

SARAWAK PROPERTY BULLETIN

PPK 344/06/2011 (023984)

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35 years



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



2011 followed through on 2010's economic recovery which was largely boosted by the government's economic stimulus package. In the 1st half 2011, the property market can be said to be vibrant as we see what is possibly a correction in the property market after the lull of 2008/2009. However, there was a slowing down in pace after the state general election in April 2011, as most government spending has been expedited in the 1st quarter pre-election period when it made good on promises issued to the people.

The 1st half of the year saw prices escalating in the major cities/towns, with increase in prices surpassing 10% in some prime locations in and around the urban areas. Pent up demand for residential properties from the previous recessive years has seen residential property prices soaring as high as 20% in certain hot spots. This was especially felt in Bintulu and also, Kuching which saw new launches being snapped up fast. The property market in Bintulu is hot with prices of terraced houses in prime locales now almost on par with Kuching at about RM350,000 to RM380,000 per unit. Kuching which has always led the Sarawak market in terms of numbers and pricing continues to do so albeit at a slower rate. Sibiu's property market which has been slackening, continues to slow down as Sibiu's eye properties in the other major towns such as Miri and Kuching. Miri property market has also slowed down over the last year and big property hikes are not expected in the current year.

Based on the All House Price Index (AHPI) issued by the Valuation and Property Services Department (NAPiC), the house prices for Sarawak for 2010 has increased 6.9% over 2009, and for the past decade 2000-2010, the percentage increase in house prices for Sarawak has even surpassed that of the overall average Malaysian house index which shows the increasing maturity of a younger market.

One major driving factor for an active local property market may be attributed to the weak and uncertain Malaysian stock market, with many reports indicating that the market is likely to continue its downward trend. Global forecast for Asian markets remain negative, mainly due to the ongoing debt issues in Europe and the US. As such, local investors may see property as a better investment alternative and also as a relatively stable hedge against rising inflation.

Despite the general vibrancy experienced in the 1st half of 2011, there is still much uncertainty which undermine the market apart from fears of overheating, such as increasing costs of commodities, rising interest rates, decreased purchasing power and concerns over US/global economies. There is anticipated increased inflation for 2011 of between 3% and 4% versus 2010 due to decreased subsidy. Decreasing consumer sentiments could also affect the demand for property products.

By 2012, it is expected that the economy will see some correction and put a halt to aggressive spending on the domestic front, and affect big spending tickets like housing, etc. In view of increasing land costs due to high demand for properties in prime areas, the trend is going towards building high density units such as apartments and strata-titled townhouses which has caught on lately in Kuching.

The impact of the 70% loan to value ratio implemented end of 2010 to curb speculations amidst concerns of a property bubble remains to be seen as crafty individuals can always ride on someone else's names, such as a family member. Moreover, this ratio does not apply to commercial properties which are also highly speculative and makes for a better investment in terms of yields. The increase in overnight policy rate (OPR) to 3% in May 2011 raising the base lending rate (BLR) to 6.6% could have moved previously hesitant buyers to buy properties but essentially, the banks are still trying to keep the lending rate affordable at <5% by offering BLR-2%.

For the time being, the government would have to balance their regulatory policies such as interest rates, loan housing ratio, RPGT etc. as efforts to avoid overheating without crippling domestic consumption is rather tricky.

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Various developments in Kuching prime areas



Various developments at Batu Kawa - Jalan Kg. Serian area

KUCHING

The first half of 2011 has been an interesting period for the Kuching property market, mainly shown in a marked increase in units under construction (due to marked increase in property launches at the end of 2010) and completed (due to increased demand boosting developers' confidence).

Demand for residential properties in prime locations remains high, with some areas such as Tabuan, 3rd Mile and Jalan Song areas being consistently sought after. Prices in these locations are also on the increase, with standard double-storey intermediate terraced houses now commanding prices between RM300,000.00 to RM400,000.00. Commercial properties in prime areas also continue to enjoy good demand despite high prices easily exceeding RM1 million and unattractive rental returns of less than 5%.

This year also saw renewed interest in the retail and leisure sector. There are a few big malls currently under construction, scheduled for completion and opening by 2012 such as City One, Plaza Merdeka, ST3 and Kuching Sentral. Giant Hypermarket at Tabuan and 10th Mile Bazaar is due to open by 3Q 2011. The increasing number of tourists for 2010 and 2011 and the positive outlook on the tourism sector has sparked a growing interest from owner-operators for smaller, budget-style hotels to try to capture the tourism market.



