

SARAWAK PROPERTY BULLETIN

"Work Together With You"

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SARAWAK PROPERTY MARKET REPORT 2006



Market outlook for 2006

The 2006 Sarawak property market demand growth is generally expected to slow down further. Many prospective buyers may adopt a wait-and-see attitude in the face of further increases in the banking base lending rate (BLR), higher deposit rates and slower growth in the general economy of the State.

The fear and threat of further increases in petrol prices and inflation rates, the global slow down in economic growth and the global trend of rising interest rates are expected to dampen the buying sentiment in the property market. High-end housing and non-prime commercial and industrial properties are expected to suffer more than the mass-market housing due partly also to the shrinking number of prospects after the past six (6) years or so active participation.

Demand for reasonably priced medium-cost housing is expected to remain strong in Kuching, Sibul, Bintulu and Miri.

One major supplier of new medium-cost housing in Sarawak from 2006 onwards will be Syarikat Perumahan Negara Berhad (SPNB) which is expected to start off its over 1 billion Ringgit worth of housing projects in Kuching, Sibul, Bintulu and Miri.

House prices are not expected to be reduced by housing developers in view of higher land cost and higher building and development costs.

On the retail/commercial sector, construction of a few complexes will likely commence in 2006 in Kuching, Sibul, Bintulu and Miri.

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SARAWAK PROPERTY MARKET REPORT 2006

Review of 2005 property market

The general slow down of the property market in Sarawak was felt more deeply in the second half of 2005, though houses in prime locations were still in good demand. But prices remain at levels slightly higher than the 2004 levels.

Residential sector

In 2005, new housing schemes as the natural spread of existing housing estates or in totally new settings have been developed and were launched for sale in Kuching, Sibul, Bintulu and Miri.

There have been more road-shows by housing developers to promote their products either on its own or under the Sarawak Housing Developers Association or in conjunction with other trade exhibitions.

But the sale of high-end semi-detached houses has slowed down, more so in the second half of the year.

Housing units in those projects surveyed by us are shown in Table 1 below.

Table 1 New housing units 2005

Region	Type	Units completed	Units Under Construction	Units Launched	Units construction Started
Kuching	SS terraced	1000	1441	1185	835
	DS terraced	1542	1776	1478	1267
	SS semi-dee	273	326	238	114
	DS semi-dee	803	519	416	290
	DS quadruplex	0	504	0	0
Samarahan	SS terraced	1448	1830	633	633
	DS terraced	270	860	394	236
	SS semi-dee	206	233	115	111
	DS semi-dee	32	80	72	72
Sibu	SS terraced	184	291	585	244
	DS terraced	600	1544	1040	781
	SS semi-dee	0	4	8	4
	DS semi-dee	208	465	262	214
Bintulu	SS terraced	0	38	0	0
	DS terraced	355	181	292	130
	SS semi-dee	0	0	0	0
	DS semi-dee	103	114	72	10
Miri	SS terraced	978	632	216	208
	DS terraced	158	216	321	202
	SS semi-dee	41	124	156	124
	DS semi-dee	75	207	281	205

The selling prices for the 2005 launches are shown in Table 2 below.

Table 2 Selling prices of houses launched in 2005 (RM)

Type	Kuching	Samarahan	Sibu	Bintulu	Miri
SS terraced – Int.	51,000-170,000	131,000-163,000	From 130,000	120,000-135,000	84,000-107,888
SS terraced – corner	150,000-210,000	163,000-203,900	From 158,000	130,000-165,000	87,888-115,000
DS terraced – int.	180,000-350,000	168,000-240,700	210,000-265,000	199,000-330,000	123,888-183,888
DS terraced – corner	200,000-550,000	185,000-310,000	265,000-350,000	207,800-344,800	125,000-198,000
SS semi-dee	200,000-382,000	141,200-240,800	From 245,000	N/A	181,000-205,000
DS semi-dee	250,000-550,000	292,800-371,888	330,000-450,000	328,800-478,000	268,000-340,000
Detached plot	200-250 psm	N/A	N/A	150-300 psm	217.00-219.00 psm

Commercial/Retail sector

Apart from one (1) new shopping complex each under construction in Bintulu and Kuching, new addition of retail and office spaces in 2005 are mostly found in 2-storey, 3-storey and 4-storey shop-offices/shophouses developed at out-of-town commercial centres or as part of housing schemes.

Table 3 Shop-offices/Shop-houses 2005

Region	Type	Units completed	Units Under Construction	Units Launched	Units construction Started
Kuching	1-storey shop	20	0	0	0
	2-storey shop	67	12	25	25
	3-storey shop	122	338	483	240
	4-storey shop	106	149	109	109
Sibu	3-storey shop	49	46	86	20
	4-storey shop	28	84	14	14
Mukah	3-storey shop	76	57	133	57
Bintulu	3-storey shop	167	165	69	69
	4-storey shop	8	0	0	0
Miri	3-storey shop	0	111	111	111
	4-storey shop	0	167	167	167

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Selling prices of shop-offices/shop-houses in 2005 in Kuching, Sibü, Mukah, Bintulu and Miri are shown in Table 4 below.

