

SARAWAK PROPERTY BULLETIN

“Work Together With You”

PPK 344/06/2009 (020846)

SYARIKAT PERUMAHAN NEGARA BERHAD (SPNB)

SEMI-D JENIS IDAMAN 1,000 KPS
[Medium-Cost Category]



TERES JENIS IDAMAN 850 KPS
[Medium-Cost Category]



TERES JENIS SELESA 750 KPS
[Low-Medium Cost Category]



TERES JENIS MAMPU MILIK 700 KPS
[Low-Cost Category]



RUMAH KEDAI
[Commercial Category]



Syarikat Perumahan Negara Berhad (SPNB), incorporated on 21 August 1997, was established to provide low cost houses to Malaysian citizens but has over the years, played an increasingly significant role in ensuring the successful implementation of the National Housing Objective in building affordable and comfortable houses as well as reviving uncompleted housing projects and any special housing or government projects as directed by the Ministry of Finance (MoF).

There are currently two (2) housing schemes under SPNB :

- Rumah Mampu Milik (RMM)
- Rumah Mesra Rakyat (RMR)

In Sarawak, any developments over 10 acres would have to allocate 30% for low cost housing.

Rumah Mampu Milik (RMM)

The main focus of this scheme is to construct affordable houses. SPNB has successfully completed a few low cost, middle low-cost and middle cost housing projects through the scheme.

Houses built through the RMM Scheme are residences featuring 3 bedrooms and 2 bathrooms which focus on comfort and family friendly concept.

No.	Type of House	Floor area*	Price (Peninsular)**	Price (Sabah & Sarawak)**
1.	Low Cost House	700 sqft	From RM35,000	From RM50,000
2.	Medium Low Cost House	750 sqft	From RM50,000	From RM70,000
3.	Medium Cost House	800 sqft and above	From RM80,000	From RM100,000

* Subject to changes

** Terms and Conditions apply

SPNB also builds other house types such as terrace houses, bungalows and shop residences to cater to market demands

Under the 9th MP, the number of units under RMM has decreased from 20,000 to 15,000.

Inside this issue:

SYARIKAT PERUMAHAN NEGARA BERHAD (SPNB)	1
BUDGET 2009 HIGHLIGHTS	4
COMMODITIES	5
NEW PROJECTS LAUNCHED	6
NEW PROJECTS SUMMARY Q3 2008	7
ECONOMY	8
DEVELOPMENT NEWS	10
PUBLIC LISTED COMPANIES ANNOUNCEMENTS	11

Rumah Mesra Rakyat (RMR)

The Rumah Mesra Rakyat scheme (RMR) is developed to assist the low income group with yearly income not exceeding RM18,000, who owns a piece of land but who are facing difficulties in obtaining housing loans from financial institutions.

SPNB had so far approved 10,910* applications all over the country whereby 4,344* units have been successfully completed and another 2,206* units still in construction.

**Statistics as at 11/12/2007*

Houses built under the RMR Scheme are single storey bungalows which consist of 3 bedrooms and 2 bathrooms in a space of 1000 sq ft. A third (1/3) of the development cost is financed by the Federal Government Special Fund with the 2/3 balance to be borne by the buyer through interest-free financing based on the concept of Al-Qardhul Hassan.

Monthly Repayment Plan for Sabah & Sarawak (built-up area 1000 sqft)

Type of House	Development Cost (RM)	Government Subsidy	Loan Amount*	Monthly Instalments (RM)	Repayment Period
1000sqft On Land	From RM65,000 to RM76,000	1/3 development cost	2/3 development cost	RM150	25 years to 29 years
1000sqft (4ft column)	From RM71,000 to RM76,000	1/3 development cost	2/3 development cost	RM150	27 years to 29 years
1000sqft (8ft column)	RM76,000	1/3 development cost	2/3 development cost	RM150	29 years

Monthly Repayment Plan for Sabah & Sarawak (built-up area 700 sqft)

Type of House	Development Cost (RM)	Government Subsidy	Loan Amount*	Monthly Instalments (RM)	Repayment Period
700sqft On Land	From RM55,000 to RM76,000	1/3 development cost	2/3 development cost	RM150	21 years to 29 years
700sqft (4ft column)	From RM60,000 to RM76,000	1/3 development cost	2/3 development cost	RM150	23 years to 29 years
700sqft (8ft column)	From RM65,000 to RM76,000	1/3 development cost	2/3 development cost	RM150	25 years to 29 years

* Development cost depends on the location of the RMR

* Total loan is 2/3 of development cost including 2% management charge upon approval

* Terms and conditions apply

Criteria for Application

Type	Marital Status	Asset Status	Household Income	Others
RMM	Married / Single Parent	Cannot own any land and landed property	< RM2,500	<ul style="list-style-type: none"> - Must obtain Statutory Declaration for salary confirmation and marriage status - Must obtain Land Search with L&S - Certified documentations
RMR	Married / Single Parent	Own titled land or land owned by immediate family (with exception of NCR and TOL)	< RM1,500	<ul style="list-style-type: none"> - Applicant age must be 18-65 years of age - If exceed 35, 2nd applicant is required (age of 18-30) either family member or child - Must sign Statutory Declaration for permission by the family to build RMR on their land (if built on family land) - Bankruptcy search by SPNB - Land must be free from any charge or caveat - Subject to interview session by SPNB Branch - Land size must be adequate, accessible and suitable for construction - Malaysian citizen - Land lease must be within the loan tenure - Certified documentations

Rehabilitation Projects

On 10th of March 2001, SPNB was appointed by the Ministry of Finance (MOF) under the supervision of the Ministry of Housing and Local Government as the Executive Agency for Rehabilitation of Abandoned Housing Projects.

However, it was subsequently announced by the MOF on 29th September 2006 that the responsibility to rehabilitate the abandoned housing projects for the whole of Malaysia will be taken over by the National Housing Department or Jabatan Perumahan Negara Berhad (JPN).

