

SARAWAK PROPERTY BULLETIN

“Work Together With You”

PPK 344/6/2004

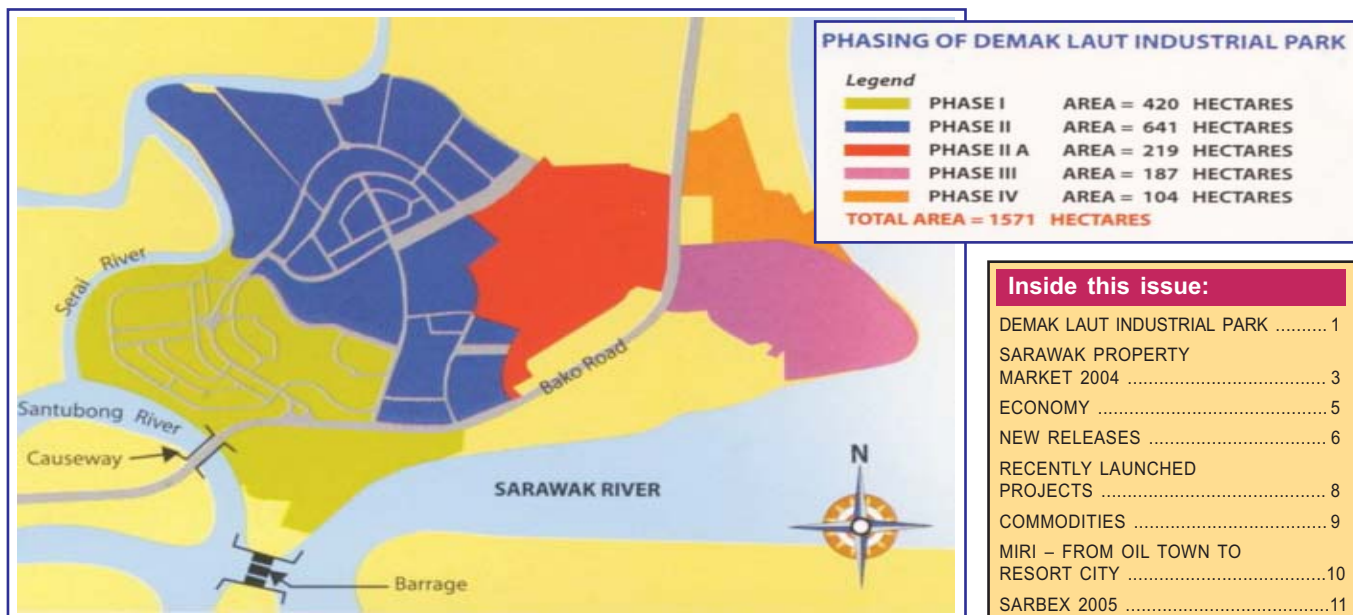
DEMAK LAUT INDUSTRIAL PARK



Aerial View of Demak Laut Industrial Park, Jalan Bako, Kuching

In line with the State's vision of transforming Sarawak into an industrial state by 2010, the Ministry of Industrial Development (MID) was established in 1987 as the government's state agency to spearhead the development of the state's industrial sector. With the setting up of MID, a few strategic locations throughout the State were identified as Industrial Estates, Parks and Zones. MID was responsible to plan, develop and manage Industrial Estates and Parks including Free Industrial Zones.

Among the designated industrial zones is the Demak Laut Industrial Park located at Jalan Bako, Kuching. It is about 14 km from Kuching city center and accessible from Pending Industrial Estate via the Sungai Sarawak Barrage or Jalan Bako via the Bako causeway. The individual industrial lots are accessible by way of internal tar-sealed motorable roads and facilitated by excellent infrastructures. Its ideal location as an industrial park is further enhanced by the deep sea port facilities provided by the Senari Terminal which makes for better logistics.



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DEMAK LAUT INDUSTRIAL PARK (CONT'D)

Demak Laut Industrial Park was established in 1988 with a total planned area for industrial/residential/commercial of 1,571 hectares to specially cater for mixed light and medium industries as opposed to the Samajaya Free Industrial Zone in South East Kuching which caters to high-tech and electronics industries. The type of industries preferred would be wood based, food processing, metal work, machineries assembly and shipbuilding/repair services. So far, 826 hectares of the industrial park have been developed and 554.31 hectares made available for sale (excluding the industrial units in Phase III). The breakdown of the area planned, developed and saleable are as follows :

Phase	Total planned (ha)	Total developed (ha)	Total Area Saleable (ha)
1	420	420	365
2	860	219 (Ph IIA)	122 (Ph IIA)
3	187	187	67.31 *
4	104	-	-
	1,571	826	554.31

* Excluding the ready built factory (RBF) units in Phase III

There are altogether four (4) development phases in Demak Laut Industrial Park as detailed below :

Phase	Year launched	Type of Lots	No. of Lots Developed *	No. of Lots Sold/Rent	Balance
I	1988	Industrial Vacant Lots	296	296	0
IIA	2005	Industrial Vacant Lots	140	75	65
III	2003	Industrial Vacant Lots	189	183	6
		Semi-detached RBF	78	10	68
		Terraced RBF	18	1	17

* Excluding lots allocated to government agencies

Whilst most of the lots have been sold, a large percentage of these have not started operating yet. The government has provided an incentive of 30% rebate for land premium if the project is completed and starts operation within 36 months from the date of alienation of land.