Table 4 Selling prices of shop-offices/shop-houses 2005 (RM)

Region	3-storey int	3-storey corner	4-storey int	4-storey corner
Kuching	600,000 – 1,000,000	800,000 – 1,200,000	800,000 – 1,200,000	1,000,000 – 1,500,000
Sibü	500,000 – 600,000	700,000	700,000 – 850,000	900,000 – 1,000,000
Mukah	485,000 – 550,000	680,000 – 710,000	N/A	N/A
Bintulu	648,888 – 738,888	938,888 – 1,038,888	N/A	N/A
Miri	328,000 – 440,000	444,888 – 520,000	From 725,000	From 1,038,888

Industrial sector

Private development of industrial units is mainly semi-detached type, with some detached plots.

Table 5 Semi-detached industrial units 2005

Type	Units completed	Units Under Construction	Units Launched
Kuching	130	158	116
Sibü	150	60	64
Bintulu	0	24	0
Miri	8	20	103

Table 6 Selling prices of semi-detached industrial units

Region	Land size (sm)	Built-up area (sm)	Selling prices (RM)
Kuching	534 – 873.1	173 – 347.2	401,800 – 779,800
Sibü	From 690	223	From 430,000
Bintulu	542.7 – 869.5	147 – 294	369,800 – 599,800
Miri	380 – 630	163 – 496	From 198,000 / 398,000

Industrial estates by public agencies (MIDS, SEDC, STIDC, BDA etc) are a continuation of the existing ones. MIDS is offering for sale 68 units of semi-detached read-built factory and for rent 18 units of 1½-storey terraced factory at Demak Laut Industrial Park Phase 3, Kuching.

Hospitality sector

With the growth in the State tourism, supplemented by the various clan associations' international conference (particularly in Sibü), hotel occupancy is reported to be generally higher than 2004, with some experiencing over 85% occupancy in the second half of 2005, when the adverse impact of the 26-12-2004 tsunami was fading.

Table 7 3-star and above hotels

Region	Existing hotels (no./rooms)		Under Construction (no./rooms)		Proposed (no./rooms)	
	no.	rooms	no.	rooms	no.	rooms
Kuching	15	2,950	1	388	1	315
Sibü	4	566	1	228	1	No Data
Mukah*	1	99	0	0	1	No Data
Bintulu	2	386	0	0	1	No Data
Miri	5	878	0	0	1	176

*Kingwood's Mukah Resort Hotel soft opened on 20-12-2005

Agriculture sector

With the State Government's encouragement of commercial agricultural development, more land has been opened up for large scale oil palm plantation.

Sales of raw land for oil palm plantation show prices ranging from RM2,500.00 to RM4,000.00 per hectare, depending upon the location, accessibility and topographical terrain.

THE 2006 STATE BUDGET

Objectives and Strategies

The 2006 State Budget aims:

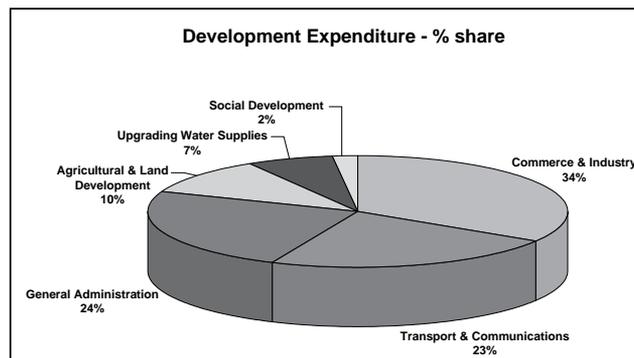
1. to stimulate a desirable level of economic activities and sustain economic growth during the year;
2. to provide adequate fund for the successful implementation and completion of all contractually committed projects under the 8th Malaysia Plan;
3. to continue with the long term social and economic restructuring and transformation plan of the State and to ensure fair distribution of development throughout the State;
4. to be a surplus budget;
5. to ensure a balanced distribution of development resources and services to the public;
6. to give priority to productive activities in Transport & Communications, Commerce & Industry and Agriculture & Land Development sectors; and
7. to give special focus on enhancing the effectiveness of the State Government's financial management and efficiency of its delivery system while keeping the recurrent expenditure under strict control.

Budget allocations

In 2006, the revenue collection is projected at RM2,834 million, with RM944 million from oil and gas, RM696 million from the forestry sector, RM497 million from dividend and interest, RM163 million from sales tax, RM180 million from land premium, RM117 million from non-tax revenue, RM13 million from non-revenue receipts and RM91 million from Federal Grants and Reimbursements.

The 2006 Budget proposes to allocate the budget sum of RM2,784 million for development expenditure of RM1,970 million and operational expenditure of RM1,158 million, leaving a budget surplus of RM50 million.

The sectoral distribution of the development expenditure is shown in the pie diagram below.



