

# SARAWAK PROPERTY BULLETIN

“Work Together With You”

PPK 344/6/2005

## MIRI – THE OIL TOWN OF SARAWAK



MIRI is situated in the North Eastern part of the State of Sarawak, a coastal town facing the South China Sea. The greater part of Miri sits in the basin of Sarawak's second longest river, the Batang Baram and its many tributaries and it shares a common border with Brunei and Indonesia. Miri serves as the Northern Gateway to Sarawak.

The town of Miri is situated at the mouth of the Miri River where some 562 acres of seafront along the Miri River mouth will be reclaimed as the main package of the RM3 billion Miri Resort City Project.

The discovery of oil in 1910 at Canada Hill in Miri has steadily brought about the growth of Miri town from a small fishing village to a robust cosmopolitan town poised to become a Resort City by May 2005. Oil drilling is now off-shore as land-based oil reserves are depleted.

### Tourism Potential

Apart from the oil industry, Miri is also well known for its tourism and eco-tourism due to its proximity to the best that Sarawak has to offer in terms of national parks, rivers, forests, diving sites and adventure tourism. It serves as the take off point for adventure tours into the rainforests of Sarawak and is within easy reach of -

Sarawak's famed Mulu National Park - 40 minutes by air;  
Lambir Hills (the world's largest biodiversity site) - 25 minutes by land;  
Niah Caves - 2 hours by road;  
Loagan Banut (birdwatchers' paradise) - 1/2 day by land/waterway;like;  
Bario Highlands - 1 hour by air.

The highest number of visitors cross into Sarawak via the checkpoint at Sg Tujuh in Miri Division and Miri Airport annually. More than 50% of the foreign visitors to Sarawak come from Brunei and these are anticipated to grow further with the completion of the ASEAN Bridge over Kuala Baram.

The opening of a new terminal in the Miri International Airport recently now increases the passenger capacity to 2 million annually and would be a boost to attract more tourists especially those from the Far East, Hong Kong, Philippines and neighbouring ASEAN countries. The upgrading of Mulu Airport to accommodate fokker aircrafts is also another attempt to boost up tourist arrivals to its most famous attraction, the Mulu Caves.

Miri is served by the national carrier, MAS from three of Malaysia's international airports namely Kuala Lumpur, Kota Kinabalu and Kuching as well as the budget airline, Air Asia on the Kuala Lumpur-Miri route.

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## MIRI – THE OIL TOWN OF SARAWAK (CONT'D)

### Population

Miri District has about 11% of the total population of Sarawak in 2000 and has surpassed Sibu in the last decade to become the 2nd largest District after Kuching. Its growth of 5.05% and 3.85% per annum in the last 2 decades respectively and its urbanization rate of 76.5% is amongst the highest in the State (Source : Population Census 2000)

About 55% of Miri's population range from 15 to 40 years old. This is a relatively young and vibrant group.

### Shopping Complexes

At present, Miri has seven (7) shopping complexes, most of which are located in the urban-city center areas. They are among the newer and more modern complexes in Sarawak as most of them were built during the mid 1990's:

#### Shopping Complexes in Miri

	COMPLEX	LOCATION	YEAR COMPLETED	NO. OF RETAIL LEVELS	NO. OF UNITS	FLOOR SPACE AREA (S.M)
	<i>EXISTING COMPLEXES</i>					
1	WISMA PELITA TUNKU	City Center	1985	4	80	8,133.00
2	IMPERIAL MALL	City Center	1997	4	148	18,335.70
3	SOON HUP TOWER	City Center	1992	5	67	12,636.80
4	BINTANG PLAZA	City Center	1996	5	132	20774.60 (proposed to be extended to 30658 sm)
5	MIRI PLAZA	Suburban	1994	4	39	3,655.20
6	BOULEVARD SHOPPING COMPLEX	Suburban	1999	4	114	19,045.00
7	M2	Suburban	2003	3	49	15,950.00
	<b>TOTAL</b>		629	82,580.40		
	<i>PROPOSED COMPLEX</i>					
8	LOT 1130 & 1212 BLK 9 MCLD	City Center	Future	4	57	27,007.00

Because of its apparent progress, Miri is the main commercial hub not only for towns and villages in its Division but those in neighbouring Bintulu and Limbang Divisions as well.

### Hotels

Most of the hotels in Miri are located within the urban-city area where most commercial and business activities are located with 4 and 5 Star hotels comprising 40% of the total hotel rooms in Miri. The city hotels enjoy good occupancy rates especially from local traveling businessmen.

#### Hotels with star ratings in Miri

NO	NAME OF HOTEL	STAR RATING	YEAR STARTED	NO. OF ROOMS
1	Parkcity Everly Hotel	4	1992	168
2	Rihga Royal Hotel	5	1994	225
	<i>(To be changed to JW Marriot Hotel &amp; Spa)</i>			
3	Mega Hotel	4	1994	228
4	Grand Palace Hotel	4	1994	125
5	Dynasty Hotel	3	1992	132
6	Miri Hotel	2	1988	61
7	Gloria Hotel	2	1979	42
8	Park Hotel	-	1977	87
9	Kingwood In Miri	1	1993	52
10	Royal Miri Resort	3	1992	188

Luxury condominiums and resort hotels have been developed along Miri's beaches, capitalizing on Miri's scenic coastline.



MIRI – THE OIL TOWN OF SARAWAK (CONT'D)

Residential

Most of the residential estates in Miri are found in Piasau, Krokop, Tanjong Lobang, Luak, Jalan Bakam and Pujut areas. Lutong/Tudan area is another major residential area where large new townships like Bandar Baru Permyjaya and Desa Senadin are providing housing for the mass population.

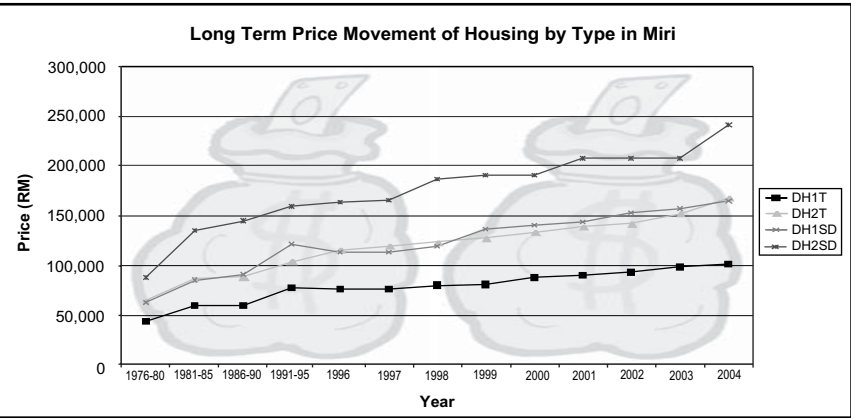
Terraced houses are the most popular type of houses in Miri, making up about 50% of the total stock. However, unlike other major towns in Sarawak, Miri has mostly single-storey units.

