

SARAWAK PROPERTY BULLETIN

“Work Together With You”

PPK 344/06/2009 (020846)

MID YEAR 2009 PROPERTY MARKET REVIEW



The second quarter of 2009 saw some positive changes that may help to alleviate the currently stagnant property market. In addition to low interest rates, the government’s stimulus packages may serve to boost consumer sentiments and encourage spending.

However, despite the above factors and that prices of new residential and commercial properties have remained relatively unchanged since the end of 2008, there has not been any clear increase in property sales. Developers are still very cautious with most developments still being held back. There has been a drop in launches compared with the same period a year ago for the major towns in Sarawak except for Samarahan and Miri with the former having a surge in affordable housing. Consumer interest is generally centered around lower end and high end properties while the middle tier (properties between RM400,000 to RM600,000) appears to enjoy less interest. Supply of most major types of properties still outstrip demand. However, demand for existing residential and commercial properties within prime areas is still strong, ensuring that such properties still command premium prices.

The expected increase in foreclosures did not materialise mainly due to the significant drop in interest rates with many consumers also taking this opportunity to refinance their properties. The aggressive loan packages offered by most banks also mean that consumers are able to lower the costs of property ownership.



4-Points by
Sheraton Kuching

Novotel

Borneo Convention
Centre

The beginning of 2009 saw the official opening of a new major hotel near the Kuching International Airport, namely the Four Points Sheraton Hotel. With 1 more major hotel within the Kuching CBD slated to be opened soon and another major hotel currently under construction next to the new Kuching Convention Centre, this should be more than sufficient to handle seasonal surges in visitors to Kuching.

Inside this issue:	
MID YEAR 2009 PROPERTY MARKET REVIEW	1
COMMODITIES	3
ECONOMY	4
NEW PROJECTS LAUNCHED	6
DEVELOPMENT NEWS	8
PROPERTY NEWS	9
DEMAK LAUT INDUSTRIAL PARK PHASE III READY BUILT FACTORIES	10
PROPERTY MARKET REPORT 2008 (NAPIC)	11

