

SARAWAK PROPERTY BULLETIN

“Work Together With You”

PPK 344/6/2006

MUKAH - THE MELANAU HEARTLAND



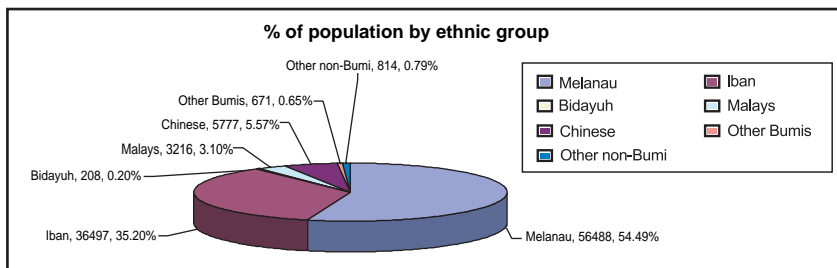
Mukah, with a divisional population of 105,591 (2004), was made Sarawak’s 10th Division on 1st March, 2002, covering the Districts of Mukah, Dalat, Matu and Daro. Previously, Mukah was under the administration of Sibiu Division.

Situated in the Central Region of Sarawak, Mukah is a coastal town facing the South China Sea, with a 200 km coastline. It is bordered by the Divisions of Sarikei on the South West, Sibiu on the South and Bintulu on the North East. This division is accessible by air, road and river. The RM48 million Mukah Bridge, completed on August 31, 2005, connects Mukah to the main road leading to the Pan-Borneo Highway.

Population

Mukah Division has about 5% of the total population of Sarawak in 2000 and Mukah District is the 12th largest District (out of 30 Districts) in Sarawak. Mukah District recorded positive growth of 2.10% and 0.77% per annum in the last 2 decades respectively. Mukah has been gaining much exposure and investment since its declaration as a Division. However, Mukah is still essentially 100% rural (Source : Population Census 2000).

Mukah’s population is very young with more than 50% below 24 years old. The main ethnic group in Mukah is the Melanau which makes up more than half of the population.



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MUKAH - THE MELANAU HEARTLAND

Economy

The Mukah economy depends on commercialized agricultural products and fisheries with tourism and industrial being the new sectors. The main agricultural products of Mukah are sago and oil palm. Further expansion is underway for commercial oil palm cultivation in this Division.

Type of Crop, Quantity and Value of Output

Crop	Area (ha)	Output (tonne)	Value (RM)
Oil Palm	31,647	NA	NA
Coconut	1,575	1,047	283,765
Cocoa	15	5	9,600
Rubber	2,435	NA	NA
Padi	6,635	11,131	7,026,000
Black Pepper	144	650,875	2,603,500
Sago	36,250	7,953,750	33,453,375
Banana	267	1,809	723,600
Lime/Lemon	386	689	563,750
Others	478	NA	NA

Source : Agricultural Department, Mukah Division, 2004

Tourism

Mukah, with its idyllic setting and unique cultural heritage, is becoming increasingly popular among local and foreign visitors. The Sarawak State Government has taken notice of Mukah's potential as a tourism centre in Sarawak and has undertaken various infrastructural and social projects to open up Mukah to the rest of Sarawak.

Among the places of interest in Mukah are :

- Brait National Park, Daro
- Sungai Pasin Wildlife Park, Matu
- Kpg Sok Melanau Longhouse, Matu
- Sago Farm, Dalat
- Kenyana Lake, Mukah
- Taman Tanjung Pedada, Kpg. Tanjung, Mukah
- Kala Dana Recreation Park, Mukah
- Setia Raja Boulevard Recreation Park, Mukah
- Blue Horizon Beach, Mukah
- Kampung Kuala Hilir Oya, dalat
- Telaga Penawar Kampung Jemoreng, Matu
- Belawai Beach, Daro

Amongst the tourist attractions are the :

- Homestay at Kpg. Sok Longhouse and Kpg. Senau, Oya
- Lamin Dana Handicraft Center
- Kaul Festival
- River Cruise up Batang Mukah
- Fishing Safari
- Melanau Mini Museum
- Wildlife (Fauna & Flora) and peat swamp at Gambut

The highly touted Kaul Festival has been included in the Sarawak Tourism Calendar but plans are to include it in the national tourism agenda in order to attract international tourists to this annual event.

Airports

No. of Visitors by Point of Entry

Mukah New Airport	6,858
Tanjung Manis Airport	3,942
	10,800

Source : Majlis Daerah Dalat Mukah and Majlis Daerah Matu Daro, 2003

Mukah have 2 airports which only cater for light carriers such as the *Twin Otter* or *Donnier* and recently, the *Fokker*.

The Mukah Airport was recently extended at a cost of RM9.49 million and declared open on 8.9.2005 to accommodate Fokker aircrafts. A 2nd phase of the airport extension project costing about RM75 million is on the drawing board and would include upgrading of the terminal hall.

Hotels/Accommodation

There are few hotels in Mukah Division and the ones existing are mostly budget hotels with less than 30 rooms. Most of the hotels are located in the Mukah District where most of the commercial and business activities are.