The current on-going major housing projects in Miri are :

No.	DEVELOPER	PROJECT	LOCATION	YEAR STARTED	TOTAL UNITS *
1	MIRI HOUSING DEVELOPMENT REALTY SDN BHD	DESA SENADIN	LUTONG	1997	>8,000
2	NAIM CENDERA SDN BHD	BANDAR BARU PERMYJAYA	MIRI-KUALA BARAM HIGHWAY	1996	10,080
3	KUMPULAN PARABENA SDN BHD	TAMAN TUNKU	MIRI-BINTULU RD	2000	2179
4	LIBERTY PROPERTIES SDN BHD	TAMAN TUNKU	MIRI-BINTULU RD	NA	1000
5	HOMELITE DEVELOPMENT SDN BHD	GENUINE FOCUS GARDEN/OCEAN PARK	LUAK	2003	56
6	HERN YOU DEVELOPMENT SDN BHD	GOLDEN ROYAL VILLA	TUDAN	2004	235
		PARADISE PARK	LUTONG	1996	116
7	SHIN YANG CONSTRUCTION SDN BHD	TAMAN BAYSHORE	LUTONG	2001	591
		HOLIDAY PARK	LUAK	NA	14
		RIVERVIEW PARK (PHASE II)	LUTONG	NA	32
8	JITSHEN REALTY SDN BHD	TAMAN PANTAI LUAK	LUAK	2003	137
9	YONG LUNG CONSTRUCTION SDN BHD	GRACE GARDEN	LUAK	2003	38
		PIASAU COMMERCIAL CENTRE	PIASAU	2004	18
10	INTERHILL ENTERPRISE SDN BHD	INTERHILL PARK	LOWER TUKAU	1999	147
11	WSL XIANG XIANG SDN BHD	SIANG SIANG GARDEN LUTONG	LUTONG	2003	8
		SIANG SIANG GARDEN	MIRI-BINTULU RD		28
		SIANG SIANG GARDEN 3	LUAK	2003	28
12	POWERLINE SDN BHD	NA	LUAK	2004	6
13	POLAR LIGHT SDN BHD	POLAR GARDEN	TUDAN	2004	20
14	BORWAK SDN BHD	PHOENIX GARDEN	LUAK	2003	82
15	HOMEMAS DEVELOPMENT	GOLDEN VILLA	TUDAN	2002	76
16	SUN ORGANIC SDN BHD	MILLENNIUM GARDEN	PIASAU	2001	118
17	DYNAMIC LEAP SDN BHD	METEOR GARDEN	TUDAN	2003	40
18	PEKERJAAN PIASAU KONKERIT SDN BHD	TAMAN LUAK INDAH	BAKAM		108
19	SIA SIA REALTY SDN BHD	STRAWBERRY PARK (Phase 1&2)	LUAK	1999	84
		TAMAN DELIGHT	LUAK	1996	224
20	WANWOOD SDN BHD	WANWOOD PARK	AIRPORT RD	2000	79
		WANWOOD PARK	TAMAN TUNKU	NA	22
		SIANG SIANG GARDEN	LUAK	2002	26
21	DA SING DEVELOPMENT SDN BHD	DA SING GARDEN	MIRI-BINTULU RD	1997	70
22	PROMIN ENTERPRISE	PROMIN JAYA	LUTONG-KUALA BARAM RD	2000	106
23	WONG & HILL DEVELOPMENT	GREENWOOD PARK	AIRPORT RD	2000	40
24	YONG YONG CONSTRUCTION & DEVELOPMENT	TAMAN TUNKU	MIRI-BINTULU RD	2000	38
25	SIN SIANG HAI SDN BHD	SIN SIANG HAI GARDEN	MIRI-BINTULU RD	NA	80
26	UNIQUE HARVEST SDN BHD	MIRI WATERFRONT COMMERCIAL CENTRE (Phase IV)	MIRI WATERFRONT	2003	40
27	YH WONG ENTERPRISE	NA	TUDAN	2003	28
		KROKOP INDUSTRIAL	KROKOP	2004	8
28	BARNWOOD BARU SDN BHD	NA	TUDAN	2003	21
29	LCD ENTERPRISE SDN BHD	SUNLIGHT GARDEN	MEDICAL RD	NA	42
30	PANTAI BAYU INDAH SDN BHD	CENTRE POINT MIRI (Phase I)	MALAY STREET	1998	99
		CENTRE POINT MIRI (Phase II)	KUBU STREET	2004	72

\* Excludes Low Cost Housing

The house prices in Miri are generally stable, with recent increase mostly caused by increase in the cost of building materials.



DH1T – Single Storey Terrace House  
DH2T – Double Storey Terrace House  
DH1SD – Single Storey Semi-Detached House  
DH2SD – Double Storey Semi-Detached House

WTW Property Market 2005 - Sarawak

2004 MARKET ACTIVITY

The property market in Sarawak remained relatively stable in all major towns with a strong interest in the retail sector in Sibu. The residential sector prevailed as the driving force in all towns. The most active locations in various towns in 2004 are identified:

- In Tabuan, Jalan Matang-Batu Kawa, Jalan Kuching-Serian and Stutong in Kuching
- On both sides of Jalan Ulu Sg Merah and Jalan TAR/Airport in Sibu
- On both sides of Jalan Tun Hussein Onn (Bintulu-Miri Road) and Tg Batu in Bintulu
- Jalan Pujut-Lutong, Tudan, Senadin and in the Luak area in Miri.

The following is a summary of selected market activity in 2004:

- **Agricultural**
  - o **BLD Plantations** Bhd's acquisition of 10,213 hectares of oil palm plantation in Miri at RM2,457 per acre; and **Ta Ann Holdings** Bhd's proposal to develop 100,000 hectares with oil palm in the next 5-6 years indicated positive promise for the agricultural sector
  - o **Assar Refinery** Services Sdn Bhd announced its proposal to invest RM60 million to build an **integrated palm oil refinery** in Senari, Kuching. The facility will have a designed capacity to process 1,000 tonnes of palm kernels per day.
- **Residential**
  - The RM100 million **Courtyard Sanctuary** in Batu Kawah was launched in January 2004 offering 950 apartment units to be developed in six phases by a subsidiary of Mudajaya. The units are priced between RM99,888 and RM132,000. Over 75% of the 256 units of the first phase has been sold.
  - In October, Mudajaya offered the 4 th phase of its maiden township development of **Batu Kawah New Township** comprising 4-storey shophouses with new designs and concepts. The township was initially launched in 1996.

2005 MARKET OUTLOOK

The **agricultural** sector is expected to drive the market in Sarawak in 2005. There is an expected diversification of local corporates to move into agricultural oil palm plantation; developing the ample unplanted peat soil land.

The **residential** sector is expected to remain stable throughout 2005. **Miri** is expected to witness better growth in 2005 when the town is upgraded to "Miri Resort City" in May 2005. In Kuching , there are some concerns for the non-landed residential sub-sector.