MID YEAR 2009 PROPERTY MARKET REVIEW

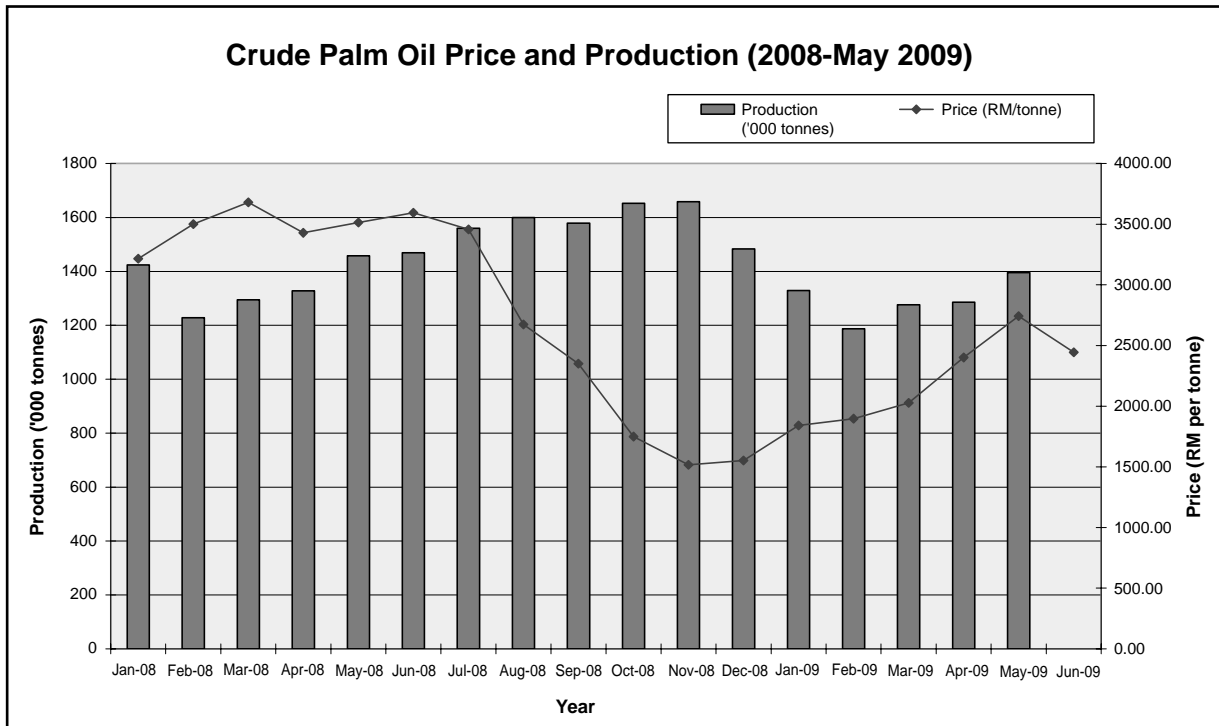
New Housing Units 2009

Region	Type	Units Under Construction	Units Launched 2009
Kuching	SS low-cost terraced	353 (0)	71 (0)
	SS terraced	541 (789)	65 (80)
	1.5S terraced	112 (0)	0 (0)
	DS terraced	704 (1384)	83 (348)
	2.5S terraced	16 (0)	0 (0)
	SS semi-dee	305 (289)	40 (143)
	1.5S semi-dee	32 (0)	0 (0)
	DS semi-dee	480 (510)	8 (58)
	Subtotal	2,543 (2,972)	267 (629)
Samarahan	SS low-cost terraced	997 (0)	745 (0)
	SS terraced	242 (1,535)	81 (56)
	DS terraced	110 (289)	107 (0)
	SS semi-dee	30 (142)	22 (14)
	1.5S semi-dee	0 (0)	12 (0)
	DS semi-dee	90 (74)	4 (0)
	Subtotal	1,469 (2,040)	971 (70)
Sibu	SS terraced	1,268 (1,100)	39 (168)
	DS terraced	1,670 (1,693)	259 (691)
	SS semi-dee	90 (74)	0 (22)
	DS semi-dee	423 (484)	18 (168)
	Apartments	86 (0)	48 (0)
	Subtotal	3,537 (3,351)	364 (1,049)
Bintulu	SS terraced	45 (243)	0 (62)
	DS terraced	277 (195)	103 (93)
	SS semi-dee	16 (8)	0 (12)
	DS semi-dee	12 (42)	0 (28)
	Subtotal	350 (488)	103 (195)
Miri	SS terraced	784 (390)	307 (28)
	DS terraced	382 (286)	178 (93)
	SS semi-dee	280 (197)	134 (21)
	DS semi-dee	552 (315)	180 (152)
	Detached	54 (59)	10 (12)
	Subtotal	2,052 (1,247)	809 (306)
Grand Total		9,951 (10,098)	2,514 (2,249)