CityOne shopping mall construction in progress to complete by 2012 at busy cross traffic junction of Jln Tun Jugah-Jln Song-Jln Laksamana Cheng Ho

SIBU

Overall, there is no significant improvement in the residential market. Inflation, difficulty in obtaining financing and increasing cost of construction has become a major issue for both local developers and buyers in determining medium sized residential projects. The few projects recording favourable response are Sungai Merah Height Park (almost completed) and Permai Heights (under construction). Prices range from slightly below RM300,000 for intermediate units to RM400,000 for corner units.

The SibU retail sector has improved slightly compared to last year with the completion of two large shopping complexes in SibU, namely Star Mega Mall and Giant in mid 2011. The 2-storey Star Mega Mall situated along Jalan Tunku Abdul Rahman offers over 240,000 sf of retail space. The Star's anchor tenant, Daesco Hypermarket and Departmental Store is scheduled to open for business in July and Giant in mid August 2011.

The opening of these 2 malls have opened up the potential of the surrounding areas as they have tweaked the interests of other local developers to build complementing commercial developments in and around the same area. The asking prices for these shophouses (although not realized yet) is at a new record high of RM1.2 to RM1.3 million for the immediate units and up to RM1.5 million for the corner units.

The ongoing Medan Jaya Commercial Centre remains active as almost all the newly completed shophouses have been occupied for business activity.

Up to mid 2011, the industrial sector is still regarded as the most inactive sector compared to other sectors. There are no new large industrial projects launched for SibU and most comprise of small piece-meal factory units.



Permai Heights



Star Mega Mall Opened in July 2011

BINTULU

2011 saw more construction for the housing sector in Bintulu. The demand for housing in Bintulu is expected to increase further. Most of the housing developments are concentrated at Jalan Tun Hussein Onn and Jalan Sungai Sibiyu.

Except for the 9 units of 3-storey shophouse located at BDA Shahida Commercial Centre developed by BBC Construction Sdn. Bhd., there has been very little construction of shophouse developments within the town area, possibly due to the high land costs associated with the scarcity of development lands in this area. The number of retail malls remain the same at 3 for 2011 but is expected to increase in the next 2 to 3 years with Times Square Mall at Jalan Tun Hussein Onn and Commerce Square at Jalan Tun Ahmad Zaidi due for completion by then.

There were no industrial projects launched by private developers for 2011. However, the many multi-billion projects which have been developed are now underway and in full operation.



Taman Terus Ph. 6&7



Jellie Park



Beverly Hill P4



Bandar Jaya

With the continued trend of in-migration and more work opportunities associated with SCORE, we forecast the demand for spaces for the various property sector in Bintulu to remain strong and foresee an upward trend in property prices.

MIRI

Demand for and prices of properties will continue to be stable in Miri. Smaller scale housing projects are being launched for 2011 compared to 2010, mostly in the areas of Taman Tunku and Lutong.

There are good sales of commercial units at the Desa Senadin Commercial Centre & Marina Park commercial project which are currently undergoing construction.

On the retail front, Permy Mall at Bandar Baru Permyjaya is due to open by end of 2011 whilst MYY Mall is still under construction. The industrial sector is still awaiting the completion of the Eastwood Industrial Estate and Senadin Park Enterprise which is currently still under construction.

Table 1 New Housing Units 2011

Region	Type	Units completed	Units Under Construction	Units Launched 2011	Units construction Started 2011
Kuching	SS terraced	395 (475)	963 (1219)	149 (886)	139 (642)
	DS terraced	595 (361)	1514 (1695)	392 (1021)	414 (959)
	SS semi-dee	80 (44)	153 (225)	26 (76)	8 (93)
	DS semi-dee	110 (138)	624 (578)	220 (244)	156 (328)
	Total	1180 (1018)	3254 (3717)	787 (2227)	717 (2022)
Samarahan	SS terraced	0 (500)	1304 (963)	291 (422)	341 (182)
	DS terraced	8 (93)	403 (189)	253 (641)	222 (86)
	SS semi-dee	14 (31)	48 (38)	24 (2)	24 (2)
	DS semi-dee	4 (16)	59 (22)	41 (40)	41 (16)
	Total	26 (640)	1814 (1212)	609 (1105)	628 (286)
Sibu	SS terraced	276 (516)	819 (958)	58 (783)	137 (225)
	DS terraced	338 (555)	1102 (1233)	182 (611)	207 (491)
	SS semi-dee	2 (0)	24 (26)	0 (10)	0 (0)
	DS semi-dee	37 (127)	229 (189)	10 (188)	77 (65)
	Total	653 (1198)	2174 (2406)	250 (1592)	421 (781)
Bintulu	SS terraced	38(60)	22(10)	49(178)	50 (0)
	DS terraced	105(120)	433(105)	389(95)	433(113)
	SS semi-dee	8(2)	52 (8)	0 (0)	52 (0)
	DS semi-dee	35 (0)	152(37)	154(53)	150(63)
	Total	186 (182)	659 (160)	592 (326)	685 (176)
Miri	SS terraced	80 (1029)	1088 (1029)	110 (707)	139 (1741)
	DS terraced	84 (463)	498 (463)	30 (158)	119 (273)
	SS semi-dee	12 (271)	358 (271)	90 (88)	99 (194)
	DS semi-dee	12 (413)	461 (413)	58 (113)	60 (127)
	Townhouse	0 (62)	62 (62)	0(0)	0 (0)
	DH1.5SD	0 (2)	14 (14)	0(0)	0 (0)
	DH2.5T	0 (24)	24 (0)	0 (24)	24 (0)
	DH1.5T	0 (0)	74 (0)	74(0)	74 (0)
	Total	188 (2264)	2579 (2252)	362 (1090)	515 (2335)
	Grand Total	2233 (5302)	10480 (9747)	2237 (6340)	2966 (5600)

