

# SARAWAK PROPERTY BULLETIN

“Work Together With You”

PPK 344/6/2008

## SAMARAHAN

### SARAWAK'S CENTRE FOR HIGHER LEARNING, RESEARCH & TECHNOLOGY



Aerial view of parts of Samarahan

Samarahan Division comprises of the Districts of Samarahan, Serian, Simunjan and Asajaya. Kota Samarahan, the Divisional Headquarters, is about 30 kilometres to the South East of Kuching City Centre.

Once part of Kuching, Samarahan became a separate Division on 1<sup>st</sup> January, 1987, and since then, has grown from a modest population of 150,000 to about 223,100 (mid-year estimates 2007) in the past 2 decades, with about 56,300 found in the Samarahan District. Its rate of growth of 3.92% for the last Census period (1991-2000) has surpassed that of all the major districts in Sarawak, except for Bintulu. The Samarahan District comes under the jurisdiction of the Majlis Daerah Samarahan (MDS).

No area in Sarawak has undergone as much transformation through development as Samarahan in the last three decades. The laid-back rural image which once underpinned Samarahan and its surrounding areas has long been replaced by one of a rapidly developing growth centre which now draws its energies from the interplay of rural and urban forces.

### History

Kota Samarahan, formerly known as Muara Tuang, then just a small trading village in the area, was linked to Kuching by road only in the early seventies. Until then, the only means to Muara Tuang was by river, usually an arduous journey in a slow cargo boat.

The completion of the 25-kilometre road linking Kota Samarahan to Kuching marked the beginning of an era of rapid development. The main catalyst for growth has been the implementation of good road networks linking the surrounding towns and villages like Asajaya, Sadong Jaya, Tambirat and Beliong to Kota Samarahan and Kuching.

#### Social and Recreational Institutions in Samarahan



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## SAMARAHAN SARAWAK'S CENTRE FOR HIGHER LEARNING, RESEARCH & TECHNOLOGY



Institusi Latihan Perindustrian KS



Lembaga Koko Malaysia



New army camp



SIMC (under construction)



UNIMAS

*Training, education and medical institutions in Samarahan*

### Present

Today, Kota Samarahan has been transformed from a small coastal village to a vibrant town with modern amenities and is the administrative headquarters of the Samarahan Division. As the Divisional town, Samarahan is well served by its own fire fighting station, government clinic, schools, universities, training and religious institutions and buildings; and complemented by branch government departments serving this Division.

Samarahan, which was accessible formerly only by ferry across the Sg Kuap has since the 1990's been linked up to South-East Kuching by a bridge over Sg Kuap which when linked to the Kuching Outer Ring Road, provided a short-cut route from Kota Samarahan to Kuching and the major industrial areas of Sama Jaya, Pending and Demak Laut of Kuching. The new road cuts the distance between Kota Samarahan and Kuching by 10.5 kilometres and travelling time to about 30 minutes by car.

Lands in Samarahan are mostly flat and low-lying in nature with mostly peat soils, ideal for the plantation of coconuts, pineapples and oil palm. Most parts of Samarahan are still undeveloped although the pace of development has speeded up in recent years with the government's efforts to turn Samarahan into an educational and R & D hub.

The main economic activity in Samarahan is still agricultural and in most parts, covered by the Samarahan Integrated Agriculture Development Project (IADP) with oil palm plantation schemes being introduced in recent years as a supplementary crop.

In a shift of development away from the old Muara Tuang Bazaar, a new township named Bandar Baru Kota Samarahan (BBKS), was mooted and earmarked to be

sited between the junctions of the old Jalan Datuk Muhamad Musa and the new proposed link road going up North, about 1 to 2 kms. from the old bazaar/ferry point. As the designated commercial centre for Kota Samarahan, 9 blocks of 4-storey shophouses were built by M/s Hock Peng Realty to kick-start the BBKS project.

Samarahan is well-known for being the home to 2 full-fledged universities, Universiti Malaysia Sarawak (Unimas) and MARA University of technology (UiTM). Its academic role was further enhanced in 1999 with the siting of Tun Abdul Razak Teachers' College, the 1<sup>st</sup> "smart" college of its kind in Malaysia. The on-going Sarawak International Medical Centre (SIMC) will add another significant high technology feature to Samarahan as well as the Sarawak Technology Park. Other significant developments are the Institut Latihan Perindustrian Kota Samarahan and Dato' Traoh International School. An industrial estate and low-cost housing schemes are other major developments currently taking shape in Samarahan.

To cater for the growing population, more well-planned new developments including commercial and residential areas are mushrooming in Samarahan. The last 5 years especially, have seen an expansion of the housing sector in the Samarahan District as witnessed by the hives of construction activities greeting one's travel especially along the two (2) main roads of Kuching Samarahan Expressway (Kuching Outer Ring Road) and Jalan Datuk Mohamad Musa.