Essentially, SPNB will complete the projects approved by the SPNB's Board of Directors consisting of a total of 17 projects. The rest will be taken over by JPN.



Before restoration



After restoration

Rehabilitation Projects

No	Project Name	Location	No. of Units	Satus	Year Abandoned	Year revived & handed over	Rehabilitation Cost (RM million)
1	Projek Perumahan Untuk Kakitangan Bintulu Port Sdn. Bhd.	Tanjung Kidurong, Bintulu	426	Completed	2000	2005	4,869,201.10
2	Taman Desa Guru	Semariang, Kuching	53	Preliminary Studies	1996	Not Started Yet	-
3	Taman Seni	Semariang, Kuching	14	Preliminary Studies	2003	Not Started Yet	-
4	Stapok Avenue	Batu Kawa, Kuching	13	Preliminary Studies	2004	Not Started Yet	-

Property Development Details Of Syarikat Perumahan Negara Berhad's Projects

LOCATION	PROJECT SITE	AREA (ACRE)	TYPE OF DEVELOPMENT	DEVELOPMENT COMPOSITION				NO. OF UNITS	NO. OF UNITS LAUNCHED	STATUS AS AT 25.7.2008	SALES STATUS			
				LOW COST (MAMPU MILIK)	LOW MEIDUM COST (SELESA)	MEIDUM COST (DAMAN)	SHOP HOUSE				SELLING PRICE	NO. OF UNITS SOLD	PERCENTAGE OF SALE	
PROJECTS UNDER CONSTRUCTION														
Kuching	i Jalan Sultan Tengah on Lot 3625, Block 614 Salak Land District, Kuching, Sarawak Fasa I	121.3	i	Double Storey Terrace (650 ft ²)	232	-	-	-	1,430	232	15.97%	RM 42,000.00 RM 47,000.00	193	83%
			ii	Medium Cost Single Storey Terrace (850 ft ²)	-	-	1,138	-		1,138		RM 98,500.00 RM 109,500.00	76	7%
			iii	Shop House (2,234 ft ²)	-	-	-	44		44		RM 425,000.00 RM 525,000.00	-	0%
			iv	Single Storey Semi-detached (1177 ft ²)	-	-	16	-		16		RM 238,000.00 RM 241,000.00	2	13%
	ii Jalan Sultan Tengah on Lot 3625, Block 614 Salak Land District, Kuching, Sarawak Fasa II	36.7	i	Double Storey Terrace (650 ft ²)	190	-	-	-	545	Not Yet	-	Not Yet	Not Yet	0%
			ii	Single Storey Terrace (750 ft ²)	-	211	-	-		Not Yet		Not Yet	0%	
iii			Single Storey Terrace (850 ft ²)	-	-	144	-	Not Yet		Not Yet		0%		
				Total Units				1,975			271	14%		
Samarahan	i Desa Ilmu on Lot 3149 and Lot 3170 Block 1, Samarahan Land District, Kota Samarahan Fasa I	14.28	i	4 Storey Flats (750 ft ²)	-	512	-	-	512	512	66.41%	RM 89,500.00 RM 98,500.00	35	7%
	ii Desa Ilmu on Lot 3149 and Lot 3170 Block 1, Samarahan Land District, Kota Samarahan Fasa II	18.78	ii	4 Storey Flats (750 ft ²)	-	640	-	-	640	640		Not Yet	Not Yet	0%
				Total Units				1,152				35	3%	
Miri	i Desa Bahagia on Lot 800, Blok 13, Kuala Baram Land District, Miri Fasa I	95.87	i	Medium Cost Single Storey (850 ft ²)	-	-	867	-	963	867	11.21%	RM 149,500.00 RM 159,500.00	108	12%
			ii	Single Storey Semi-detached (1177 ft ²)	-	-	70	-		70		RM 230,500.00 RM 235,500.00	35	50%
			iii	Single Storey Bungalow (1276 ft ²)	-	-	26	-		26		RM 285,500.00 RM 237,500.00	26	100%
	ii Desa Bahagia on Lot 800, Blok 13, Kuala Baram Land District, Miri Fasa II	89.1	i	Low Medium Cost Single Storey Terrace (750 ft ²)	-	322	-	-	789	Not Yet	-	Not Yet	Not Yet	0%
			ii	Medium Cost Single Storey Terrace (850 ft ²)	-	-	309	-		Not Yet		Not Yet	0%	
			iii	Single Storey Semi-detached (1177 ft ²)	-	-	144	-		Not Yet		Not Yet	0%	
			iv	Single Storey Bungalow (1276 ft ²)	-	-	14	-		Not Yet		Not Yet	0%	
	iii Desa Bahagia on Lot 800, Blok 13, Kuala Baram Land District, Miri Fasa III	111.03	i	Low Medium Cost Single Storey Terrace (750 ft ²)	-	180	-	-	951	Not Yet	-	Not Yet	Not Yet	0%
			ii	Medium Cost Single Storey Terrace (850 ft ²)	-	-	514	-		Not Yet		Not Yet	0%	
			iii	Single Storey Semi-detached (1177 ft ²)	-	-	154	-		Not Yet		Not Yet	0%	
			iv	Single Storey Bungalow (1276 ft ²)	-	-	43	-		Not Yet		Not Yet	0%	
			v	2 Storey Shop House	-	-	-	60		Not Yet		Not Yet	0%	
					Total Units				2,703				169	6%

BUDGET 2009 HIGHLIGHTS (announced on 30th August, 2008)

Economic

- RM207.9 billion to be allocated for the 2009 Budget (compared with RM176.9 billion previously) – RM154.2 billion for operating expenditure and RM53.7 billion for development expenditure (including contingency reserves);
- Fiscal deficit expected to further increase to 4.8% in 2008 and an anticipated decrease to 3.6% for 2009;
- The largest allocation of operating expenditure is for emoluments (RM37.9b), subsidies (RM33.8b), followed by supplies and services (RM26.6b), debt service charges (RM13.4b), pensions and gratuities (RM7.2b), grants and transfers (RM4.9b) and other expenditures (RM30.3b);
- The largest allocation of development expenditure is for the economic sector comprising agriculture, industry and infrastructure (RM27.8b), followed by social sector (RM17.7b), security sector (RM4.1b), general administration sector (RM2.1b) and contingency reserves (RM2b); and
- GDP growth is expected to register 5.4% for 2009 against the anticipated GDP growth of 5.7% for 2008.