* Figures in () denotes whole year figures for 2010

Table 3 Shop-offices/Shop-houses 2011

Region	Type	Units completed	Units Under Construction	Units Launched 2011	Units construction Started 2011
Kuching	2-storey shop	30 (0)	26 (26)	30 (0)	30 (0)
	3-storey shop	233 (137)	459 (461)	211 (66)	231 (177)
	4-storey shop	65 (6)	99 (120)	44 (79)	44 (79)
	LUS	27 (0)	42 (69)	0 (42)	0 (10)
	Total	355 (143)	580 (676)	239 (187)	259 (266)
Samarahan	3-storey shop	104 (23)	50 (114)	50 (40)	40 (0)
	4-storey shop	0 (0)	11 (11)	0 (0)	0 (0)
	Total	104 (23)	61 (125)	50 (40)	40 (0)
Sibu	2-storey shop	42 (26)	118 (117)	0 (124)	43 (91)
	3-storey shop	57 (73)	180 (75)	115 (147)	162 (107)
	4-storey shop	0 (0)	71 (71)	0 (14)	0 (47)
	Total	99 (99)	369 (263)	115 (285)	205 (245)
Bintulu	3-storey shop	92(7)	114(135)	51(9)	71(9)
	4-storey shop	0 (0)	34 (0)	34 (0)	34 (0)
	Total	92 (7)	148 (135)	85 (9)	105 (9)
Miri	2-storey shop	0 (0)	213 (53)	160 (0)	160 (0)
	3-storey shop	0 (43)	458 (142)	316 (24)	316 (32)
	4-storey shop	0 (0)	16 (0)	16 (0)	16 (0)
	Total	0 (43)	687 (195)	492 (24)	492 (32)
Grand Total	650 (315)	1845 (1394)	981 (545)	1101 (552)	

* Figures in () denotes whole year figures for 2010

Table 2 Selling prices of houses launched in 2011 (RM)

Type	Kuching	Samarahan	Sibu	Bintulu	Miri
SS terraced - int.	163,000 - 193,000	165,800 - 220,000	170,000 - 225,000	148,000 - 175,000	-
SS terraced - corner	203,000 - 247,400	189,800 - 299,900	From 250,000	169,800 - 238,000	-
DS terraced - int.	178,000 - 469,800	258,000 - 404,800	250,000 - 360,000	338,800 - 392,000	350,000
DS terraced - corner	220,000 - 500,000	268,800 - 416,800	310,000 - 400,000	409,800 - 538,000	448,000
SS semi-dee	233,000 - 285,200	180,000 - 262,000	250,000 - 360,000	368,000 - 398,000	295,800
DS semi-dee	299,800 - 1,260,000	415,800 - 635,800	410,000 - 600,000	460,800 - 750,000	48,600
Detached plot	222 - 444 psm	NA	N/A	12,000 - 20,000 per point	360psm

Table 4 Selling prices of shop-offices/shop-houses 2011 (RM)

Region	2-storey int	2-storey corner	3-storey int	3-storey corner	4-storey int	4-storey corner
Kuching	838,000	838,000 onwards	750,000 - 1,508,000	800,000 - 1,438,000	998,000 - 2,980,000	1,258,000 - 1,438,000
Samarahan			800,000	1,118,000		
Sibu	From 570,000	From 850,000.00 (for larger size)	700,000.00 - 800,000.00	800,000.00 - 1,500,000	From 900,000.00	From 1,200,000.00
Bintulu	638K - 668K	808K - 868K	731K - 768K	1,014,000 - 1,408,800	-	-
Miri	550,000 - 605,000		705,000 - 1.7 mil		1.2mil - 1.9 mil	