The largest developer in a single location in Samarahan is Naim Cendera Holdings Berhad with about 85% of its 5,000 planned units already completed or under construction for its Desa Ilmu township located along Jalan Datuk Mohamad Musa.



BBKS Commercial Centre



Desa Ilmu



Midway Crescent



Stakan Jaya Commercial Centre



Medan Universiti

*Commercial developments in Samarahan*

SAMARAHAN SARAWAK'S CENTRE FOR HIGHER LEARNING, RESEARCH & TECHNOLOGY



Triya Vista



Riviera



Gateway Heights



Midway Crescent



Uni Vista



Taman Desa Permai

Residential developments along Kuching Outer Ring Road

Housing units completed in Samarahan (2000-Sep 2007)

Type	2000	2001	2002	2003	2004	2005	2006	Sep 2007	Total
Terraced	0	50	395	1123	756	1310	1602	819	6055
Semi-detached	0	12	1	118	88	93	266	126	704
Detached	0	5	0	1	2	0	0	3	11
Flats/Apts	0	0	160	0	0	0	416	128	704
Quadruplex	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>67</b>	<b>556</b>	<b>1242</b>	<b>846</b>	<b>1403</b>	<b>2284</b>	<b>1076</b>	<b>7474</b>

Source : WTWY Research (2007)

key:

- DH1LC Single storey low cost
- DH1LCP Single storey low cost plus
- DH1T Single storey terrace
- DH2T Double storey terrace
- DH1SD Single storey semi-detached
- DH2SD Double storey semi-detached

Housing projects under construction in Samarahan

Location	DH1LC	DH1LCP	DH1T	DH2T	DH1SD	DH2SD	Grand Total
Jalan Muara Tuang	260	275	81	16	24		656
Jalan Sungai Tapang			8	0			8
Kuching Outering Road			0	1		14	15
Jalan Muara Tuang			6	6	4		16
Jalan Muara Tuang			33	0	6		39
Jalan Muara Tuang			0	30		8	38
Jalan Muara Tuang			20	0	10		30
Jalan Entingan			47	0	4		51
Jalan Datuk Mohd Musa			49	0	10		59
Kuching Outer Ring Road			54	24			78
Jalan Stakan Melayu	138	121	91	13	34		397
Jalan Datuk Mohd Musa			58	0			58
	398	396	447	90	92	22	1445

Source : WTWY Research (2007)



Prices of houses launched in Samarahan (2000-2007)

	2000	2001	2002	2003	2004	2005	2006	2007
DH1LCP								From 103,000
DH1T	92,888 - 141,888	98,888 - 228,888	From 67,000	80,000 - 157,888	80,000 - 228,000	131,888 - 170,888	125,000 - 277,888	125,000 - 277,888
DH2T	148,999 - 238,000	166,000 - 247,888	From 119,000	179,888 - 223,000	188,888 - 288,000	179,888 - 307,000	186,888 - 379,888	186,888 - 404,888
DH1SD	249,000 - 263,000	162,888 - 179,888	128,888 - 179,888	149,000 - 219,888	173,888 - 206,899	141,200 - 240,800	179,888 - 328,888	202,888 - 332,888
DH2SD	N/A	248,888 - 258,888	220,000 - 298,888	268,888	From 410,000	292,000 - 346,888	292,888 - 379,888	292,888 - 404,888
DH1D	N/A	N/A	N/A	N/A	248,000 - 268,000	N/A	N/A	NA

Source : WTWY Research (2007)



