

# SARAWAK PROPERTY BULLETIN

"Work Together With You"

PPK 344/6/2004

## SIBU-THE CENTRE OF THE RAJANG BASIN



Aerial View of Sibul Town

(Continued from last issue Vol. 2 Issue 3)

Sibu has the highest level of urbanization throughout the past years, only surpassed recently by Kuching.

The continued increase in population and influx of workers to this highly commercialized town has increased housing developments in the urban areas.

The major housing estates currently underway in Sibul are :

### Major Housing Estates in Sibul

ID	Developer	Project	Location	Year Started	Total Units
1	Riaplus S/B	Taman Soon Hup	Jalan Ulu Oya	1996	2,180
2	Hock Peng Realty S/B	Pulau Li Hua	Jln Upper Lanang	1998	462
3	Sarawak Housing Development Corporation	Sibu Jaya	Jalan Durin Link	1995	7660
4	Sendayan Development	Taman Salim etc	Jalan Salim	1995	726

Source : Compiled by WTWY Research, 2004

Due to the unique terrain and nature of the soil which is generally low-lying and peaty, housing estates built on peat soil uses Bakau and R.C. pile for their foundation. Despite this challenge, innovative developers such as Hock Peng Group has converted a useless sandbar off Lanang Road into Pulau Li Hua, a trendy up-market resort-like residential estate beside the Rajang River; and Soon Hup Group has developed its housing around a man-made lake which provides a flora and fauna environment. An urban renewal scheme has also been conceptualised to address the peat soil condition problems by redeveloping affected housing sites and incorporating water bodies in areas which are water logged.

As with the residential stock which has shown an uptrend through the years, the prices of single storey and double storey terrace units in Sibul have also increased steadily over the years.

### Number and percentage of population in urban area

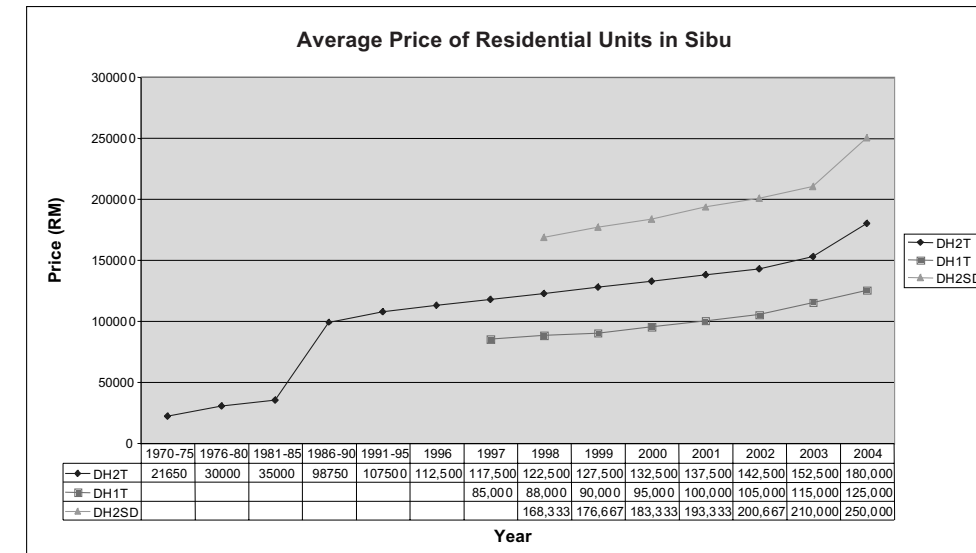
State/ District	Number			Level of urbanization (%)		
	1980	1991	2000	1980	1991	2000
1 Malaysia	4,492,408	8,898,581	13,725,609	34.2	50.7	61.8
2 Sarawak	222,529	616,837	963,232	18.0	37.5	47.9
3 Kuching	72,555	277,905	423,873	24.2	75.3	85.5
4 Sibul	85,231	133,479	166,322	65.3	78.4	79.6
5 Bintulu	0	51,862	102,761	0.0	60.2	74.3
6 Miri	52,125	102,878	167,535	54.5	63.8	76.3

Source : 2000 Census Preliminary Count Report for Urban and Rural Areas

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## SIBU-THE CENTRE OF THE RAJANG BASIN (CONT'D)



Sibul is also the birthplace of many public listed companies listed on the Bursa Malaysia such as the following:

### Public Listed Company

ID	Company Name	Board	Sector	Business Activities
1	WTK Holdings Berhad	Main	Industrial Products	Logging, timber processing, oil palm plantation
2	Jaya Tiasa Holdings Berhad	Main	Industrial Products	Logging, timber processing, oil palm plantation
3	Subur Tiasa Holdings Berhad	Main	Industrial Products	Logging, timber processing, oil palm plantation
4	Ta Ann Holdings Berhad	Main	Industrial Products	Logging, timber processing, oil palm plantation, planted forest plantation
5	CCK Consolidated Holdings Berhad	2nd Board	Consumer Products	Cold storage products processing, poultry rearing
6	Foreswood	2nd Board	PN4	Logging, timber processing, transport-freight services
7	Ngju Kee	2nd Board	Trading & Services	Supermarkets/departmental stores, Garments

Source : Compiled by WTWY Research, 2004

The Sibul-based public listed companies are mostly concentrated on the timber and oil palm industries which are the core business activities for Sibul Division.