Economic growth and GDP

The State economy is expected to grow at 5.7% in 2005, as compared to 7.1% in 2004, due to expanding domestic economy and strong external demand for the State's products.

For the year 2006, the State economy is expected to grow at 5.5%, with growth driven by the services, manufacturing, mining and quarrying and the primary commodity sectors.

HOW HIGHER OIL PRICES IMPACT ON GROWTH, INFLATION AND FINANCIAL BALANCES

In a net oil-importing economy, rising oil prices affect output, inflation, and the balance of payments, as well as the fiscal position, through several pathways.

First, increasing oil prices squeeze income and demand. At a given exchange rate, more domestic output is needed to pay for the same volume of oil imports. If the domestic currency depreciates in response to induce payments deficits, this further cuts the purchasing power of domestic income over imported goods. Since important trading partners are also likely to suffer income losses, slower growth of external demand aggravates these direct impacts. Higher oil prices also squeeze aggregate supply, since rising intermediate input costs erode producers' profits and may cause them to cut back on output. Lower profits may then eat into investment spending and cause potential output to fall over a protracted period.

Second, higher oil prices present an inflationary threat. Inflation is directly influenced through the weight of oil products in the consumption basket. Secondary or indirect impacts are felt as producers pass through some part of higher oil costs to the price of final goods. Induced effects follow if higher goods prices lead to higher wage costs that feed back into prices. **But when oil prices fall, nominal wage and other price rigidities can limit the pass-through to lower final goods prices.**

Third, rising oil prices have fiscal consequences. If the retail prices of oil products are subsidized, as they are in many Asian countries, outlays on fuel subsidies will ratchet up as prices rise. This may prompt cuts in government spending; if it does not, larger fiscal burdens will have to be borne. Indirectly, fiscal balances will respond to changes in income and expenditure.

In a net oil-exporting country, the impacts of higher oil prices are not always the mirror image of those felt by oil importers. Incomes rise in the oil sector, certainly, but domestic oil consumers (producers and households) may lose. The effect on aggregate demand and aggregate income is ambiguous and depends on a variety of factors. If, for example, most of the additional oil revenues are saved, or leak from the economy through profit remittances, negative consumption effects may dominate. The way in which the fiscal

authorities use larger oil tax revenues is crucial. An excessive exchange rate appreciation could stunt growth in non-oil sectors.

Precisely how significant these various effects are will depend on many factors. The size of oil price rises is clearly important but so too is the reason for them. If higher prices are a result of strength in the global economy, then global demand is clearly less at risk. The duration of higher prices is also relevant. If higher prices endure, accumulated impacts will be larger. It also matters whether consumers and producers expect higher prices to be temporary or sustained: if they think that they are going to last, higher prices are likely to have larger impacts than if they are viewed as short-lived.

The credibility that the authorities enjoy in fighting inflation can be vital in this regard. If rising fuel prices unleash a cost-push inflationary spiral, as in the late 1970s, then output losses are likely to be magnified; but if inflationary impulses are quickly tamed, and inflationary expectations remain firmly anchored, impacts will be more muted. Flexibility in pricing and in markets will also help by encouraging the substitution that cuts the oil intensity of demand.

Structural factors are also important. If oil intensity is high, adjustments are likely to be more difficult. Importing countries with meager foreign exchange reserves, poor creditworthiness, and high external debts will have greater difficulty in coping with the added financing needs of higher oil prices. Where bank or business balance sheets are fragile, higher oil prices and slower growth may aggravate financial distress.

In sum, it is not easy to put all these pieces together and identify the possible impacts of higher oil prices on output, prices, and the balance of payments. In the real world, many changes occur together, some pulling in opposite directions. Higher oil prices may induce policy responses, which, themselves, influence income and prices. If changes are gradual and impacts deferred, they may prove difficult to separate from other ongoing developments. Identifying impacts is more complicated still because repercussions in one country are likely to spill over and affect others.

Source : Asian Development Outlook 2005 Update

2005 GDP Growth Forecast

The Malaysian Institute of Economic Research (MIER) has lowered its GDP growth forecast for Malaysia from the earlier anticipated 6.0% to 5.3% for 2005. For 2005, Malaysia also experienced a relatively high inflation rate of 3.4% as at 3rd quarter of 2005. GDP is forecasted to expand by 5.5% in 2006.

With the expectation of further fuel price increase, the market is maintaining a cautious approach to consumer expenditure as reflected in the MIER's Business Conditions Index which fell 3.3 points and the Consumer Sentiment Index which dropped 7.3 points from the previous quarter.

Source : MIER, Oct 2005 and Dec, 2005

Key Interest Rate raised

Bank Negara Malaysia has raised its benchmark overnight policy rate (OPR) interest rate by 30 basis points from 2.7% to 3%, to keep inflation in check. Inflation risks have remained despite a stronger economic growth in the 2nd half of this year. However, the level of the OPR continues to be below its neutral level and there would be more room for upward increase and higher interest rates would be expected in the months ahead.