Tax

- Highest marginal tax rate for individuals reduced to 27% from 28% effective 2009;
- Marginal tax rate for middle-income group reduced to 12% from 13%;
- Tax rebate increased from RM350 to RM400 for those earning RM35,000 and below;
- Tax exemption for interest income from savings;
- Tax rate on dividends received by foreign institutional investors from real estate investment trusts (REITS) cut to 10% from 20% and for locals, from 15% to 10%.

Civil Service

- 1 month's bonus subject to a minimum of RM1,000 to be paid in 2 instalments;
- Retirees with at least 25 years of service to receive a minimum pension of RM720 per month, effective Jan 1, 2009;
- Housing loan tenure extended to 30 years from 25 years.

Private Sector

- Tax exemption for employee benefits such as subsidized interest on housing, vehicle and education loans;
- Travelling allowance, phone and internet bills paid by employers to be tax-exempted.

Transportation

- RM3 billion soft loan facility to finance acquisition of more buses and rail assets;
- RM35 billion expenditure from 2009 to 2014 allocated for public transportation;
- 50% reduction in toll charges for all buses, except at border entry points, for 2 years effective 15 September 2008;
- Road tax for buses and taxis slashed to RM20;
- Road tax for private diesel-engined vehicles to be same as private petrol-engined vehicles effective Monday.

Agriculture

- Import duty on fertilizers and pesticides abolished.

Poverty - Safety Net

- Welfare assistance – change in criterion from RM400 monthly household income to RM720 for the peninsula, RM830 for Sarawak and RM960 for Sabah.

Consumer Goods

- Import duties or sales tax or both on certain food, electrical products and cars are either scrapped or reduced.

Real Estate

- 50% stamp duty exemption on loan documentation for the purchase of homes up to RM250,000. In addition to the existing incentive of 50% stamp duty exemption on sale and purchase agreement for property purchase below RM250k.

Business

- Venture capital companies to enjoy 5-year tax exemption for investing at least 30% of their funds in start-up, early stage financing or seed capital;
- RM2 billion fund to finance the purchase of ships and upgrading of shipyards.

Sin Tax

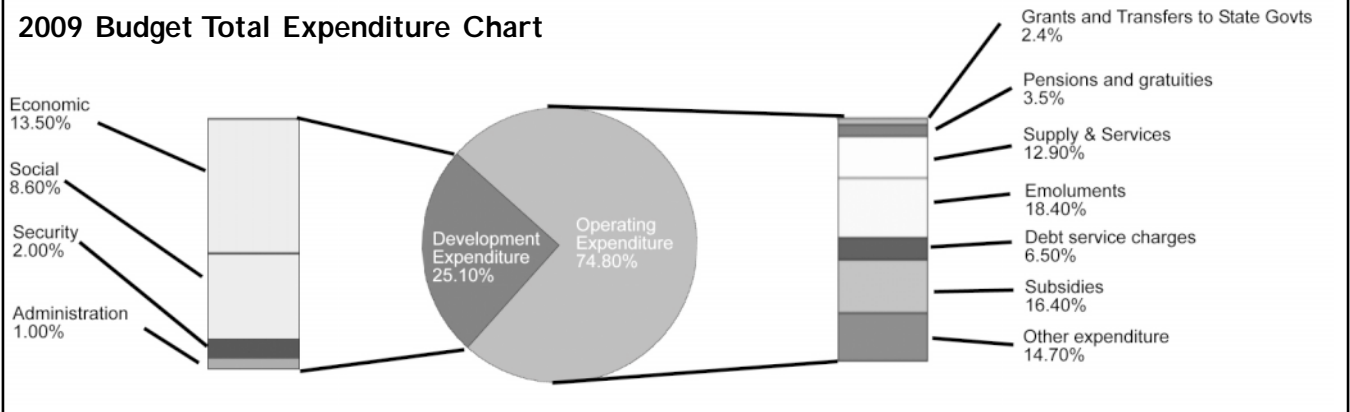
- Excise duty on cigarettes up 3 sen to 18 sen per stick. Duty for 20-stick pack up 60 sen.