Table 5 Semi-detached industrial units 2011

Type	Units completed	Units Under Construction	Units Launched
Kuching	58 (14)	124 (71)	95 (79)
Sibu	24 (32)	121 (6)	20 (97)
Bintulu	10 (51)	0 (0)	0 (0)
Miri	28 (17)	136 (28)	0 (28)
Total	120 (114)	381 (105)	115 (204)

* Figures in () denotes whole year figures for 2010

Table 6 Selling prices of semi-detached industrial units launched in 2011

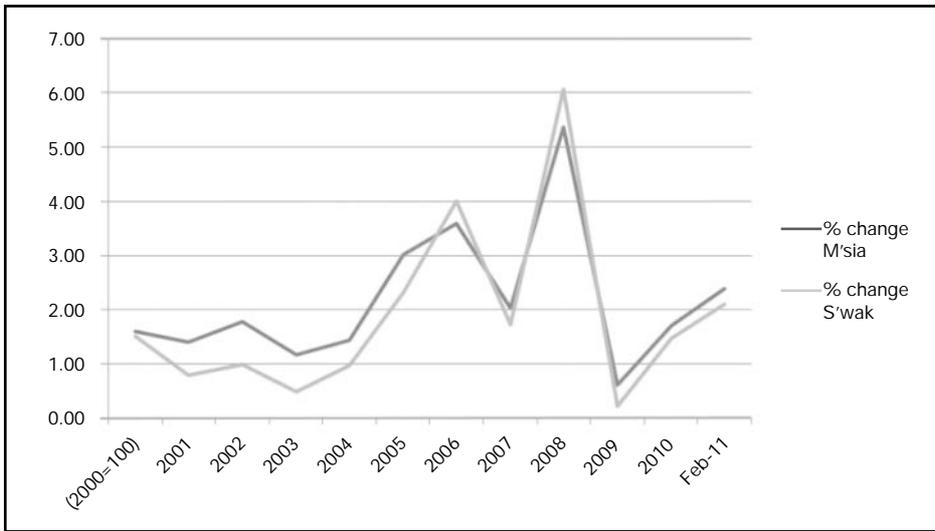
Region	Land size (sm)	Built-up area (sm)	Selling prices (RM)
Kuching	NA	156.77 - 176.50	675,000 - 860,000
Sibu	370.4	150 - 200	From 390,000 - 410,000
Bintulu	8.20 - 22.10	36' x 26.30' & 44.60' x 47.20'	460,800 - 750,000
Miri (DH2SD)	309.3 - 363.6	182 - 196.0	317,000 - 558,000
Miri (DH1SD)	323.9 - 529.6	93.25 - 215.2	295,000 - 548,000

Table 7 Hotels above 3-star

Region	Existing hotels		Under Construction		Proposed	
	No.	Rooms	No.	Rooms	No.	Rooms
Kuching	34	4,961	0	0	13	2,655
Sibu	5	792	1 **	230	0	0
Bintulu	2	386	0	0	1	No Data
Miri	6 *	1,114	1	176	1	560

Note: * 1 service apartment upgraded to hotel

** Sibu Kingwood Hotel's extension expected to be completed Q3 2011



- Positive changes in CPI indicate increase in prices of consumer items annually for the past decade
- Continuing increase in CPI exerts inflationary pressures
- CPI recorded highest increase of between 5% and 6% in 2008 due to the surge in fuel prices in that year
- The rate of CPI increase abetted in the following year but has seen increasing pressure in the last 2 years

Asia : Real GDP Growth (%)

	2010	2011	2012
Japan	3.9	1.4	2.1
China	10.3	9.6	9.5
India	10.4	8.2	7.8
Singapore	14.5	5.2	4.4
Indonesia	6.1	6.2	6.5
Malaysia	7.2	5.5	5.2
Emerging Asia (exclude China & India)	7.7	5.2	5.1