Under the current 8th Malaysia Plan (2001-2005), RM570 million has been allocated to Sibul for its development. The majority of this will be spent on new infrastructure development including roads and bridges and the upgrading of existing facilities.

The various road projects, completed and underway, are:

### Roads

- Outer Ring Roads
  - RM15 million Salim/Sibul Airport Road - It will cut distance by 10 km and save 15 minutes commuting time
  - RM10 million Sentosa/Sibul Hospital Road
- Jalan Oya Mile 12 to 16
- Sibul Airport to Julau
- Jalan Oya to Mukah
- Sibul to Tanjong Manis Coastal Highway

## SIBU-THE CENTRE OF THE RAJANG BASIN (CONT'D)

### Bridges

- Igan Bridge - This bridge over Batang Igan brings with it new development opportunities for the West Bank which is still largely undeveloped. It was completed in 2001.
- Assan Bridge (Upper Lanang Bridge) - To be developed at RM180 million by Shin Yang Engineering Sdn Bhd, it will be the longest bridge in Sarawak, measuring 1,220 metres. Works started in October, 2003.
- Durin Bridge (Batang Rajang Bridge)

Due to the increase in passenger traffic which is expected to hit 1 million soon, the Sibu Airport will be extended to accommodate bigger aircrafts as well as handle more passengers at an approved RM60 million. The runway would be extended from 1,981 to 2,745 metres and the existing terminal extended and upgraded to include 3 more aero bridges. The project is expected to be completed by 2005.

### No. of Air Commuters/Passengers for Sibu Airport

Year	No. of Passengers
1999	609,000
2003	842,000
2004 e	914,000
2008 f	1,266,000

Source : Malaysia Airport Berhad, 2004

Other property and infrastructure developments are :

1. A RM5 million wharf built on 4000 sq metres of reclaimed land on the Upper Lanang Industrial Park, 6 km from Sibu to cater for fishing trawlers to unload their harvests which is currently taken care of by Tanjung Manis wharf which is too far off. The wharf is due to complete in 2006. The Marina development will also incorporate a brand new express boat terminal;
2. A new multi-storey car park commissioned to Sanyan-Soon Hup Group near Channel Road Central Market. The development is 12 storeys high with 8 levels of 754 car park bays, a pasar tamu, a Cineplex and shop outlets. Due for full operation by end of 2004, it would be the 2nd multi-storey carpark after the SMC Multi-Storey Carpark;
3. A new Sibu Central Bus Terminal was also completed in early 2004, at the Jaya Li Hua Commercial Centre at Jalan Pahlawan, to centralize bus operations in Sibu and replace the old ones at express wharf terminal and Jalan Tapang. The latter will be converted into bus stops and car parks respectively;
4. The old Sibu Airport site at Jalan Teku has been converted into an education center, namely the United College Sarawak and its airfield into a sports stadium, Stadium Tun Zaidi.

There are, at present, only 4 hotels with star ratings operating in Sibu, namely Premier Hotel, Tanahmas Hotel, Paramount Hotel and Kingwood Hotel. The RH Hotel, a 15-storey 228 room hotel developed by Rimbunan Hijau Group of Companies, currently under construction, will be a welcome addition when it is completed in early 2006.

### Hotels in Sibu

Star Rating	Name	No. of Rooms
4	Tanahmas Hotel	120
1	Kingwood Hotel	168
3	Premier Hotel	189
2	Paramount Hotel	95
5	RH Hotel (under construction)	228

Source : Compiled by WTWY Research, 2004

To achieve Sibu's vision of becoming a Garden City by the River, there has been a string of projects geared towards parks, recreation and cultural experience. They are :

- Sibu Town Square
- Sibu Gateway Square
- Sibu Walkway
- Sibu Memorial Park
- Sibu Town Hall
- Lake Garden Development
- Silver Hair Community Centre and Community Based Rehabilitation Centre
- Rajang Esplanade
- Marina Development
- Kutien Memorial Park
- Wong Nai Siong Cultural Heritage
- Walkway, Hin Hua Garden
- CCK Garden, Hii's Garden, Vui Neng Garden.

## THE SARAWAK STATE BUDGET 2005

- Surplus of RM 30 million
- 6% GDP growth
- Financial management and delivery system to be enhanced
- Priority to economic activities and productive sectors
- Development at sustainable level

The State Budget 2005, formulated along the same strategies as the National Budget, focuses on the following:

- To stimulate a desirable level of economic activities in order to provide employment opportunities and sustain economic growth;
- To ensure a surplus budget in line with efforts to consolidate the financial position of the State Government;
- To give priority to economic activities and productive sectors in commerce and industry, transport and communications, and agriculture and land development;
- To provide adequate financial provision for completion of development projects in the final year of the 8th Malaysia Plan;
- To enhance the State Government's financial management and efficiency of delivery system;
- To optimize use of limited resources and reduce wastage;
- To ensure balanced distribution of development resources and services to the public.