2009 Budget Total Expenditure

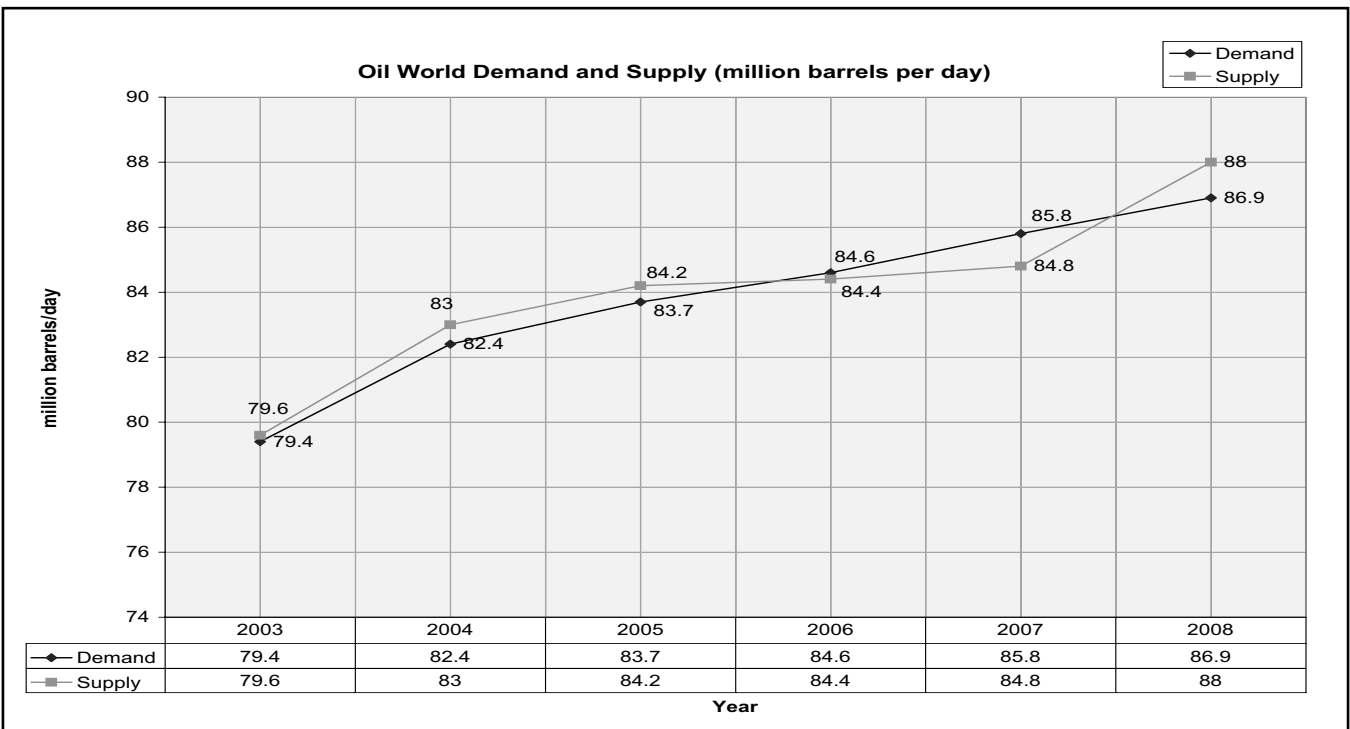
Operating Expenditure	%	Amount (RMbillion)
Grants and Transfers to State Govts	2.4%	4.9
Pensions and gratuities	3.5%	7.2
Supply & Services	12.9%	26.6
Emoluments	18.4%	37.9
Debt service charges	6.5%	13.4
Subsidies	16.4%	33.8
Other expenditure	14.8%	30.4
Total for Operating Expenditure		154.2
Development Expenditure		Amount (RMbillion)
Economic	13.5%	27.8
Social	8.6%	17.7
Security	2.0%	4.1
Administration	1.0%	2.1
		51.7
Emergency Cash Reserve (Contingencies)		2.0
Total for Development Expenditure		53.7
Grand Total		207.9

Source : Budget Speech 2009, 30/8/2008

2009 Budget Total Expenditure Chart



COMMODITIES



Source : Organisation of Petroleum Exporting Countries, US Energy Information Administration and Bloomberg.

Oil Palm Area and Palm Oil Production

	2007	2008 ¹	Change (%)	
			2007	2008
Planted areas ('000 hectares)	4,304	4,450	3.4	3.4
Matured areas ('000 hectares)	3,764	3,887	1.7	3.3
Production ('000 tonnes)				
Crude palm Oil	15,824	16,955	-0.4	7.1
Palm kernel oil	1,908	2,086	-2.5	9.3
Yield (tonnes/hectare) ²	19.0	20.0	-2.9	5.1

¹ Estimate
² Fresh fruit bunches yield

Source : Ministry of Plantation Industries and Commodities and Ministry of Finance, Malaysia

No Shortage In The Steel Supply

According to the Malaysian Iron and Steel Industry Federation (Misif), the liberalisation of the domestic steel market has not resulted in an artificial shortage of the commodity or higher steel exports as steel supply continues to be increased and Misif did not foresee any problems in supplying steel bars based on the Construction Industry Development Board's (CIDB) forecast of 2.1 million tonnes in 2008. In the first half of 2008, steel millers had confirmed the supply of 1.2 million tonnes.

Source : The Star, August 7, 2008

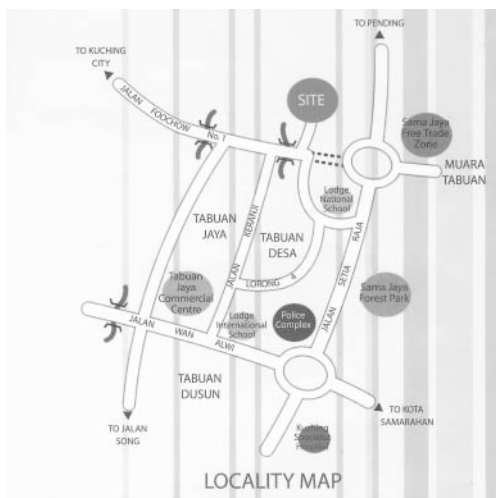
NEW PROJECTS LAUNCHED

KUCHING



Kuching City Mall Development Sdn Bhd launched its mixed commercial and residential project at its 103-acre site at Jalan Datuk Amar Kalong Ningkam - Datuk Stephen Yong on Sept 20, 2008. The development to be developed over 15 phases will start off with Phase 5 and 6. These two phases involve the construction of 89 units of three-storey contemporary shophouses to be completed by 2011. Also proposed are 42 single-storey lock-up shops (under Phase 7), a large double storey shopping complex (Phase 15) with an anchor hypermarket tenant and 659 units of double storey terraced and double storey semi-detached residential houses. There is also a proposed open air market and food court at the shopping complex.

One Jaya is a new 4-storey commercial complex located at the heart of Jalan Song, amidst the Jalan Song Commercial Centre in Kuching, in the vicinity of Tabuan Jaya. It offers up to 230 strata-titled retail units ranging in size from 95 sf to 463 sf and priced from RM95,000 each based on RM1,800 psf for Grd Floor, RM1,200 psf for 1st Floor, RM900 psf for 2nd Floor and RM800 psf for 3rd Floor. The food stalls are priced at RM1,000 psf. Construction is currently underway and the complex is expected to be opened by 2010.