Source : Extracted from the WTW Property Market Report 2005

- **Commercial (Retail & Office)**
  - One of its kind, an upmarket lifestyle mall in Kuching, the RM30 million **Travilion** located at Jalan Padungan dominated the commercial market scene in Kuching although it has yet to be completed. The development comprises 37 units of 4-storey dual frontage shops and two office towers (9 & 10 storeys respectively); and the Pavilion. The two office towers were purchased by SOCSO and Great Eastern Life Assurance (M) Bhd at RM9.13 million for the 10-storey tower and RM8.89 million for the 9-storey tower.
  - Everise Departmental Store acquired Crystal Complex (a 4-storey commercial complex in Taman Satria, Stutong) for RM13.5 million
  - In **Miri**, **Everise Departmental** Store was opened in September 2004 occupying adjoining units of 4-storey shophouses at Marina Park.
  - In **Bintulu**, **Bank Islam** moved from BDA Shahida Commercial Centre to a newly leased premises at Parkcity Commerce Square (PH 2), occupying two adjoining 3-storey shophouse units as part of their expansion programme. Also in Bintulu, **Destiny Shipping** purchased a plot of vacant land at the Bintulu Integrated Township from Sarawak Land (Kemena Park) Sdn Bhd at RM68.70 per sq ft for their new corporate office building.
  - The largest commercial development in Miri was launched in September by developer Naim Cendera. Pusat Bandar (PB) sprawls over 200 acres located along the main highway from Permyjaya to Kuala Baram/Brunei. Upon completion, PB will comprise 400 shophouses, a shopping mall, offices, theme park, hotel etc . Of the 59 units launched in 2004, almost all have been reportedly sold.
  - The **23-storey Imperial Mall & Court Complex** at Jalan Parry in Miri was auctioned and purchased by Pengurusan Danaharta Nasional Bhd in September 2004. The sale involved the unsold units belonging to Miri Salam Jaya Sdn Bhd for a bid price of RM50 million.
- **Industrial**
  - **Sarawak Concrete Industries** Bhd acquired 4.047 hectares of vacant land in **Demak Laut Industrial Park** through direct alienation of land from the State Government at RM4.356 million (premium only)
  - **Kinsteel** Bhd purchased a factory facility at Pending Industrial Estate for RM1.85 million to manufacture and trade of iron, steel bars and related products.

Outlook for the Economy in 2005

World

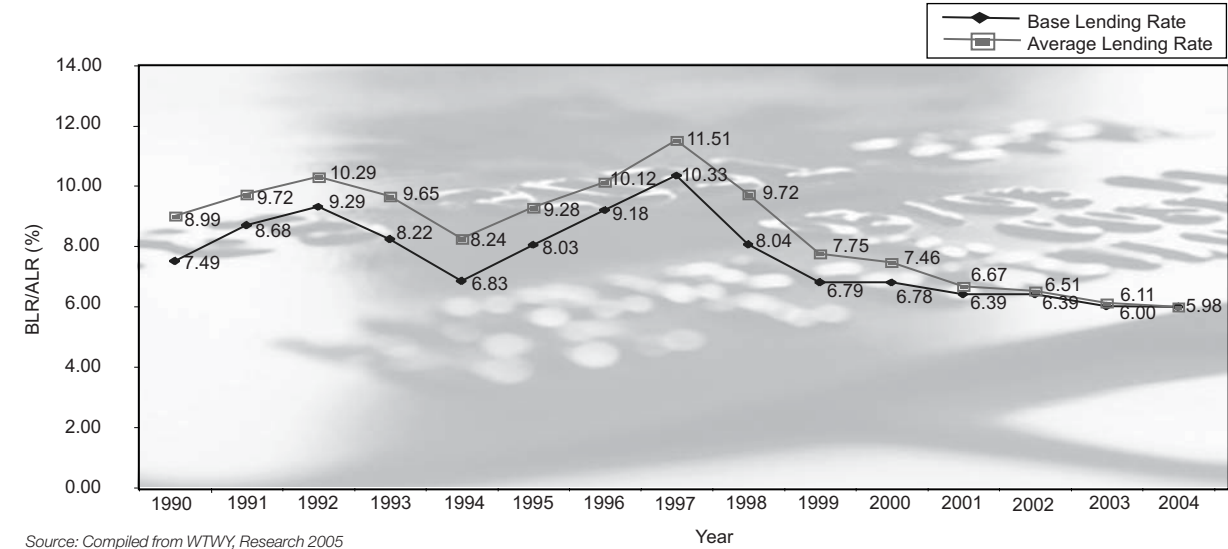
- 2005 global economic growth is expected to remain firm at 4% (2004 : 4.8%)
- Modest slowdown expected for US (2005 : 3.5% growth) and PR China (2005 : 8.5% growth) economy
- Growth expected to be high for East Asian economy due to rising incomes and growing yuppies group
- Domestic demand for East Asian economy to remain resilient due to new sources of growth and increased intra-regional trade

Malaysia

- Malaysia's real GDP expected to grow by 5%-6% in 2005 (2004 : 7.1%) due to sustained external conditions, modest decrease in global electronics, favourable CPO and crude oil prices and improved intra-regional trade
- Real GDP growth mainly private driven as government optimise expenditure
- Economic growth for 2005 supported by expansion in all sectors except construction
- Growth in
  - 1) manufacturing and electronics expected to be more modest due to cyclical downturn
  - 2) service sector expected to be firm due to diversification to tourism and business support services
  - 3) agriculture and mining sectors likely to remain strong amidst favourable commodity prices
  - 4) construction sector expected to remain weak due to lower civil engineering activity and lower public spending on infrastructure projects
- Inflation is expected to increase for 1<sup>st</sup> half 2005 and moderate by 2nd half 2005 with an average of 2.5% in 2005
- Unemployment expected to remain low
- Balance of payments expected to remain strong for 2005 with large surplus
- Continued inflows of FDI expected especially in the services sector in the areas of wholesale and retail and business and support services, oil and gas sector and overseas investment

Source: Compiled from Press Release of Bank Negara Malaysia Annual Report 2004 dated 23 March 2005

Base and Average Lending Rate - Commercial Banks



Source: Compiled from WTWY, Research 2005

	REAL GDP					
	Annual change (%)					
	2000	2001	2002	2003	2004 e	2004 f
Regional Countries	7.7	4.3	6.4	6.4	7.5	6.3-6.5
China	8	7.5	8.3	9.3	9.5	8.5
South Korea	8.5	3.8	7	3.1	4.7	4
Chinese Taipei	5.8	-2.2	3.9	3.3	5.7	4.2
Singapore	9.7	-1.9	2.2	1.4	8.4	3.0-5.0
Hong Kong	10.2	0.5	1.9	3.2	7.5	4.5
Malaysia	8.9	0.3	4.1	5.3	7.1	5.0-6.0
Thailand	4.8	2.2	5.3	6.9	6.1	5.3-6.3
Indonesia	4.9	3.8	4.3	4.9	5.1	5.0-6.0
Philippines	6	1.8	4.3	4.7	6.1	5.3-6.3