Complementing the Industrial Park is the Demak Laut Commercial Center developed by a reputable private developer, Chong Kia Hoi Realty Development Sdn Bhd. Some residential developments in the form of apartments are also found within the region e.g. Hartamas Apartments by M/s Alpha Billion and affordable flats by HDC.

C.H. Williams, Talhar, Wong & Yeo Sdn Bhd was recently appointed as the Property Manager and Marketing Agent for the Ready Built Factories (RBF) developed by MID.

Established Year	1988
Distance from Nearest Town	24 km
Total Planned Area excluding housing	1571 ha (Phase I to IV) 420 ha (Phase I) 860 ha (Phase II) 187 ha (Phase III) 104 ha (Phase IV)
Total Developed	420 ha (Phase I) 219 ha (Phase IIA) 187 ha (Phase III)
Total Area Saleable	365 ha (Phase I) 122 ha (Phase IIA) 67.31 ha (Phase III) (not including industrial unit area in Phase III)
Selling Price Per Sq. Ft	RM10-00 (filled land) RM5-00 (unfilled land)
Annual Assessment Rate (2004)	25.17% of the Annual Rateable Value
Lease Period	60 years
Type of Industries	Wood based, food processing, metal work, machineries assembly, shipbuilding/repair services
Incentive	30% rebate for land premium if the project is completed and started operation within 36 months from the date of alienation of land

(Cont'd on page 12)...

In the latest industrial development the State Industrial Development Ministry will withdraw offers for lots in industrial estates or parks from companies that fail to implement their projects within the stipulated time of 36 months from the registration date of the provisional lease issued by land and Surveys.

Source: The Borneo Post 12/5/2005

SARAWAK PROPERTY MARKET 2004

(Compiled and adapted from the Property Market Report 2004 published by the Valuation & Property Services Department, Ministry of Finance Malaysia and press released on 13 May 2005)

PROPERTY HIGHLIGHTS

The state's property market rebounded with 25.9% and 48.9% increases in the volume and value of transactions.

New launches of residential units increased substantially to 4,639 units and obtained a moderate sales performance of 50.0%.

Increases of 4.9% and 1.7% respectively were recorded in the average occupancy rate of shopping complexes and purpose-built offices.

The volume of transactions in the 1st nine months of 2004 increased to 19,062 transactions compared to 15,144 transactions registered for the same period in 2003. The highest growth of 44.8% was recorded by the commercial sub-sector followed by agricultural (25.2%) and residential (23.9%). However, the agricultural property sub-sector led the market activity with a 43.8% contribution to the volume of transactions and was trailed by the residential, commercial and industrial property sub-sectors, each with 43.6%, 10.4% and 2.0% contribution respectively.

Registered Transaction by Volume

Sector	Total Transaction			
	Jan-Sep 2001	Jan-Sep 2002	Jan-Sep 2003 *	Jan-Sep 2004
Residential	10,047	9,427	6,645	8,311
Commercial	2,070	1,368	1,292	1,982
Industrial	515	254	352	381
Agricultural	8,874	7,217	6,559	8,349
Others	104	31	35	38
Total	21,610	18,297	14,883	19,062

Source : Valuation and Property Services Department, Ministry of Finance Malaysia

* Not adjusted yet to revised total figure of 15,144

The value of property transactions also registered a significant increase to RM2.19 billion, compared to RM1.44 billion in the corresponding period. Growth was broad-based with the highest increase of 76.5% attained by the agricultural sub-sector.

Registered Transaction Value

Jan-Sep 2001	Jan-Sep 2002	Jan-Sep 2003	Jan-Sep 2004
1,983,658,719	1,828,188,126	1,442,104,652	2,190,000,000

Source : Valuation and Property Services Department, Ministry of Finance Malaysia

Residential

The residential property sector rebounded with increases in both volume and value of transactions by 23.9% to 8,311 transactions and 28.8% to RM839.03 million respectively.

Kuching contributed 41.00% of total transactions but Bintulu recorded the highest growth rate at 54.3%. By type, terraced units dominated slightly more than half of the transactions with units priced below RM150,000 being the most highly demanded, making up 43.8% of all transactions.