Phase 3B of Tabuan Desa Utara developed by Blessed Realty Sdn Bhd located off Jalan Keranji, offers 32 units of double-storey terraced houses and 2 units of double-storey semi-detached houses ranging in price from RM350,000 to RM435,000 for the terraced and RM540,000 and RM570,000 for the semi-detached. The terraced units have a built-up area of 142 sm and 148 sm and covered area of 173 sm and 204 sm for the intermediate and corner units respectively.

Yoshikawa Corporation & Development Sdn Bhd has joint ventured with Pelita Holdings Sdn Bhd to develop **icom.square**, a strata-titled development located between Jalan Pending and Jalan Datuk Abg. Abdul Rahim. A total of 6 individually-designed corporate office towers and 63 units of 4-storey strata-titled offices are being offered for sale. The Office Tower price range from RM563,000 to RM1,347,000 from highest to lowest floors; and the strata-titled shophouse units range from RM484,000 to RM993,000 for Grd Floor, RM320,000 to RM712,000 for the 1st Floor, RM238,000 to RM510,000 for the 2nd Floor and RM210,000 to RM474,000 for the 3rd Floor, in respect of the intermediate and super-intermediate units respectively.



2008 3RD QUARTER LAUNCHES

MIRI



Alphinia (Desa Pujut 2)

Date Launched	2008
Developer	Naim Cendera SB
Type Of Development	Residential
Type of Property	2-storey semi-detached dwelling house
No Of Units	16
Price (RM)	From 399,888
Land Area	From 463 sm
Wall Up Area	150.2 sm
Completion Date	Under construction
Description	Located at Desa Pujut 2, Bandar Baru Permyjaya



Barnwood Homes (Jln Ficus)

Date Launched	2008
Developer	Barnwood Sdn Bhd
Type Of Development	Residential
Type of Property	2-storey semi-detached dwelling house
No Of Units	14
Price (RM)	From RM400,000
Land Area	From 343.5 sm
Wall Up Area	From 182.5 sm
Completion Date	Under construction
Description	Jln Ficus, off Jln Bakam

New Projects Summary Q3 2008

New Residential Projects launched for 3rd Quarter 2008

Type	Kuching	Sibu	Bintulu	Miri
DH1T	0 (40) [80]	0 (48) [168]	0 (0) [62]	333 (55) [28]
DH1.5T	0 (0) [0]	0 (0) [0]	0 (0) [0]	0 (0) [0]
DH2T	290 (76) [348]	0 (67) [691]	0 (0) [93]	10 (0) [93]
DH2.5T	0 (0) [0]	0 (0) [0]	0 (0) [0]	0 (0) [0]
DH1SD	0 (12) [143]	0 (0) [22]	0 (0) [12]	2 (16) [21]
DH2SD	20 (43) [58]	0 (2) [168]	0 (0) [28]	37 (0) [152]
DH1D	0 (0) [0]	0 (0) [0]	0 (0) [0]	0 (0) [0]
DH2D	0 (0) [0]	0 (0) [0]	0 (0) [0]	0 (0) [0]
Total	310 (171) [629]	0 (117) [1049]	0 (0) [195]	382 (71) [294]

Source : WTWY Q3 2008 Survey
 Figures in () denote 3Q 2007 figures
 Figures in [] denote 1H 2008 figures

Selling Prices of residential units launched for 3rd Quarter 2008

Type	Kuching	Sibu	Bintulu	Miri
DH1T	-	-	-	113,000 - 119,000
DH2T	149,000 - 480,000	-	-	348,000 - 438,000
DH1SD	-	-	-	-
DH2SD	250,000-820,000	-	-	From 438,000
DH1D	-	-	-	-
DH2D	-	-	-	-

Source : WTWY 3Q 2008 Survey

ECONOMY

Growth rate of GDP (% per annum) in the Asia Pacific Region.

	2005	2006	2007	2008		2009	
				ADO 2008	Update	ADO 2008	Update
Central Asia	11.5	13.4	11.6	7.5	7.6	8.4	8.0
East Asia	8.3	9.4	9.6	8.1	8.0	8.2	7.7
China	10.4	11.7	11.9	10.0	10.0	9.8	9.5
Hong Kong	7.1	7	6.4	4.5	4.5	4.8	4.5
Korea	4.2	5.1	5.0	5.0	4.6	5.2	4.5
Taiwan	4.2	4.9	5.7	4.2	4.2	5.6	4.6
South Asia	9.0	8.9	8.6	7.6	7.1	8.1	6.7
South East Asia	5.7	6.0	6.5	5.7	5.4	6.0	5.4
Cambodia	13.3	10.8	10.2	7.5	6.5	7.0	6.0
Indonesia	5.7	5.5	6.3	6.0	6.2	6.2	6.2
Laos	7.3	8.3	7.9	7.7	7.5	7.8	7.6
Malaysia	5.3	5.8	6.3	5.4	5.6	5.9	5.3
Myanmar	13.6	12.7	-	-	-	-	-
Philippines	5.0	5.4	7.2	6.0	4.5	6.2	4.7
Singapore	7.3	8.2	7.7	5.2	4.2	5.8	4.6
Thailand	4.5	5.1	4.8	5.0	5.0	5.2	5.0
Vietnam	8.4	8.2	8.5	7.0	6.5	8.1	6.0
The Pacific	2.7	2.2	2.4	4.4	4.8	3.3	3.4
Average	8.1	8.9	9.0	7.6	7.5	7.8	7.2

Source : Asian Development Outlook 2008 Update, 16/9/2008

ADB's Outlook for Asia: Slowdown in Growth, Sharp Rise in Inflation

ADB's latest report states that Developing Asian economies will revert to a more moderate growth outlook of 7.5% this year and 7.2% next year after posting its fastest growth of 9% in nearly two decades in 2007. It also warns that mounting inflationary pressures in the region could boil over if left unaddressed.