However, tourism in Mukah was given a boost recently with the addition of the Kingwood Mukah Resort Hotel, a 4-star 99-room hotel which was officially opened on 24th March 2006. Developed by Kingwood Group of Companies, the hotel offers banquet hall, swimming pool and 9-hole golf course facilities.

Hotels/Accommodation in Mukah

Type	Star Rating	No.	No. of Rooms
Hotel *	4	1	99
Budget Hotel	-	9	142
Lodging House	-	8	70
Rest House	-	5	16
Homestay	-	2	16
Chalet	-	15	16
Total		40	359

Source : Majlis Daerah Dalat, Mukah, Matu & Daro, 2004
* WTWY Research, 2005

Commercial

Except for Menara Pehin Setia Raja, there are no purpose-built office or retail complexes in Mukah. Commercial developments in Mukah mostly take the form of shophouses. Mukah Town has a total of 258 units of 2 to 3 storey shophouses.

The existing commercial stock in Mukah Division is as follows:

Type	No. of Units
Food & Drink Stalls	127
Market Stalls	87
Restaurant	25
Shophouse	700
Lock Up Shops	498
Mini Market	8
Entertainment Outlet	6
	1451

Source : Majlis Daerah Dalat, Mukah, Matu & Daro, 2004

MUKAH - THE MELANAU HEARTLAND

There are 2 insurance companies and 7 banking institutions housed in shophouses in Mukah.

Residential

Most of the residents in Mukah are housed in longhouses and kampungs (98%). There are only 10 housing estates in Mukah.



No. of kampungs, longhouse and housing estates

Type	No. of Units
Kampung	149
Longhouse	281
Housing Estate	10
Total	440

Source : Majlis Daerah Dalat, Mukah, Matu & Daro, 2004

WTWY's latest survey at end March, 2006 reveals that Mukah Town has a total of 639 units of dwelling houses in the housing estates, with another 248 units under construction. There were 151 units launched during the 1st quarter 2006 which is a significantly higher number. These new launches were mostly in the new areas of Jalan Orang Kaya Setia Raja and Mukah New Town.

Industries

There are various types of industries in Mukah housed in the various factories :

Type	No. of factories	Employment (no.)
Sago/Flour	6	1000
Oil Palm	3	5000
Tebaloi	3	100
Confectionery	4	20
Sawmill	21	500
Furniture	1	200
Coal	2	50
Ice	1	50
Total	41	6,920

Source : PUSAKA and Majlis Daerah Dalat Mukah, 2004

The government has in 1996, also established the Mukah Light Industrial Estate alongside the Mukah River, about 3 km from Mukah town. So far, 6 hectares of the area have been developed out of a total planned area of 61 hectares. It has a lease period of 60 years and is selling at RM5-00 psf for filled land.

The other industrial estate in Mukah Division is the Tanjung Manis Timber Processing Zone developed by Sarawak Timber Industry Development Corporation (STIDC).

Various projects have been implemented in various fields in the past few years to further develop Mukah into a prospective growth centre. They are :

Education

As part of Mukah's development and expansion plan, institutions of higher learning were built in Mukah, namely :

1. The Mukah Polytechnic which was built on a 100-acre site, about 8.5 km from Mukah town and completed in February 2005. Costing RM300 million, it comprises 52 buildings and student intake began in July 2005;
2. The Universiti Teknologi MARA (UiTM) opened its doors to its 1st batch of 64 students and 4 staff members in December, 2002.

These 2 institutions is expected to draw in some 5,000 students at any one time.

A Maktab Rendah Sains MARA (MRSM) will also be set up in Mukah at a new site on Section 76, Parcel 9, Mukah Land District which is approximately 33 acres in size. The project was awarded to Naim Cendera Holdings Berhad on 20/3/2006 at a contract value of RM48,000,000 and is expected to be completed by 9/4/2008 (KLSE Ref. : KK-060320-D2B6B).

Infrastructure / Utility

A RM48 million double-arch suspension bridge spanning the Mukah River near the Mukah/Sibu ferry terminals was completed and opened to the public on 16 September, 2005. It has become Mukah's newest landmark as its design resembles the famous Harbour Bridge of Sydney.

A coal-fired power station with a production capacity of 270 MW of electricity will also be built in Mukah. The project valued at RM736 million will be handled by Sarawak Enterprise Corporation Berhad with PPES Works (Sarawak) Sdn Bhd as the infrastructural and site (non-plant) contractor for a contract sum of RM38 million (KLSE Ref. : CC-060317-34353) and China National Machinery & Equipment Import & Export Corporation as the plant contractor.

With the opening up of Mukah since its declaration as a Division in 2002 and the implementation of various projects, Mukah will soon be another commercial and tourist hub for Sarawak.

OIL PALM OVERVIEW 2005

The Malaysian oil palm industry recorded a mixed performance in 2005 due to the continued strong growth in production. The prices and export earnings dipped, despite an increase in exports of all oil palm products during the year.

The total oil palm planted area increased by 4.5% or by 174,000 hectares to 4.0 million hectares in 2005 with Sabah remaining the largest oil palm planted State with 1.2 million hectares or 30% of the total planted area.

