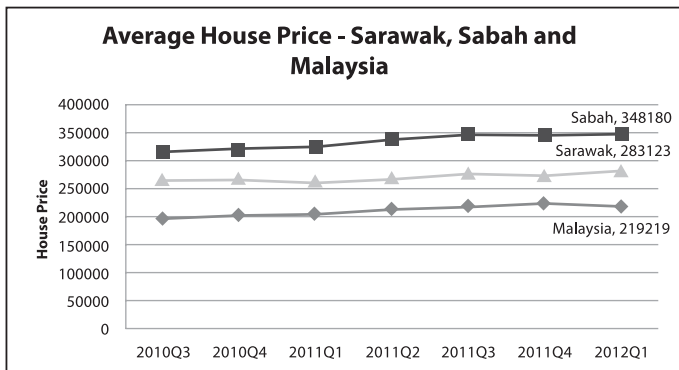
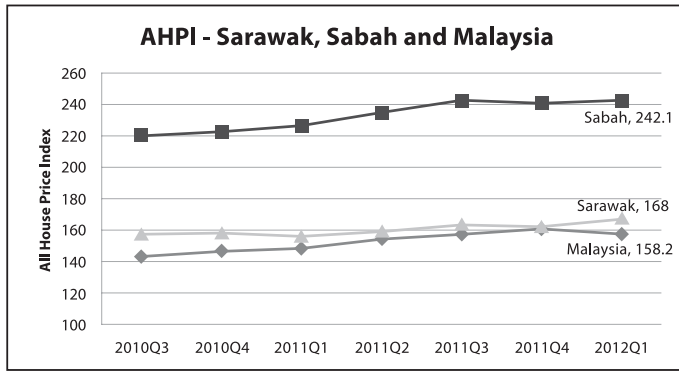
Tropez Residences is situated at the Tropicana Danga Bay, a mixed development of residential, shop offices, shopping mall, theatre/convention/banquet, office, hotel, medical centre and proposed international school, the global gateway to Singapore, about 10 minutes' drive to the causeway.

Open for Sale : Block C (28 storeys) with size ranging from 460sf-650sf, attractive rebate, free items & zero interest during construction period.

For further enquiries, kindly contact : WTWY Real Estate Sdn Bhd (082-428436)

PROPERTY

House Prices

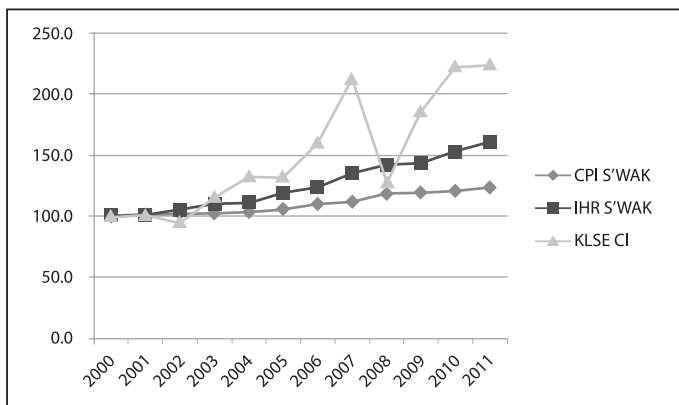


VARYING VIEWS ON HOUSE PRICE HIKE SPECULATION

SCARCITY OF LAND especially in town areas

HIGH DEMAND due to increasing population, fear of further hikes, low bank interest rates

How the House Price Index fare against CPI and Bursa Malaysia Index



Opinions from property experts on the overall Malaysian property market :

“The overall residential market is stable with average capital and rental values experiencing marginal increases.”

“The outlook is, however, more cautious as sentiment is clouded by both internal and external issues, including those of a political nature. The market is expected to experience a period of slower growth going forward.”

“The office segment market was relatively stable despite a spike in new supply”.

“Market a bit soft at the moment due to uncertainties over overseas economic developments, impending General Election and BNM’s 70% capping on loans which will hinder genuine investors.”