Source : Bank Negara Malaysia Annual Report 2004



RECENTLY LAUNCHED PROJECTS

Location	Type of development	No. of units	Wall-up area (m <sup>2</sup> )	Land area (pts)	Selling price (RM)
KUCHING					
Jalan Hup Kee	2 Storey Terrace	5	167.7 - 168.4	4.47 - 8.04 pts	298,000/368,000
Jalan Tun Abdul Rahman, Satok	4 Storey Shophouse	10	6 x 18.3 8.25 x 18.3		1,185,000
	4 Storey Shophouse-Int.	8			1,285,000/1,355,000
	4 Storey Shophouse-Corner	2			
Jalan Kuching-Serian	2 Storey Shophouse	6	6.7 x 21	3.53 pts	348,800-398,800
Jalan Matang-Batu Kawa	2 Storey Semi-detached	16			From 198,000
	2 Storey Terrace	11			From 192,000
Jalan Tan Sri Abd Ikhwani Zaini, Off Jalan Depo	1 Storey Semi-detached	10			200,000 - 270,000
	2 Storey Semi-detached	2			255,000 - 265,000
Jalan Batu Kawa				4.5 - 7.4 pts	220,000 - 255,000
				7.7 - 9 pts	299,000 - 315,000
Off Jalan Penrissen	2 Storey Terrace	16	154.7	4.4 - 8.2 pts	258,000 - 281,000
	2 Storey Semi-detached	6	163.54	8.09 pts	From 359,000
	Detached Lot	1			
Serian Bazaar	3 Storey Shophouse	9			6,000 p.m.
Jalan Batu Kitang	2 Storey Terrace	13			228,000 - 301,600
	1 Storey Terrace	6			80,000 - 100,000
Jalan Datuk Stephen Yong	2 Storey Terrace	24		4.5 - 17.1 pts	From 243,800
Jalan Lapangan Terbang Baru	4 Storey Apartments	40	143 130 192 205 143 130		253800
	4 Storey Block 1 - Type A & D	8			226800
	4 Storey Block 1 - Type B & C	8			358000
	2 Storey Block 2 - Type A & D	4			338000
	2 Storey Block 2 - Type B & C	4			253800
	4 Storey Block 3 - Type A & D	8			226800
Off Jalan Batu Kawa	2 Storey Terrace-Int.	19	181.6	From 5.4 pts	303,000 - 308,000
	2 Storey Terrace-Corner	8	189.7	From 11 pts	From 368,000
	2 Storey Semi-detached	8			From 500,000
Jalan Stampin Tengah	2 Storey Terrace	18		5.2 - 13.2 pts	350,000 - 550,000
Jalan Sungai Tapang	2 Storey Terrace	36			From 239,000
Jalan Bako	1 Storey Terrace	7		5.1 - 13.3 pts	140,000 - 172,000
	1 Storey Semi-detached	14		10.3 - 13.6 pts	188,000 - 190,000
	2 Storey Terrace	18		4.1 - 11.5 pts	245,000 - 315,000
	2 Storey Semi-detached	4		8 - 9.3 pts	365,000 - 385,000
Jalan Stutong	Detached Lot	1	484.39/601.86 440.69/586.72 468.7/659.65 530.46/875.29 564.13/963.69	22.6 pts	184,000
	4 Storey Shophouse-Type A	10			980,000 - 1,230,000
	4 Storey Shophouse-Type B	8			900,000 - 1,100,000
	4 Storey Shophouse-Type C	4			920,000 - 1,150,000
	4 Storey Shophouse-Type D	6			1,060,000 - 1,500,000
	4 Storey Shophouse-Type E	1			1,060,000 - 1,580,000
Jalan Kuching-Kota Samarahan Expressway	2 Storey Terrace-Type A	18	170.3	4.93 - 11.46 pts	296,000 - 403,000
	2 Storey Terrace-Type B	12	160.4	4.89 - 12.19 pts	283,000 - 407,000
	2 Storey Semi-detached	6	219.7	10.74 - 13.31 pts	468,000 - 498,000
Jalan Stutong	2 Storey Terrace	152	145/161	4.5 - 19.62 pts	268,000 - 427,000
	1 Storey Semi-detached	10	99	9.14 - 12.46 pts	323,000 - 388,000
	2 Storey Semi-detached	18	173	9.05 - 11.5 pts	388,000 - 421,000
Jalan Batu Kawah	18 Storey Apartments	161	88.82 - 105.54		142,186 - 171,314
Jalan Kuching-Serian	2 Storey Terrace	41		4.47 - 12.53 pts	200,000 - 279,000
	2 Storey Semi-detached	6		7.56 - 18.93 pts	From 265,000
Jalan Tan Sri Abd Ikhwani Zaini, Off Jalan Depo	1 Storey Semi-detached	10			RM200,000 - RM270,000
	2 Storey Terrace	11			From 192,000
	2 Storey Semi-detached	2			255,000 - 265,000
Jalan Datuk Stephen Yong	2 Storey Terrace	25		From 4.5 pts	From 253,000
	2 Storey Semi-detached	4		From 11 pts	From 325,000
SIBU					
Jalan Ulu Oya	1 Storey Terrace	88	NA	From 4.5 pts onwards	130,000 - >158,000
	2 Storey Terrace	72	NA	From 7 pts onwards	180,000 - >200,000
Jalan Ulu Sungai Merah	2 Storey Terrace	50	162.39	4.6 - 13 pts	235,000 - 290,000
	2 Storey Semi-detached	8	NA	NA	NA
Jalan Ek Dee	2 Storey Terrace	10	159.42	4.3 - 8.5 pts	215,000 - 255,000
	2 Storey Semi-detached	6	NA	NA	NA
Lorong Ulu Sg Merah 31	2 Storey Terrace	50	160	4.3 - 14.1 pts	225,000 - 300,000
	2 Storey Semi-detached	6	NA	9.15 - 15.13 pts	365,000 - 410,000
Jalan Teku	2 Storey Terrace	64	151.24	4.3 - 7.4 pts	196,000 - 237,600
	2 Storey Semi-detached	6	169.45	9.7 - 10.6 pts	360,000 - 367,700
Jalan Sibul Oya	2 Storey Terrace	65	165.55	4.5 - 8 pts	198,000 - 235,000
Jalan Ulu Sungai Merah	2 Storey Terrace	56	161.46	4.6 - 9 pts	195,000 - 260,000
Jalan Teku	2 Storey Terrace	39	179.49	4.8 - 8 pts	230,000 - 287,570
	2 Storey Semi-detached	12	195.1	10.3 pts	From 360,000
Lorong Apollo 6	2 Storey Semi-detached	8	218.3	8.7 - 9.4 pts	From 460,000
Jalan Ulu Sungai Merah	2 Storey Terrace	51	156.4 - 163	4.3 - 4.5 pts	218,000 - 288,000
	2 Storey Semi-detached	14	156.4 - 163	8.25 - 8.4 pts	From 338,000
Jalan Upper Lanang	2 Storey Semi-detached	4	215	7.4 - 14.2 pts	298,000 - 428,500
	2 Storey Semi-detached	14	200	10.6 - 18.5 pts	385,500 - 525,000
	2 Storey Detached	3	194	12.9 - 14.7 pts	560,000 - 595,000
MIRI					
Luak	2 Storey Terrace	45	7 x 15.2	4.8 - 12.2	from 224,800.00
	1 Storey Semi-detached	16	9.5 x 12.8	from 9.7	from 226,800.00
	2 Storey Semi-detached	2	10.4 x 14.6	from 10.2	from 354,888.00
Piasau	2 Storey Semi-detached	40	7.3-12.5 (Type A) 7 x 12.5 (Type B)	from 7.67	from 408,000.00
Krokok	2 Storey Detached	8	9.5 x 14.3	from 11.76	from 550,000.00
	2 Storey Semi-detached Industrial	6	7.6 x 14.6	from 9.04	from 398,000.00
	2 Storey Detached Industrial	2	12.2 x 14.6	from 15.85	445,000.00 - 579,000.00
BINTULU					
Tmn Bamboo (Phase 2)	2 Storey Terrace	7	6.4 x 12.5	4.04 - 7.35	195,000.00 - 240,000.00
Sibiyu Industrial Estate (Phase.3)	2 Storey Semi-detached Industrial	38	11.9 x 7.9	13.58 - 21.11	320,000.00 - 400,000.00
	2 Storey Semi-detached Industrial	2	11.9 x 7.9	24.93 - 45.10	N/A

The Selling price is correct at the time of printing  
"Subject to change by developer without prior notice".