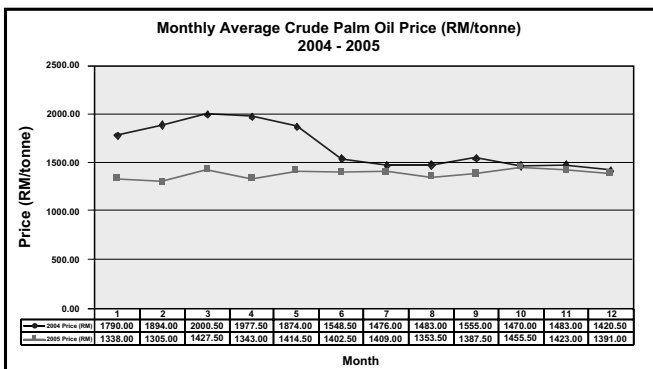
The production of crude palm oil continued to increase for seven consecutive years reaching 15.0 million tonnes in 2005 from 14.0 million tonnes the previous year due to increased productivity in terms of acreage and efficiency.

The average prices of oil palm products retracted in 2005, after sustaining an upward trend during the past three years. The price decline was attributed by the high stocks at the beginning of the year, renewed concerns over the build-up in domestic stocks owing to the slow pace of exports during the second-half of the year and lower soyabean oil prices in the world market. The average crude palm oil (CPO) price fell 13.4% or RM 216 to RM1,394 as against RM1,610 the previous year.

The year has been an eventful one for the Malaysian palm oil industry as the National Biofuel Policy was announced by the Government in August 2005 to spur the development of the biofuel industry in Malaysia. Three companies have established joint-ventures with MPOB to set up palm bio-diesel plants in the country and several other companies have also disclosed their intentions to build bio-diesel plants.

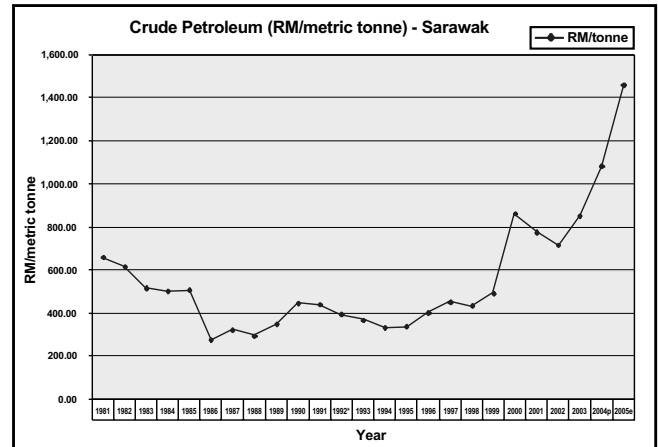
CPO production is forecasted to grow only slightly to 15.1 million tonnes in 2006 after seven years of uninterrupted uptrend in production growth and this is expected to mitigate the pressure of the higher palm oil carry-over stocks. Demand for palm oil also looks promising with the abolishment of palm oil import quota by China, trans-fat labeling in the US and increasing worldwide demand for biodiesel. Coupled with this and the projected higher growth in world oils and fats demand against production, the outlook for palm oil prices in 2006 is optimistic, with average CPO price estimated at RM1,600 per tonne, against last year's RM1,394.

Source : Overview of the MPO industry 2005, MPOB, 14/2/2006

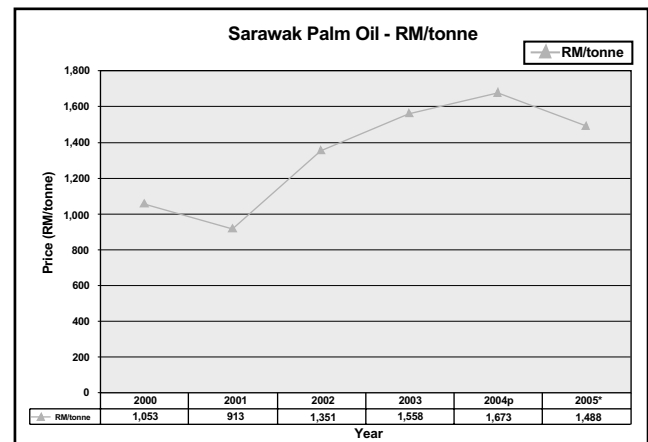


Source: WTWY Research, 2006

Prices of Sarawak Oil Exports (Edible & Non-Edible)