APT Garden



G Buliders



Muara Tuang Park



Samarindah



Stakan Perdana



Taman Borneo Jaya



Taman Bunga



Taman Merdang



Taman Yung Seng



YesHome Garden

Residential developments along Jalan Datuk Mohamad Musa

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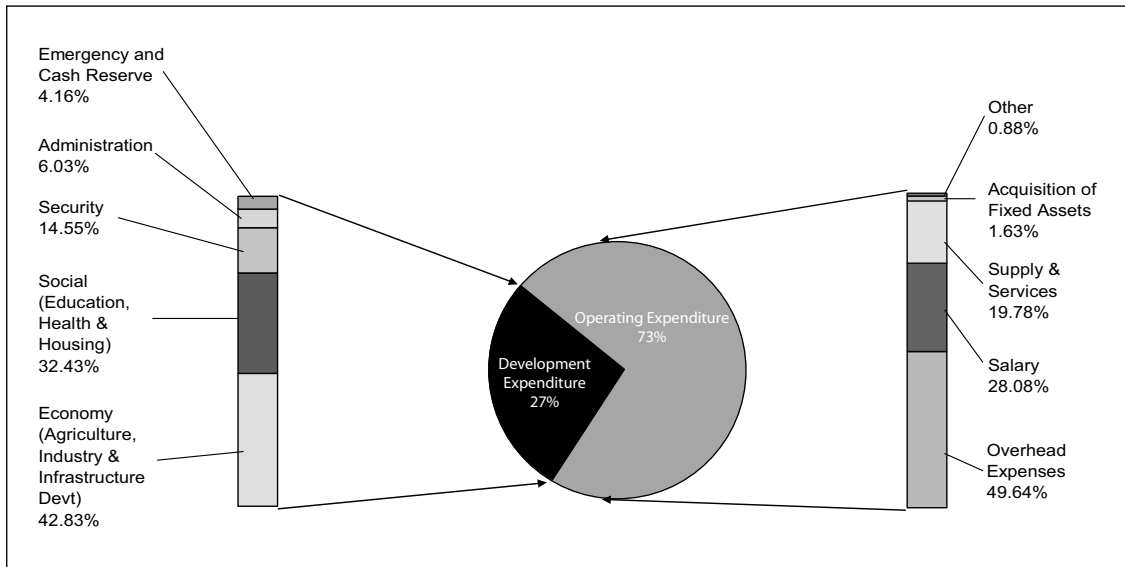
## FEDERAL BUDGET 2008 HIGHLIGHTS

- RM176.9 billion to be allocated for the 2008 Budget (compared with RM159.4 billion previously) – RM128.8 billion for operating expenditure and RM48.1 billion for development expenditure;
- Fiscal deficit expected to be further reduced to 3.1% in 2008 compared to an expected reduced rate of 3.2% of GDP in 2007 from 3.3% in 2006;
- The largest allocation of operating expenditure is for the fixed charges and grants (RM64b), emoluments (RM36.2b), followed by supplies and services (RM25.5b), assets purchase (RM2.1b) and other expenditures (RM1.13m);
- The largest allocation of development expenditure is for the economic sector comprising agriculture, industry and infrastructure (RM20.6b), followed by social sector (RM15.6b), security sector (RM7.0b), general administration sector (RM2.9b) and contingency reserves (RM2b); and
- GDP growth is expected to be between 6.0%-6.5% for 2008;
- A single-tiered tax system will be implemented where profits for companies are taxed only at the company's level and dividends received are exempted from tax;
- Corporate tax will be further reduced to 25% in 2009 from 26% in 2008;
- Islamic fund management companies will be allowed to be fully owned by foreigners; all assets to be allowed to be invested overseas; income tax exemption until 2016; and a RM7 billion fund will be channeled by EPF to be managed by such companies;
- Penang Outer Ring Road, the East Coast Economic Region, the Sabah Corridor and the Sarawak Corridor will be implemented soon;
- Emphasis will be given on rural development for road construction (RM680 million), utilities supply (RM462 million), social amenities (RM70 million) and ICT education (RM15 million);
- RM13 billion allocated for healthcare facilities and pioneer status of 100% or investment tax allowance of 60% for 5 years for R & D in medical devices;
- The annual fee for primary and secondary schools as well as the examination fee for Sijil Tinggi Agama Malaysia has been abolished effective 2008;
- The Text Book Loan Scheme will be provided to all students, irrespective of the families' income and with no restriction on the no. of eligible children, beginning 2008 school session and free uniform given for household income of RM1,000 and below;
- RM4 billion is allocated for the implementation of development projects in Sarawak;
- A RM2 billion bond will be issued by BNM to be subscribed by senior citizens aged 55 years and above, who do not have permanent jobs.

### Federal Budget 2008 – affecting the Property Sector

- Effective 1/1/2008, private valuation will be allowed for purposes of assessment in stamp duty payment for the transfer of properties;
- Foreign ownership on REITs management companies will be allowed up to 70% with minimum Bumiputera ownership requirement remaining at 30%;
- A 50% stamp duty exemption to be given on documents of transfer for the purchase of one house, of not more than RM250,000 per unit and nil stamp duty for transfer between husband and wife;
- RM400 million initial fund has been earmarked by Pelaburan Hartanah Bumiputera to increase Bumiputera property investment in the Iskandar Development Region (IDR);
- RM887 million has been allocated to build more quarters for civil servants nationwide in 2008.