Source : New Straits Time, 1/12/2005

End Financing

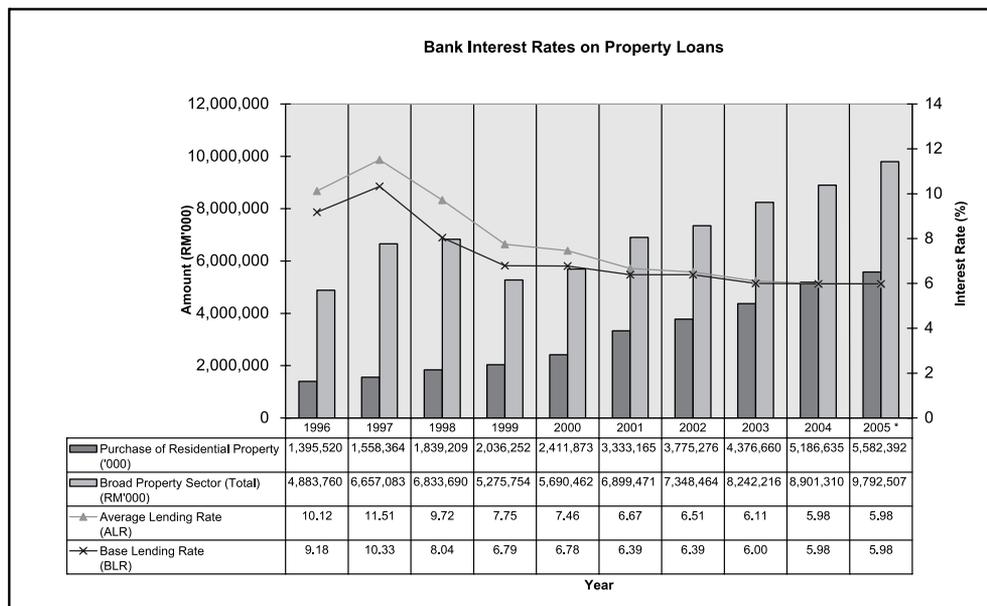
In terms of financing, the volume of broad property loans for Sarawak continue to increase for 2005 as seen by the 1st half year performance where property loans had surpassed even the total for 2004, representing 35.3% of total loans approved for all sectors during the same period.

In 2005, housing loans continue its dominance in the loan sector, accounting for 57% of the total loans approved for the broad property sector as well as making up the biggest portion of total loans.

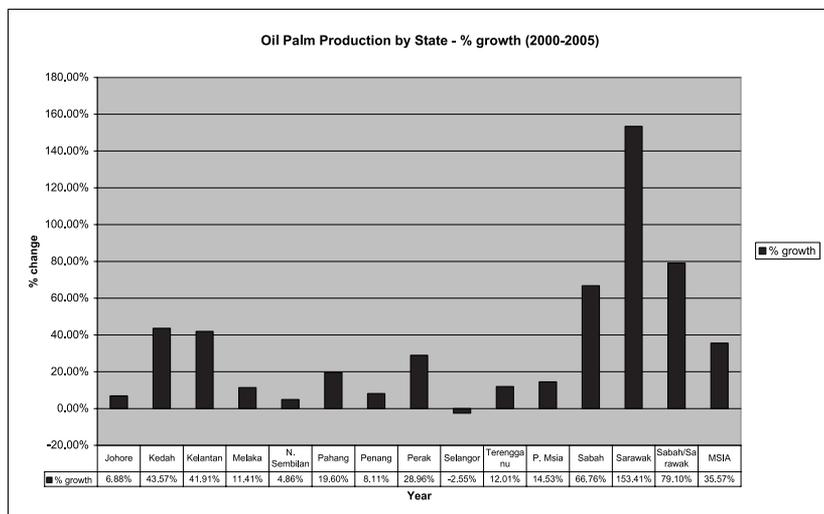
Percentage of Loans approved for Broad Property Sector as at June 2005

	SECTOR	2001		2002		2003		2004		2005*	
		RM'000	Share (%)								
1	Construction	1,652,943	24.0%	1,666,507	22.7%	1,756,677	21.3%	1,774,976	19.9%	1,879,773	19.2%
2	Purchase of Non-Residential Property	1,337,523	19.4%	1,388,172	18.9%	1,605,458	19.5%	1,730,965	19.4%	1,839,765	18.8%
3.	Purchase of Residential Property	3,333,165	48.3%	3,775,276	51.4%	4,376,660	53.1%	5,186,635	58.3%	5,582,392	57.0%
4.	Real Estate	75,840	8.3%	518,509	7.1%	503,421	6.1%	208,734	2.3%	490,577	5.0%
	Broad Property Sector (Total)	6,899,471	32.0%	7,348,464	33.0%	8,242,216	35.2%	8,901,310	34.2%	9,792,507	35.3%
	Loans for All Sectors	21,591,530	100.0%	22,243,631	100.0%	23,383,520	100.0%	26,061,903	100.0%	27,714,691	100.0%