Division	Volume of transactions (% growth)
Bintulu	54.3%
Kuching	26.8%
Miri	10.7%
Sibu	9.5%

The residential sub-sector improved performance with increases in the construction starts and building approvals. Likewise, new launches increased to 4,639 units, compared to 1,114 in 2003 with terraced units contributing the highest portion (2,670 units). New launches also achieved a higher sales performance of 50%, compared to 46.6% for 2003.

As in previous years, the state's overhang was low compared to the national total. Condominium units continue to dominate the unsold units, making up 44.6% of the total.

SARAWAK PROPERTY MARKET 2004 (CONT'D)

All House Price Index

The All House Price Index for Sarawak increased marginally to 111.3, compared to 110.0 in 2003. However, Sarawak had a higher all house average of RM184,763 compared to the national average of RM156,808.

Year	IHRSwak 2000=100
2000	100.0
2001	101.5
2002	105.1
2003	110.0
2004	111.3

Source : VPSD, Ministry of Finance

The continued improvement in the economy and low interest rates, coupled with increased developers' confidence in new launches and starts, helped to improve the residential property market.

Commercial

The commercial sub-sector improved in both volume and value of transactions by 44.8% and 45.3% respectively. As at September, 2004, there were 1,978 transactions worth RM353.39 million, compared to 1,366 transactions with a total value of RM243.14 million recorded in the corresponding period. Kuching remained the dominant contributor with 44.6% of the total sub-sector's transactions. 3-storey shophouses remained the most population contributing about 1/3 of total transactions. Units priced between RM250,000 and RM500,000 were the most popular.

Average occupancy rate of shopping complexes increased by 4.9% to record 88.8% occupancy whilst their rental performance also improved with rental hikes of between 3.9% to 19.3% for Kuching and Sibü. Prices of known retail space in Kuching urban areas transacted between RM3,300 psm and RM13,200 psm. In Miri, retail units changed hands at between RM2,526 psm and RM3,969 psm.

The improved consumer sentiments and business confidence, coupled with the fact that there are no new shopping complexes coming into the market as yet, would help absorb any available space in the near future.

Average occupancy rate of purpose-built office property sub-sector increased by 1.7% to 90.0%. Rentals in the central town prime area of Kuching ranged between RM18.30 psm and RM43.06 psm.

Industrial

Although the industrial sub-sector increased marginally only by 4.8%, there was an exorbitant increase in transaction value of 53.5%. As at September, 2004, 372 transactions with a total value of RM86.89 million were registered, compared to 355 transactions worth RM56.60 million recorded in the corresponding period.

Units that started construction increased from 149 to 179 units and those that obtained approvals increased from 131 to 295 units respectively. Generally, prices of industrial property were stable except for the double-storey detached factory in Bintulu which recorded 18.8% increase. 2½ storey semi-detached factories were sold at RM480,000 per unit in Kuching whilst similar units in Bintulu fetched between RM300,000 and RM330,000 per unit.

Prices of Industrial Units

	Price Range
Kuching	RM480,000
Bintulu	RM300,000 – RM330,000
Sibü	RM240,000 – RM360,000
Miri	RM240,000 – RM375,000



Leisure

The leisure sub-sector improved further with 5.4% increase in the occupancy rates of 1 to 5 star hotels especially occupancy of 5 star hotels in Kuching which improved significantly to 76.0% compared to 63.0% for 2003. Promotional efforts by the State Government and the nation's enhanced tourist arrivals attributed to the increase. As at end of 2004, there were 4.27 million tourists recorded by the state.

MALAYSIA - STRONG ECONOMIC PERFORMANCE

Malaysia – Strong economic performance

Malaysia continue to be one of the strong economic performers in the region in the 1st quarter of 2005, with its real GDP growing stronger than expected at 5.7% buoyed by the services and agriculture sector which expanded by 6% respectively. In the services sector, tourism shone with tourist arrivals exceeding 4 million in Q1, and agriculture sector continued to be underpinned by a substantial rise in productivity especially in East Malaysia.

The economy remained resilient despite a moderation in global economic activities amidst high oil prices and the continued downturn in the global semi-conductor industry. Growth on the 1st quarter was broad-based, with all major sectors of the economy, except construction registering positive growth.

Domestic demand remained firm with 5.9% growth, consumer spending remained robust at 10.1% whilst inflation driven mainly by higher food and transport costs, and currently at 2.7%, is expected to edge up further in the next few months before easing.

The Central Bank also announced that there would be no change to the country's exchange rate, noting the fixed RM3.8 peg to the dollar was also not a factor inhibiting trade activities as robust trade and investment activities continue.

Source : Press Conference dated 25 May 2005, Bank Negara Malaysia by Tan Sri Dr Zeti Akhtar Aziz.

GDP Growth of 5.8% in Quarter I

The State's economy grew at 5.8% in the 1st quarter of 2005 which is an improvement over the same period last year. This is due to improving consumers' confidence, greater private sector participation in the domestic economy and macro-economic environment.