2008 Budget Total Expenditure



NYMEX Light Sweet Oil - Daily Price (ending 2-10-2007)



COMMODITIES

ADB Forecast

Growth in developing Asian economies should rise more than 8% for 2007 and 2008, backed by strong performances from China and India. China, on the back of a 13-year high, is expected to grow 11.2% for 2007 and 10.8% for 2008, up from the earlier forecast of 10.0 and 9.8% respectively. Developing Asia (excluding Japan) grew 8.5% last year whilst inflation forecast for the region was also revised upwards by 4% for 2007 and 3.8% for 2008 with oil prices expected to persist for 2008. The forecast for East Asia was raised to 8.9% for 2007 and 8.7% for 2008, while South East Asia's forecast was upgraded to 6.1% for both years. South Asian growth would also be raised to 8.1% for both years. U.S. recession could clip growth in developing Asia by between 1.0 and 2.0% but the impact should be modest and short-lived.

Source : ADB Outlook 2007 as adapted from The Borneo Post, 18/9/2007

ADB Outlook 2007

Countries	2004	2005	2006	ADO 2007	Update	ADO 2008	Update
China	10.1	10.4	11.1	10.0	11.2	9.8	10.8
India	7.5	9.0	9.4	8.0	8.5	8.3	8.5
Cambodia	10.0	13.5	10.8	9.5	9.2	9.0	8.0
Indonesia	5.0	5.7	5.5	6.0	6.2	6.3	6.4
Laos	6.9	7.2	7.3	6.8	6.8	6.5	6.5
Malaysia	6.8	5.0	5.9	5.4	5.6	5.7	5.7
Myanmar	13.6	13.2	-	-	-	-	-
Philippines	6.4	4.9	5.4	5.4	6.6	5.7	6.0
Singapore	8.8	6.6	7.9	6.0	7.5	5.5	6.0
Thailand	6.3	4.5	5.0	4.0	4.0	5.0	5.0
Vietnam	7.8	8.4	8.2	8.3	8.3	8.5	8.5

Source : ADB Update 2007 from NST 180907

WORLD ECONOMY

## ECONOMIC REPORT 2007/2008 - Economic Outlook Rosy for 2008

The Malaysian economy is anticipated to strengthen further to between 6 and 6.5 percent next year from 6 percent in 2007, due to contributions from all sectors of the economy especially in the services, construction and electronics sector, with domestic demand as the main driver of the economy. Despite external challenges, the Malaysian economy is expected to remain resilient on the back of well-diversified and broad-based structures as well as strong macro-economic fundamentals. Inflation is expected to remain low despite strong expansion of the economy as output growth is still below the potential level. GNP per capita is expected to rise by 6.8% in 2008 and per capita income in 2008 is expected to increase by 6.9%.

Source : Economic Report 2007/2008

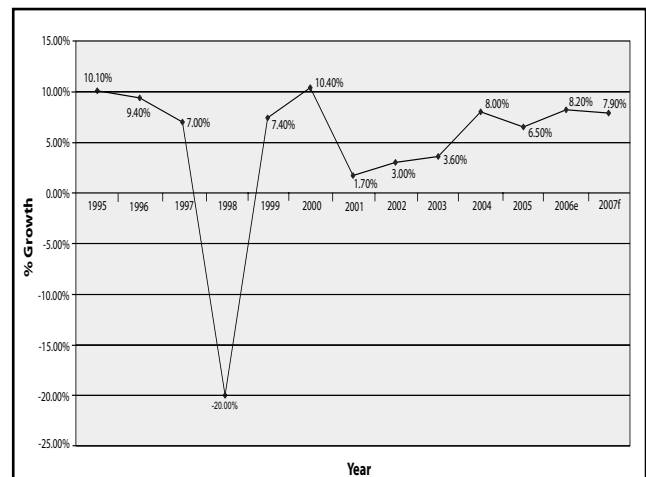
### GDP Growth for Malaysia

Malaysia's economy expanded by 5.7% in the 2<sup>nd</sup> quarter of 2007, higher than the 5.5% recorded for 1<sup>st</sup> quarter but less than the 6.1% recorded a year ago. This growth was supported by the resilient private sector, aided by increase in the public sector spending, strong services sector and high construction and mining activities. However, decline was noted in export growth of 3% (2Q 2006 : 5.5%) as reflected in the lackluster growth of 1.5% in the manufacturing sector (2Q 2006 : 8.4%). Similarly, agricultural sector output declined 0.9% (2Q 2006 : 3.9%) due to flood calamities in several states. Inflow of foreign direct investments was strong in the 2<sup>nd</sup> quarter, amounting to RM13.6 billion (2Q 2006 : RM2.5 bil).

The economic growth for Malaysia is expected to remain firm for 2<sup>nd</sup> half 2007 as it is expected that tourist arrivals will peak during this period, oil and gas output would be higher from new facilities and more 9MP projects will take off the ground.