Source: WTWY Research, 2006



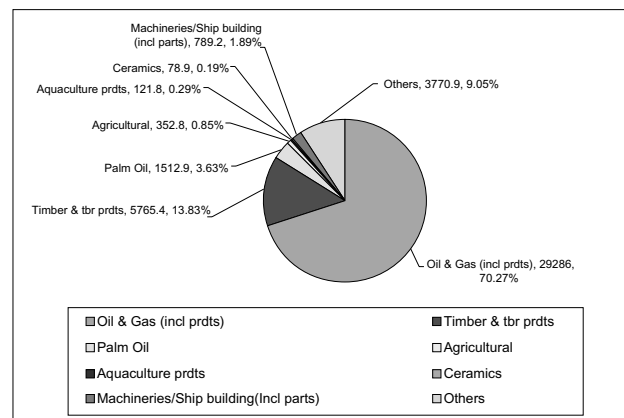
Source: WTWY Research, 2006

7,000 HECTARES OF COMMERCIAL OIL PALM

A Perak-based company, Putaran Bijak Sdn Bhd is investing RM60 million to develop about 7,000 hectares of commercial oil palm plantation on Native Customary Right (NCR) land in Kanowit. This will be the 1st phase out of a total of 15,000 hectares. The 1st harvesting is expected to be carried out in 2007 with an estimated RM11 million worth of palm oil for every harvest. One (1) processing mill was also planned to be set up after the 1st harvest. The total development cost under both phases is about RM100 million. The project involving about 1,800 families from 83 longhouses in the area, is the 2nd commercial oil palm plantation on NCR land in Kanowit.

Source: Sarawak Tribune, 17/1/2006

Sarawak Major Export Commodities 2005 - % share



Source: WTWY Research, 2006

BNM ANNUAL REPORT 2005

Despite the high oil prices and the downturn in the global electronics cycle in the 1st half of 2005, the Malaysian economy grew by 5.3% in 2005, driven mainly by the private sector, backed by strong domestic demand. This was due to the rising incomes, increased employment, low interest rates and accommodative financing conditions. This was also helped by an upturn in the global electronics cycle in the 2nd half of the year. While construction sector continue to contract, the property sector especially the housing segment, continued to expand. Inflation stood at 3% for the year 2005 against 1.4% in 2004.

GDP by Kind of Economic Activity (% change)

	2004	2005 _p	2006 _f
Real GDP	7.1	5.3	6.0
(RM billion)	249.0	262.0	277.6
Agriculture	5.0	2.1	2.0
Mining & Quarrying	3.9	0.8	5.0
Manufacturing	9.8	4.9	7.0
Construction	-1.5	-1.6	1.0
Services	6.8	6.5	6.0

p Preliminary

f Forecast

Outlook and Prospects for the Malaysian Economy in 2006

World growth is expected to remain firm at 4.3% while the East Asian region is expected to sustain at a strong pace of 7 - 7.2% for 2006, especially backed by continued strength in domestic demand and demand for consumer electronic products.

The Malaysian economy is expected to strengthen further in 2006 at a projected GDP growth rate of 6%, driven by improved export performance and resilient domestic demand.

The global semiconductor industry which is expected to gain momentum in 2006 would bear positively on Malaysia in terms of boosting manufactured exports, particularly in computers and semiconductor segments whilst the domestic demand would be driven by private consumption as a result of rising income and demographic factor.

Cost-push inflation is expected to rise following the increase in the price of petroleum products on 28 February, 2006 and peak in the first half of the year. Subsequently, inflation is likely to ease in the 3rd quarter 2006. For 2006 as a whole, the average rate of inflation is estimated to be in the range of 3.5% to 4%.

On 22 February, 2006, the OPR was raised by 25 basis points to 3.25%, the 2nd time in 3 months. The change in the rates is expected to keep inflation rate at the current levels. Two or more hikes are expected for the rest of 2006, bringing the OPR to 3.75% by end of 2006. This would further push up bank lending rates.

Source: BNM Annual Report, 22/3/2006

THE 9th MALAYSIA PLAN

The 9MP is crucial as it marks the beginning of the 2nd phase of Vision 2020 and the final phase in the 3rd Outline Perspective Plan (OPP3) (2001-2010). The 1st Phase of the Vision 2020 emphasis was on physical development (infrastructural) to contribute towards economic and social development.

The 2nd and current phase will emphasise on human development aspects to optimize utilization of available physical development. The OPP3 strives to achieve sustainable growth rate with resilience to develop Malaysia into a knowledge-based economy and build a united and equitable society.

After the Federal Territory and Selangor, the east Malaysian states of Sabah and Sarawak have been given the biggest development allocation and expenditure under the 9th Malaysia Plan which is in line with its mission of developing less developed regions especially rural development. A total of RM15.108 billion which is about 7% of the total budget has been allocated to Sarawak out of which RM13.437 billion will be for development. Emphasis will be on upgrading of infrastructure and utility services in the rural areas of which RM702 million will be spent on improving rural roads in Sarawak and RM396 million on rural water supply. A considerable portion has also been allocated for agriculture development and eradication of poverty among the rural poor especially the Bumiputeras.

ECONOMY

Federal government development allocation and expenditure by states, 2001-2010 (RM million)

State	8MP		9MP		8MP-9MP
	Expenditure	Development Allocation	Private Finance Initiatives	Total	%
Johor	9,161	10,200	1,799	11,999	5.45%
Perak	6,558	7,614	1,963	9,577	4.35%
Pulau Pinang	4,862	6,152	494	6,646	3.02%
Melaka	3,542	3,686	291	3,977	1.81%
N Sembilan	5,658	5,884	749	6,633	3.02%
Selangor	13,863	15,539	2,338	17,877	8.13%
W Persekutuan	20,650	31,090	2,043	33,133	15.06%
Kedah	7,610	7,817	1,093	8,910	4.05%
Kelantan	3,681	6,651	976	7,627	3.47%
Pahang	7,469	9,853	1,228	11,081	5.04%
Perlis	1,799	2,201	377	2,578	1.17%
Sabah	13,180	15,658	1,250	16,908	7.69%
Sarawak	12,817	13,437	1,671	15,108	6.87%
Terengganu	3,193	5,806	1,396	7,202	3.27%
Multi-state	55,957	58,412	2,332	60,744	27.61%
Total	170,000	200,000	20,000	220,000	100.00%