### Summary of Sarawak's economic performance (growth %)

	Sector	Average Annual Growth (%)			Main Contributing Product/Services	Main Trading Partner	Remarks
		2003	2004 e	2005 f			
1	Global GDP Growth	3.9	4.0	3.2			
2	Sarawak GDP Growth	5.5	6.0	6.0			
3	Revenue (RM billion)	-	2,583	2,589			
4	Expenditure (RM billion)	-	2,656	2,559			
5	Manufacturing	-	7.0	7.5	LNG & Electronic Products	Korea, Japan, W Europe & US	
6	Agriculture, livestock, forestry & fishing	-	8.4	7.7			
a	Agriculture	-	12.0	9.2	Palm Oil	China	
b	Forestry *	-	2.0	2.0	Sawn logs	Japan, China & India	
7	Mining & Quarrying	-	4.5	3.8	Oil and gas		
8	Construction	-	8.0	6.0	Public infrastructure, social amenities and property development		
9	Services	-	5.3	6.1	Financial services, wholesale & retail, hotel and restaurants, tourism		
10	Public Investment	-	7.1	6.5	Infrastructure projects		
11	Private Investment	5.7	8.1	6.3			
12	Public Consumption	3.6	2.9	5.6			
13	Private Consumption	2.3	11.1	15.0			
14	Exports growth	-	5.7	5.4			Favourable balance of trade
15	Imports growth	-	5.6	5.3			
16	Inflation	0.5	0.6	-		level - 1.2%	National

\* To concentrate on sustainable forest management by reforestation

Source : Compiled from the Sarawak State Budget Speech, DUN Sarawak, Sarawak Tribune dated 7/12/2004

## THE SARAWAK STATE BUDGET 2005

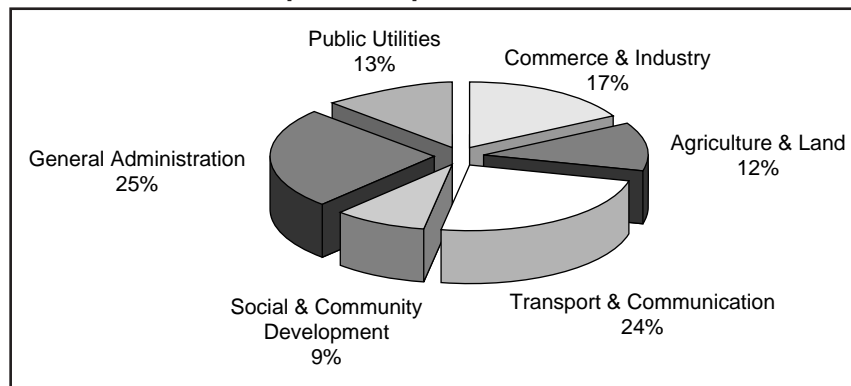
### Revenue Budget Allocation

Sector	RM million	%
1 Oil & gas	832	32%
2 Forestry	699	27%
3 Investment/dividends	335	13%
4 Interest	151	6%
5 Land premium	155	6%
6 Sales tax	124	5%
7 Federal Grants & Reimbursements	92	4%
8 Import & Excise duties on petroleum products	55	2%
9 Others	146	6%
<b>Total Revenue</b>	<b>2589</b>	<b>100%</b>



Source : Compiled from Sarawak State Budget Speech 2005, Sarawak Tribune dated 7/12/2004

### Development Expenditure Allocation



### Development Expenditure Allocation



Sector	RM million	RM million	%
1 Commerce & Industry		<b>322</b>	17%
a Investment	109		
b SEDC, STIDC, BDA & Yayasan Sarawak	116		
c Industrial estates	62		
d Entrepreneur development	10		
e Tourism	25		
2 Agriculture & Land		<b>222</b>	12%
3 Transport & Communication		<b>450</b>	24%
a Roads & Bridges	375		
b Urban Roads	42		
c Ports & Jetties	33		
4 Social & Community Development		<b>177</b>	9%
5 General Administration		<b>469</b>	25%
a Renovation & Construction of govt buildings	181		
b Grants to local authorities and municipalities	43		
c Proposed acquisition of land	90		
d Minor rural projects	24.5		
e Special Devt Projects	50		
f Contingencies reserve	30		
g Others	50.5		
6 Public Utilities		<b>246</b>	13%
a Water Supplies projects	150		
b Water Works programmes	96		
<b>Total Development Expenditure</b>		<b>1886</b>	<b>61%</b>
<b>Total Operating Expenditure</b>		<b>1203</b>	<b>39%</b>
		<b>3089</b>	



Source : Compiled from Sarawak State Budget Speech 2005, Sarawak Tribune and Borneo Post dated 7/12/2004

## Sarawak Most Financially Stable

At the parliament session on 8/12/2004, the finance minister quoted Sarawak as being most financially stable, with a surplus of RM3.27 billion, followed by Perak (RM615.14 million) and Penang (RM351.67 million).

Source : The Star dated 9/12/2004

## Expected healthy GDP growth of 6% for Sarawak

In view of the favourable performance of the State's economy for the last 3 quarters of the year, the total projected revenue for 2004 for Sarawak has been revised upward to RM2.583 billion, an increase of RM70 million. This was mainly due to increased oil and gas revenues as a result of favourable oil prices, investment income from dividends and increased sales tax on lottery from 5% to 10% effective 2004. Although there was also an additional provision of RM70 million in the development expenditure from RM1.957 billion to RM2.027 billion, there was none on the operating expenditure which was maintained at RM2.656 billion. The State's economy is expected to achieve a GDP growth rate of 6% in 2004 compared to 5.5% in 2003 and expected to maintain a healthy 6% for 2005.