Source : Adapted from the Bank Negara Malaysia Report Ref. No: 08/07/07 dated 29/8/2007

### Retail sale figures



Source : Retail Group Malaysia, 2007

### Malaysia's retail sales growth slower for 1<sup>st</sup> half 2007

MALAYSIA'S retail sales grew slower in the first half of this year with 8.2 per cent, compared with 9.5 per cent in the same period last year. Retail sales grew by 8.4 per cent in 2006, the highest in six years. According to the Retail Group Malaysia (RGM), this is a reasonably good report for 2007 considering the volatile stock market performances, the rising costs of living of urban population and the uncertain external environment.

In fact, retail sales growth in the first half was better than the broader economy which grew 5.6 per cent. Growth were mostly supported by department stores cum supermarkets; and fashion and fashion accessories outlets; followed by furniture and electrical & electronics stores.

The Mega Sale Carnival held during the 3<sup>rd</sup> quarter of the year and the recent salary increase for civil servants would help stimulate spending for the 2<sup>nd</sup> half year.

The uncertain economic outlook of the US will to a certain extent affect the willingness of Malaysian consumers to spend.

Source : The Business Times, NST, 26/9/2007

## CAR PRODUCTION & SALES FIGURES

	PRODUCTION				SALES			
	AUGUST		YTD AUGUST		AUGUST		YTD AUGUST	
	2007	2006	2007	2006	2007	2006	2007	2006
PV (Passenger Vehicles)	35,521	37,571	261,165	329,295	43,183	43,393	284,650	309,037
CV (Commercial Vehicles)	3,184	4,400	25,515	30,855	4,402	3,796	28,600	30,482
<b>Total</b>	<b>38,705</b>	<b>41,971</b>	<b>286,680</b>	<b>360,150</b>	<b>47,585</b>	<b>47,189</b>	<b>313,250</b>	<b>339,519</b>

- Sales figures for August 2007 improved by 6% or 2,659 units over July 2007 due to :  
Higher disposal income due to the 7.5% to 35% salary increase for civil servants  
New model introductions  
Market acceptance of used car values
- Sales volume in September 2007 is expected to be maintained.

Source : Malaysian Automotive Association, 17/9/2007

**PROPERTY ISSUES**

**Increase in houses for MPP**

Based on the number of ratepayers, 3,000 more houses have been added to the Majlis Perbandaran Padawan (MPP) area bringing the number of houses within its 1,442 sq km area to 53,000.

*Adapted from The Borneo Post, 25/9/2007*

**Affordable housing price maintained**

The Housing Ministry will maintain the current price of low and medium-low cost houses at RM42,000 to RM47,000 per unit for low cost houses and a maximum of RM150,000 for medium low cost houses despite increasing construction costs, following the decision of the Finance Ministry under the Federal government. Private developers have been calling for the ceiling price of affordable houses to be raised due to price hike in building materials and utility services. The Minister of Housing suggested that developers make full use of their 30% low cost quota although this was not required to be on the same site as their conventional housing project. On the increase in the price of steel bars, the Automatic Price Mechanism (APM) will be implemented and monitored by the State government.

*Source : Statement by Minister of Housing, Dato Sri Abang Johari Tun Openg, Borneo Post, 1/8/2007*

**Malaysia My 2<sup>nd</sup> Home programme in Sarawak**

According to a statement by the Minister of Housing, 47 applications under the Malaysia My 2<sup>nd</sup> Home programme were approved for a total of 69 participants including extensions from 2005, the majority of which are British, numbering 22. Miri will be promoted as a destination for the Sarawak My 2<sup>nd</sup> Home campaign with focus on potential home buyers from Korea, Japan and Hong Kong due to its relative proximity to these countries whilst Kuching would focus on attracting Singaporeans. The Minister pointed out that the exemption of the property gains tax and the extension of land lease to 90 years were 2 factors that would draw foreigners to Sarawak.

*Source : The Borneo Post, 1/8/2007*

**NEW PROJECTS SUMMARY Q3 2007**

**Number of houses launched Q3 2007**

Type	Kuching	Sibu	Bintulu	Miri
DH1T	40 (151)	99 (515)	0 (43)	55 (310)
DH1.5T	0 (46)	0 (0)	0 (0)	0 (0)
DH2T	76 (311)	130 (303)	0 (107)	0 (0)
DH2.5T	0 (12)	0(0)	0 (0)	0 (0)
DH1SD	12 (28)	0 (64)	0 (0)	16 (52)
DH2SD	43 (66)	52 (82)	0 (54)	0 (36)
DH1D	0 (0)	0 (9)	0 (0)	0 (8)
DH2D	0 (4)	1 (2)	0 (0)	0 (0)
<b>Total</b>	<b>171 (618)</b>	<b>282 (975)</b>	<b>0 (206)</b>	<b>71 (406)</b>

*Source : WTWY Q3 2007 Survey  
Figures in bracket denotes Q3 2006 figures*

**Newly launched house selling prices Q3 2007**

Type	Kuching	Sibu	Miri
DH1T	NA	186,800 - 240,000	172,000 - 189,888
DH2T	288,000 - 458,000	268,899 - 350,000	-
DH1SD	198,000 - 225,000	-	230,000 - 296,888
DH2SD	398,000 - 520,000	NA	-

*Source : WTWY Q3 2007 Survey*

# NEW PROJECTS LAUNCHED

## SAMARAHAN




**Taman Sri Song Seng** is a new development by M/s Poh Lo Chew (Borneo) Development Sdn Bhd currently under construction along Jalan Datuk Mohamad Musa. Offering 58 units of single storey terrace house priced from RM178,888, the project is expected to be completed by mid 2008.