Infrastructure Development Expenditure for Malaysia (RM million)

	8MP	9MP	% change
Transport	30,936.5	30,304.4	-2%
Roads	18,451.4	17,303.1	-6%
Urban Transport	706.6	1,565.5	122%
Rail	5,270.1	3,634.9	-31%
Ports	2,443.0	1,290.0	-47%
Airports	1,779.3	2,868.5	61%
Rural roads	2,286.1	3,642.4	59%
Utilities	7,752.7	16,540.5	113%
Water Supply	3,882.9	8,203.6	111%
Sewerage	1,347.9	3,132.8	132%
Rural water	733.9	1,206.5	64%
Flood mitigation	1,788.0	3,997.6	124%
Total	38,689.2	46,844.9	21%

Fund allocation for Sarawak under the 9MP by item in the Construction Sector

Item	(RM million)
Rural roads upgrade	702
Rural water supply	396
Agriculture	150
Poverty Eradication	139
Business & Industrial	72
Development of customary and native land	1000
Teachers' Quarters (including Sabah)	143

New Releases

NEW PROJECTS

KUCHING

Plus Avenue and University Mall

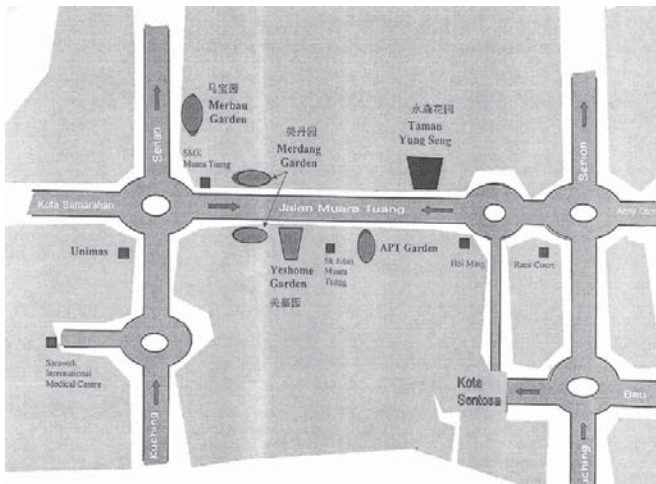


Plus Avenue



Universiti Mall

Plus Forever, the developer for Eden Condominium has ventured into conventional housing with the launch of **Plus Avenue** located off Jalan Batu Kawa offering 21 double storey terraced units priced from RM268,000, 2 double storey semi-detached units and 1 detached lot. It has also launched a shophouse project called **Universiti Mall** just before the 3rd roundabout of the Kuching Outer Ring Road (next to Unimas) with prices ranging from RM858,000 to RM1,588,000.



Merdang Garden, Merbau Garden and APT Garden

A few sizeable housing projects along Jalan Muara Tuang, namely **Merdang Garden** (42 units), **Merbau Garden** (88 units) and **APT Garden** (115 units) developed by Yeshome Development Sdn Bhd and its subsidiary, Evergreen Icon Sdn Bhd were recently launched, offering mostly single storey units including low cost plus units with prices starting from RM168,000 for the former and from RM115,000 for the latter. The double storey terraced houses are priced from RM208,000 and single storey semi-detached from RM225,000.

Petra Jaya Projects

Some housing projects launched at Petra Jaya area for the 1st Quarter 2006 are :



Heritage Garden

- Jalan Tun Abdul Rahman, Petra Jaya
- No. of Units : 104 units
- 69 DST (From RM300K)
- 18 DSSD (From RM420K)
- 14 3SH (From RM1 million)
- 1 food court
- 2 detached lots
- Developed by : E-Heritage SB



Casa Mutiara

- Jalan Depo, Petra Jaya
- No. of Units : 47
- 39 DST (From RM235K)
- 8 DSSD (From RM330K)
- Detached Lots
- Developed by Mahligai Kekal SB



Taman Nuri

- Petra Jaya
- No. of Units : 6
- 6 DSSD (From RM425K)
- Developed by Hart Builders SB

MIRI

Taman Jelita (Taman Tunku Phase 2)



Taman Jelita located at Taman Tunku is a sizeable development of mixed housing comprising 233 units of single storey terraced units and 44 units of double storey terraced units with price ranging from RM129,888 to RM175,888 for the single storey units (from 71.0 sm) and from RM183,888 to RM221,780 (133.0 sm) for the double storey units. The project is developed by Kumpulan Parabena.