Adapted from the Sarawak State Budget Speech 2005 on 6/12/2004

## Malaysia on track to achieve 7% growth in 2004

Following two consecutive quarters of strong growth averaging 8%, real GDP growth for Malaysia continued to remain favourable at 6.8% in the third quarter of 2004. Growth was achieved amid low inflation and driven mainly by the private sector as the public sector remained committed to fiscal consolidation.

The key economic sectors were manufacturing, services and agriculture.

The manufacturing sector grew by 11.5% in the third quarter, with production growth from export-oriented industries amounting to 12.3% and that of domestic-oriented industries amounting to 8.8%. The services sector grew by 6.1%, supported by strong consumption and increased tourism and trade-related activities whilst the agriculture sector expanded by 6.1%, with growth being broad-based.

Despite some moderation in global growth trend, the Malaysian economy is expected to sustain growth with the private sector as the driving force. Growth for the whole of 2004 is expected to be at least 7%.

Source : BNM, 2 Dec 2004

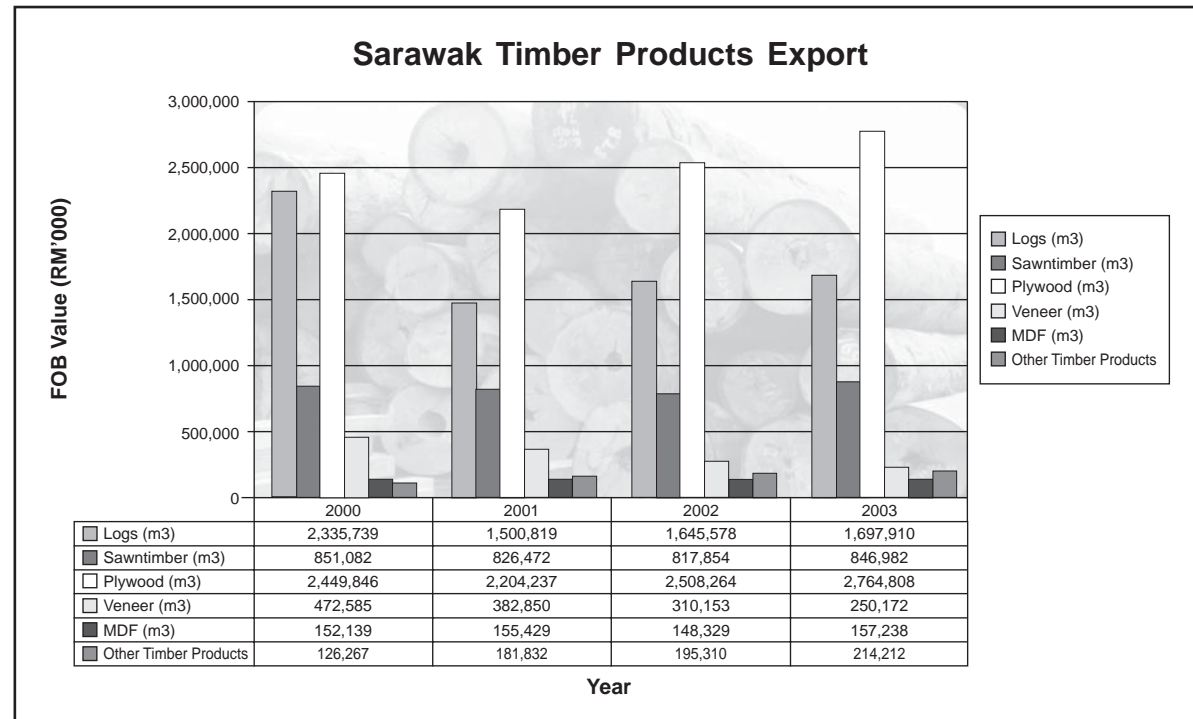
## Regional Economic Growth

	Real GDP Growth (%)		Source
	2004e	2005f	
World	4	3.2	WB
Asia Developing Countries (including China & India)	6.1	5.4	WB
Japan	4.3	1.8	WB
Korea	4.8	4.2	ADB
East Asia	7.6	6.5	ADB
China	9.3	8	ADB
USA	4	3.5	ADB
Singapore	8.3	4.4	ADB
Malaysia	7.1	5.4	ADB
South Korea	4.8	4.2	ADB
Thailand	6.1	5.7	ADB
Indonesia	4.9	5.3	ADB
Philippines	5.9	4.7	ADB

e - estimate  
f - forecast

Source : WB - World Bank ADB-Asian Development Bank

ECONOMY



COMMODITIES

### Approved Manufacturing Projects for Sarawak (1996-Jun 2004)

Year	No. of Projects	Investment (RM '000)	Employment
1996	168	5,054,800.00	10,064
1997	135	916,200.00	6,816
1998	157	1,737,250.00	14,841
1999	96	308,800.00	3,827
2000	141	8,281,400.00	8,804
2001	120	789,800.00	5,341
2002	100	2,873,100.00	10,034
2003	75	951,700.00	5,172
up to Jun 2004*	50	8,974,867.25	5,183

Source : Ministry of Industrial Development Sarawak  
\* Total FDIs up to Oct 2004 now stands at RM9.52 billion

Up to October 2004, the state government has approved RM9.52 billion Foreign Direct Investments (FDIs). Besides the smelter projects, a substantial amount was approved for petroleum and other related products, woodbased and rattan products, electrical machinery, appliances and supplies.