The report projects an inflation rate of 7.8% in 2008 in Asia and the Pacific, up from an earlier estimate of 5.1% and could reach 6.0% in 2009.

Outlook for the region will be clouded by the continued elevated level of international oil and food prices, the persistence of high inflation, and a prolonged slowdown in industrial countries whilst facing supply shortage in the global commodity markets.

Analysis in the **ADO Update** shows that demand-pull factors, in particular excess aggregate demand and inflation expectations, account for a larger share of variations in domestic price inflation and that Asia's muted inflation shielded by subsidies will cause renewed upward pressure when the latter is removed.

The report also recognizes that the regional outlook remains tied to the fortunes of industrial countries whose slow down if continued beyond 2009 could have serious repercussions.

Overall, the report concludes, the key to fulfilling the region's enormous potential is the speed and success by which macroeconomic stability is restored and requisite structural reforms are adopted.

Source : Asian Development Outlook, and Asian Development Outlook Update, 16/9/2008

The latest update by the Asian Development Outlook in September 2008 puts the Malaysia's GDP growth for 2008 at 5.6%, a slight increase from the initial estimate of 5.4%. However, growth for 2009 was marked down to 5.3% on continued global economic slow down for much of 2009, and on the assumption that the local political uncertainties would not have a significant impact on economic policies. ADB report that developing Asian economies would revert to a more moderate growth of 7.5% for 2008 and 7.2% for 2009 after posting its fastest growth of 9% in nearly 2 decades in 2007. Economic growth in China would moderate in 2008 and 2009 but it will still remain the world's fastest growing economies. Indo-China is expected to register the highest growth in the region of between 6% to 7.5%. Supply shortage will remain a dominant issue in global commodity markets. On oil prices, although they were expected to soften somewhat in the short run, they will remain high and volatile in the long run with high oil and food prices here to stay.

Source : The Business Section, The Borneo Post, 17/9/2008

MIER cuts 2008 GDP forecast again

The Malaysian Institute of Economic Research (MIER) has cut its gross domestic product (GDP) forecast for Malaysia in 2008 yet again to 4.6% from 5.4%. It had earlier cut forecast from 5.8% in October 2007. This is due to the impact of higher food and oil prices that could dampen consumption and reduce business profits.

The major issues the country would face going forward included political uncertainties, interest rate adjustments, exchange rate uncertainty and surging commodity prices.

Malaysia's currency has been trading in a managed float ever since it was unpegged from the US dollar in 2005.

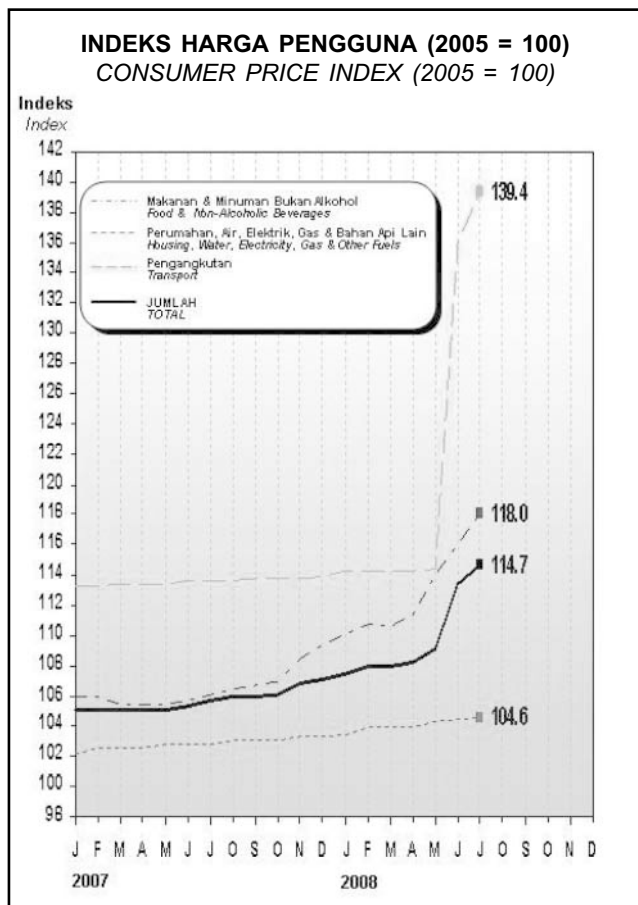
For its residential property report, MIER said that housing sales and construction were slowing down, which helped to ease the property overhang. New bookings for property were forthcoming but at a slower pace. Any price increase will not go down well with consumers.

MIER expected the economic slowdown to continue into the 3rd quarter of this year.

In relation to that, MIER reported that consumer confidence was showing signs of cracking. Most consumers were overcome by the inflationary bug, which has affected their spending patterns.

Source : BizEdge, 18/7/2008

CONSUMER PRICE INDEX MALAYSIA JULY 2008



Source : Department of Statistics, Malaysia

Consumer Price Index (CPI) for January to July 2008 increased by **4.4 per cent** to 109.8 compared with that of 105.2 in the same period last year. Compared with that of the same month in 2007, the CPI increased by 8.5 per cent from 105.7 to 114.7 and when compared with the previous month, the CPI increased by 1.1 per cent. Among the contributing factors for this increase were the substantial rise in the electricity tariff announced by the Government commencing 1st July 2008 and the knock-on effect from the price increase of petrol and diesel.