Some Property Points of Interest :

- GDP (Gross Domestic Product) expected at 4.2% for 2012 (2010 : 7.2% ; 2011 : 5.1%)
- LTV (Loan-to-value) ratio drop from 90% to 70%
- Interest Rates accommodative for 2012 (neither restrictive or supportive)
- Minimum wage increase to RM900 for Peninsular Malaysia and RM800 for Sabah and Sarawak
- House Prices expected to moderate for 2012
- Minimum floor price for foreigners’ house purchase increased to RM500K
- My First Home Scheme maximum property value increased from RM220,000 to RM400,000
- Contracting exports on weak external demand

PUBLIC COMPANY ANNOUNCEMENTS

Hock Seng Lee Berhad, through its wholly owned subsidiary, Hock Seng Lee Construction Sdn Bhd, had on 6th March 2012 entered into a Sale and Purchase Agreement with Projek Bandar Samariang Sdn Bhd to acquire 275.5 acres of mixed zone land, namely, Lot 7077 of Section 9 Salak Land District, situated at Bandar Samariang Township, Kuching, Sarawak for a total cash consideration of RM25.547 million

Source : Bursa Malaysia Company Announcement Ref. No. HS-120306-37404 dated 6 March 2012

COMING SOON !

Sarawak Builders Expo (Sarbox) 2012 Total Living Home and Property Exhibition at Borneo Convention Centre Kuching (BCCCK) from 21-23 September 2012.

DEVELOPMENTS

The 18-acre **Matang New Township** also known as **Metro City** embarked by developer Chong Kia Hoi Realty Sdn Bhd (CKH Realty) will comprise 314 commercial shops, 2-storey commercial mall, 6-storey private medical centre, 4-storey 120-room hotel, integrated bus terminal, 6-storey urban college, 2 petrol stations, a 24-hour fast-food drive through restaurant, 3-storey showroom and other social facilities. Construction of MetroCity shops which commenced in Q1 2012 is targeted to be completed within 3 years.

There is also plan for an integrated urban bus terminal to be included in the New Township development to be known as Matang Sentral, which is approved by the state government as a 4-storey trade, services and entertainment centre (TSEC) cum City Area Transit (CAT) bus terminal. The terminal caters for CAT buses travelling on routes from Kuching International Airport, Kuching Sentral, Jalan Batu Tiga, Tabuan Jaya, Kenyalang, Sekama, Padungan, Satok, Bau, Matang, Semariang and all the way to the tourist areas of Damai Beach. Construction of Matang Sentral will commence in Q3 2013 with projected completion in 2016.

Boulevard Shopping Mall in Kuching which has undergone an extension under its Phase 2 to add another 200,000 plus square foot of retail space to the existing floor space was opened to the public on 1st June 2012, now accommodating 230 outlets in total. The Boulevard project whose later phase will include hotels and serviced apartments is still in progress, scheduled for completion in 2014 with Phase 4 being the final phase.

The new retail wing encompasses three floors, with the ground floor named "Stylish Avenue" for fashion boutiques, 1st floor for mothers and babies while the 2nd floor ' named 'Gizmozone' is for occupation by telecommunication companies and gadget retailers. The new wing is accessible from the existing wing and has 2 storeys of parking space.

The newly upgraded **4th Mile Everrise Store** was recently reopened to the public on 29th June 2012. The RM5 million refurbishment was carried out from February to May this year and the resulting outcome features new attractions such as the Street Market, Freshmart and a new corporate logo.