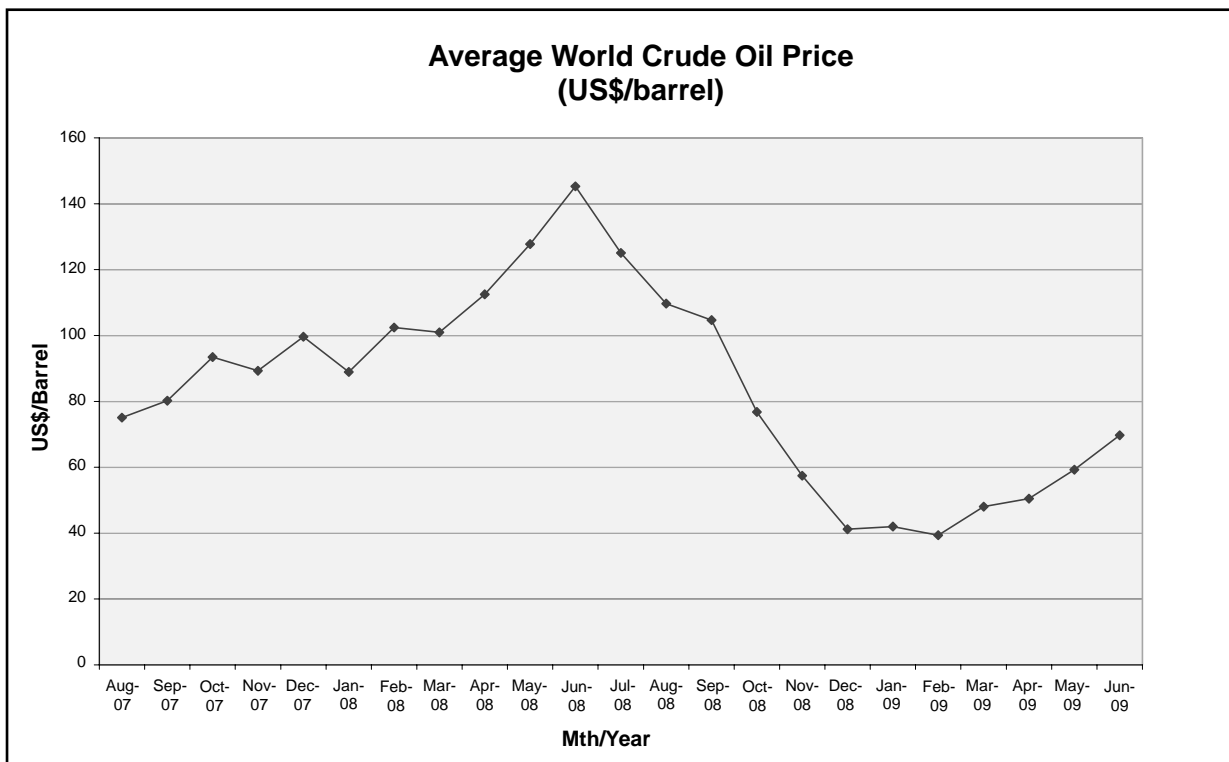
Source : WTWY Research, 2009



COMMODITIES



Source : Malaysian Palm Oil Board, 2009
WTWY Research, 2009



Source : WTWY Research, 2009 based on Nymex Crude Oil Price

ECONOMY

MIER GDP Forecast

The Malaysian Institute of Economic Research (MIER) has revised downwards the country's GDP forecast for 2009 to -2.2% from 1.3% earlier due to export slump from the global economic turmoil. Exports are expected to be reduced by 24%. The effects could be worse if exports shrink further. However, MIER also projected that the Malaysian economy would pick up to 3.3% in 2010, down from 3.8% earlier projected. The effects of the RM67 billion boost to the economy could only be seen by year-end.

Source : The Eastern Times, 16/4/2009

Malaysia's Revised GDP 2009 Forecast

The economy was further expected to contract by between 4% to 5% for 2009, following the earlier reduced forecast of between -1% to 1% in March. Although the economic stimulus packages are beginning to have positive effects as reflected in higher commodity and stock market prices, this would not be felt until the later part of the year. Although the 4th quarter is likely to be positive, the overall growth for the year is expected to be negative, dragged down by the 1st 3 quarters. The sector which had pulled the 1st quarter down was exports which decreased by 25% due to plummeting external demand. Private investment was down by 26% due to dropping Foreign Direct Investments (FDI).

Source : Minister of Finance, Press Statement dated 28/5/2009

Regional Economic Forecasts (% change in GDP per annum)

Country Group/Country	2006	2007	2008	2009 f	2010 f	2011 f
World	4.0	3.8	1.9	-2.9	2.0	3.2
Euro zone	2.8	2.7	0.6	-4.5	0.5	1.9
Developing	7.6	8.1	5.9	1.2	4.4	5.7
Malaysia	5.9	6.2	4.6	-4.4	2.2	5.3
India	9.7	9.0	6.1	5.1	8.0	8.5
China	11.1	13.0	9.0	6.5	7.5	8.5
Japan	2.4	2.3	-0.7	-6.8	1.0	2.0
USA	2.9	2.0	1.1	-3.0	1.8	2.5
East Asia & Pacific	9.8	11.4	8.0	5.0	6.6	7.8
Middle East & North Africa	5.3	5.4	6.0	3.1	3.8	4.6
South Asia	9.0	8.4	6.1	4.6	7.0	7.8

Source : Global Economic Prospects & Global Development Finance 2009, World Bank, 22/6/2009

Asia Pacific Region Consumers' Estimated Savings-Income Ratio for 2009

Country	Current 1H 2009	Period Ago 2H 2009	Year Ago 1H 2009	1997/1998 Crisis	Historical Average
Australia	24.1	49.0	42.8	43.0	56.1
China	60.8	76.6	82.7	55.6	75.6
Hong Kong	24.7	41.8	83.1	16.9	57.0
India	68.0	63.9	82.1	45.1	62.3
Indonesia	49.2	38.5	36.7	27.2	64.0
Japan	21.5	17.2	29.0	5.4	31.0
Korea	28.8	31.4	27.7	26.1	50.3
Malaysia	27.8	35.9	36.9	40.9	70.6
NZ	21.5	33.7	37.1	38.5	57.3
Philippines	40.5	40.0	43.2	47.7	50.1
Singapore	31.2	62.3	87.3	34.4	67.5
Taiwan	39.4	32.1	71.3	45.1	47.2
Thailand	23.0	26.2	23.7	25.6	53.0
Vietnam	60.9	88.1	86.2	0.0	91.1
Asia Pacific Region	38.7	47.4	56.0	32.3	61.2

Source : Master Card Worldwide Index of Consumer Confidence, 1H 2009

- * Region's reading of 38.7 is 2nd lowest ever on record, surpassed only by the 1997/1998 Asian Financial Crisis [32.3]
- * Consumer sentiments down from a year ago and further down from half a year ago
- * The loss of confidence is more significant in some markets like Australia, NZ, HK, Spore, Thailand and Vietnam
- * Pessimism seen on all 5 factors : Employment [30.3]; Economy [38.7]; Regular Income [44.2]; Stock Market [41.1]; and Quality of Life [39.2]
- * Pessimism seen in 10 out of 14 markets for Asia Pacific region

(See next page)

ECONOMY

Consumer Price Index (CPI) Increase

The Consumer Price Index (CPI) for January to May this year increased by 3.3% to 111.7 compared with 108.1 in the same period past year and increased 0.2% compared with the previous month. The 3.3% increase in the CPI was brought about by increases observed in the indices of all the main groups, one of the highest being food and beverages (8.1%), except those of transport (-2.2%) and clothing and footwear and communication (-0.6%).