NEW RELEASES . . . . .

**Shefford View** by Rasaja Sdn Bhd

Shefford View is situated within the high-end residential area at Jalan Stampin Tengah, neighbouring Richmond Hill, Fairview, Borneo Gardens and Green Heights.

It is only 15 minutes' drive from the bustling RH Plaza and the Kuching International Airport.

Developed by Rasaja Sdn Bhd, it comprises of 24 units double storey semi-detached house and 33 units double storey terrace houses with a starting price of RM540,000 and RM328,800 respectively.



**HEIGHTS DRIVE – PHASE III – Commercial Centre** by Ibraco Berhad

An integrated development incorporating quality commercial and residential properties, Heights Drive is located within the fast growing and booming Stutong area. It is located in proximity to the developed residential areas of Tabuan Jaya, BDC Satria Jaya Township and the education hub of Samarahan.

Prices for the units range from RM 1,100,000 to RM 1,580,000 for corner units and RM 920,000 to RM 1,060,000 for intermediate units.



**Heights Drive 1**

Situated along the booming Stutong area, Heights Drive, developed by Ibraco Berhad, offers 152 units of double-storey terrace houses ranging from RM268,000 to RM427,000, 10 units of single-storey semi-detached with price ranging from RM323,000 to RM368,000 and 18 units of double-storey semi-detached with price ranging from RM388,000 to RM421,000.



**The Bluebell** (Double Storey Terrace) with a starting price of RM183,888 and **Sunflower Gold** (Single Storey Terrace) with a starting price of RM93,888 were launched in Desa Murni by Naim Cendera Holdings Berhad. It also launched the **Mahonia**, a double-storey semi-detached at Desa Pujut 2 priced from RM340,888.

**Taman Makmur** developed by **Mengkuang Timur Sdn Bhd**

- Double storey terrace house – 25 units
- Single storey terrace house - 55 units

• The price range from RM 146,100 for single storey terrace house and RM 218,000 for double storey terrace house.

**Taman Fabulous , Jalan Ulu Sungai, Sibü**

- Double storey semi-detached house – 8 units
- Double storey terrace house – 50 units

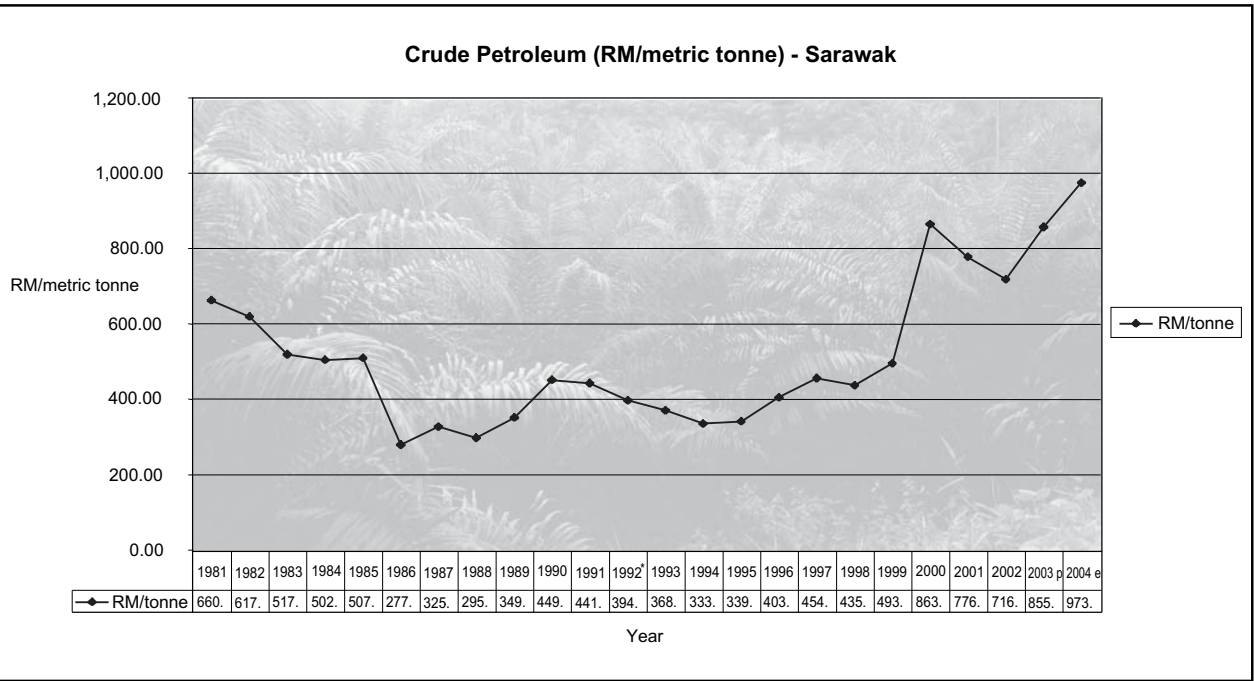
• The price range for double storey terrace house is from RM 235,000 to RM 290,000.

**Matang Avenue**

Situated along Jalan Matang, Matang Avenue consists of 32 units double-storey terrace houses and 4 units double-storey semi-detached. The price range from RM276,500 to RM334,000 for terrace units and RM388,000 to RM420,000 for semi-detached units onwards.



COMMODITIES



**CPO Outlook 2005**

The Malaysian Palm Oil Association (MPOA) expects palm oil prices this year to range from RM1,300 to RM1,500 a tonne compared to RM1,640 per tonne for 2003. In 2004, Malaysia saw its highest level of palm oil production at about 14 million tonnes against 13.35 million tonnes for 2003. The high monthly output had upset the supply and demand scale of the commodity, depressing prices during the last 6 months of last year. Prices have declined gradually over the past few months due to concern of higher palm oil stocks and prospects of huge oilseed supplies in the world market this season. It is imperative for the industry to improve productivity per unit area and reduce costs rather than open new areas and expand into marginal land and explore opportunities in upstream and downstream activities to integrate their respective businesses.

Compiled from *The Business Times*, March 2, 2005

**Sarawak timber production**

Sarawak is expected to produce up to 20 million cubic metres of timber annually from the year 2020 onwards, which is more than double the current yield. Presently, timber concessionaries are required to turn 20% of their concession areas into planted forests with trees that could grow up to 5 times faster than the existing ones. Currently, the State government only permits a maximum harvest of 9.25 million cubic metres of timber or about 7 trees to a hectare each year. To-date, the State government has allocated 6.4 million hectares of land for permanent forests, 1 million hectares for national parks and another million for water catchment areas. In addition, all housing estates are required to have green areas that cannot be replaced without the State Legislative's consent. The forestry sector contributes about RM700 million annually, making it one of the largest contributors to Sarawak's economy. More efforts were also needed to create more downstream activities to generate more jobs through diversification.