Source : BNM
* June 2005

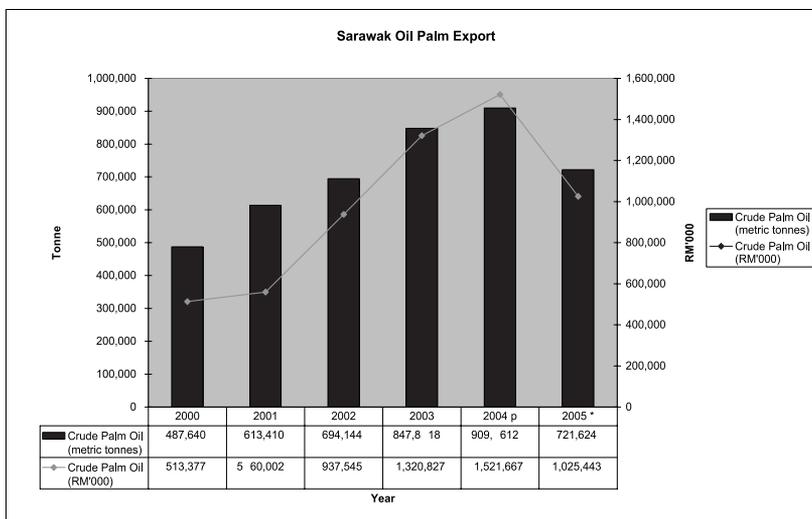


Oil Palm Production in Sarawak



The increased acreage under oil palm production in the State in the last few years have resulted in increased oil palm production. Sarawak recorded the highest increase in oil palm output in the last 5 years (2000-2005) with over 150% growth or an average of 30% increase annually. This increasing importance in oil palm production in the State is expected to continue in the short and medium term as the conditions due to the conducive conditions in the State for oil palm planting as evidenced by the Oil Extraction Rate for Sarawak which is presently the highest in the country of about 22%. Oil palm plantations have increased especially in the last few years with joint ventures between private companies and public agencies.

The optimistic future of oil palm in the State can be gauged by the following graph which shows an increasing volume and value of oil palm exports for the State. For 2005, the statistics as at July 2005 already shows a volume and value that exceeds 67% and 80% respectively of that in the previous year.



Oil palm cultivation are mostly concentrated in the Central and Northern towns of Sarawak, namely Sibul, Miri, Bintulu and Mukah. In addition, Kanowit will become one of the districts in Sarawak earmarked for oil palm within the next 5 years. It will have some 3,000 hectares of Native Customary Land. A total of 300,000 hectares of oil palm is planned for the State which will contribute greatly to the State's GDP. To-date, some 518,649 hectares of land in Sarawak are planted with oil palm which would be increased to 1 million hectares by 2010 and expected to employ more than 100,000 workers. The call to turn idle lands into oil palm estates is great in Sarawak especially with the prospect of bio-fuel as a petrol substitute.

Bio-fuel plant

Bio-fuel produced from Sarawak's oil palm may be available within the next two (2) years. The 1st bio-diesel plant has been approved to be set up in Samarahan division. The plant when completed will have a monthly production capacity of 1,000 tonnes of bio-fuel. This would ensure increased continuous demand for palm oil.