Source : Statistics Department, 16/6/2009

MANUFACTURING SALES FIGURES

	Sales Value (RM billion)	No. of Employees	Salaries/Wages (RM billion)	Productivity (RM) (Sales Value / Employee)
Jan-Apr	y-o-y			
2008	48.7	1,022,411	2.0312	47,590
2009	35.9	944,058	1.8400	38,024
Difference (RMb)	-12.8	-78,353	-0.1912	-9,566
Change (%)	-26.3%	-7.7%	-9.4%	-20.1%

Source : Statistics Department, 6/2009

April manufacturing sales value has gone down 26.2% or RM12.8 billion year-on-year to RM35.9 billion. Month-on-month, the sale value went down RM587.4 million or 1.6% as compared to RM36.5 million in the previous month. The sales value declined due to a drop in 79 industries out of 116 covered, the most significant being manufacture of refined petroleum products (36.9%), computer and computer peripherals (47.8%), basic iron and steel products (51.7%), electronic valves and tubes as well as printed circuit boards (34.3%). Likewise, the number of employees, salaries/wages and productivity also dropped.

Source : Adapted from The Borneo Post, 19/6/2009

CAR PRODUCTION & SALES FIGURES

	PRODUCTION				SALES			
	May		YTD May		May		YTD May	
	2009	2008	2009	2008	2009	2008	2009	2008
PV (Passenger Vehicles)	33,473	39,249	172,363	198,670	40,118	43,641	184,970	209,615
CV (Commercial Vehicles)	2,918	3,309	17,611	18,967	3,826	4,289	18,790	19,368
Total	36,391	42,558	189,974	217,637	43,944	47,930	203,760	228,983
% change	-14.49%		-12.71%		-8.32%		-11.02%	

- Car Sales in May 2009 was 2,809 units or 7% higher compared to the previous month due to high increase in sales of national makes by 16.6%
- However, imported makes declined by 4.5% as a result of unexpected increase of interest rates in hire purchase loans.
- Sales volume for June 2009 is forecasted to remain unchanged due to unchanging market conditions and sentiments.

Source : Malaysian Automotive Association, 2009



NEW PROJECTS LAUNCHED

KUCHING



Vista Tunku Phase 2 was launched by Zecon Bhd during the last SARBEX exhibition on 19.6.2009. Part of the total 10 phases of mixed development situated next to the Sarawak High Court building, it offers 41 units of double-storey terrace houses with spacious built-up area of 173.46 sm and 99-year leasehold mixed zone title. The terrace houses start from RM325,888.

Country View Estate, developed by Tedfar Development Sdn Bhd, is located at 11th Mile, Jalan Kuching-Serian. It offers 122 units of housing comprising 60 units of single-storey low-cost and low-cost plus houses, 50 units of single storey terrace, 6 units of double-storey terrace and 6 units of single-storey semi-detached houses. Prices start from RM91,000 for the low-cost units, RM166,000 for the low-cost plus units, RM182,000 for the single-storey terrace and RM223,000 for single-storey semi-detach.



Riverview is the latest commercial project undertaken between Sarawak Economic Development Corporation (SEDC) and Tenaga Seri Wangsa Sdn Bhd, in the vicinity of the Bintawa Fishing Village. The project consists of 27 units of 3-storey shophouses priced at RM588,000 for the corner and RM488,000 for the intermediate with built-up areas of about 139 sq metres and 111 sq metres respectively; and 17 units of single-storey hawkers' stalls measuring 28 sq metres and priced at RM143,000 for the corner and RM128,000 for the intermediate units.

SAMARAHAN



Wisma Samarindah is a strata-titled complex located within the Samarindah township developed by Bodco Engineering and Construction Sdn Bhd as part of the overall development. It offers retail units ranging in size from 5.27 sm priced from RM64,000 to 10.13 sm priced from RM108,000.

Residen 80 is a residential project at Jalan Muara Tuang carried out by Jak Kwang Builders and Developers Sdn Bhd., offering 109 single-storey housing units, namely low cost and low cost plus units, terraced and semi-detached units at prices starting from RM90,000, RM140,000, RM168,000 and RM230,000 respectively.