Compiled from *The Borneo Post*, March 18, 2005

**Affordable Homes in Serian and Kuching**

**Serian** – A RM20 million housing project, sited on a 22-acre land near Serian town, will offer 14 units of double-storey and 325 units of single-storey houses priced between RM47,000 and RM60,000. This was in anticipation of the growing population of Serian which would be further enhanced with the completion of the new Kuching-Serian road.

**Tebedu** – Another housing project is also being planned at the border area in Tebedu.

**Kuching** – A RM30 million housing resettlement project would be developed in Kampung Sejingkat, Senari, Bako and Muara Tebas in Demak Laut. The housing scheme will be implemented in stages and enable the lower income group in that area who are mainly the Malays, to own houses.

**Low cost housing** – Over 30,000 units of affordable houses in the State have been completed under the 8MP which is a shortfall from the actual target of 52,983 units. The actual target figure for the 9MP is as yet not confirmed but believed to be around 50,000 as in previous plans. Efforts are also made to speed up the issuance of Occupation Permits of these housing units.



News Clip



Rumah Dayak Project Revived

The Sarawak Dayak National Union (SDNU) is reviving its proposed RM20mil Rumah Dayak commercial project which was shelved eight years ago. The project in the busy Satok Commercial District has been awarded to the turnkey contractor Canjaya Sdn Bhd while the land is provided by SDNU.

The project comprises a 12-storey office tower and 7 units of four-storey shophouses. It will be built on the site where the former Rumah Dayak stood. The project is expected to be ready in 3 years and the organization would lease out some of the commercial and office space, with proceeds from the rentals to be channeled to fund its programmes and activities.

Compiled from The Star, 23 March 2005

Zecon Emerging As Major Property Player in Kuching

Construction firm, Zecon Engineering Bhd will become a major property developer with a land bank of some 835 ha in prime areas in Kuching, after the acquisition of three real property companies.

Zecon would be embarking on its flagship mixed development project, Vista Tunku, a 39.2 ha project at Jalan Demak, adjacent to the Court House in Petra Jaya. The project comprises 521 units of semi-detached and terraced houses and apartments, shophouses, four blocks of apartments, a commercial/office tower, a supermall and other facilities. It is one of the most prestigious developments in Kuching, with gross development value of RM292mil. Land clearing work is now under way, and the project is expected to be completed in three years.

Another project in the planning is Petra Indah project, covering 788 ha of mixed development land with a value of RM1.8 billion. It will consist of residential housing, commercial, industrial facilities and a golf course and will be implemented in stages over a 15-year period.

Zecon's 3<sup>rd</sup> property project is located beside the Tun Salahuddin bridge over the Sarawak River and consists of offices, condominiums and a waterfront restaurant and bistro as well as shophouses.

Zecon holds a 33-year toll concessionaire for the Tun Salahuddin Bridge, which was opened to traffic 2 years ago.

Compiled from The Star Online, 16 February 2005

5,000 Low Cost Houses for Sarawak under 9MP

The state government plans to build 50,000 units of various types of houses under the 9<sup>th</sup> Malaysia Plan (9MP) to meet the needs of the low and middle income groups. 2,000 low cost flats would also be built and rented out to those who qualified. This was to alleviate the squatter problems in Sarawak which is estimated at 10,000 in the state, mainly in Kuching, Sibul, Bintulu and Miri.

The Borneo Post, 10<sup>th</sup> March 2005

SMIP to operate Sarawak's first inland port

SM Inland Port Sdn Bhd (SMIP) has been appointed by the Sarawak State Government through the Kuching Port Authority (KPA) to operate Sarawak's first inland port along the Kalimantan border in Tebedu, about 100 km from Kuching.

With the appointment, SMIP will start work on an integrated inland port complex at the proposed 20 ha site near the existing border crossing in Tebedu. Under the build-and-operate understanding, SMIP will prepare the necessary infrastructure and services for container and conventional cargoes, timber consignment, storage and transportation for incoming cargoes from West Kalimantan.

The first phase of the inland port project, comprising a two-storey administrative building, CIQ building, container yard, storage facilities for timber and the necessary equipment for container handling, is expected to be completed by January 2007.

New Straits Times, 20 January 2005

Retail Sales expected to outgrow GDP until 2007

Malaysia's retail sales are expected to outgrow GDP by between 1% and 3% from 2005 to 2007 with a year-on-year growth of 8% for each year of that period. Retail sales are expected to increase from RM51.5 billion in 2004 to RM69.92 billion in 2007 as a result of stronger consumer spending. Retail formats that are doing well include hypermarkets which are popular as one-stop centre for grocery as well as non-food items. New shopping centres scheduled to open in the Klang Valley are Galaxy Ampang, Tesco Kajang, Giant Kajang, Tesco Shah Alam, Centerpoint Bandar Utama Phase 2, Jaya Jusco Balakong, Carrefour Kepong, Bangsar Village Phase 2, Mydin Hypermarket USJ and Shah Alam City Centre. The Klang Valley is expected to have an additional 3.23 million sq ft in 2005 and 5 million sq ft in 2006. Major shopping centres expected to be ready in 2006 include Plaza Rakyat, Pavilion Kuala Lumpur, Capital Square, Vision City, Rhythm Avenue and NAS Pavillion.

The Business Times, January 5 2005

Durin Bridge project in Central Sarawak

The long-delayed federal-funded Durin bridge across Batang Rajang in central Sarawak scheduled for completion by the end of 2005 will enable uninterrupted travel along Sarawak's 1<sup>st</sup> state trunk road as the bridge was the "missing link" along the 1,067 km trunk road from Sematan near Kuching to Miri in northern Sarawak. This would also be a boost for tourism as tourists can now travel through Sarawak by road and experience the State's natural attractions and cultural heritage.

Adapted from The Metro section of The Star, 21 January 2005

Solid Economy boosts housing in Q4 2004

Bullishness in the local housing sector is buoyed by good economic conditions, favourable lending rates and rising income per capita, according to the Malaysian Institute of Economic Research (MIER)'s quarterly industry survey. In fact, the Residential Property Index (RPI) was the only index that showed a rise in the 4<sup>th</sup> quarter of 2004 to 131 points from 120.9 points in the 3<sup>rd</sup> quarter.

More houses were built in the 4<sup>th</sup> quarter compared to the 3<sup>rd</sup> quarter with double-storey link houses raking in more sales. Housing loans applications also rose in tandem. 34% of the respondents were planning to raise prices of residential properties soon on higher costs of construction materials like steel, aluminium, cement and fuel.

47% of those surveyed anticipated better sales for 1<sup>st</sup> quarter 2005 whilst 48% had a moderate outlook.

Compiled from StarBiz, 20 January, 2005

Miri records highest visitors arrival for 2004

Miri recorded the highest visitors arrival in 2004 through its Sungai Tujuh checkpoint with a total of 2,473,961 visitors with the highest arrival of 155,917 in December, 2004 compared to 1,864,965 total visitors for 2003 and 153,545 for December 2003.