Source : Adapted and quoted from various sources

RECENTLY LAUNCHED PROJECTS

Location	Type of development	No. of Units	Wall-up area (m ²)	Land area (pts)	Selling price (RM)
KUCHING					
Jalan Song	3 Storey Shophouse	36	650	-	1,000,000 - 1,100,000/>1,200,000
	9 Storey Complex	5	-	-	-
	2 Storey Food Court	2.5	-	-	-
Jalan Muata Tuang	1 Storey Terrace-Type A	48	71.68 - 72.1	4.13 - 9.71	195,000 - 203,900
	1 Storey Semi-detached	16	87.87	8.89 - 10.63	225,800 - 240,800
	2 Storey Terrace	42	143	4.13 - 11.69	218,800 - 287,800
	2 Storey Semi-detached	10	171.21	9.63 - 15.18	292,800 - 320,800
Jalan Bako, Kuching	1 Storey Terrace	208	-	4.55 - 19.14	From 168,000/From 203,500
	2 Storey Terrace	110	-	4.8 - 28.7	From 228,000/From 246,500
	1 Storey Semi-detached	54	-	8.6 - 11.3	From 238,000/From 246,500
	2 Storey Semi-detached	10	-	8.6	298,000
	Detached	2	-	-	-
2 Storey Showroom/Office	1	-	-	-	
Jalan Kong Ping, Kuching	2 Storey Semi-detached	16	-	8.7 - 15.2	450,000 - 537,000
	2 Storey Terrace	19	-	4.39 - 10.91	320,000 - 430,000
Jalan Tun Ahmad Zaidi Adruce	4 Storey Shophouse	22	-	2.74 - 4.33	1,100,000 - 1,750,000
	2 Storey Terrace	91	146.73	From 4.28	From 226,888
Kuching-Kota Samarahan Expressway	2 Storey Semi-detached	16	187.2	-	From 322,888
	1 Storey Semi-detached	24	NA	-	-
	3 Storey Shophouse	102	20' x 70'	-	858,000 - 1,848,000
Jalan Batu Kawa Matang	1 Storey Terrace-Low Cost	17	-	From 2.3	From 51,000 - 56,000
	1.5 Storey Terrace	53	115	From 4.14	From 156,800
	2 Storey Terrace	42	139.6	From 4.3	From 176,800
	2 Storey Semi-detached	2	156	14.79/15.10	-
BINTULU					
Jalan Tun Hussein Onn	2 Storey Terrace	152	165.5 - 185	4.05 - 12.68	199,800 - 330,000
	2 Storey Semi-detached	34	24' x 55' /24' x 36'	4.06 - 12.64	332,800 - 478,000
	2 Storey Detached	2	-	-	-
	Vacant Lot	3	-	-	-
MIRI					
Lutong-Kuala Baram	2 Storey Terrace	17	From 133.0	NA	From 188,000
	1 Storey Semi-detached	8	From 90.0	NA	From 218,000
	1 Storey Detached	9	From 139.11	NA	From 338,000
Tudan	2 Storey Shophouse	25	From 252.0	From 3.11 pts	From RM366,000
	3 Storey Shophouse	34	From 402.0	From 3.31 pts	From RM557,000
	1 Storey Terrace	48	From 60.9	From 3.71 pts	RM85,888
	2 Storey Detached	7	From 254.0	From 16.18 pts	From 467,888
Luak-Bakam	2 Storey Semi-detached	6	From 215	7 pts - 11.6 pts	RM338,000.00 - RM374,400.00
Luak-Bakam	2 Storey Terrace	9	From 176.5	From 5 pts	RM248,000 - 318,000
	2 Storey Semi-detached	2	From 155.98	From 9.5 pts	RM388,000 - 418,000
	2 Storey Detached	1	From 225.75	16.8 pts	RM588,000
Riam	2 Storey Terrace	33	From 150.9	From 4 pts	RM225,000 - RM275,000
	2 Storey Semi-detached	20	NA	NA	RM300,000 - RM330,000
Luak-Bakam	2 Storey Semi-detached	8	From 219.7	From 7.9 pts	From 459,000
SIBU					
Sibu Jaya Township	1 Storey Terrace	34	76.35	From 4.79	RM95,000.00 - RM105,880.00
	2 Storey Terrace	34	144.75	4.79 - 8.25	RM168,880.00 - RM201,880
Lorong Nan Sang	2 Storey Terrace	33	From 164.4	4.47 - 7.6	RM260,000.00 - RM350,000
	2 Storey Semi-detached	8	204	From 8.3	From RM455,000.00
Lorong Merdeka 18/Lorong Rejang Park 21	2 Storey Terrace	10	192	4.94 - 7.9	RM250,000.00 - RM350,000
	2 Storey Semi-detached	14	247	From 8.99	From RM450,000.00
Behind Sungai Merah Bazaar	3 Storey Shophouse	20	370.5 - 414	2.64 - 3.4	RM618,000.00 - RM708,000.00
Jalan Kiew Nang	2 Storey Terrace	56	155.33	4.4 - 8.10	RM248,000.00 - RM290,000
	2 Storey Semi-detached	14	N/A	N/A	N/A
Jalan Salim	2 Storey Terrace	10	163.62	5 - 9.2	RM263,000.00 - RM318,000
	2 Storey Semi-detached	4	202.21	6.9	RM468,000.00
Jalan Lada	1 Storey Terrace (Low Cost)	30	N/A	From 2.3	N/A
	2 Storey Terrace	101	158.45	4.3 - 8.3	RM238,000.00 - RM265,000
	2 Storey Semi-detached	14	175.68	From 8.7	From RM360,000.00
	2 Storey Detached	1	N/A	N/A	N/A

New Releases

KUCHING

Pine Villa

Located behind the Demak Laut Commercial Centre, Pine Villa comprises 208 units single-storey terraced houses priced from RM168,000, 110 units double-storey terraced houses priced from RM228,000, 64 units single storey semi-detached from RM238,000 and 2 units detached lots, making it one of the biggest housing estate in this part of Kuching.



HEIGHTS NORTH

Launched in November 2005, Heights North, the latest project by Ibraco Berhad, consists of 16 units of double-storey semi-detached houses and 62 units of double-storey terraced houses with built up area of 2,120 sq ft and 1,700 sq ft respectively. It is located along Jalan Song and are priced from RM461,000 onwards for the semi-detached and from RM305,000 for the terraced units.

The Riveria, Kuching-Samarahan

The Riveria is Naim Cendera Holding's latest project at the gateway of Samarahan. The 110 acres of mixed development of housing and commercial units when completed would offer about 800 units of property units. Phase 1 was recently opened for sale with 26 units of double-storey terraced units priced from RM226,888 onwards.