Located along Jalan Datuk Mohd Musa, just before UNIMAS and opposite Desa Ilmu Commercial Centre, **Mas Village** developed by HWS Properties Sdn Bhd offers affordable single storey units consisting of 41 terraced units priced from RM125,00 onwards and 18 semi-detached units priced from RM205,000 onwards.



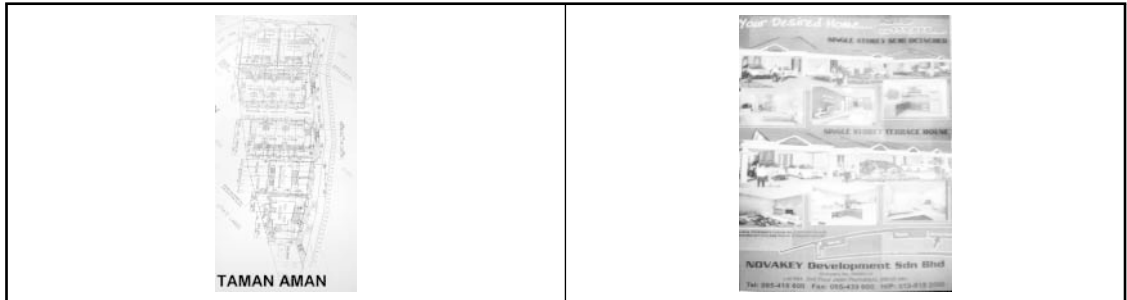
Developed by Pembinaan Jayaduta Sdn Bhd, the project is located along **Stakan Perdana** and consists in total of 34 units single-storey semi-detached houses, 13 units double-storey terrace house, 91 units single-storey terrace houses, 121 units low cost plus housing and 143 units low cost housing. Phase 1 launched offers 143 units of low cost housing from RM90,000, 13 units of double-storey terraced from RM208,000 and 12 units of single storey terraced from RM210,000.

## SIBU

			
	Sun Garden, Jalan Ulu Oya	Vista Parade, Jalan Salim	Pahlawan Centre, Jalan Pahlawan
Developer	Joseph Co.	Hock Seng Lee Construction SB	SHC Team SB
Type of Property	DH2T, DH2SD and DH1T	DH2T	SH3T
No. of Unit	DH2T – 31 DH2SD – 2 DH1T 27	Type 1 – 22 Type 2 – 5 Type 3 – 5 Type 4 – 4	SH3CT – 12 SH3IT – 27
Price (RM)	DH1IT – From RM168,899.00 DH1CT – From RM238,899.00 DH2IT – From RM268,899.00 DH2CT – N/A DH2SD – N/A	DH2IT – From RM279,888.00; DH2CT – From RM344,888.00	SH3IT – From RM665,000.00; SH3CT – From RM815,000.00
Land Area	DH1IT – From 190.2 sq. metres DH1CT – From 311.6 sq. metres DH2T – N/A DH2SD – N/A	DH2CT – From 374.0 sq. metres; DH2IT – From 177.9 sq. metres	SH3IT – 116.9 sq. metres; SH3CT – 161.92 sq. metres
Wall Up Area	DH1T – 101.5 sq. metres DH2T – 7m x 16.76m	From 157.75 sq. metres	SH3IT – 331.23 sq. metres; SH3CT – 436.19 sq. metres



MIRI



**Taman Aman** **Taman Jelita- Block 2**

Developer	Fuldev SB	Novakey Developers SB
Type of Property	DH1T and DH1SD	DH1T and DH1SD
No. of Unit	DH1T – 11 DH1SD – 8	DH1T – 44 DH1SD – 8
Price (RM)	DH1T – From RM172,000.00 DH1SD – From RM230,000.00	DH1T – From RM189,888.00 DH1SD – From RM296,888.00
Land Area	DH1T – From 196.0 sm DH1SD – From 214.0 sm	DH1T – From 199.5 sm DH1SD – From 390.0 sm
Wall Up Area	DH1T – From 108.25 DH1SD – From 102.0	DH1T – 97.91 sm DH1SD – 111.57 sm