Bandar Baru Permyjaya



Type of Property:	Single-storey terraced dwelling house	Double-storey detached dwelling house	Single-storey detached dwelling house
No Of Unit:	54 units	12 units	6 units
Price (RM):	DH1TH From RM112,888 onwards	From RM 502,888	Type A - RM268,888 Type B - RM259,888
Land Area:	From 150.14 s.m	From 732.07 s.m	Type A - 709.80 s.m Type B - 638.98 s.m
Wall Up Area:	From 75.0 s.m	262.75 s.m	126.0 s.m
Completion Date:	2006	NA	NA
Description:	Desa Murni, Bandar Baru Permyjaya	Viola, Prima Villa	Desa Indah 1 & 2, Bandar Baru Permyjaya

Taman Soon Hup

Taman Soon Hup, developed by Islandmate Development Sdn Bhd offers 73 double-storey terrace units with wall up area of 131.25 sm and 30 single-storey terrace units with wall up area of 69.51 sm priced from RM208,800 and RM80,000 respectively. The land area varies from 149.7 sm for the single storey terrace to 174 sm for the double storey terrace.



SIBU

Taman Fabulous, Sibu

Developed by Fabulous Enterprise Sdn Bhd at Jalan Lada, **Taman Fabulous** consists of 71 housing units of 14 double storey semi-detached and 57 double storey terraced with prices ranging from RM218,000 to RM270,000 for land areas of between 202.3 to 283.2 sq metres.



Season Park II

Season Park II was launched on 27/3/2006 by Pembinaan Jingco Sdn Bhd at Jalan Teku, Sibu offering a total of 57 housing, namely 8 units of double-storey semi-detached, 33 units of double-storey terraced and 16 units of single-storey terraced. The price of the single storey terrace range from RM162,000 to RM192,000, the double-storey terrace from RM225,000 to RM275,000 and the double-storey semi-detached starts from RM335,000.

BINTULU



Medan Ginseng

Medan Ginseng is a new residential development to the west of Jalan Sibiyu launched by Paling Construction Sdn Bhd in February 2006. It consists of 57 units of double storey terraced (RM198,000 - RM270,000), 10 units of double storey semi-detached (RM320,000-RM370,000), 16 units of single storey low cost terraced (RM40,000 - RM47,000) and detached plots with various designs.

NEW PROJECTS SUMMARY QTR 1 2006

New Residential Projects launched for 1st Quarter 2006

Type	Kuching	Sibu	Bintulu	Miri
DH1T	685	57	16	317
DH1.5T	45	0	0	0
DH2T	187	208	57	123
DH1SD	24	0	0	6
DH2SD	78	32	10	6
DH1D	1	0	0	6
DH2D	5	0	0	12
Total	1025	297	83	470

Source: WTWY Research, 2006

Selling Prices of residential units launched for 1st Quarter 2006

Type	Kuching	Sibu	Bintulu	Miri
DH1LC	85,000	-	40,000 - 47,000	-
DH1T	129,000 - 222,000	145,000 - 192,000	-	80,000 - 175,888
DH2T	235,000-350,000	218,000 - 355,000	198,000 - 270,000	183,888 - 389,000
DH1SD	228,000-278,000	-	-	318,000 - 388,000
DH2SD	330,000-508,000	From 335,000	320,000 - 370,000	398,000 - 418,000
DH1D	640,000	-	-	259,888 - 268,888
DH2D	-	-	-	502,888 onwards

Source: WTWY Research, 2006

LOW COST HOUSING

LOWER QUOTA FOR LOW COST HOUSING ALLOCATION

The quota ruling in respect of low cost houses for private housing developers have been eased from 30% to 10%. Under the relaxed policy, the developers can now opt to use the other 20% quota for medium low cost houses priced between RM48,000 to RM80,000. The low-cost houses are priced between RM40,000 to RM47,000. This quota ruling would apply to any scheme covering more than 10 acres in the major towns in Sarawak.

Source : The Star, 14/1/2006

RUMAH MESRA RAKYAT (RMR)

The Rumah Mesra Rakyat (RMR) is a people-friendly housing scheme between the Housing Development Corporation (HDC) and Syarikat Perumahan Negara Bhd (SPNB). RMR housing scheme will see the construction of RMR homes on state land or individual land owned by Sarawakians aged not more than 65 years old with an income of less than RM1,000 a month, and who can afford to buy a house. HDC will manage the ownership and repayment of these houses.

For a start, 196 RMR units have been planned in Kpg Bako in Kuching and Kpg Petanak in Mukah, with a total target of 1,000 units by end of 2006. Each house would have 3 bedrooms and 2 bathrooms to be built on land or on stilts, with a build up area of 700 or 1,000 sq feet. 1/3 of the construction cost would be subsidized by the Federal Government, meaning a remainder of RM35,000 would be paid by the houseowner over a period of 32 years at RM100 per month. Low and medium low affordable houses would be capped between RM47,000 and RM80,000.

Source : The Borneo Post, 7/3/2006

CLASS F CONTRACTORS FOR "RMR" PROJECTS

Class F contractors would be given RMR project jobs whose project value is not more than RM250,000. Under the scheme, each Class F contractor would be awarded 3 or 4 units of RMR houses to construct, and once finished, they could be given another batch of houses to build.