Sarawak recorded a healthy trade surplus of RM7,587 million in the 1st quarter of 2005, 37% higher than the trade surplus in the corresponding period last year. A comparison of the performance reveals the following :

Sarawak Economic Performance by Value (RM million)

	1 st Quarter 2005	1 st Quarter 2004
Export	11,747	9,823
Import	4,160	4,318
Financial Performance	2,589	776
Expenditure	160	229

The mining and quarrying sub-sectors and the agriculture sector have continued to perform exceptionally well driven by strong global demand and high and favourable prices.

Sector Growth (%)

Sector	1 st Quarter 2005	1 st Quarter 2004
Manufacturing	7.7%	5.9%
Services	5%	4.7%

The improvement in the manufacturing sector is brought about by an increase in the production of manufactured products in the petro-chemical, wood-based and electronics industry whilst the increase in port, airport, visitor activities and tourism services sector also provided impetus to the wholesale, retail trade, hotels and restaurant sub-sectors.

Source : Adapted from The Sarawak Tribune on the DUN Meeting Reports, 22/6/2005

Sarawak GDP Per Capita

Year	GDP/CAPITA (RM) At 1987 constant price	GDP/CAPITA (RM) In current price
1970	-	936
1980	-	4,066
1990	5,985	7,005
1995	7,001	10,486
2000	8,424	14,865
2001	8,292	13,148
2002	8,441	13,921
2003	8,852	15,785
2004e	9,172	17,237
2005e	9,319	18,346

Sarawak GDP Growth

	GDP (RM Mil)		GDP Growth (%)	
	Constant	Current	Constant	Current
1970	820	914	3.5	4.5
1980	1,668	5,317	7.0	31.2
1990	9,997	12,469	7.1	9.6
2000	17,446	30,833	7.4	22.2
2002	18,224	29,580	4.2	7.3
2003e	19,473	32,540	6.9	15.8
2004e	20,637	35,500	6.0	11.5
2005e	21,146	38,530	6.0	8.7

Source : The Sarawak Tribune, 26/3/2005

REAL GDP

Annual change (%)

	2000	2001	2002	2003	2004	2005 e	2006 f
China	8.0	7.5	8.3	9.3	9.5	8.5	8.0
India			4.4	7.5	7.3	6.7	6.4
South Korea	8.5	3.8	7.0	3.1	4.6	4.0	5.2
Taiwan	5.8	-2.2	3.9	3.3	5.7	4.0	4.3
Singapore	9.7	-1.9	3.2	1.4	8.4	4.0	4.5
Hong Kong	10.2	0.5	1.9	3.2	8.1	4.0	4.0
Malaysia	8.9	0.3	4.1	5.3	7.1	6.0	6.2
Thailand	4.8	2.2	5.3	6.9	6.1	5.6	6.2
Indonesia	4.9	3.8	4.4	4.9	5.1	5.5	6.0
Philippines	6	1.8	4.3	4.7	6.1	4.7	4.5

e- expected; f-forecast

Source : World Economic Outlook Database, April 2005, International Monetary Fund

New Releases – KUCHING

VISTA TUNKU by Zecon Engineering Bhd

Vista Tunku is a flagship development project located on 39.2 ha at Jalan Demak and will comprise 521 units of semi-detached, terraced houses, apartments, shophouses, a commercial/office tower, a supermall and other facilities. 3 blocks of shophouses were recently launched with prices starting from RM1,000,000 for the intermediate units and more than RM1,500,000 for the corner units.



TAMAN GENESIS by Fu Ko Corporation Sdn Bhd

Located along Jalan Batu Kawa-Matang, Taman Genesis concentrates mainly on single storey terraced units ranging from low cost to conventional types with prices from RM69,000 to RM110,000 for the low cost units, RM118,000 to RM154,000 for the low cost plus units and RM153,000 to RM215,000 for the normal terraced units. Also included in the overall development are 68 double-storey terraced units, 52 double-storey semi-detached units, 12 double-storey shophouses and 8 units of single-storey semi-detached units.

SAMARIANG AMAN by Hock Seng Lee Construction Sdn Bhd



Samariang Aman, Hock Seng Lee's biggest residential project to-date has 850 units in the offering. Sited on Mixed Zone land in Jalan Semariang, Petra Jaya, it has already sold 90 units under its Phase 1. Currently, it is launching its Phase 2A which will have 149 units comprising single-storey terrace houses priced from RM126,888 and double-storey terrace houses priced from RM188,999.

HEIGHTS AVENUE by IBRACO BERHAD

Heights Avenue is another exclusive residential project by Ibraco Berhad which features 30 units of terraced houses priced from RM283,000 and 6 units of semi-detached priced from RM468,000. All units have been sold.