### Keen Interest in Sarawak Smelter

2 investment groups from Canada and United Arab Emirates (UAE), keen to invest in the aluminium smelter project in Bintulu, have been given the nod by the Sarawak state government with a proposed investment of RM8.2 billion and RM3.9 billion respectively.

## News Clip

### LOW COST HOUSING

The Sarawak Housing Ministry is planning to review upwards the prices of affordable houses in line with civil servants' loan eligibility.

The Housing Minister said the Ministry was looking into building better houses that cost RM80,000 each compared to the existing RM47,000 per unit seeing that the lowest rank in the civil service is eligible for RM90,000 housing loan. The house would be 3-bedrooms with bigger floor areas. The project would start off in the Petra Jaya area in Kuching and the public's response will be gauged. The Ministry is also planning to build link houses and rent them out at the rate of RM124 per month currently practised by SHDC to tackle squatter problems in the State.

Compiled from NST, 18/11/2004

### SARBEX EXHIBITION 2004

The Sarawak Builders' Exhibition 2004 (Sarbox 2004) Roadshow was held over 3 weekends in the following towns and received good response from the public:

- Sibu - 2 days from Nov 27 to Nov 28
- Bintulu - 3 days from Dec 3 to Dec 5
- Kuching - 4 days from Dec 9 to Dec 12

### New loan scheme for house buyers

According to the State Housing Minister, Datuk Abang Johari Tun Openg, the Commercial banks in Sarawak have agreed in principle to introduce a two-generation loan scheme to ease the purchase of houses. He said the scheme was realistic as the combined incomes of father and children would help more people to qualify for housing loans. The loan repayment period could also be extended, thus lessening the burden on housebuyers.

Source : The Star Online, 10 December, 2004

### Naim Cendera plans property investment and management

NAIM Cendera Holdings Bhd, a leading property developer and construction company in Sarawak, which posted strong third quarter results, plans to embark on property investment and management next year and is looking at spreading its wings to Sabah, Labuan and Brunei as well as developing commercial properties for its flagship project, Bandar Baru Permyjaya in Miri.

Bandar Baru Permyjaya is a self-contained township which has 8,200 completed units and some 18,000 mixed properties when fully developed by 2018.

Naim posted a pre-tax profit of RM81 mil for the nine months ended Sept 30, up 45% from that recorded in the corresponding period of 2003. Property development accounts for 60% of revenue while construction contributes 34%.

Hasmi said three of the company's construction projects - the Institut Latihan Perindustrian Sarawak in Miri, the Dewan Undangan Negeri in Kuching and the Saberkas Complex in Kuching - would contribute positively to Naim's bottomline in the fourth quarter of 2004.

Source : The Star Online, 29 October, 2004

**FRIENDSHIP PARK**, a park to commemorate the friendship between Malaysia and China, will be built on a 7.3-acre site at Tabuan Heights at Jalan Song. It will consist of 2 parts linked by a lake. The park will feature Chinese as well as local architectural structures, monuments to the 7 major races in the country and flower gardens.

RM7 million of the cost for the construction of buildings at the park had been sponsored by local and Chinese businesses whilst the Kunming City government has also donated a 30-foot bronze statue of the Admiral Cheng Ho and a mini arch.

Construction of the park will begin in December 2004 and will be completed by August, 2005.

Adapted from The Sarawak Tribune, 19/11/2004

## News Clip

### EXTENSION WORKS AT KUCHING INTERNATIONAL AIRPORT UNDERWAY

The extension works at the Kuching International Airport which started on September 2, 2004 is now in full swing with 10% or more works completed and this included the runway which had been extended from 2,454 metres to 3,870 metres, car parks and renovation structure.

The new car park can accommodate 360 cars and will be increased in stages up to 840.

KIA recorded 2.9 million arrivals in 2003 and is expected to reach 3.2 million this year.

*Adapted from The Borneo Post, 27/10/2004*

### LISTED COMPANY ACTIVITIES IN SARAWAK

**SEG International Bhd** through its subsidiary company, IBMS Resources Sdn Bhd proposes to acquire from Yung Kong Company Berhad two (2) parcels of land known as Lots 444 and 196 both of Block 16 Kuching Central Land District situated at Tabuan, Stampin, Kuching and 2 1/2 Mile, Stampin, Kuching measuring 9955.0 sq metres and 4978.0 sq metres respectively for a total purchase consideration of RM4,800,000.00.

The Proposed Acquisition of the Properties is for the building of SEGi's branch campus complete with state-of-the-art educational, recreational and hostel facilities in Kuching, East Malaysia. The Group currently has 3 colleges in Sarawak.