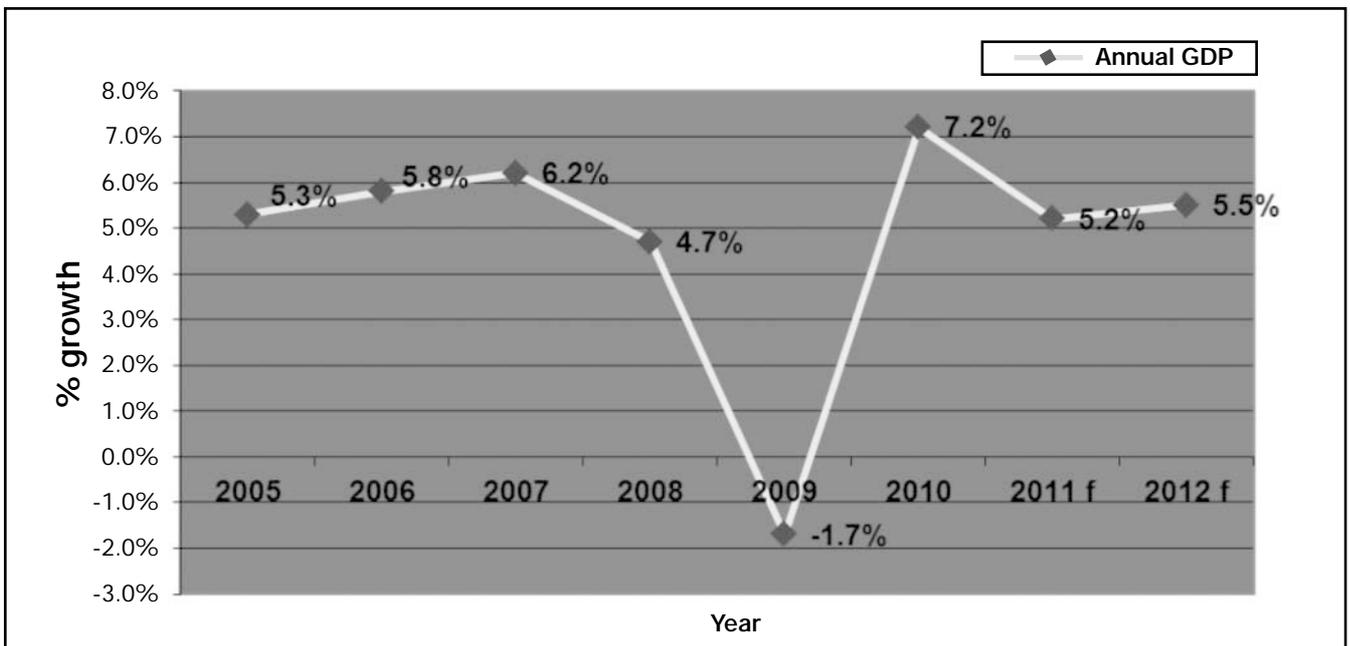
Source : International Monetary Fund (IMF)

Projected growth for different sectors, Sarawak

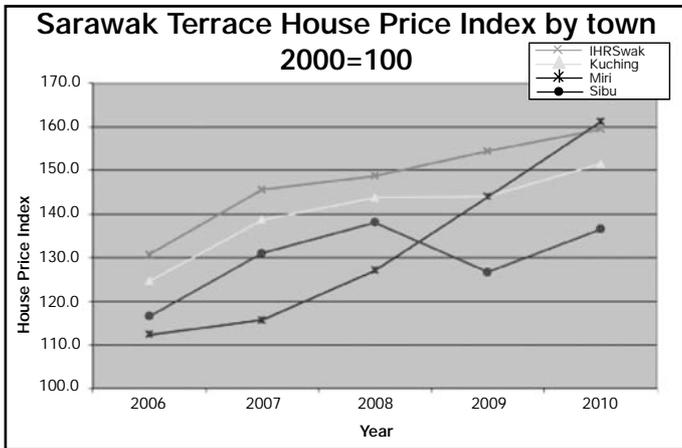
	2010	2011
	%	%
National GDP growth :		
BNM	7.0	5.0-6.0
MIER	6.8	5.2
World Bank	7.4	4.8
State GDP Growth	5.4	5.0
State Inflation	<2%	<2%
State CPI		
Growth Sector :		
Mining & Quarrying	3.2	3.0
Agriculture & Livestock	5.2	4.4
Construction	6.5	5.5
Manufacturing	5.4	4.4
Service	7.1	6.2
Public Investment	18.9	5.5
Private Investment	3.9	9.1
Public Consumption	2.5	2.9
Private Consumption	6.3	7.2

Source : Supply (2011) Bill , 2011 State Budget, DUN Sitting, 1/11/2010
Revised Press Statement by Dik Wong Soon Koh,
2nd Finance Minister Sarawak , 29/6/2011