TAMAN DESA PERMAI by Custodev Sdn Bhd

Custodev Sdn Bhd, a subsidiary of Naim Berhad, recently launched a new project along the Muara Tuang Road next to Tun Abdul Razak Teachers' College and nearby SMK Kota Samarahan consisting of single storey terraced (735 sf), single storey semi-detached (902 sf), low-cost houses and 3-storey shoplots.



New Releases – MIRI

Desa Murni by Naim Cendera Sdn Bhd

24 units of "Sakura", another new single storey residential type, were launched in June 2005 at Bandar Baru Permyjaya, Miri by Naim Cendera Sdn Bhd. The units had land areas from 3.71 pts onwards, wall up area from 726.5 sf and were priced from RM99,888.



Promptrite Villa (Phase 1)

19 units of double-storey terraced house developed by Promtrite Sdn Bhd at Luak Bay are selling from RM288,000 for the intermediate units and RM397,000 to RM399,000 for the corner units. The land area starts from 7 pts and wall up area is from 2,112 sf.

State's bid for RM1.6 billion to build houses

41 People Housing Program, 9 Village Extension Programs, 14 Community Facilities Schemes and Longhouse Loan Schemes have been put forward to the Federal Government for approval. These would see closer cooperation between the State and Federal governments whereby a Master Agreement between the Housing Development Corporation (HDC) and Syarikat Perumahan Negara Berhad (SPNB) would be signed. The joint-venture will involve building affordable houses in 3 sites, namely, Kuching, Betong and Mukah. Flats would be built to be rented out to combat the problem of squatters and also for those who cannot afford to buy. New longhouses may also see improvements in terms of new methods of financing, new designs as well as the incorporation of fire breaks. The demand for houses in the RM80,000 to RM180,000 price range will continue to be robust, especially in Kuching, Kota Samarahan, Bintulu, Miri, Mukah and Betong areas due to the rapid growth of towns at 9.2% annually caused by creation of job opportunities in urban areas, facilities offered by urban areas and competitive lines of financing by financial institutions.

Source : Adapted from The Sarawak Tribune on the DUN Meeting Reports, 22/6/2005

HOUSING MATTERS

Resources for affordable homes

To ensure houses remain affordable for the majority of the rakyat, alternative basic housing materials will be used in the industry including new technology and designs that are interesting and conducive. Issues affecting the supply of housing in the State such as the rising cost of construction due to increased cost of building materials and labour, and the limited land for housing projects in the urban areas need to be addressed. These factors could be offset by the use of Industrial Building System (IBS) and the reduced dependence on foreign labour.

For those in small towns and rural areas, the ministry will propose to the Federal government that terrace houses instead of flats be built to be rented out. With housing developers and housing consultants, the ministry will also explore new designs such as cluster houses and honeycomb houses that are attractive and suitable for the local weather. The housing projects implemented should also contribute positively to the social welfare of the residents, by incorporating a neighbourhood centre, and a balance mix of houses, shops, eateries, schools, civic and leisure spaces as well as inter-connecting streets that connect all buildings and facilities.