The Borneo Post, 29 January 2005

INTERVIEW WITH DATO LAU SIEW WAI



MIRI HOUSING GROUP

DATO LAU SIU WAI, Founder and Group Executive Chairman of Miri Housing Group of Companies takes time off to share with us his Group's operations and activities in Miri and his invaluable insights into the property industry.

INTERVIEW WITH DATO LAU SIEW WAI OF MIRI HOUSING

What was your 1st project in Miri.

My first experience with housing project was the Gilbert Estate which I initiated and worked on with an architect friend as a proposal to JKR who later built it. The units were semi-detached units (< 8 pts) originally targeted at the lower income group and were priced at a mere RM10,500 per unit.

What and where was Miri Housing Group's first project. How about other projects that followed suit.

The 1st housing project developed by myself was the Merbau Estate with 150 medium-low cost terraced units and 6 shophouses. The single storey units were priced at RM12,000 and the double-storey units at RM24,000. The project took off in 1967 and was completed in 1969.

My 2nd project was Piasau Garden with a total of 483 units. There were 160 units of double storey detached (21 pts) selling at RM36,000 followed by the single storey detached selling at RM14,000, RM18,000 and RM24,000. There were also 34 single storey semi-detached units priced at RM12,500 each. Piasau Garden started out as medium-low cost housing but has since become a high-end residential estate because of its big land sizes, high standards of quality and good layout. This project started in 1970 but was completed only in 1975. This project was a true test of my grit and determination because in 1973, when the oil crisis hit, the price of materials increased by 200% or more and because of the cheap price of my houses, I was unable to recoup the loss. All the capital was gone and by the time the project was completed, my company was in debt of RM330,000. However, I was determined to deliver to the buyers as promised and thus, declined to declare bankruptcy. I carried the project right through to the end. I worked 4 years as a contractor and managed to pay off the debt by 1979. Those were very trying times where I had my share of sufferings and hardship and a lot were compromised and sacrificed. The driving need to pay off 1st all that I owed was based on my principle that I did not want to owe anybody. However, after all that, I still wanted to continue to be a developer. Starting afresh, I borrowed RM64,000 from friends to buy 5 acres of land at the present Hill Top Garden. I mortgaged the land to HHB for RM130,000 and my own house at Merbau Estate for RM170,000. With the RM300,000, I built and completed 500 houses and 12 shophouses. It was a project of sweat, blood and tears as we had to cut down 5 hills to fill the valley which is an arduous task. The project consisted of terraced, detached and semi-detached units, most of which were double storey. Next was Lai Pau Garden with 78 units of double-storey detached houses followed by King's Park which had 43 high-end residential units selling above RM300,000 and the King's Park Commercial Center. Other commercial

MIRI HOUSING GROUP PROFILE

- ❖ The Miri Housing Group had its humble beginnings in 1965 when its first company, Miri Housing Development Realty Sdn Bhd, embarked on residential development which has now become landmark projects in Miri like Taman Merbau, Taman Piasau, HillTop Garden, Lai Pau Garden, Piasau Shell Camp, King's Business Centre, King's Park and Desa Senadin.
- ❖ The Group has since consolidated its position in the Miri property industry through its successful venture into commercial developments such as The King's Commercial Centre, Bintang Jaya Commercial Centre and the Bintang Plaza and further diversifying into manufacture of building materials.
- ❖ Beside being one of the oldest established property developers in Miri, the Company's impressive track records of reliability and quality has also made it one of the most reputable developer in Sarawak. The Company places high value on social responsibility, an attestation of Datuk Lau's life long mission. The Company's Mission is To Contribute, To Serve and To survive and its vision is to continuously provide the best value for money to its customers.

projects developed by our Group were Bintang Jaya Commercial Center with 72 units of shophouses and Bintang Plaza, a fully integrated modern-day shopping complex, which took only 14 months to build (1995-1997). All these commercial centers are doing well and enjoying 100% occupancy at the present moment.

All projects developed by the Group have always received very good response and are usually sold within a month of launching which I believe is a result of the reputation we have earned in terms of reliability and quality.

What are Miri Housing's current projects.

We are currently working on Desa Senadin which is a mixed development spread over 2,000 acres in the Kuala Baram/Lutong area in Miri.

We understand that Desa Senadin is Miri Housing Group's biggest project to-date. What is the total number of units in the whole project and how many have been built and sold so far. What was the starting price for the different types and what is the price now.

Yes, it is the biggest housing project in Miri, after Bandar Baru Permyjaya. Overall, it comprises 6,500 units of single storey low cost and medium-low cost houses which range in price from RM48,000 for the former to RM84,000 for the latter. However, this has yet to include the Desa Senadin Extension (700 acres) which is still under planning.

We started the land clearing in November 1997 and it took us 1 1/2 years to prepare the site for construction which was only ready in mid 1999.

We are currently on Phase 4 of the project. Altogether, there are 11 phases. So far, 4,000 units have been built and sold over the last 5 years, meaning an average of about 800 units per annum. The starting price then was RM48,000 for the low cost unit for which we subsidized RM3,000 per house but now, the price is RM84,000 for similar upgraded medium-low cost units. We subsidised RM1.8 million for the initial 600 low cost units from surplus funds obtained from the sale of some of our industrial lands. The main idea was to attract as many people as possible to this new area by making the houses cheap and affordable. With the apparent familiarity of Desa Senadin to the common people now, the houses are now in good demand, which is reflected in the higher selling price of RM84,000 per unit. There was only a bare minimum increase of RM3,000 for the 2nd Phase. However, by the 3rd Phase, there was an inevitable substantial increase in price to RM69,000 caused by increase in material cost.



**How about commercial and industrial developments in the offing under the same development.**

There are altogether 75 units of shophouses in Desa Senadin (P1-38; P3-37) and there are plans to build some more in Phase 6 of the project, as the housing population builds up. So far, 322 industrial units have been built and it looks like that would probably be all there is due to less potential in the industrial sector as a result of infrastructural difficulties.

**We understand Miri Housing Group of Companies will be building a new hotel - Bintang Hotel - as an extension of the current Bintang Plaza? Please tell us more about the project.**

The hotel is 17 storeys high (including 1 basement) with 176 rooms. An 8 level multi-storey carpark will be annexed to the Bintang Plaza and connected up to the hotel. The current Bintang Plaza will also be increased by another 130,000 sf, to include an additional 100 shop units. Costing RM50 million, construction is expected to begin by June 2005 and be completed by 2007.

Bintang Plaza was built with the intention to sell or lease. 83% of the complex are still retained by our Group which means only 17% was sold, which makes for better control and management of the retail space. The Group has taken on the property management aspect rather than assigning it to others so as to better safeguard the shareholders' interests.

**It is observed that Miri Housing Group has diversified into other divisions as well. What brought about this diversification. Are there plans to diversify further or are you going to maintain housing as your core business.**

Yes, we have gone into manufacturing of building materials. We wanted to make our own materials to bring down the cost as far as possible in order to produce more affordable houses. At the same time, the various manufacturing outfits also create job opportunities for family members of our existing staff. However, property development, especially housing, would remain our main focus now and in the future as it is our bread and butter.