BINTULU

Taman Terus Phase 6 & 7



Developer	Shin Yang Construction
Type Of Property	Double Storey Terrace
No Of Units	66
Price (RM)	270,800 - 288,800 (Int.) 371,800 - 482,800 (Corner)
Land Area (m2)	158.76 (Int.) 289.98 - 473.85 (Corner)
Building Size (sq. feet)	20' x 37' / 20' x 40'
Date Launched	June 2009

Taman Jade Garden Ph.3



Developer	Paling Construction Sdn Bhd
Type Of Property	Double Storey Terrace
No. Of Units	37
Price Range (RM)	260,000 - 280,000 (Int.) 328,000 - 358,000 (Corner)
Land Area (m2)	178.70 - 208.30 (Int.) 349.40 - 461.70 (Corner)
Building Size (sq. feet)	21' x 44' / 23' x 44'
Date Launched	April 2009

NEW PROJECTS LAUNCHED (cont'd)

MIRI

Desa Pujut 2, Bandar Baru Permyjaya (Felicia)



Developer	Naim Cendera SB
Type Of Development	Residential
Type Of Property	1-storey semi-detached dwelling house
No Of Unit	10 units
Price (RM)	From 318,888.00
Land Area	From 476.0 s.m
Wall Up Area	110.400 s.m
Completion Date	Under construction

Desa Pujut 2, Bandar Baru Permyjaya (Gazania)



Date Launched	2009
Developer	Naim Cendera SB
Type Of Development	Residential
Type Of Property	1-storey terraced dwelling house
No Of Unit	14 units
Price (RM)	From RM177,888.00
Land Area	From 197.0 s.m
Wall Up Area	From 90.155 s.m
Completion Date	Under construction

Jelita Woohome Avenue



Date Launched	2009
Developer	Woohome Development Sdn Bhd
Type Of Development	Residential
Type Of Property	1-storey terraced dwelling house & 1-storey semi-detached dwelling house
No Of Unit	102 units (DH1T); 8 units (DH1SD)
Price (RM)	From RM219,888.00 (DH1T) From RM349,888.00 (DH1SD)
Land Area	From 199.50 (DH1T) From 390.00 (DH1SD)
Wall Up Area	72.00 s.m (DH1T) 125.12 s.m (DH1SD)
Completion Date	NA
Description	Taman Jelita (Taman Tunku Phase 2), Miri

DEVELOPMENT NEWS

Another flyover will be built across **Jalan Song – Jalan Tun Jugah** at a cost of RM75 million with works to commence by 2nd week of June. The 2-lane each way flyover will be in the direction of Airport-Kuching and Kuching-Airport. The works would be undertaken by M/s Global Upline which has undertaken the Kenyalang Interchange and the New Airport Road recently. This flyover would be seen as a continuation of the overall road upgrading along Jalan Tun Jugah. The contract is expected to last 12 months and to accommodate the increased capacity, the 2.1 km stretch of road between Kenyalang and Simpang Tiga Interchanges would be widened from 2-3 lane to 3-4 lane in each direction.

Source : *Borneo Post*, June 11, 2009

The **wet market at Gambier Street** will be turned into an esplanade, with works commencing in June 2009. The tender for the RM7 million beautification project has already been given out. It would involve the demolition of vacant buildings alongside the banks of the Sarawak river. The stretch of extension measures slightly over one km and will be funded using State funds. The ex-hawker tenants have been relocated to Stutong Market in Tabuan Jaya in 2008. Once completed, the esplanade would stretch from the front of the Hilton Kuching to Ban Hock Wharf, as well as across the river to ensure uniformity in the beautification process.

Source : *The Borneo Post*, June 16, 2009

A total of RM830,600 has been allocated to **upgrade 4 infrastructure projects in Kota Sentosa** which includes Jalan Liu Shan Ban, the drains and roads at Taman Mei Lee, the footpath leading to Kota Sentosa Polyclinic and Jalan Sg Tapang and Jalan Stampin. The 1st 2 are funded by the Ministry of Housing and Local Government while the rest are funded by Padawan Municipal Council. Once upgraded, the present 200m single carriageway will become a dual carriageway and 4 more street lights will also be added.

Source : *The Borneo Post*, June 11, 2009

The government has approved a sum of **RM1.4 million to maintain/upgrade village roads in Santubong** parliamentary constituency which includes Kampung Bajo, Sempadi, Sekambal, Stunggang Melayu, Sungai Limo

Sempadi, Semunin Jaya, Pandan, Lundu town, Tanah Hitam and Tabuan Cina as well as certain parts of Kuching like Bintawa, Pulop, Sourabaya, Semarang, Pasir Pandak, Tanjong Bako, Bako, Muara Tebas, Senari, Goebalit, taman Sepakat Jaya, Sejingkat, Muhibbah and Tabuan Melayu.