East Asia : Consumer Price Index (YOY,%)

Countries	Jun-08	May-08	Apr-08	2008 YTD
Vietnam	26.8	25.2	21.4	20.4
Indonesia	11.0	10.4	9.0	8.9
China	7.1	7.7	8.5	7.9
Philippines	11.4	9.5	8.3	7.7
Singapore	7.5	7.5	7.5	7.0
India	na	7.8	7.8	6.9
Thailand	8.9	7.6	6.2	6.3
HK	6.0	5.7	5.5	5.6
S Korea	5.5	4.9	4.1	4.3
Taiwan	5.0	3.7	3.9	3.9
Malaysia	7.7	3.8	3.0	3.7
Japan	na	1.3	0.8	1.0

Source : CEIC, Bloomberg (Starbiz, 25/7/2008)

Ringgit is 'almost a washout' : MIER

Malaysian Institute of Economic Research, MIER, Malaysia's biggest economic think-tank expects the ringgit to probably weaken to 3.5 per dollar by year-end, as opposed to its earlier forecast of the Ringgit strengthening to 3 per dollar by the end of 2008. This is undermined by the sentiment that Malaysia's budget deficit will widen to RM34.5 billion (US\$10.1 billion) this year, or a 5-year high of 4.8 per cent of gross domestic product, because of a trebling in food and oil subsidies. Thus, the ringgit may take another three years, instead of two, to reach its "fair value" of 2.8 against the US currency. The ringgit traded at 3.4215 against the dollar, down from 3.3875, the day before the budget announcement that included tax cuts, a bonus for government employees, and free electricity to the poor. The currency slumped 4.2 per cent in August, the worst month since Bank Negara Malaysia scrapped a dollar link in July 2005. Political uncertainty and perception about the country's leadership could continue to affect investor's perception.

Source : Business Times, NST, 4/9/2008

DEVELOPMENT NEWS

2 New Highways For The Matang Area

2 new highways for the Matang area costing a total of RM325 million and spanning a total of 31.3 km are scheduled for completion within the next 3 years or so :

1. Original Matang Route

- 8 km from Rambungan to Taman Matang Jaya (intended to serve the new Federal Administrative Centre in Rambungan)
- Double carriageway
- Started in 2002
- 76% completed
- Scheduled for completion by end 2008

2. Revised Matang Route

- 13.3 km from Taman Matang Jaya to Demak
- 2-lane single carriageway
- Started in July 2007
- 4% completed
- Scheduled for completion by March 2011

Both routes are built and designed by Zecon Berhad.

Sarawak Islamic Centre

The RM11.5 million Sarawak Islamic Centre located along Jalan Uplands in Kuching was completed on 8/8/2008. Started 2½ years ago, the construction works was awarded to PPES Works (Sarawak) Sdn Bhd. and incorporated designs from the Malaysia, Melanaus, Chinese, Bidayuhs, Ibans and Orang Ulus.

Source : Eastern Times, 9/8/2008

Sarawak Club Golf Course

The **Sarawak Club Golf Course** going by the official name of "The Sarawak Club Golf Resort" was officially opened on 30/8/2008. The course is located on a 216-acre site next to the Unimas Campus along the Kuching-Samarahan expressway and features an 18-hole golf course, 25 bay driving range and a 35,000 sf club house complete with banquet hall, bar and cafeteria, an Olympic sized swimming pool, gymnasium, meeting room and a library. Total cost of development is around RM28 million.

Source : The Borneo Post, 19/8/2008

Hock Lee Centre Condominiums Turned Hotel

Located at Hock Lee Centre along Datuk Abang Abdul Rahim, the Hock Lee Centre condominiums have been turned into a hotel, named **360 Hotel**, offering 95 guest rooms. 45 of these are apartment-type rooms. The Superior are priced at RM147.20 nett per night whilst the Deluxe rooms are priced at RM181.70 nett per night. The apartment style rooms such as the Deluxe cost RM277.70 nett per night whilst the Executive cost RM311.40 onwards per night during the launch promotional period.

Source : The Eastern Times, 12/8/2008

12 Dams Planned For 2020

Sarawak plans to build 12 hydroelectric dams at Ulu Air, Metjawah, Belaga, Baleh, Balepeh, Lawas, Tutuh, Limbang, Baram, Murum and Linau rivers to meet its future industrialization needs, including the extension of the Batang Ai dam. These are in addition to the 2,400 MW Bakun dam and will increase the total capacity in the state to 7,000 MW by 2020, an increase of more than 600%. The dams would also benefit the Sarawak Corridor of Renewable Energy (SCORE) and are planned to be completed by 2020.

Source : The Borneo Post, 24/7/2008

COAL AND GAS PROJECTS - SCORE

Coal-Fired Power Projects : Under Construction & Planning

Location	Coal Reserves (million tons)	Project Name	Capacity	Status
Mukah	550	Mukah	2 x 135 MW	UC
		Mukah Extension	300 MW	Planned
		Mukah-Balingian	600 MW	Planned
Merit-Pila	445	Merit-Pila	1,200 MW	Planned

Gas Power Project : Under Planning up to 2020

Location	Capacity	Status
Miri	90 MW (OCGT)	Replacement
Bintulu	110 MW (CCGT)	UC

Planned Hydropower Projects in Sarawak : 2008-2020

No.	Location	Capacity
1	Batang Ai Extension	80 MW
2	Bakun	2400 MW
3	Baleh	1400 MW
4	Baram	1000 MW
5	Baram 2	190 MW
6	Baram 3	340 MW
7	Baram 4	200 MW
8	Belepeh	110 MW
9	Gaat 1	50 MW
10	Gaat 2	80 MW
11	Katibas	150 MW
12	Linau	290 MW
13	Limbang 2	70 MW
14	Limbang 3	50 MW
15	Murum	944 MW
16	Metjawah	300 MW
17	Tinjar	130 MW
18	Tutuh 1	200 MW
19	Tutuh 2	160 MW
20	Trusan 1	160 MW
21	Trusan 2	70 MW
22	Trusan 3	160 MW
23	Lawas	105 MW

Source : SCORE information as published in Eastern Time, 21/7/2008

PUBLIC LISTED COMPANIES ANNOUNCEMENTS

IOI Corporation Berhad

IOI Corporation Berhad had on 8 August 2008 entered into a conditional joint venture agreement with Pelita Holdings Sdn Bhd under the named of IOI Pelita Kanowit Sdn Bhd for the purpose of acquiring and developing approximately 7,000 hectares of NCR land situated at Block E (Lesih), Kanowit, Sibul, Sarawak into oil palm estates.