Source : Adapted from The Sarawak Tribune on the DUN Meeting Reports, 22/6/2005

RECENTLY LAUNCHED PROJECTS

Location	Type of development	No. of Units	Wall-up area (m ²)	Land area (pts)	Selling price (RM)
KUCHING					
Jalan Sungai Tapang	2 Storey Terrace	36	150	4.55 - 10.46	239,000 - 330,000
	1 Storey Terrace-Low Cost Plus	273	N/A	2.32 - 10.38	69,000 - 154,000
	1 Storey Terrace-Type C	145	N/A	4.5 - 14.7	153,000 - 215,000
Jalan Matang-Batu Kawa	1 Storey Semi-detached	8	N/A	8.35 - 9.69	192,000 - 199,000
	2 Storey Terrace	68	N/A	4.15 - 13.9	188,000 - 290,000
	2 Storey Semi-detached	52	N/A	7.9 - 14.5	288,000 - 338,000
	2 Storey Shophouse	12	N/A	3.98 - 5.09	460,000 - 620,000
Off Jalan Sultan Tengah	2 Storey Terrace	43	123.3 - 139.4	N/A	188,999 - 192,999
	1 Storey Terrace	196	72.4 - 83.7	4.07 - 4.2	126,888 - 147,888
Jalan Stutong	2 Storey Terrace	152	145/161	4.5 - 19.62	268,000 - 427,000
	1 Storey Semi-detached	10	99	9.14 - 12.46	323,000 - 368,000
	2 Storey Semi-detached	18	173	9.05 - 11.5	388,000 - 421,000
Jalan Tondong, Batu Kawa	2 Storey Semi-detached	10	169	9.34 - 14.69	From 310,000
	1 Storey Terrace	25	89 - 171	4.47 - 11.54	From 159,900
	2 Storey Terrace	85	169 - 171	4.25 - 15.31	From 189,900
Off Jalan Semariang, Petra Jaya	2 Storey Terrace	21	198.4/200.14	N/A	From 260,000
Jalan Pedidi, Petra Jaya	2 Storey Terrace	23	166.28	N/A	From 230,000
Jalan Demak, Bako	2 Storey Terrace	63	162.7	N/A	From 290,000
	2 Storey Semi-detached	30	154.34 - 187.56	N/A	From 350,000
Jalan Bako	1 Storey Semi-detached	66	N/A	N/A	From 180,000
Jalan Penrissen	2 Storey Terrace	16	N/A	4.56 - 10.5	From 218,000
	2 Storey Semi-detached	8	N/A	8.55 - 11.15	From 315,000
	2 Storey Detached	1	N/A	18.5	580,000
Jalan Demak, Bako	4 Storey Shophouse	26	From 105	N/A	1,000,000 - 1,838,888
Saratok	2 Storey Terrace	58	N/A	3.56 - 12.78	78,800 - 120,290
Jalan Astana	3 Storey Shophouse	13	N/A	N/A	From 590,000
Jalan Penrissen	3 Storey Office Block	9	111.63-150.53	N/A	700,000 - 850,000
Jalan Matang	1 Storey Semi-detached	84	182.9	From 8.0	From 198,000
Off Serian By Pass	2 Storey Semi-detached	4	N/A	N/A	N/A
	2 Storey Terrace	30	153	N/A	From 208,800
	2 Storey Detached	1	N/A	N/A	N/A
	Detached Lot	3	N/A	N/A	N/A
Jalan Muara Tabuan	Apartments	80	N/A	N/A	79,999 - 96,800
Jalan Poh Kwong	1 Storey Semi-detached	10	N/A	9.00 - 17.00	215,000 - 260,000
	1 Storey Terrace	12	N/A	9.00 - 11.00	Up to 202,000
	2 Storey Terrace	8	N/A	5.00 - 10.00	216,000 - 202,000
Jalan Kuching/Serian	2 Storey Terrace	26	N/A	5.36 - 11.65	235,000 - 343,000
	2 Storey Semi-detached	10	N/A	11.70 - 12.27	374,000 - 383,000
	Detached Lot	1	N/A	N/A	N/A
Jalan Stapok	2 Storey Semi-detached	16	24' x 48'/25' x 40'	9.00 - 14.00	412,000 - 428,000
Jalan Muara Tuang	3 Storey Shophouse	8	316.59/394.44	N/A	493,888 - 588,888
	1 Storey Terrace	57	68.3	N/A	131,000 - 169,000
	1 Storey Semi-detached	10	83.8	N/A	179,888
	1 Storey Low Cost Plus Terrace	41	N/A	N/A	N/A
	1 Storey Low Cost Terrace	18	N/A	N/A	N/A
Kota Samarahan	Detached Lots	37	N/A	15.59 - 42.72	8,000 p.p.
	1 Storey Terrace	187	74 - 79.4	N/A	131,888 - 139,888
BINTULU					
Jln Tun Hussein Onn	2 Storey Semi-detached	10	158.37	7.39 - 15.76	322,800 - 389,800
	2 Storey Semi-detached	8	159.35	7.39 - >17.00	336,000 - 398,000
	2 Storey Semi-Detached Factory	24	N/A	13.41 - 21.94	359,800 - 589,800
	2 Storey Detached Factory	1	N/A	26.37	689,800
Jalan Bintulu-Miri	3 Storey Shophouse	40	378 - 513	3.28 - 4.22	528,000 - 868,000
	1 Storey Terrace	48	54.18	2.70 - 5.69	53,000 - 77,000
	2 Storey Terrace	40	165.77	4.70 - 8.23	216,800 - 280,000
	2 Storey Terrace	40	162	4.50 - 11.53	200,000 - 280,000
	2 Storey Semi-detached	16	N/A	N/A	N/A
	2 Storey Detached	4	N/A	N/A	N/A

Bullish outlook for Malaysian palm oil

Palm Oil Prices might move beyond RM1,650 per tonne in the 2nd half of this year if the palm oil production is adversely affected by the recent dry condition in palm oil producing countries or if mineral prices continue to stay above the US\$50 per barrel. This would be further enhanced by increased demand from Europe for palm oil as a bio-fuel. However, this could be offset by bumper crops of soya beans, rapeseed and cottonseed. Due to the growing demand for oil and fat as a biofuel by industrial and household consumers, it is anticipated that growth in supply is not keeping up with demand which is expected to show an unprecedented growth of 6 million tones for the period October 2004 to September 2005, the biggest growth in history.