SIBU



Taman Kristal

Phase 1 of Taman Kristal developed by Happiwin Development Berhad at the Sibu Jaya area consists of 34 units of double-storey terrace and 34 units of single-storey terrace with a walled up area of more than 333.8 sq metres and 75 sq. metres respectively. The price range from RM168,880 to RM201,880 for the double-storey units and from RM95,00 to RM105,880 for the single storey units.

Development at Jalan Lada

146 units of mixed residential development is being developed by Landworks Company Sdn Bhd at Jalan Lada, Sibu. The double-storey terraced units with a built up area of 158.45 sq metres are priced from RM238,000 and the double-storey semi-detached units with a built up area of 175 sq metres are priced from RM360,000.

BINTULU

Palm Villa

Palm Villa is a new residential development launched by Tampang Enterprise Sdn Bhd. Launched in October 2005, it is located in the Jalan Tun Hussein Onn area. It consists of 129 units of double storey terraced, double storey semi-detached, double storey detached and detached plots with various designs. The properties are priced from RM205,000 with land area exceeding 4.3 points and main floor area of more than 160 sq. metres.



Developed by BBC Construction Sdn Bhd, It is located to the north of Jalan Tun Hussein Onn. Putrajaya Phase 5 launched in October 2005 is offering 26 units of double storey intermediate terraced, 26 units of double storey corner terraced and 10 units of double storey semi-detached houses. Prices start from RM199,800 for the terraced units whilst the semi-detached units are priced from RM 332,800 with land area exceeding 470.2 sq. metres. There is Putrajaya Phase 6 coming out after Phase 5.



MIRI

Min Sing Garden 2



Min Sing Garden 2 developed by Min Sing Company Sdn Bhd, is offering for sale 33 units double-storey terraced and 20 units double-storey semi-detached units at Riam. With a walled up area from 162 sq metres onwards, the double-storey terraced range from RM225,000 to RM275,000 and the double-storey semi-detached range from RM300,000 to RM330,000 per unit.

Acacia

Developed by Naim Cendera Holdings Berhad, Bandar Baru Permyjaya's latest offerings include 48 units of single-storey terraced house priced from RM85,888 with a wall up area of 60.9 sq metres. Completion is due by 2006.



In addition, it is also offering 34 units 3-storey shophouses and 25 units 2-storey shophouses, as part of the mixed development at Bandar Baru Permyjaya. The 3-storey shophouse is offered from RM557,000 onwards whilst the 2-storey shophouse is offered from RM366,000 onwards.

Pusat Bandar (Phase 2)



News & Events

The NOVOTEL INTERHILL KUCHING to open in 2008

Construction works are currently underway for a 23-storey hotel in the Kuching City centre. The hotel, NOVOTEL INTERHILL KUCHING, is being developed by Permata Kenyalang Sdn Bhd and will be the 1st hotel managed by Accor Asia Pacific in Sarawak. The hotel will offer 388 rooms, 3 BIZ Executive Floors, 1 Executive Lounge, a business centre, 1,500 sm ballroom and 6 meeting rooms with capacity for 40 to 300 pax. Dining and bar options will feature a speciality restaurant, lobby lounge and a themed restaurant called "The Square". Leisure facilities include swimming pool, kids' club, fitness centre and a spa. The hotel is scheduled to open in 2008.

Source : The Business Section, Sarawak Tribune, 13/12/2005

A NEW LANDMARK FOR SARAWAK by 2008

On 3/10/2005, a ground breaking ceremony was held at the Kuching Isthmus, east of Kuching City Centre to inaugurate the building of the 39-storey Kuching Towers, a project worth RM300 million invested by CMS Hotels Sdn Bhd, a unit of public-listed Cahya Mata Sarawak Bhd (CMSB). It will be the 1st project on the 97-hectare Kuching Isthmus which forms part of the Kuching City Extension Plan. Other developments for the area include a convention and exhibition centre, a marina and a park.

The project will have the following features :

- Architectural shape based on a "sailing ship"
- 39 storeys and 150 metres high
- 1st 12 floors offer about 20,000 sm of office space
- A 315-room luxury hotel occupies the 15th floor onwards
- Will be Sarawak's tallest building
- Scheduled for completion in 2008

Source : StarBiz and Sarawak Tribune dated 4/10/2005 and CMS Website



RM10.7 Million Pusat Islam Complex in Kuching

PPES Works (S) Sdn Bhd has been awarded a contract to construct the RM10.7 million Pusat Islam Complex in Kuching. Located on a 4-acre site, it is expected to be completed within 24 months. The project would involve the construction of a 500-capacity auditorium with state-of-the-art technology, administration office, library, hostels, surau, classrooms, atrium and other facilities and amenities.

Source : The Star, 10/9/2005



MUKAH RESORT HOTEL

MUKAH RESORT HOTEL, a 4-star 99-room hotel was soft opened on 20/12/2005 and is owner-operated by Kingwood Resort (Mukah) Sdn Bhd.

Infrastructure

Nyelong Bridge

The 240-m long (11m wide) Nyelong Bridge across Sg Nyelong at Sarikei, costing RM14.75 millions, will be completed by the design-and-build contractor Brooke Dockyard Sdn Bhd within 18 months from 8-12-2005.