Source : KLSE General Announcement Ref. No. : CU-080807-58543 dated 8/8/2008

Sarawak Oil Palms Berhad

Sarawak Oil Palms Berhad had on 16 September 2008 entered into a Joint Venture Agreement ("JVA") with Pelita Holdings Sdn Bhd to undertake the development of all those plantation land known as Ulu Undop NCR Land Development Area, Sri Aman District, Sri Aman Division, Sarawak, containing an area of 14,500 hectares, out of which an approximate area of 8,000 hectares are plantable, into an oil palm plantation with such other ancillary facilities and services.

Source : KLSE General Announcement Ref. No. : SO-080916-63880 dated 16/9/2008

CAR PRODUCTION & SALES FIGURES

	PRODUCTION				SALES			
	August		YTD Aug		August		YTD Aug	
	2008	2007	2008	2007	2008	2007	2008	2007
PV (Passenger Vehicles)	42,309	35,521	329,557	261,165	42,864	43,183	345,917	284,650
CV (Commercial Vehicles)	4,007	3,184	31,512	25,515	4,363	4,402	33,267	28,600
Total	46,316	38,705	361,069	286,680	47,227	47,585	379,184	313,250
% change	19.66%		25.95%		-0.75%		21.05%	

- Car Sales in August 2008 was 6,757 units or 12.5% lower compared to the previous month due to :
 - higher interest rates
 - tightening of hire purchase loans
 - impact of fuel price hike
- Sales for September 2008 forecasted to be lower as compared to August 2008 due to the continued effects of the above pressures and shorter working month due to the Hari Raya festive holidays.

Source : Malaysian Automotive Association, 2008

STATEMENTS (EXTRACTS) FROM**SHEDA**

According to Sarawak Housing and Real Estate Developers' Association (SHEDA), 60% of the respondents at the mid-year 2008 SARBEX exhibition are looking for houses in the price range between RM80,000 and RM160,000. Currently, about 2,000 units of the houses costing above RM150,000 were unsold. Prices of houses are expected to further increase with the increase in fuel and building materials.

Source : Eastern Times, 29/7/2008

REHDA

Real Estate and Housing Developers' Association Malaysia (REHDA) welcomes the various incentives and measures to promote home ownership and investment in the property sector announced in the 2009 Budget, namely: -

1. Provision of a RM330 million allocation to Jabatan Perumahan Negara (JPN) to complete PPR low cost housing units
2. Provision of another 33,000 low cost houses by Syarikat Perumahan Negara Berhad (SPNB)
3. Stamp duty waiver for transaction of houses costing RM250,000 and below
4. Improvements to terms of Treasury Housing Loans
5. Extension of the Housing Credit Guarantee Scheme
6. Reduction of withholding tax for REITs dividends from 15% for individuals, to 10%

Source : REHDA Press Statement on Budget 2009, August 2008, Kelana Jaya.

DEMAK LAUT INDUSTRIAL PARK PHASE III READY BUILT FACTORIES

KUCHING

No 9 (First Floor)
Jalan Song Thian Cheok
P O Box 2236
93744 Kuching
Sarawak
Malaysia
Tel: 082-246262
Fax: 082-416909
Email: kuching@wtwy.com

SIBU

No 11 & 12, 2nd Floor
Lorong Kampung Datu 3A
P O Box 1467
96008 Sibu
Sarawak
Malaysia
Tel: 084-319396
Fax: 084-320415
Email: sibu@wtwy.com

MIRI

Lot 1139 Ground & First Floor
Miri Waterfront Commercial Centre
P O Box 1121
98008 Miri
Sarawak
Malaysia
Tel: 085-432821
Fax: 085-411786
Email: miri@wtwy.com

BINTULU

1st Floor, 35 BDA/Shahida
Commercial Centre
Lebuhraya Abang Galau
P O Box 363
97008 Bintulu
Sarawak
Malaysia
Tel: 086-335531
Fax: 086-335964
Email: bintulu@wtwy.com

Visit Us On The Web

www.wtwy.com

Last Unit Available

**TERRACED FACTORIES
FOR RENT**



Land size from 449.9 m² (11.1 pts)
Walled-up area about 3713 ft²

Monthly rental RM 1,500.00 (Intermediate)
and RM 1,700.00 (Corner)

Discount for **BUMIPUTERA**

Limited Units Left

**SEMI-DETACHED FACTORIES
FOR SALE / RENT**



Land size from 790.4 m² (19.5 pts)
Walled-up area about 2888 ft²

Price per unit from RM 450,000.00
Monthly rental from RM2, 000.00

* Discount for **BUMIPUTERA**

- Free Rental Period
- Renting with option to purchase
- Extended Payment Period for Sale & Purchase Agreement.

Those interested, please contact us for more details.



Developed by



Ministry of Industrial Development

Sole Marketing Agent



WTWY Real Estate Sdn Bhd
(274317-T) (E1)0507/7)
Tel: 082-246 262, 082-428 436

The Information contained herein is subject to change without notification as may be required by the relevant authorities or developers' architect and cannot form part of an offer or contract. All measurements are approximate. Whilst every effort has been made to ensure accuracy, the owner, developer and its agent cannot be held responsible for any variations or inaccuracies.

Published By **C H Williams Talhar Wong & Yeo Sdn Bhd (24706-T)**
Address No. 9, (First Floor), Jalan Song Thian Cheok,
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

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

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



Kuching SibU Miri Bintulu

Associate Offices: Kuala Lumpur Petaling Jaya Johor Bahru
Ipoh Alor Star Butterworth Kota Bharu Batu Pahat
Kuala Terengganu Kuantan Malacca Seremban
Kota Kinabalu Sandakan Tawau Lahad Datu Labuan Brunei

The information in this newsletter is subject to change and cannot be part of an offer or contract. Every reasonable care has been taken in providing this information and WTWY cannot be held responsible for any inaccuracies. The information and photographs in this newsletter cannot be reproduced in other publications without the permission of WTWY.