Source : *The Borneo Post*, May 5, 2009

The road connecting 3 villages, namely, Kpg Bintawa Tengah, Bintawa Ulu and Bintawa Hilir will be upgraded at a cost of RM1.2 million, including replacing all wooden bridges with concrete ones. The project is expected to be completed within the next 3 years.

Source : *The Borneo Post*, May 25, 2009

About RM4.45 million worth of projects have been allocated to Taman Dahlia Projek Perumahan Rakyat (PPR) Batu 5, Jalan Matang and PPR Sri Wangi here. The scope of works include infrastructure, construction of a kindergarten, administrative office, rubbish bin centre and guard house, and other repair and upgrading works. The projects are expected to be completed by mid-November 2009. The 2 PPR estates already have 816 and 200 units of housing respectively. Another 3rd project in Batu Gong, with 500 units, is expected to be completed by end of September this year.

Source : *Adapted from The Eastern Times*, 9/6/2009

OTHER AREAS

Rantau Panjang Industrial Zone will become a new economic hub as more industries shift their operations there, including shipbuilding which has been encouraged to be shifted from Sg Bidut. A 43.9-acre furniture village has also been set up at Rantau Panjang Industrial Zone to house more than 20 furniture factories. The industrial zone hopes to spur economic activities and provide employment opportunities for the locals. This would be complemented by 500 units of low cost houses costing RM65 million to be funded by the federal government, which could provide housing for those migrating from the longhouses and kampungs.

Source : *The Borneo Post*, 1/6/2009



Definitions from Ministry of Housing Sarawak

Low-Cost House	Low-Cost Plus House
Intermediate - House < RM40,000	Intermediate - House < RM80,000
Corner - House < RM47,000	Corner - House < RM100,000

BDA Project Contracts

Value : RM5,792,329

	Project Type	Location	Contractor	Contract Period (months)	GDV (RM)
1	Bridge	Sg Sebuang Besar, Kpg Jejak	Sykt Perusahaan Bahagia	10	957,368.00
2	Drain	Taman Bamboo & Taman Beverly	Jayalu Sdn Bhd	12	2,606,145.80
3	Precast concrete U-drain	Jalan Tun Ahmad Zaidi	Kemena Holding Sdn Bhd	6	1,077,240.00
4	Esplanade	Bintulu Esplanade/Jalan Main Bazaar	Sunmow	6	1,151,576.00

Source : The Borneo Post, 20/6/2009

Major recent construction projects in Sarawak

Project	Contractor	Cost (RM mil)	Date announced
Kompleks Islam Sarawak	Naim Holdings	90	17/4/2009
Sarawak Energy Bhd's HQ, Kuching	Cahaya Mata Sarawak Bhd	232	15/4/2009
	Putrajaya Perdana Bhd (sub-contract)	221	15/4/2009
Central Oil Distribution Terminal, Mukah	Muhibbah Engineering	109	2/3/2009
Kuching Sewerage system	Hock Seng Lee	452	21/10/2009

Source : Starbiz, 4/5/2009

PROPERTY NEWS

Despite the drop in interest rates for housing loans to an average of 3.5% after the adjustment in the Base Lending Rate to 5.55%, potential house buyers are still cautious about making property purchases due to fears of income security amid a deteriorating economic outlook. On the other hand, those financially sound prefer to wait a while longer to snatch up better bargains in the coming months. Landed properties have not been as much affected as luxury condominiums which have experienced a 15% to 20% decline in demand and expected to further go down by 30% to 40%. To keep Non-Performing Loans (NPL) low, banks have also been more stringent on the loans approval which have resulted in a lower percentage of bookings (60%) translated into actual sales compared to almost 100% recently.

Source : Adapted from StarBiz, 29/4/20097

Sarawak has 25 Native Customary Rights (NCR) land development projects involving about 250,000 hectares of lands of which 46,000 have been developed with another 70,000 hectares to be developed out of 120,000 hectares surveyed. This would add value to the land e.g. a RM1,000 per hectare of idle NCR land can be elevated to as much as RM15,000 per hectare if converted to oil palm plantation.

Source : Eastern Times, 30/4/2009

LISTED COMPANIES' ANNOUNCEMENTS

Further to the Letter of Acceptance dated 15 April 2007 from Pejabat Majlis Islam Sarawak on the Proposed Construction of Komplek Islam Sarawak at the contract sum of Ringgit Malaysia Ninety million only (RM90,000,000.00), Naim Holdings Berhad was officially handed the site on 17 April 2009. The date of completion for the whole works is targeted for October 2011,30 months from the date of site possession.