COMMODITIES

Source : Mielke, Oil World, 2005 as adapted from The Business Section, Sarawak Tribune, 8/4/2005

Aquaculture zones for Sarawak

Some 8,000 hectares in Sarawak are to be developed into aquaculture zones by 2010, up 7,000 hectares from the existing 1,000, as Sarawak is expected to achieve 1/3 of the national aquaculture production target of 600,000 metric tones, valued at RM6.5 billion. The 7,000 hectares would include areas like Samarahan, Sri Aman, Mukah, Lawas and the Rajang Basin. Tiger prawns would continue to be the priority.

Source : The Borneo Post, 6/5/2005

Sarawak to build pulp and paper mill

The Sarawak State Government is building a RM4.2 billion integrated pulp and paper mill in Bintulu. The project to be carried out by Tatau Pulp Manufacturer Sdn Bhd, which is wholly owned by the State Government, is expected to possibly start operating around 2008. 1,000 hectares have been alienated for the process.

Source : The Business Times, 26/4/2005

New Lutong Bridge for Miri to open in May 2005

The new Lutong Bridge which is part of the RM148 million coastal road project stretching from Lutong Bridge to Kuala Baram will be opened to the public by 1st week of May. The whole project when completed would include the construction of 3 traffic lights at the Lutong, Tudan and Senadin intersections.

Source : The Sarawak Tribune, 5/4/2005

INFRASTRUCTURE

New Airports in Sarawak

The New Limbang Airport which could now accommodate Fokker flights is the 5th airport to be built in Sarawak under the 8th Malaysia Plan after Bintulu, Miri, Sibul and Mulu. The Kuching International Airport is also currently undergoing renovation and extension works which is due to be completed by 2008. Lawas is also scheduled to have a new airport under the 9th Malaysia Plan which is proposed to be sited near the Sarawak-Sabah border so as to benefit both states.

Source : Adapted from The Sarawak Tribune, 8/4/2005

New Kemena Bridge open to public

The newly completed Kemena Bridge, constructed parallel to the old bridge, was open to the public yesterday. The bridge measuring 456 metres in length was built by Naim Cendera Sdn Bhd at RM42 million. The project commenced in January, 2003 and was completed in April 2005.

Sarawak State Coastal Road

424 km of the State Coastal Road had been completed under the previous plan. By the end of the current 8th Malaysia Plan, another 382 km of the road is expected to be completed. The 925 km long State Coastal Road which stretches from Sematan to Miri when fully completed will link up the coastal settlements with the town centres and also at the same time to open up new areas for large scale land development particularly for oil palm and sago plantation.

Source : DUN Meeting Report, 22/6/2005

MIRI – FROM OIL TOWN TO RESORT CITY

Miri, the 2nd largest town in Sarawak, was officially proclaimed a resort city on May 20, the 2nd town in Sarawak to be alleviated to city status, after Kuching. The Miri Municipal Council would be renamed City Commission. Miri's development has been centered on its oil industry discovered in 1910 and is now the technical hub of Shell's exploration and production in Asia Pacific. Its famous landmark is the "Grand Old Lady", sited on Canada Hill, the 1st inland oil well which had stopped production since 1971. A new petroleum museum has been built around the site by the State government in joint venture with Sarawak Shell Berhad and Petronas.

Miri currently has a population of 270,000 including expatriates and students from overseas. It has an international standard airport, inland port, internationally linked university, teachers training college, civic centre, heritage centre, petroleum science museum, international class library, international go-kart circuit, indoor stadium, international class hotels, shopping malls, international golf courses, a soon-to-be completed marina and a healthy RM20 million municipal revenue per annum.

LISTED COMPANIES' ANNOUNCEMENTS

Kuching-Kota Samarahan-Asajaya Expressway

Hock Seng Lee Berhad (HSL) has been awarded the contract by JKR for construction and completion of the proposed Jalan Kuching-Kota Samarahan-Asajaya-Expressway (Phase 1), Samarahan Division, Sarawak by JKR at a contract sum of RM44.22 million. The Expressway which would traverse 10.98 km. is expected to take 30 months to complete commencing from June 2005.

Source : KLSE Announcements Ref. HS-050510-50674 dd 10/5/2005

3 Letters of Intent for Naim Cendera

Naim Cendera Holdings Berhad's wholly owned subsidiary, Naim Cendera Sdn Bhd received 3 Letters of Intent (LOIs) for 3 projects in Kuching :

- 1) Armed forces base on a 116-hectares site at Jalan Batu Kawa, about 10 km from Kuching comprising 4 blocks of administrative buildings, 7 supporting buildings, 6 social facilities, various classes of staff quarters and other amenities from Kementerian Keselamatan Dalam Negeri worth RM300 million;
- 2) The proposed Bengoh Dam with a storage capacity of 144.1 cubic meters, height of 63.2 m and length of 267 m to cater for the projected raw water requirements of Kuching area from Jabatan Kerja Raya Sarawak worth RM250 million;
- 3) Feasibility Study for the privatization of Raw Water Supply Sources and Treatment into Portable Water for the Kuching region by the Ministry of Public Utilities.