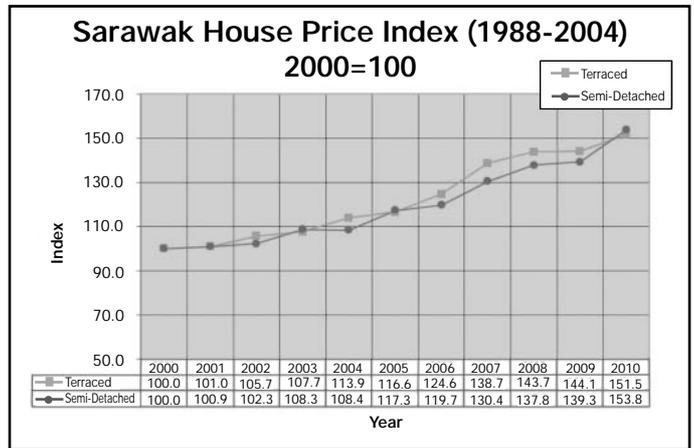
GDP Growth : Malaysia



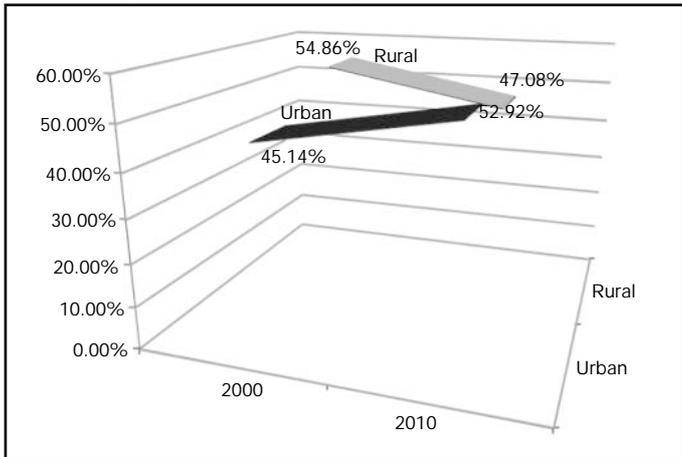
Source : BNM, 2011



Source : National Property Information Center (NAPIC), Valuation and Property Services Department, Ministry of Finance, Malaysia

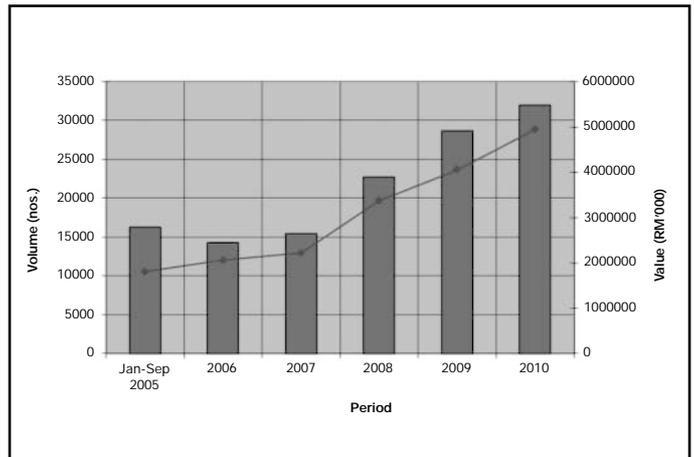


Increasing number of living quarters in urban areas



Source : Preliminary Count Report for Urban and Rural areas, Population and Housing Census of Malaysia 2000

Registered Sarawak Property Transactions by Volume and Value



Source : National Property Information Center (NAPIC), Valuation and Property Services Department, Ministry of Finance, Malaysia

VISITORS TO SARAWAK

Sarawak received 849,642 visitor arrivals from January to March this year, an increase of 9.6% compared to 775,265 visitors in the same corresponding period last year. In data extracted from the Sarawak Immigration Department, foreigners made up 538,430 visitors during the period, an increase of 14.02% compared to 472,210 foreign visitors for the same period last year.

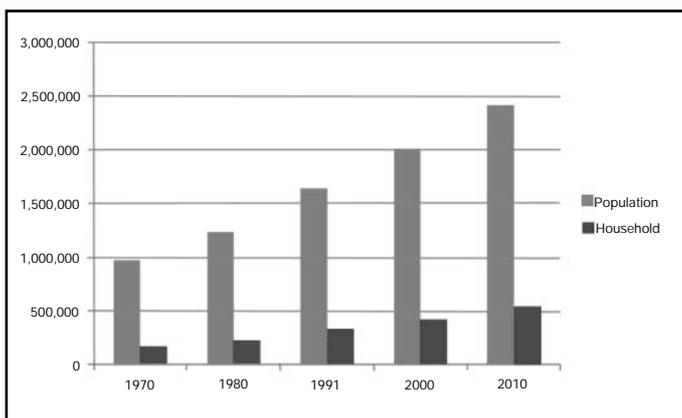
There were a total of 311,212 domestic arrivals, an increase of 2.69% compared to 303,046 for the corresponding period last year.