Source : Bursa Malaysia General Announcement Ref. No. NC-090417-63715 dated 17 April 2009

Hock Seng Lee Berhad has been awarded a subcontract by Pembinaan Nomisual Sdn Bhd, worth Ringgit Malaysia One Hundred Twenty Five Million Seven Hundred Forty Five Thousand Nine Hundred and Twenty Two Only (RM125,745,922.00) for the construction and completion of 1000 units of affordable houses in Bintulu, Sarawak which includes related external works as well as the mechanical and electrical works. The Project is due to completed by April 2012.

Source : Bursa Malaysia General Announcement Ref. No HS-090528-36661 dated 28th May 2009

Cahaya Mata Sarawak Berhad, a subsidiary company of CMSB, has received the letter of award for the development and construction of the Proposed Headquarters Building for Sarawak Energy Berhad at Isthmus, Kuching from SEB for a contract sum of RM232.0 million. The contract is expected to be completed in twenty eight (28) months.

Source : Bursa Malaysia General Announcement Ref. No CM-090415-41181 dated 15 April 2009.

Demak Laut Industrial Park Phase III

Ready Built Factories

by Ministry of Industrial Development Sarawak

3 Units 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.

To find out more, please contact us now!!!



Developed by



Ministry of Industrial Development

Sole Marketing Agent



WTWY Real Estate Sdn Bhd
(274317-T) (E(1)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.

PROPERTY MARKET REPORT 2008

by Valuation and Property Services Department, Ministry of Finance Malaysia

Volume and Value of property transactions for Sarawak, 2007 & 2008

	2007	2008
Volume of Transactions	15,441	22,697
Value of Transactions	RM2.22 billion	RM3.37 billion

Source : Valuation & Property Services Department, MOF

The property market performed comparatively well in Sarawak in 2008 with a substantial increase in the volume of transactions by 47% whilst the value of total transactions increased by 52.1%.

Performances of the sub-sectors were mixed with the sub-sector of developmental land recording increase of 171.6% in volume whilst the industrial sub-sector led in value with 127.1% increase.

Prices of houses and shops remain largely stable whilst rentals recorded increases of between 3% and 12% in the major towns of Kuching, Miri and Bintulu. Of 1,698 units launched for the residential sub-sector, 712 units were sold (41.9%) which was higher than 37.3% achieved last year, but lower than the national average of 44.5%. Terraced houses formed the bulk, accounting for 81.2% of the new launches.

The All House Price Index (AHPI) for Sarawak went up by 5% from 135.1 points in 2007 to 141.9 points in 2008. Correspondingly, an "average" house in Sarawak increased from about RM231,899 to RM241,741 for the same period.

Property overhang for 2008 fared better than 2007 with residential surplus increasing by only about 3.8%, mostly comprising condominium/apartments. Overhang for commercial units were reduced by 6.7% for completed units and 49.3% for units under construction whilst overhang of industrial units remained static.

The occupancy rate in the retail sub-sector registered 78.4% lower than 91.9% achieved for 2007. The combined new shopping complexes, namely, The Spring, Boulevard Shopping Complex, Green Heights Mall and Prescint 88 n Kuching; and Delta Mall in Sibiu added another 79,895 sm to the existing stock in 2008. The purpose-built office sub-sector also noted a slight decline at 89.3% compared to 89.5% in 2007. Sarawak recorded completion of 2 new office buildings, namely Harmony Court and Wisma DUBS, totalling 5,389 sm.

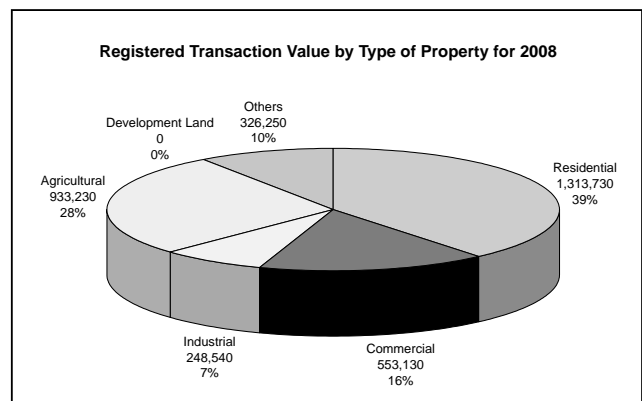
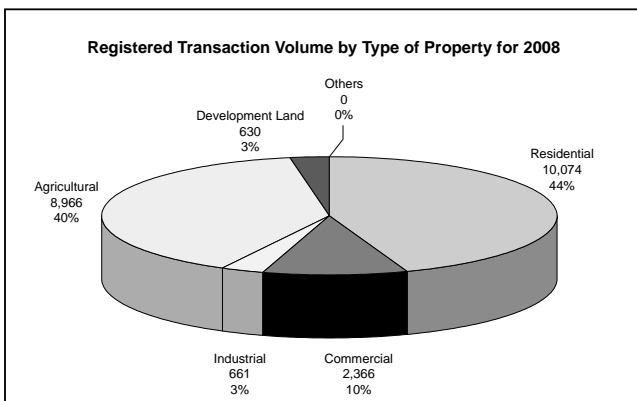
State	%
Sarawak*	45.3
Labuan	43.8
Pahang	32.2
Selangor	29.6
Perak	12.1
Johor	10.9