Source : KLSE Announcements Ref. NC-050411-544686 dd 11/4/2005

Construction and/or upgrade and operating of crude palm oil mills

Sarawak Oil Palms Berhad (SOPB) has decided to construct and/or upgrade and operate the following Crude Palm Oil Mills ("CPO Mill"):-

- 1) New Lambir CPO Mill which will be located within the SOPB's Lambir Estate at Lambir Land District, Miri Division in Sarawak will be replacing an existing CPO mill in the same estate. It will have a 90 tonnes per hour capacity with a construction cost of about RM36.5 million. The mill is expected to be completed by end of 2007;
- 2) Galasah CPO Mill located at Suai Land District, Miri Division in Sarawak will be upgraded at a cost of RM13 million. The upgrade is expected to be completed by end of 2005;
- 3) The Balingian CPO mill will be constructed at about RM30 million within the Group's Sg Meris Estate at Balingian Land District, Bintulu Division in Sarawak and the construction period will take 14 months.

Source : KLSE Announcements Ref. So-50425-64421 dd 16/4/2005

SARBEX 2005

The Sarawak Builders' Expo 2005 or better known as SARBEX 2005, was held over 4 days between 28 April 2005 to 1 May 2005 at the Permata Exhibition Centre at Level 5 of the Permata Carpark in Kuching. Officiated by the Minister of Housing, YB Dato Sri Abang Haji Abdul Rahman Zohari B. Tun Abang Haji Openg on Thursday, 28 April, 2005, the event saw active participation by leading developers, builders, financial institutions and firms dealing in building and construction materials which filled up a total of 80 booths. The Best Booth award was won by CMS Property Development Sdn Bhd. Besides featuring real estate properties, products and services relating to real estate such as Building Materials, Household & Electrical Appliances, Banking Services etc. were also promoted. Seminars and talks were also conducted by various firms as part of the 4-day programme.

The previous SARBEX Roadshows 2004 which covered Sibul, Bintulu and Kuching recorded an estimated transaction of RM20 million worth of properties, products and services and attracted over 12,000 visitors.

In conjunction with the Company's 30th Anniversary, C.H Williams, Talhar, Wong & Yeo participated for the 1st time ever at the last SARBEX 2005 from 28 April to 1 May 2005 vide Booth No. 64. Amongst the properties put up for sale were 68 units of semi-detached industrial units developed by the Ministry of Industrial Development Sarawak.



The Minister of Housing visiting WTWY's Booth No.64



WTWY Team at Sarbex 2005

Property Survey Findings

A survey carried out by Universiti Putra Malaysia (UPM) during SARBEX 2005 revealed the following :

1. 96% of respondents agree that double-parking is greatly desirable for houses;
2. 95% of respondents opined that the current houses in the market were too highly priced;
3. 94% of respondents wanted safe cycling paths;
4. 78% of respondents were interested in houses in the price range of between RM80,000 and RM150,000.

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Completed

Semi-Detached Factories

Price per unit : From RM540,000.00



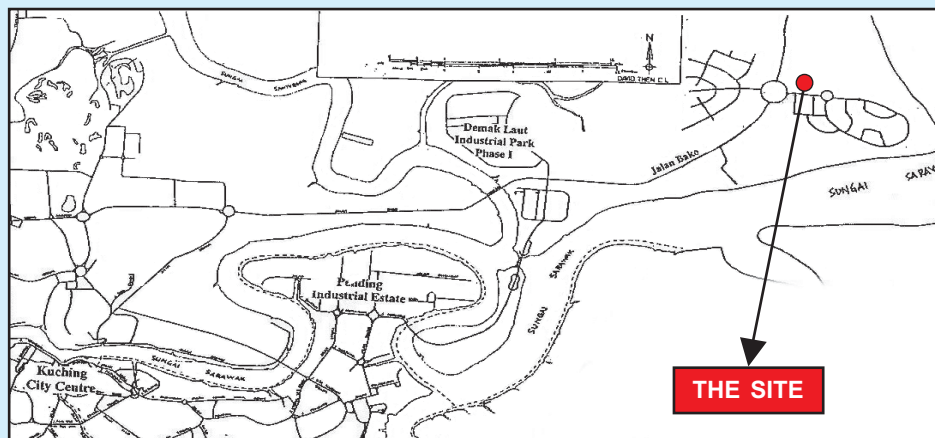
For Immediate Occupation

Terraced Factories

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❖ 5% Discount for **BUMIPUTERA**

❖ 15% Discount for **BUMIPUTERA**



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P.O. Box 2236, 93744 Kuching.
Tel 082-246262

Printed By **WISMA PRINTING SDN. BHD. (287428-U)**
Address Lot 1949, Section 66, KTLD, Pending Industrial Estate,
Jalan Tekad, 93450 Kuching.
Tel 082-338131

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