**In your more senior years now, you seem to have shifted your priority from profit making to social contribution. It is noted that 60% of your projects at Desa Senadin are geared towards low cost houses. How and what brought about the changes.**

Actually, more than 60% are devoted to low cost housing. It has always been on my agenda to contribute socially. Even before I went into property development, I was involved in the education field, having led and taught at the Miri Secondary School until 1967. I am not interested to venture into high end housing but rather, to concentrate on contributing to the society by building affordable houses.

**In your opinion, has the property industry in Miri changed much. If so, how and why.**

In the early 1960's, most land in Miri were under Shell concession. Any development needed Shell's approval and release. Therefore, development in Miri was slow and property development was virtually nil. After Sarawak's independence in 1963, Shell began to release pockets of land whereby property development began to start here and there on a piece-meal basis. Miri Housing Group became the 1st developer to build a sizeable housing estate with the construction of Merbau Estate, followed by Piasau Estate. After the completion of Piasau and the financial lull of the Company, other developers took the opportunity to develop. This was when housing projects started mushrooming, especially in Pujut and Krokop. That was in the 1970's. This coincided with the timber industry boom and Shell's expansion whereby the latter started to employ lots of contractors. Properties could fetch high rentals. That was why Pujut area came up with medium to high end housing.

Consequently, when Shell slowed down its operations in the 1980's, housing development also slowed down for a number of years. It was not until the 1990's that property development began to pick up again but only limited to medium and medium low cost housing. The higher middle and higher end housing remain sluggish. It can be seen that the ups and downs of property developments, like other sectors influenced by economic factors, are pro-cyclical e.g. in the 1960's, housing was in demand, then, by mid 1970's, drop, late 1970's, rose again, mid 1980's dropped until 1990's when it picked up again. However, despite the ups and downs, medium and medium low cost housing were still maintained between 1982 to 2000.

Based on my past observation and experience, my own personal opinion is that by 2005, housing development in Miri is likely to experience a lull again for 2 to 3 years. Because of that, the Group is going to diversify into hotels, shopping complexes and service apartments etc. By 2009, housing should pick up again. However, during this period, the house prices are still not likely to go down due to offset in cost of materials, labour etc. and sales may not be promising.

**What is the average time lag between an economic change and the market response.**

Usually, 6 to 8 months.

**What is the most saleable/popular type of properties in Miri.**

Medium low cost and low cost houses costing less than RM100,000.

**How stable are the house prices in Miri - i.e. how much has the house price gone up in the past year or on average, annually in the past 5 years. How long do you think this price increase is going to sustain.**

Generally, the price of property in Miri should be stable for the next 5 years. I do not see any reason for any price decrease. This is because of 2 reasons i.e. any decrease in price would be offset by cost of materials which is constantly going up and because of the scarcity of land, many developers would face problems in building medium and medium low cost housing. The only option then would be build high end houses but the market for high end housing is limited, so it can be foreseen that the number of housing developers competing in the market would become less. I perceive that many developers would shift to the agriculture sector especially in developing oil palm plantations.

Even when there is a slow down in real estate development, cost of materials would continue to increase and especially when the economy is not growing, the prices of properties are likely to remain stagnant. However, I am only referring only to medium and higher end housing.

**How do you think Miri becoming a Resort City in May 2005 will affect the property market.**

I personally feel that the property market in Miri would not be affected by Miri becoming a Resort City. Becoming a Resort City would only mean a change to a better status for Miri from town to city.

**Apart from Miri, does Miri Housing Group have plans to venture into towns in Sarawak - if so, where and what are the developments.**

On the drawing board is the development of a shopping cum apartment complex in Kuching and possibly, the next town to go venture into would be Mukah, which is up and coming.

**Do you think the current property market is meeting the needs of the people - are the people getting what they want in terms of price, materials, workmanship, location etc. (value for money, in other words)**

I can't speak for the other developments but in our Desa Senadin projects, our aim is to provide "value for money" homes. Our Group's policy is to keep the profit margin at a maximum of 15%. Our Group is always trying to find ways and means to keep the cost of construction low, e.g. we manufacture our own burnt clay and cement bricks and plough back the cost savings by lowering the house prices. So far, our factories are producing only for our own consumption. We also manufacture water tanks using the polyethylene compound, adopted from the Australian system of building septic tanks which is more costly but more efficient. Then, we also came up with Marblelike and Rocklike products using Russian technology to produce good looking decorative materials cheaply to increase the aesthetic value of the house. An innovative developer must devise their own construction methods to decrease cost of building form-work. Many other things etc are either minimized or deleted completed. This is why the Miri Housing Group's houses look like 1st class outfits but with a cheaper price that that of the market by 25% to 30%.

It has always been our Group policy and concept to pass back any cost savings to the buyers, rather than pocket more profits which are subject to more tax. This would be at the expense of buyers who belong to the medium-low income group.

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**INTERVIEW WITH DATO LAU SIEW WAI****How do you see the property market in Sarawak and in particular, Miri, for the next 5 to 10 years.**

The prospects for industrial development in Miri look slim unless a new port is built. Commercial development would depend very much on the location. The value of commercial properties are not expected to increase much and there is expected to be a shift in commercial developments from the old town center in the South to the Northern region where the up and coming big major housing estates are e.g. Desa Senadin, Bandar Baru Permyjaya and Shin Yang, though currently there are not much commercial property for sale in that area.

Houses developed by Naim, Shin Yang and Miri Housing Group are most likely to go beyond 30,000 units, which is more than the existing number of houses in Pujut, Krokop and Riam Road which have a much longer history.

**What are some of the challenges you face as a property developer in Miri or Sarawak for that matter.**

The challenge is to build good but cheap houses with the increasing cost of building materials, land labour.

**What would your advice be to property buyers/investors? Things to look for.**

Now is a good time to buy as the prices of houses are unlikely to decrease any time soon.

**MIRI HOUSING GROUPS DEVELOPMENT PROJECTS**

PROJECT NAME	LOCATION	YEAR PROJECT STARTED	COMPLETED UNITS
<b>PAST PROJECTS</b>			
<b>Residential</b>			
Merbau Estate	Krokop	1967	150
Piasau Estate	Piasau	1970	483
Hill Top Garden	Riam Rd	1982	400
Lai Pau Garden	Riam Rd	1981	73
King's Park	Riam Rd	1998	78
<b>Commercial</b>			
Bintang Jaya Commercial Centre		1995	72
King's Park Business Centre		1996	34
Bintang Plaza Shopping Centre		1994	132
<b>Present/On-going Projects</b>			
<b>Mixed development</b>			
Desa Senadin P1-P4	Tudan	1997	4071
Desa Senadin Commercial Park	Tudan	1997	75
Desa Senadin Industrial Land	Tudan	1997	322
<b>Hospitality/Leisure</b>			
Bintang Hotel		2005	176
Bintang Plaza Extension		2005	100

Desa Senadin Project:	Phase 1	Phase 2	Phase 3	Phase 4	Total
<b>COMMERCIAL</b>					
Shophouse	38		37		75
<b>RESIDENTIAL</b>					
Terraced Houses	587	774	831	839	3031
Semi-D Houses	34	90	230	110	464
Detached Houses	20	108	52		180
<b>INDUSTRIAL</b>					
Semi-D	191				191
Detached	130				130
Total	1000	972	1150	949	4071