**Note:** DH1T - Single Storey Terrace      DH1SD - Single Storey Semi-Detached  
 DH1IT - Single Storey Intermediate Terrace      DH2SD - Double Storey Semi-Detached  
 DH2T - Double Storey Terrace  
 DH2IT - Double Storey Intermediate Terrace

**DEVELOPMENT PROJECTS**

**6 power plants for Sarawak**

Sarawak Energy Berhad (SEB) plans to invest RM10 billion building 6 power plants, including hydroelectric and coal-fired generators, to triple the supply in 8 years. It plans to add 2,000 megawatts (MW) to the current 966 MW to woo heavy industries. Demand which is estimated at 803 MW for this year and 859 MW by 2008, is expected to rise to 1,174 MW by 2015, without taking into account the aluminium smelters' need. The bakun project is expected to start producing its 1<sup>st</sup> 1,200 MW electricity by 2010 and the State's total installed capacity may increase to 10,000 MW by 2020.

Source : The Starbiz, Star, 1/8/2007

**CMS to build 1,000 houses at BBS**

Projek Bandar Samariang Sdn Bhd, a subsidiary of Cahya Mata Sarawak (CMS) entered into an agreement with Koperasi Perumahan Angkatan Tentera Berhad (KPAT) on 27/7/2007 to design and construct 1,000 units of single storey terrace houses at Bandar Baru Samariang in Kuching.

KPAT will be marketing the residences to the co-operative's members made up of army personnel and their families. Development of the houses will be carried out on 2 parcels of land with easy access to Bandar Baru Samariang's commercial hub and schools. The total value of the contract is RM116.4 million.

Source : The Eastern Times, 29/7/2007

**Cahya Mata Sarawak Bhd - Aluminium smelter plant**

Cahya Mata Sarawak Bhd (CMSB) has entered into a joint venture with Rio Tinto Aluminium with a 40:60 interest to develop an aluminium smelter plant in Bintulu. Starting with an initial production of 550,000 tonnes a year, the capacity is expected to expand to 1.5 million tonnes per annum. The smelter would require 900 MW of electricity which would be sourced from the 2,400 MW Bakun dam project.

Source : The StarBiz, Star, 8/8/2007

**HSL - Tanjung Manis, Mukah**

Hock Seng Lee Berhad signed a Letter of Acceptance from STIDC for a 30-month contract for the reclamation and infrastructure project worth RM179 million for the proposed sandfilling and infrastructure work at Tanjung Manis, Mukah.

Source : KLSE Company Announcement Ref No HS-070709-63726 dated 9/7/2007

**La Promenade**

Hock Seng Lee Berhad will embark on a high-end mixed development project with an estimated gross development value of RM600 million in the Sungai Kuap area, near Kuching International Airport called La Promenade. The project will have 1,000 houses, a commercial centre comprising 200 shophouses and office blocks, an international school and clubhouse.

Source : Starbiz, 12/6/2007

## Kingwood Hotels

Kingwood Group of Companies will develop and operate their 2<sup>nd</sup> hotel in Mukah, namely Kingwood Hotel Mukah, following the completion in 2006 of 4-star Kingwood Resort Mukah, a beach resort situated about 14 km from the town centre. Sited within Medan Setia Raja Commercial Centre, works commenced on 26/9/2007 and is expected to be completed by August 2008. The 3-star hotel will be 5 storeys high with 200 guest rooms, 2 conference rooms with a combined capacity for 300 and a 200-person capacity restaurant. The main contractor for the project is Hock Peng Organisation. Expansion works are also ongoing for the existing 4-star 168-room Sibu Kingwood Hotel to add another 230 rooms plus 8 apartment suites in order to achieve a 5-star rating which would be the 1<sup>st</sup> in Sibu.

Source : The Borneo Post, 27/9/2007 and www.bernama.com.my, 24/9/2007

## New State Marine base in Kuching

Construction of the new Marine Police base for Sarawak, which was approved under the 8<sup>th</sup> Malaysia Plan but was delayed and brought forward to the current 9<sup>th</sup> Malaysia Plan, is expected to finally commence by end of 2007 at an estimated cost of more than RM300 million. The project will be near the Senari Port within the Sejangkat Industrial Estate, covering 52 acres, the largest of its kind in the country. It would comprise state-of-the-art operation rooms, shipway and training facilities.

Source : The Borneo Post, 28/8/2007

## RM1 billion for 3 Housing Projects

Almost RM1 billion will be spent to develop affordable housing projects (Rumah Mesra Rakyat) in 3 locations throughout Sarawak through a co-operation between a federal corporation, Syarikat Perumahan Negara Berhad (SPNB), a State agency, Housing Development Corporation (HDC) and the private sector, Naim Cendera Berhad. The housing projects are :

1. Vista Ilmu in Kota Samarahan at RM109 million offering 1,152 units of 4-storey walk-up apartments;
2. Jalan Sultan Tengah in Santubong at RM300 million offering 1,975 units; and
3. Desa Bahagia in Miri at RM450 million offering 2,703 units.