Source : The Borneo Post, 7/3/2006

REVIVAL OF ABANDONED HOUSING PROJECTS

The Ministry of Housing Sarawak will work together with Syarikat Perumahan Negara Berhad (SPNB) to revive abandoned housing projects in Sarawak and prevent recurrence. Under the project this year, the Ministry hopes to revive 13 abandoned housing projects worth RM196 million. The Bintulu Port Staff Housing Project which was abandoned in 2003 due to financial difficulties by the developers has been successfully revived. The development which consists of 426 houses on a 70-acre land was rehabilitated at a cost of RM33 million. Works started in January, 2004 and the completed project was officially handed over to Bintulu Port on 18/3/2006.

Adapted from The See Hua daily News, 18/3/2006 and The Borneo Post dated 19/3/2006

PROJECTS

KUCHING

RM150 million road projects for HSL

Hock Seng Lee Berhad (HSL) has received letters of intent from the Sarawak government through the Public Works Department (JKR) for two new road projects worth some RM150 million :

- Construction and completion of the proposed Semariang Riverine Loop Road in Kuching (which includes a new 11 km road along a low-lying coastal stretch, 7 major bridges, several minor crossings and associated drainage and culvert works) to be undertaken on a design and build basis over 30 months worth RM70.1 million;
- Construction of an access road linking a Technology Park to Kampong Tanjong Bako involving a 12-km new 2-lane carriageway, three bridge crossings and associated drainage and culvert works, with an estimated value of RM79.8 million over 30 months

The contracts are expected to be paid in cash and kind through allocation of State land which would serve to enhance its property development arm.

Source : KLSE Announcement Ref. No. HS-060220-51952 dated 20/2/2006

Expansion Works at Swinburne

Extension works for Swinburne University of Technology Sarawak Campus valued at a contract sum of RM68.5 million signed between Pometia Sdn Bhd and PPES Works Sdn Bhd have already started, with RM60 million awarded for the extension of the campus and RM8.5 million for 2 blocks of 4-storey student's hostel. The extended facilities will include 44 engineering, science and research labs, 24 computer labs, a conference facility which can accommodate up to 450 people, a lecture theatre for 380 students, a new library, a multi-level car park structure and a sports hall which would be complete in October 2007 while the hostels would be completed in August 2006. Student intake is expected to reach 5,000 by 2010 from the current 1,000 students.

Source : The Borneo Post, 7/3/2006

5.3 million passengers for KIA by 2012

With the completion of the Kuching International Airport, it will be able to handle some 5.3 million passengers by 2012 at the rate of 7% increase per annum, playing its role as the 3rd largest airport in the country, after KLIA (Kuala Lumpur International Airport) and KKIA (Kota Kinabalu International Airport). The new terminal would have a space load of 46,000 sq metres compared to 23,000 sq metres previously.

Source : Sarawak Tribune, 17/1/2006

Pasir Panjang Family Park

Pasir Panjang, Santubong, approximate 40 kilometres away from Kuching City, will soon have a family park called Pasir Panjang Family Park close to Pasir Pandak, a popular fishing village. It will occupy an area of about 400 hectares and will be developed in stages over a timeframe of 10 to 20 years. This would be an ideal family picnic and tourist spot as it is close to many places of attractions such as Kampung Buntal, Sarawak Cultural Village, Damai Resort, Damai Lagoon Resort and Santubong Resort.

The Pasir Panjang Family Park would be complimented by additional facilities such as cable cars that commute to the other Santubong natural attractions, seawater waterworld/ wet/watersports, fauna garden, rainforest, camping area, jungle trekking pathway/bush walking, bicycle path, foodcourt, barbecue facilities and even an entertainment arcade/theme park that would be able to accommodate about 1600 people.

Adapted from See Hua daily News and International Times, 26/3/2006

SIBU

Sibu-Tanjung Manis Road

Tenders for the soon to be built Sibu-Tanjung Manis Road, divided into 2 packages costing RM222 million and RM165 million respectively, were recently awarded.

Package 1 spanning Sibu to Sg Lobah Santubah was awarded to Trans Resources Corporation Sdn Bhd, a subsidiary of TRC Synergy Berhad, a public listed company, for a contract sum of RM222 million. The time for completion of the project is 42 months from the commencement of works and site possession which would be announced a later date.

Source : The Borneo Post, 15/3/2006 and KLSE Announcement Ref. No. TS-060329-43306

Sg Assan Bridge opened to traffic

The Sg Assan Bridge at Upper Lanang Sibu which is a 4-lane dual carriageway spanning 1.22 km will open to traffic on 25/4/2006 which is ahead of schedule by a year. The connecting 20.2 km Pradon-Tg Genting Road will be upgraded, costing some RM18.3 million to be completed within 18 months.

Source : Adapted from Sing Chew Jit Poh, 30/3/2006

BINTULU

Aluminium Smelter Plant Project

The 2 strongest contender for the aluminium smelter plant project in Bintulu, are CMS Energy Sdn Bhd, a wholly-owned subsidiary of Cahya Mata Sarawak Bhd and Smelter Asia Sdn Bhd with a RM11 billion and RM8 billion proposal respectively. The proposed aluminium smelter plant is expected to take up between 70% and 100% of the entire 2,400 MW of power to be produced by the Bakun dam.