*Source : Bursa Malaysia Announcement Ref. SI-041019-65378 dated 19 October 2004*

**Sarawak Concrete Industries Berhad** proposed to acquire from Santubong Suites Sdn Bhd 56 units of apartments at Santubong Tower situated at Lot 264, Block 2, Salak Land District, Telok Tambo, Santubong, Kuching, Sarawak through its wholly owned subsidiary, SCIB Properties Sdn Bhd, for a purchase consideration of RM18,558,175.

Construction of Santubong Tower commenced in May 2003 and at the date of this announcement, is 75% completed with 10 out of 66 units sold. Total development cost is approximately RM26.8 million and the profit is estimated at RM3.28 million. The Santubong Tower is expected to be completed by 31/12/2004 and will have a total built up area of 114,391 sq feet.

*Source : Bursa Malaysia Announcement Ref. C8-041004-57236 dated 4 October 2004*

**TSR Capital Berhad**, through its wholly owned subsidiary company, TSR Bina Sdn Bhd has received approval from the Ministry of Finance to construct and complete the New Prison Complexes in Kuching, Sarawak for a total contract sum of RM55 million. The contract duration is 70 weeks and the project shall commence upon handing over of the site.

*Source : Bursa Malaysia Announcement Ref. TC-041214-43360 dated 14 December 2004*

**Sarawak Oil Palms Berhad (SOPB)** has entered into a joint venture with **Sarawak Economic Development Corporation (SEDC)**, the registered owner of the land, to develop a parcel of land described as Lot 15, Block Niah Land District situated at Karagungan, Niah, Sarawak into an oil palm plantation. The land is approximately 2,023 hectares with a provisional lease of 60 years, ending in 2058. About 300 hectares of the said land has already been planted with oil palms ranging from 2 to 3 years. The joint venture is on a 70:30 basis between SOPB and SEDC respectively.

*Source : Bursa Malaysia Announcement Ref. SO-041223-63477 dated 23 December 2004*

**Prinsiptek Corporation Berhad** has been awarded the Contract to design, build, complete, test and commission a car sales and service center for Proton Edar in Kuching, Sarawak. The value of the project is RM5,546,755 and the contract period is five (5) months from the date of possession of the site.

*Source : Bursa Malaysia Announcement Ref. PC-041228-62566 dated 28 December 2004*