Bruneians (339,311) topped the list of visitors, followed by Indonesians (114,332), Filipinos (19,536), Singaporeans (9,006) and Chinese (8,613).

The data also revealed that there were 1,838 foreign students in the state throughout last year.

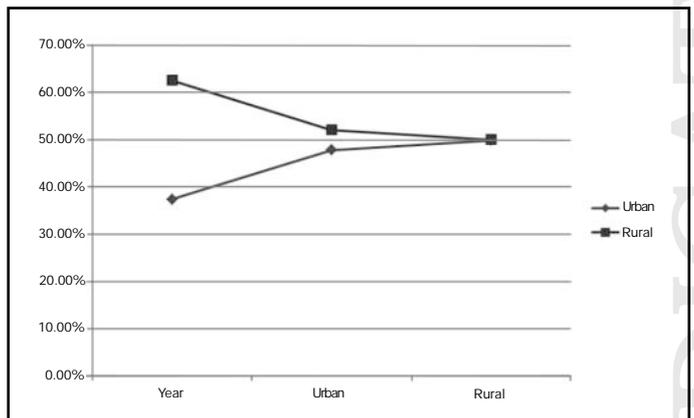
Source : The Star Online, 11/5/11

Sarawak Population and Households for the various Census



Source : 2010 Census Preliminary Count Report; 2000 Census Preliminary Count Report & 1970 Population & Housing Census Report for Sarawak

Changing trends in Urban and Rural Population for Sarawak



Source : 2010 Census Preliminary Count Report; 2000 Census Preliminary Count Report & 1970 Population & Housing Census Report for Sarawak

Hotel 360 Expansion



Hotel 360 at Hock Lee Center along Jalan Datuk Abang Abdul Rahim in Kuching which underwent expansion will now feature a total of 277 guest rooms comprising 41 suites, 185 rooms, one presidential suite and 51 serviced apartments and renamed **360 Urban Resort Hotel**. It is developed and managed by 360 Hotels Group which has another smaller sister budget hotel called 360 Xpress at Jalan Song Thian Cheok, Kuching. The Group is currently developing a number of new hotels such as the 290 rooms 360 Waterfront Hotel at Plaza Merdeka, Kuching and soon, a 12-storey 150 rooms 360 Xpress Hotel at Jln Nipah also in Kuching, 72 units 360 fully managed luxury residences in Brunei and the 300 rooms 360 MCB Plaza Hotel in Kuala Lumpur.

Source : Borneo Post, 17/3/2011

More Hotels For 7th Mile, Kuching

The Travillion Group recently launched a boutique business hotel next to Kuching Sentral at 7th Mile. The hotel will be 5 storeys high and can accommodate up to 168 hotel rooms with commercial lots available for rent on the ground floor. The hotel is expected to start construction in July 2011 and slated for completion by 2013.

At the same time, 2 units of the 3-storey shophouses at TRV Hub, also developed by Travillion Group, will be converted into a budget hotel called the TransitInn with 40 rooms.

Source : The Borneo Post, 31/5/2011

Damai Central @ Santubong Peninsula

Damai Central, a resort-style multi-purpose complex situated between Damai Beach Resort and Damai Puri Resort & Spa was launched recently. Sarawak Economic Development Corporation (SEDC) is the developer of the RM18 million project while the management has been contracted out to Damai Bay Management Sdn Bhd. The 4-acre site includes a food court, restaurant and bar, convenience shop, souvenir outlets, tour booths and water sports equipment shop. It will be complemented by non-commercial lots such as a multi-purpose hall, an open-stage and an open-air arena for staging concerts, carnivals and exhibitions.

Source : Borneo Post, 17/6/2011

Kompleks Islam Sarawak



A Kompleks Islam Sarawak was launched in Sibu town on April 2011. Located 5 to 10 minutes from town at Jalan Awang Ramli Amit, it is currently under construction. A State government project, the kompleks will be used as a multi-storey office.

8,000 low cost housing units earmarked for Miri

The Housing Ministry will build 8,000 housing units on 600 acres of land in Permyjaya in a bid to solve the squatter problems in Miri which has the largest number of squatters in Sarawak. Out of these, 6,000 will be made available to the existing squatters and the remaining 2,000 units for future use. 3,580 units would be for rent at RM180 per month including service charge and 2,857 units of 700 sf for sale at RM50,000 each. This will also provide a more safe and healthy living environment for a segment of the Miri community which is expected to increase in numbers with the development of Miri as a Resort City. This is to be implemented under the 10th MP and could cost up to RM200 million.