Source : The Utusan Malaysia, 23/1/2006

MIRI

NAIM CENDERA hands over Phase I of ILP Miri

Naim Cendera handed over Phase I of Institut Latihan Perindustrian Miri to the Human Resource Department on 7/3/2006. ILP Miri is a 1-stop vocational training institute for school leavers. Sited on a 60-acre land at Bandar Baru Permyjaya Miri, it is Naim's flagship property development project in Miri. In 2004, Naim was awarded the RM76 million contract for the construction and completion of Phase 1 by the Human Resource Department of the Ministry of Human Resources. Work on the project started in August 2004 and was completed ahead of the February 2006 deadline. Phase II consists of 53 units of staff quarters, a block of hostels for 200 male students, two faculties for 270 students, a hockey field, a grandstand and 5 types of recreational facilities and a surau. The contractual date for project completion is February 2007.

Curtin Precinct

The construction works of a new township about 2 km away from Malaysia's Curtin University will commence simultaneously with the 2nd phase extension works of Curtin University which is expected to be completed in 2008.

The proposed development area, costing RM14 million, will cover about 400 hectares of the new township, known as Curtin's Precinct and is aimed at accommodating the estimated 2,000 students enrolling into Curtin University as well as lecturers, international students, administrators etc. The proposed new township area will have properties ranging from double storey shophouses to mixed housing like detached houses, double storey terraced houses and deluxe condominiums.

Adapted from See Hua Daily News, 8/1/2006

GOODS & SERVICES TAX (GST) POSTPONED

The GST which was supposed to come into effect on 1st January, 2006 has been deferred to a later date. The move is to allow more time to further refine the proposed GST model and to ensure that businesses are ready to implement the new system.

Source : *The New Straits Time*, 23/2/2006



RETAIL SALES GROWTH

Year	% growth	RM billion
1995	10.10%	39.7
1996	9.40%	43.4
1997	7.00%	46.4
1998	-20.00%	37.1
1999	7.40%	39.9
2000	10.40%	44.1
2001	1.70%	44.8
2002	3.00%	46.2
2003	3.60%	47.8
2004	8.00%	51.7
2005e	6.50%	55.0
2006f	8.00%	59.4

Source : *Retail Group Malaysia 2006*

SHEDA LUNCHEON TALK

A **LUNCHEON TALK** jointly organized by the Sarawak Housing and Real Estate Developers' Association, RHB Bank Berhad and CH Williams Talhar Wong & Yeo Sdn Bhd was held on **15th February, 2006** at the Grand Ballroom of the Kuching Hilton. Entitled "**Sarawak Property Market Report 2005 & Sarawak Property Market Outlook 2006**", the talk was well attended by developers, bankers and business associates and graced by the Assistant Minister of Housing, YB Dr Soon Choon Teck. An overview of the property market in Sarawak for 2005 and the outlook for 2006 including exposition on the factors influencing property demand and market sentiments was presented by Mr Wong Ing Siong, Managing Director of **CH Williams, Talhar, Wong & Yeo Sdn Bhd**. The Q & A session immediately following saw active participation from the floor. Participants were also treated to a sumptuous buffet lunch at the same venue.



Talk presented by Mr Wong Ing Siong, MD of WTWY



Luncheon Talk committee



Section of the crowd during the Buffet Lunch

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MINISTRY OF INDUSTRIAL DEVELOPMENT SARAWAK (MIDS) LAUNCHES READY-BUILT FACTORIES

The Ministry of Industrial Development Sarawak recently launched its semi-detached and terraced factory units located at Demak Laut in Bako on 17 January, 2006. It is part of Phase 3 of the Demak Laut Industrial Park and the 1st of such project involving sale and rental of ready-built factories to cater to the needs of SMIs and SMEs. The units launched were 64 units of semi-detached factories for sale from RM450,000 per unit and 18 units of terraced factories for rent from RM1,500 per month per unit with special discount for Bumiputera.

The launch was officiated by YB Datuk Patinggi Tan Sri Dr George Chan Hong Nam, Deputy Chief Minister and the Minister of Modernisation of Agriculture and Minister of Industrial Development Sarawak and attended by well over 200 government officials, investors, potential buyers/tenants and bankers. Also present at the launch were the assistant ministers of Industrial Development, YB Datuk Daud Abdul Rahman and YB Encik Larry Sng Wei Shuen, Assistant Minister of Environment, Dr Abang Abdul Rauf Abang Zen and Ministry of Industrial Development Permanent Secretary, Tuan Haji Soedirman Aini.

C.H. Williams, Talhar, Wong & Yeo Sdn Bhd is both the marketing agent and property manager for this project, being appointed as MIDS' exclusive property consultant for the ready-built factories.



Ready Built Factories For Sale / Rent

At Demak Laut Industrial Park Phase III, Jalan Bako, Kuching



For Sale

Price per Unit :
From RM 450,000.00

* 5 % Discount for Bumiputera

Contact Person: Mr. Hii / Mr. Chai (WTWY Kuching Office)
Tel: 082-246262 / 012-8870585



For Rent

Rental per month:
RM 1,500.00 (Intermediate unit)
RM 1,700.00 (Corner unit)

* 15% Discount for Bumiputera

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