Durin Bridge (update)

The 1.6 kilometres long Durin Bridge, 600 metres of which are across the Rajang River, is presently about 86% completed and scheduled to be ready by March, 2006. This project which started under the 7th Malaysia Plan cost a total of RM156 million, including the approach roads.

Sarawak Property Market

According to the Housing Ministry, Sarawak's property market remains buoyant with strong demand for residential houses priced below RM180,000 which are selling well in the major towns of Kuching-Samarahan, Sibu, Miri and Bintulu. However, the sales for high-end detached and semi-detached houses costing over RM360,000 have generally slowed down. The state's residential property market as a whole is expected to achieve a modest growth next year. Sarawak Housing Developers' Association has projected that the prices of houses in the state will continue to increase between 10% to 15% next year, largely as a result of increased building materials and labour costs. Up to October, 2005, 2,300 units of affordable houses built by private developers have been offered for sale.

Source : The Star, 15/12/2005

Affordable housing for those earning below RM1,000

At least 1,000 units of affordable homes are planned for those earning less than RM1,000 a month. These 3-bedroom house of about 1,000 sq ft is priced at RM40,000 per unit, requiring a monthly instalment of only RM100 per month under the 30-year house financing programme. Locations earmarked for the project are Bako in Kuching, Kampung Nelayan in Mukah and Bekenu & Tudan in Miri, Betong and Saratok. Some RM30 million has been allocated for the housing project which comes under the "Rumah Mesra Rakyat", including 2,000 flats for rent.

Source : The Sarawak Tribune, 4/10/2005

State's pulp to roll out by early 2009

A multi-billion ringgit mega plant, pending a feasibility report, is planned to be built in Bintulu with a production capacity of 650,000 tonnes of pulp annually. It is anticipated to create 10,000 jobs. To-date, about 70,000 hectares have been planted with acacia mangium trees.

Source : The Sarawak Tribune, 7/10/ 2005

Work on KIA ahead of Schedule

Kuching International Airport is ahead of schedule by 15%, with almost half of the actual building works completed. When

completed, the runway at KIA will be extended from 2,400 to 3,780 metres, the size of the terminal building doubled and a two-tier driveway system implemented to ease traffic flows. Construction work which began in early 2005 is expected to be completed earlier than that scheduled i.e. before end of 2006.

Source : The Sarawak Tribune, 14/10/2005

Extension of Swinburne University of Technology

The campus extension of Swinburne University (Sarawak Campus) will be sited next to the State Complex at Jalan Simpang Tiga and will cover a total of 16 acres. Included in the extension works are supporting facilities and amenities to accommodate a greater number of students in the future, such as classrooms and blocks for different faculties, conference facilities, a multi-purpose hall, sports facilities, student hostels and a multi-storey car park. The Sarawak campus was officially opened in June 2001 and is operated in partnership with Yayasan Sarawak and the Sarawak State Government.

The design and build contract for the proposed extension has been awarded to PPES Works (Sarawak) Sdn Bhd for a sum of RM60 million and is expected to be completed by late 2007.

Source : Adapted from CMS Website, 31/10/2005

Event Highlights For The Year 2005

Kuching

- Opening of the 1st underpass in the state between Jalan Batu Kawa and Jalan Rock in Kuching. It is part of the 3rd Mile Interchange developed by Hock Seng Lee Berhad on 31.1.2005.
- The opening of a 50-metre wide, 2.4 km dual carriageway which is a short cut to Bandar Baru Samariang from Jalan Sultan Tengah in mid September, 2005. The new road access cost RM12.96 million.
- The completion of the new link road joining Stutong to Tabuan Jaya was completed in August, 2005.

Miri

- Handing over of the low and medium low-cost housing project site by Housing Development Corporation (HDC) to contractor Naim Cendera Holdings Bhd in Miri on 21.2.2005.
- Opening of the 2nd lane of Lutong Bridge in Miri which is part of the RM148 million coastal road project stretching from Lutong Bridge to Kuala Baram on 7.5.2005.
- Official elevation of Miri to city status on 20.5.2005.

Bintulu

- The newly completed Kemena Bridge, constructed parallel to the old bridge, was opened to the public in April, 2005.

Others

- Launching of the Sebangkoi Agriculture Park in Sarikei on 3.4.2005.
- Opening of the MATDASAR Fishmeal Processing Factory at Tanjung Manis.
- The RM300 million Mukah Polytechnic comprising 52 buildings, about 8.5 km from Mukah town and situated on a 100-acre site, was officially completed on 3.2.2005.
- The 18.5 million Batang Kayan Bridge in Lundu spanning 415 metres was opened to the public on 8.7.2005 and replaced the previous ferry services.
- The 48 million Mukah double-arch suspension bridge spanning the Mukah River was completed and opened to the public on 16.9.2005.
- The RM9.49 million new Mukah airport runway extension was declared opened on 8.9.2005.

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