The 3 projects are expected to be completed under the 9<sup>th</sup> Malaysia Plan (2006-2010) with Vista Ilmu already put up for sale and expected to be completed in July 2010 while the latter 2 are already undergoing land clearing.

Source : Adapted from The Borneo Post, 7/9/2007

## Sarawak Club restored

Sarawak Club which burnt down a year ago, was fully restored and officially re-opened on 29/7/2007. The new RM10 million building, which resembles its 100-year old predecessor, started as the 1<sup>st</sup> hotel in Sarawak called the Rajah Arm in 1872, and was housed in several premises until its permanent site at Jalan Taman Budaya here. The Club currently has 3,000 members.

Source : The New Straits Times, 30/7/2007

## Trusan Bridge Project

Trusan Bridge Project, the last of the missing link in the Pan-Borneo Highway in Sarawak has been contracted to Kuching-based contractor, Aru Daya Sdn Bhd, for a cost of RM29 million and will be tied up by end of 2009. When it is completed within the 30 months contractual period, the ferry services would no longer be in operation. The construction of this last stretch of the highway was most welcome as vehicular and human traffic has increased substantially over the years. Presently, the ferry services is the means to connect Limbang to Lawas and beyond.

Source : The Borneo Post, 11/7/2007

## Zecon Berhad has secured a RM124 mil contract for the proposed extension project of the Matang Highway near Kuching

Zecon Berhad has secured a RM124 mil contract for the proposed extension project of the Matang Highway near Kuching. The project would involve the construction of a 13.3 km new dual carriageway leading to the proposed Federal Administrative Centre (FAC) in Matang. The revised route is expected to be completed in 42 months. Earlier, Zecon had completed 60% of another stretch of 25 km of the Matang highway which will link the FAC to Bulatan Abang Kipli. The earlier project was worth RM314 million in 2002.

Source : The Star, 17/7/2007

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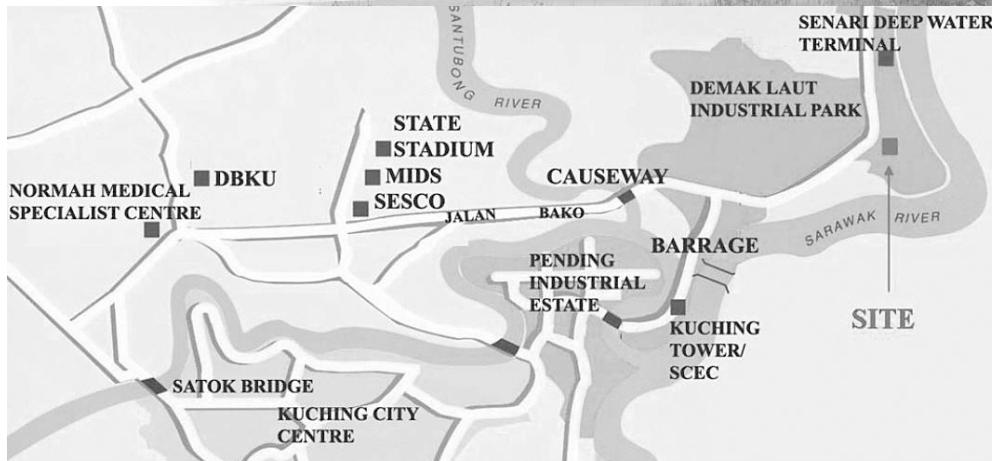
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# SAMARAHAN

## SARAWAK'S CENTRE FOR HIGHER LEARNING, RESEARCH & TECHNOLOGY



Desa Ilmu, Samarahan

Another major project being implemented in Samarahan is the Sarawak Club (Resort Branch) next to the Unimas campus, which will provide an 18-hole championship golf course, a club-house with F & B facilities, an Olympic-sized swimming pool, spa, library and a gymnasium. Complementing the development would be luxurious detach lots, townhouses and shophex. This would inject a different brand of lifestyle into the Samarahan scene.

The continuous government development programmes/projects and private investment in this area will boost growth in Samarahan and likely to see a boom in all sectors in the very near future especially in housing due to the increase in population and households in this area. The business opportunities at Kota Samarahan, which has been designated by the State as the educational, medical, bio-tech and research center, will attract in-migration, like what had happened to Bintulu in the 1980's.



Sarawak Club (Resort Branch) Club House



Sarawak Club (Resort Branch) Golf Course under construction

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