Source : NAPIC 2008

* Sarawak recorded the highest positive residential market growth in 2008

In the hotel sub-sector, the occupancy rate of 3 to 5 star hotels decreased to 54.9% lower than 61.2% achieved last year and lower than the national average of 62.1%.

On the construction front, more planned units were recorded than completed units for the residential and commercial sub-sector whilst the retail saw more new completions and no starts and new planned supply.



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 Sibü
 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

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

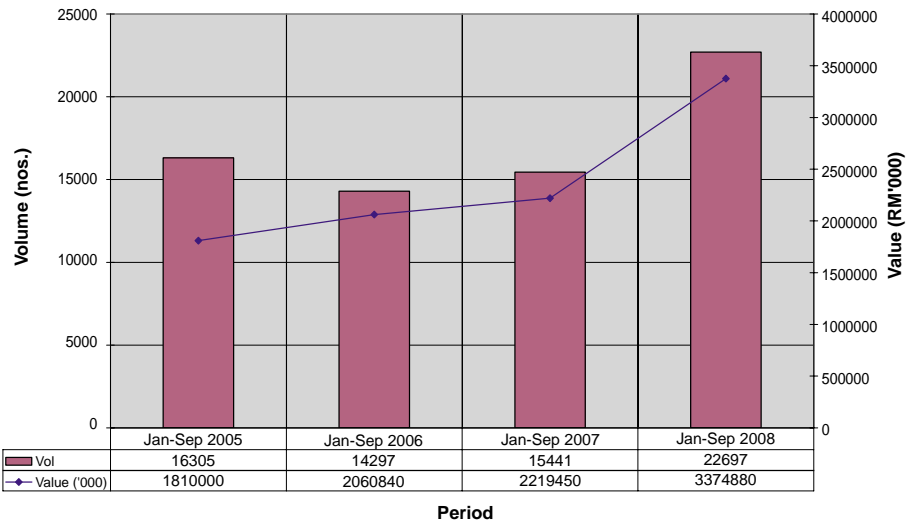
C H Williams Talhar Wong & Yeo Sdn Bhd (24706-T)

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

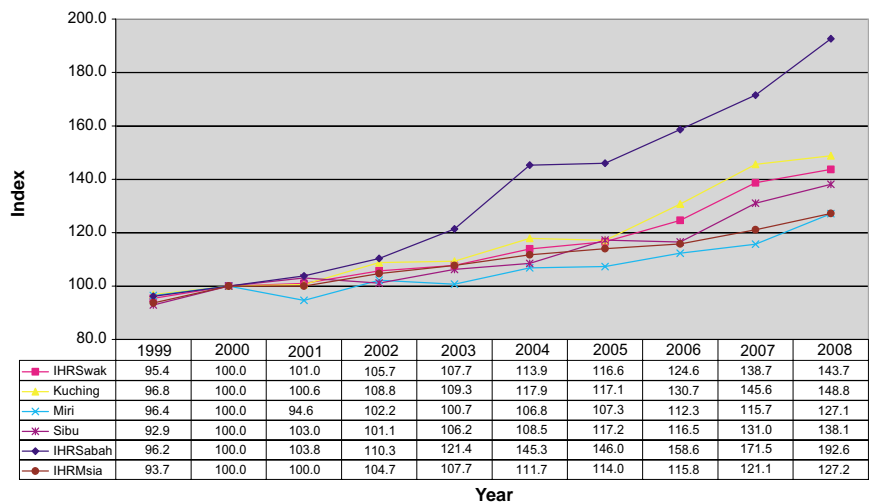


Kuching Sibü Miri Bintulu
Associate Offices: Kuala Lumpur Petaling Jaya Johor Bahru
 Ipoh Alor Star Butterworth Kota Bharu Batu Pahat
 Kuala Terengganu Kuantan Malacca Seremban
 Kota Kinabalu Sandakan Tawau Lahad Datu Labuan Brunei

Registered Transaction by Volume and Value (2005-2008)



Sarawak Terrace House Price Index by Towns (1999-2008)



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.