Source : Borneo Post, 16/6/2011

Newly Opened Abell Hotel



Newly opened Abell Hotel @ Jln Tunku Abdul Rahman offers 80 non-smoking guest rooms ranging from 13 to 23 sqm in a 5-storey building located next to Tun Jugah complex, opposite Sarawak Plaza. The room rates range from RM98 to RM288 per room night. The hotel boasts a popular restaurant and bar called Carvery.

Medan Hotel opens in Betong

Medan Hotel opened for business in March 2011 in the Betong New Township. Developed by Hock Peng Group of Companies, it is a 5-storey 2-star hotel with 50 rooms which will be expanded to accommodate up to 80 rooms in the near future. It is adjacent to the Medan Departmental Store and Supermarket Betong. The room rates start from RM55 onwards for a deluxe single and RM280 for an Executive Suite.

Source : Borneo Post, 31/3/2011

Shophouses for Sri Aman

A total of 100 shop houses will be built in the Sri Aman new township. The first phase of 40 units will be completed by the end of May 2011 and have already been rented out or sold, with business to commence soon.

Phase One and Two of the new township is a joint project between a local Sri Aman contractor and the Sarawak Land Development Authority (SLDA).

Source : Borneo Post Online, 12/5/11

19,058 affordable houses under 10th MP

The State Government has applied to build 19,058 housing units of which 11,486 will be sold to low-income families and 7,572 will be put up for rent. The State has also received RM100 million from the Federal Government to build 865 affordable houses in Kuching, Samarahan, Bintulu, Mukah, Song and Kanowit.

Source : New Straits Times, 29/6/2011

The State Government has Lifted the Imposition of Section 47

The State Government has rescinded w.e.f. 16/3/2011 all statutory notices for Section 47 (land required for public purpose) (Gazette No 1132 dated 19/4/1973), Section 48 (Gazette No 4795 dated 30/9/2010) and Section 5 (Gazette No. 4794 dated 18/3/2011) of the Sarawak Land Code for lands in Bako Peninsula vide the Land Acquisition (Cessation) (No. 5) Notification 2011 in exercise of the powers conferred by section 79 of the Land Code (Cap. 81). A total of 390 lots covering 792 hectares placed under Section 47 and a total of 473 lots totaling 652.73 hectares had been effectively annulled.

Source : Gazette Notification 2112 dated 7/4/2011

100% Financing for below RM3k

Those earning less than RM3,000 a month can obtain up to 100% financing to buy their first home under a new scheme called My First Home Scheme launched in March 2011. The monthly financing repayment sum must also be not more than one-third of the applicants' monthly gross income, which will enable them to buy houses costing between RM100,000 and RM220,000 with a repayment period of up to 30 years. However, applicants must be private sector employees and not self-employed.

The scheme does not cover refinancing of a home.

SHEDA TALK AT PULLMAN HOTEL, KUCHING IN FEBRUARY 2011



SHEDA Property Talk by WTWY on 26-2-2011



Robert Ting, MD for WTWY presenting the property talk to SHEDA members



Section of the crowd viewing WTWY's auction/tender details at the SHEDA Talk event



Presentation of Souvenir to Mr. Robert Ting

*Looking For A Home,
A Business Premise,
A Property Investment?*

*Log On To Our Website www.wtwy.com
To Search For Your Preferred Properties...
By Tender, Auction, Sale, Rent*

Four Storey Intermediate Terraced Shophouse
@ Medan Melor, Jalan Kulas, Kuching
RESERVE PRICE RM972,000.00



Single Storey Intermediate Terraced House
@ Everbright Estate, off Jalan Batu Kawa, Kuching
RESERVE PRICE RM126,000.00

*High Court Tender
And many more*

**48 LUXURY GATED & GUARDED TOWN VILLA @ JALAN KEMPAS, KUCHING
LUSH RESIDENCES by Multiplex**



Town House Frontview

Lower floor : 1,485.43 sq.ft. – 1,560.78 sq.ft.

Upper floor : 1894.46 sq.ft. – 1969.81 sq.ft

Price : RM560,000 onwards

**42 Units Shophouses @ Tabuan Desa Utara, Kuching
TABUAN SQUARE by Blessed Realty**

'LIMITED UNITS LEFT'



Property Type : 3-storey Shophouse

Area : Corner 29' x 62', Intermediate 23' x 62'

Price : From RM800,000 onwards

Viewing is by appointment only. Sales enquiries and viewing appointments can be made at WTWY Real Estate Sdn Bhd (a subsidiary of CH Williams Talhar Wong & Yeo) at 082-246262 / 428436.



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35 years

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

Chartered Surveyors • Valuers • Estate Agents • Property Managers
Real Estate Counselors • Development Consultants

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