### RECENTLY LAUNCHED PROJECTS

Location	Type of development	No. of Units	Wall-up area (pts)	Land area (pts)	Selling price (RM)
<b>KUCHING</b>					
Jalan Arang	2 Storey Terrace 2 Storey Semi-detached Detached lot	10 12 2	192 211.3 NA	5.37 - 11.58 pts 9.88 - 10.8 pts 19.95/21.29 pts	265,000 - 365,000 390,000 - 399,000 299,400/219,350
Jalan Bako	2 Storey Terrace 2 Storey Terrace (Type A) 2 Storey Terrace (Type B)	103 30 73	143 - 145 143.87 145.39	4.55 - 4.60 pts 4.55 pts 4.60 pts	235,000/253,000 From 235,000 From 253,000
Jalan Bakti, Petra Jaya	2 Storey Semi-detached	8	249	7.5 - 10.1 pts	359,900 - 375,900
Jalan Batu Kawa	1 Storey Terrace 1 Storey Semi-detached Detached	37 20 2	NA NA NA	NA NA NA	From 168,000 From 200,000
Jalan Batu Kawa-Tondong	3 Storey Shophouse-Int. 3 Storey Shophouse-Corner	24 14	6.1m x 18.5 m 8.2m x 18.5 m	NA NA	530,000 600,000/843,000
Jalan Batu Kitang	2 Storey Semi-detached factory (Type A) 2 Storey Semi-detached factory (Type B) Detached industrial lot	47 4 3	192 NA NA	NA 22.5 - 46.6 pts	From 388,000 From 638,800 15,000 p.p.
Jalan Entingan, Kota Samarahan	1 Storey Terrace 1 Storey Detached 2 Storey Terrace 1 Storey Terrace 2 Storey Terrace	27 8 2 17 8	78.3 96.8 117 154.2 78.3 154.2	5.1 - 13.4 pts 8 - 9.6 pts 12/12.8 pts 4.47 - 8.9 pts 5 - 15.6 pts 5 - 9.6 pts	148,500 - 211,200 228,000 - 240,800 286,000/292,400 218,000 - 255,200 From 146,100 222,240 - 264,800
Jalan Keranji, Tabuan Jaya	2 Storey Semi-detached	12	184.4	8.3 - 15.3 pts	396,000 - 453,000
Jalan Kuching-Serian	2 Storey Terrace 1 Storey Terrace	10 35	6.7 x 13.7 6.7 x 13.7	NA NA	From 200,000 From 138,000
Jalan Kuching-Serian	1 Storey Terrace (3-bedroom) 1 Storey Terrace (4-bedroom) 1 Storey Semi-detached	35 61 44	NA NA NA	NA NA NA	153,500 159,500 199,000
Jalan Matang	2 Storey Terrace 1 Storey Semi-detached 2 Storey Semi-detached	47 16 6	123.44 NA NA	4.7 - 6.4 pts NA NA	196,900 - 251,900 From 198,900 From 296,900
Jalan Matang-Batu Kawa	1 Storey Terrace 2 Storey Terrace 2 Storey Terrace	87 35 20	NA NA NA	NA 4.2 - 10.43 pts NA	95,000 - 118,000 200,888 - 253,000 From 198,000
Jalan Merdeka, Petra Jaya	2 Storey Semi-detached	8	217.9	11 - 14.7 pts	From 395,000
Jalan Muara Tuang	1 Storey Terrace-Int. 1 Storey Terrace-Corner 1 Storey Low Cost Plus	32 14 21	6.7 x 14.9 6.7 x 14.9 NA	4.47 pts From 183,000 From 3.85 pts	158,000 From 183,000 80,000/100,000
Jalan Padungan Utara	4 Storey Shophouse	15	NA	NA	980,000 - 1.5 million
Jalan Penrissen	2 Storey Semi-detached 2 Storey Detached 2 Storey Terrace Detached lot	10 1 24 2	NA NA NA NA	8 - 9.7 pts NA 5.96 - 10.57 pts NA	398,000 - 430,000 NA 278,000 - 358,000 18,000 p.p.
Jalan Penrissen	2 Storey Terrace 2 Storey Semi-detached	40 24	165.75 193.75	4.25 - 12.13 pts 8 - 16.48 pts	278,000 - 367,000 399,000 - 484,000
Jalan Semariang	1 Store Terrace	67	142	NA	From 129,388
Jalan Semariang	2 Storey Terrace 2 Storey Semi-detached	10 2	NA NA	4.23 - 10 pts 7.6 pts	From 238,000 From 340,000
Jalan Semeba	2 Storey Terrace 2 Storey Semi-detached Detached Lot	14 16 2	85.84 - 93.65 100 - 126.4 NA	4.31 - 14.57 pts 8.69 - 12.51 pts 13.94 - 27.95 pts	From 240,000 335,000 - 345,000 155,000/310,000
Jalan Setia Raja	1.5 Storey Semi-detached factory (Type A) 1.5 Storey Semi-detached factory (Type B) 1 Storey Detached industrial lot 1 Storey Detached industrial lot Detached industrial lot 2 Storey Terrace	6 14 NA NA NA 8	300.75 355.93 162.4 238.8 302.1 157.45	18.7 - 22.6 pts 21.888 - 37.888 NA NA NA 4.3 - 10.8 pts	668,888 - 731,888 778,888 - 973,888 NA 1,098,888 1,288,888 285,000 - 380,000
Jalan Stapok Utama	2 Storey Semi-detached Detached Lot 3 Storey Shophouse-Int.(Type A)	6 1 14	164.5 NA 408.9	8.6 - 13.2 pts 18 pts 3.53 pts	From 380,000 250,000 580,000 - 610,000
Jalan Sultan Tengah	3 Storey Shophouse-Int.(Type B) Shophouse-Corner 2 Storey Terrace	6 1 50	815 402.1 - 544.3 NA	7.24 pts 3.46 - 4.94 pts 4.5 - 15.3 pts	1,080,000 600,000 - 840,000 310,000 - 400,000
Jalan Sungai Maong	2 Storey Terrace (Type A) 2 Storey Terrace (Type B) 2 Storey Semi-detached	NA NA 24	163.83/185.15 NA 157.88/171.87 182.8	NA NA 8.5 - 14.7 pts	NA NA From 450,000
Jalan Tabuan Laru	Bk C Bk D	28 20	165.4 - 174.7 NA	NA NA	283,000 - 299,000 NA
Off Jalan Depo, Petra Jaya	1 Storey Terrace 1 Storey Detached 2 Storey Terrace	18 1 11	7.7 - 8.8 NA NA	4.42 - 10.8 pts 30 pts From 7 pts	135,800 - > 175,800 NA From RM290,000
Off Jalan Pisang Barat	2 Storey Semi-detached 2 Storey Terrace 2 Storey Semi-detached	10 11 10	NA 167.5 NA	14 pts From 7 pts From 14 pts	450,000 From 290,000 From 450,000
Off Jalan Song	2 Storey Terrace	40	6.7 x 14.3 / 7.9 x 14.3	4.47 - 10.77 pts	338,000 - 425,800
<b>SIBU</b>					
Jalan Ek Dee	2 Storey Terrace 2 Storey Semi-detached	12 8	169.45 191.47	4.93 - >9 pts 462.5	210,000 - >260,000 330,000
Jalan Teku	1 Storey Terrace 2 Storey Terrace 2 Storey Terrace	7 17 9	89.92 166.57 130.8	From 4.63 pts 4.63 - 7.7 pts 4.63 - 7.7 pts	126,000 186,000 - >188,000 169,000 - >188,000
Off Jalan Oya	2 Storey Semi-detached 2 Storey Terrace	34 34	192.77 168.24 - 187.75	From 8 pts From 4.8 pts	From 350,000 231,000 - 271,000
Jalan Ding Lik Kong	2 Storey Industrial Semi-D 2 Storey Industrial Semi-D	30 4	223.26 220	From 14.6 pts 13.5 pts	From 390,000 - From 395,000 420,000.00
<b>BINTULU</b>					
Jalan Tanjong Batu	2 Semi-detached Terrace 2 Terrace	18 18	7.62 x 14.9 7 x 14.9	NA NA	NA NA
Jalan Tun Hussein Onn	2 Semi-detached Terrace 2 Terrace 2 Semi-detached Terrace 2 Terrace 2 Industrial Semi-D 2 Industrial Detached	24 45 20 20 2 1	7.3 x 17.4 6.7 x 14.3 7.3 x 11.9 6.7 x 11.9 7 x 15.2 14 x 15.2	NA NA NA NA NA NA	320,000 - 419,000 220 - 298,000 328,000 - 355,000 210,000 - 363,000 NA 360,000 - 590,000 690,000
Jalan Sibiyu	2 Industrial Semi-D 2 Industrial Detached	38 2	11.9 x 11.9 NA	NA NA	370,000 - 460,000 NA
Jalan Tanjong Batu	3 Shophouse	31	134 - 271.8	NA	698,888 - 1,388,888