Source : Various newspaper reports, Jan-June 2012

PROPERTY STOCK 2012

Table 1 New Housing Units 2012

Region	Type	Units completed	Units Under Construction	Units Launched 2012	Units construction Started 2012	
Kuching	SS terraced	124	1864	105	77	
	DS terraced	494	1729	474	289	
	TS terrace	6	0			
	SS semi-dee	20	236	24	62	
	DS semi-dee	118	804	162	104	
	TS semi-d	10	36			
	Aprt	324	2928	862	83	
	Total	1096	7597	1627	615	
	Samarahan	SS terraced	121	865	357	358
		DS terraced	164	791	237	233
TS terrace		0	176	0	33	
SS semi-dee		0	34	4	4	
DS semi-dee		18	74	84	62	
Detached		0	9			
Aprt		0	0			
Total		303	1949	682	690	
Sibu	SS terraced	282	916	109	217	
	DS terraced	435	1,170	132	335	
	SS semi-dee	16	10	0	4	
	DS semi-dee	78	275	50	86	
	Total	811	2,371	291	642	
Bintulu	SS terraced	10	170	0	0	
	DS terraced	136	681	163	113	
	SS semi-dee	58	20	0	0	
	DS semi-dee	34	292	56	16	
	Total	238	1163	219	129	
Miri	SS terraced	700	681	200	293	
	DS terraced	232	488	142	222	
	SS semi-dee	81	447	181	170	
	DS semi-dee	50	454	149	43	
	Townhouse	62	0	0	0	
	DH1.5SD	0	14	0	0	
	DH2.5T	24	0	0	0	
	DH1.5T	0	74	0	0	
	DH3SD	0	10	0	10	
	Total	1149	2168	672	738	
Grand Total	3,597	15,248	3,491	2,814		

Source : WTWY Research (2012)

Table 2 Shop-offices/Shop-houses 2012

Region	Type	Units completed	Units Under Construction	Units Launched 2012	Units construction Started 2012
Kuching	2-storey shop	0	163	50	40
	3-storey shop	126	783	7	50
	4-storey shop	3	368	74	78
	Total	129	1314	131	168
Samarahan	2-storey shop	0	0	0	0
	3-storey shop	47	189	181	83
	4-storey shop	11	93	73	93
	Total	58	282	254	176
Sibu	2-storey shop	44	43	0	0
	3-storey shop	31	399	173	162
	4-storey shop	0	47	0	0
	Total	75	489	173	162
Bintulu	2-storey shop	0	34	0	0
	3-storey shop	0	191	42	68
	4-storey shop	0	0	0	0
	Total	0	225	42	68
Miri	2-storey shop	28	160	0	0
	3-storey shop	97	421	30	60
	4-storey shop	0	18	0	2
	Total	125	599	30	62
Grand Total	387	2,909	630	636	

Source : WTWY Research (2012)

Table 3 Semi-detached industrial units 2012

Type	Units completed	Units Under Construction	Units Launched 2012	Units Started 2012
Kuching	58	489	60	60
Sibu	12	196	84	74
Bintulu	0	0	0	0
Miri	88	66	0	18
Total	158	751	144	152

Source : WTWY Research (2012)

Table 4 3-star and above hotels

Region	Existing hotels		Under Construction		Proposed	
	No.	Rooms	No.	Rooms	No.	Rooms
Kuching	35	5,109	7	>1,600	8	1,500++
Sibu	5	792	1 **	230	0	0
Bintulu	3	367	1	336	1	186
Miri	7*	1,464	0	0	3	140++

Note : * 1 service apartment upgraded to hotel

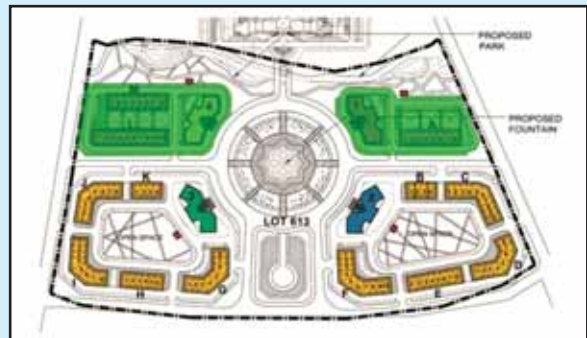
3 STOREY SHOPHOUSE @ Mukah Biotech Economic Zone

Joint development project by Pelita Holding Sdn Bhd and Juara Cahya Sarawak Sdn Bhd



Size : 25' x 65' (Int)
: 34' x 65' (Corner)
Wall Up Area : 403.75 – 693.93 sm
Selling Price : RM956,999 (Int)
RM1,305,999 (Corner)

- 99 years leasehold
- Fully Commercial
- Modern Design
- Extra Wide
- Double frontage
- Extra large built-up area
- Main road on all sides
- Ample parks and gardens
- Ample carparks



Exclusive marketing agent :

WTWY Real Estate Sdn Bhd (082-428436)

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