## New Releases.....

### RESIDENTIAL Lee Ling Heights

Lee Ling Group of Companies has embarked on a housing project called Lee Ling Heights at 6 1/2 Mile, Penrissen Road. Lee Ling Heights has 182 units of terrace houses with prices starting from RM 178,000. It also has 194 units of semi-detached houses with a starting price of RM 399,000. The lease tenure for the land is 999 years (923 years left).



### Tiya Vista by Tiya Properties Sdn Bhd

Tiya Vista, the maiden development project by Tiya Properties Sdn Bhd, was recently launched, offering 112 units double storey terrace and 18 units double storey semi detached houses.

This development is sited on a 20 acre land at the entrance to Kota Samarahan and within 20 minutes' drive from Kuching City. Tiya Vista has land areas ranging from 186 sq. metres to 523 sq. metres (4.6 to 12.9 points) for double storey terrace houses which are priced from RM 235,000 while the double storey semi detached house is offered at RM 410,000 onwards.

### APARTMENTS Park Avenue by Sarakarya Development SB

Located at Lot 7722, Block 11, Muara Tebas Land District, Jalan Keranji, around Tabuan Jaya, this development comprises 52 units of apartments in four 4-storeyed blocks with a maximum of 16 units per block and 11 designs.

Prices start from RM 278,000 and the built-up area averages 1,700 sq ft, offering 4 bedrooms with 2 toilets, 2 kitchens (1 dry, 1 wet) a living and dining area for the single level apartments whilst the duplex units come with 4 bedrooms and 3 toilets.

As at to-date, half of the apartment units offered has been booked and sold. The scheduled completion date for the project is at the end of year 2005.



### Tabuan Laru Heights by Usaha Cendera Cerah Sdn Bhd

Tabuan Laru Heights is a 112-unit apartment located at Tabuan Laru.

Size of Unit : 1780-1880 sq ft

Price : From RM 283,000

Date of Completion : End 2006

Land Tenure : Freehold



TABUAN LARU HEIGHTS

### INDUSTRIAL UNITS

#### e-park@kuching by Yew Pan Realty SB

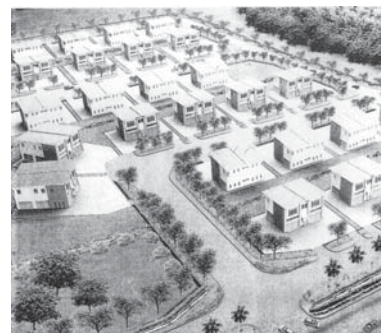
e-park@kuching is located close to Kota Sentosa and accessible through Penrissen Road. The development consists of 52 units of semi-detached light industrial buildings and two detached lots. The development boasts hi-tech facilities.

Prices for the units range from RM 388,800 to RM 678,800 for the semi-detached units and RM 338,800 to 698,800 for the detached units

#### Muara Tabuan Light Industrial Park (Phase V Stage IV) by Ibraco Berhad

Located at the Muara Tabuan Light Industrial Park, the development offers a variety of factory and warehouse units which are suitable for small and medium sized business.

Prices for the units range from RM 668,888 to RM 973,888 for the semi-detached units and RM 758,888 to RM 1,288,888 for the detached units.



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## WTW CEO OPINION SURVEY on Malaysian Property Sector 2005

- Residential sector remains bullish over other sectors
- Increased confidence over shophouses/offices with higher buying interest and increase in prices are expected
- Development land (with building potential or approved for building) continues to attract interest
- Increase in room rates for the hospitality sector expected
- Local investors will continue to show interest in the landed residential and commercial sub-sectors
- Foreign investors, while continuing to show interest in the office and retail sub-sectors, will also be looking at shophouse
- Condominium/apartment residential sub-sector is expected to attract lesser interest in 2005

### Price Movements

Price Increase is expected in the following sub-sectors :

1. Landed residential properties especially terraced/link and semi-detached units
2. Development lands which is expected to increase by at least 10%
3. Shophouses/offices

	Malaysian 2005	2004	Foreign 2005	2004
Residential - Terraced / Link	1	1	7	6
Residential - Semidetached / detached	2	2	5	4
Commercial - Shophouse / Office	3	4	3	5
Residential - Condominiums / Apartments	4	3	4	1
Commercial - Retail	5	5	1	3
Commercial - Purpose Built Office	6	6	2	2
Industrial	7	7	6	7

Scale of 1 - 7 : 1 - the most sought after 7 - the least preferred



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