



2016 Property Development Annual Report & Market Outlook 2017



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SHARED A PROPERTY DEVELOPMENT REPORT 2016 AND MARKET OUTLOOK 2017

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MESSAGE FROM
THE HON. MINISTER OF
LOCAL GOVERNMENT AND HOUSING SABAH

**Y.B. DATUK SERI PANGLIMA
HAJI HAJIJI HAJI NOOR**

Once again, it gives me great pleasure to congratulate SHARED A President Datuk Francis Goh and his dedicated team in the research unit and editorial committee to have successfully published the 4th edition of SHARED A Property Development Annual Report 2016 and Market Outlook 2017 early this year. I am certain that the source of data and analyst compiled inside this report

generally embodies the vivacity of the new launches of housing and real estate development industry in Sabah under the flagship of SHARED A and the captains of the industry. This report has become a useful tool and referral guide for all concerned including the related downstream business links in the housing and real estate development industry of Sabah.

As expected this year, Sabah's property market outlook continues to be challenging, but the growth rate shows sign of regaining confidence and steadily picking up in momentum with an increase of 10.15% in GDV of RM2.940 billion in 2016 as compared to year 2015's GDV of RM2.669 billion, respectively. Looking at today's uptrend performance by the private developers that more vibrant products with lifestyle features are launched to

target the medium to higher-end home ownership where it remains resilient. I am honoured to be engaged with SHARED A in our shared agenda of making affordable housing a reality.

I am glad that SHARED A is still thriving to honour its pledge of building 10,000 affordable houses in Sabah since 2013 to the next five years. Another 1,600 units or more will be launched and built in Sabah this year as reported. Thus totaling to more than 8,000 units is on track to be built in Sabah. This is an honourable albeit huge commitment on the part of private developers and my ministry's preparedness in continue to fast-track such developments to realise the objective. The government acknowledges the commendable role of SHARED A members over the years in building the range of affordable homes whenever called upon to do so. This type of public-private sector collaboration is vital to the progress of our nation as a whole as the government pledges to put the interest of people at heart first and serious about putting roofs over every Malaysian family.

At the meantime, I am aware of the concerns faced by developers in rising prices of land and building materials, bureaucratic red tapes, tightening of bank loans amongst other issues must be addressed. Dialogue and a partnership spirit are the ways forward and I count SHARED A as a party to the government's efforts. This also underlines SHARED A's desire and demonstrates its spirit as corporate citizens to assist and complement the government's initiatives besides fulfilling their social corporate responsibilities for a better nation.



DATUK SERI PANGLIMA HAJI HAJIJI HAJI NOOR





FOREWORD BY SHARED A PRESIDENT (2015-2017)

DATUK FRANCIS GOH

I am delighted to present our 4th edition of SHARED A Property Development Annual Report 2016 and Market Outlook 2017. This reporting is insight, through the eyes of the industry captains itself describing the performance and headway of the housing and real estate property developments for all the divisions in Sabah that evolves from year-to-year, to understand the economic cycle as where we are now and the prospectus of 2017 market outlook wavered by the impact of timing, transformation and location.

Meanwhile, Sabah has emerged 5th in the top five places in the country for commercial investment or development after Kuala Lumpur as the top choice followed by Selangor, Johor and Penang. According to Knight Frank's Malaysia Commercial Real Estate Investment Survey 2017, Sabah is also voted along with Penang as the highly-attractive regions for hotel or leisure investment, likely attributed to their strong tourism market. Now, the State Government is working on improving infrastructures such as Pan Borneo Highway including the ports, utilities including development for human capital, of which would open more opportunities for new growth centers and spur economy activities along its path in Sabah.

Property investment is still more popular than other forms of investment in the country despite the property market is expected to cool down this year. For Sabah's scenario, not much change anticipated with property market remains flat and property prices envisaged to be sustained provided there are no major changes to macroeconomic conditions and government policies. However, the developer will have to take higher risks and face challenges due to rising cost in developable land, bureaucratic red tapes, delay in obtaining development plans approval, compliance costs, tighter bank lending policies resulted in high loan rejections, construction materials on weak ringgit, higher crude oil, increased tariffs for electricity and water, labour shortage, proposed seismic building design guidelines for Sabah, amongst other pertinent issues yet to be addressed. Thus, the gross development value (GDV) of RM2.940 billion for 6,408 units was recorded for 2016 in comparison to RM2.669 billion in 2015 showing a slight increase of 10.15 per cent on the overall outlook. Even though in this economic turmoil, the property developers are slowly regaining their confidence in launching more vibrant products in condominiums and apartments with a higher total GDV of RM1.753 billion in 2016 as compared to RM910 million in 2015, i.e. an increase of 92.6 per cent.

Notwithstanding the above challenges, SHARED A members remained staunch to complement the government's initiative in building and deliver the pledged 10,000 units of affordable homes in Sabah since 2013 of which about 8,000 units are under construction or completed. This type of housing is aimed to provide for first time home buyer and emerging young working population in the urban and sub-urban areas. Also under the national government various housing schemes and incentives are introduced such as First Home Deposit Funding Scheme and Youth Housing Scheme to stimulate the market and to assist first time home buyer to own a home.

Thus, it is utmost important for SHARED A members and all respective key players of the real estate property industry to continue play a pivot role to maintain good rapport and close collaboration with the respective ministry/authority to complement the vision and aspiration of the government for the rakyat at large.

Last but not least, I wish to personally thank Y.B. Datuk Seri Panglima Haji Hajiji Haji Noor, Minister of Local Government And Housing for his relentless guidance and advice to resolve or address the issues of the housing and property sector in Sabah, including my comraderies in SHARED A Council, Editorial Committee and Research Unit to render their strength and services in contributing articles and information towards the publication of all the annual reports since 2013 under the helm of my presidency for two (2) terms in office from 2013 – 2017.

It has been a privilege and honour to spearhead this project as advocated in my mission statement of **6R** under my leadership for over the last 4 years to have successfully rebrand SHARED A as a professional body with greater responsibility to assist the government in building more affordable homes for the nation and to ensure that its members produce quality and timely delivery of development products to the house buyers. The Council Members in SHARED A comprised of high caliber professionals with considerable skills, experiences in property development, different cultural backgrounds, multi-racial, genders from different areas had worked as a cohesive team to take their responsibilities and professionalism very seriously. The Council Members have adopted and administered the methodology of **6R ~ Restructure, Re-image, Restore, Reviews, Rejuvenate and Respect** to upgrade the performance and branding of SHARED A to a different level. I am confident that the next team will also thrive and continue the legacy for future developers in Sabah.

Francis Goh

DATUK FRANCIS GOH



PROPERTY DEVELOPMENT REPORT 2016

Distribution Of Property Developments In Sabah For The Year 2016

Table 1

Rank	Division	Condominium & Apartments		Landed Residential		Commercial		Industrial		Total Units and GDV	
		Units	GDV	Units	GDV	Units	GDV	Units	GDV	Units	GDV (RM)
1	West Coast	4,381	RM 1.540 B	344	RM 178 M	698	RM 641 M	26	RM 82 M	5,449	RM 2.441 B
2	Sandakan	480	RM 0.213 B	124	RM 51 M	0		0		604	RM 264 M
3	Interior	0		54	RM 13 M	137	RM 126 M	0		191	RM 139 M
4	Tawau	0		164	RM 96 M	0		0		164	RM 96 M
	Total	4,861	RM 1.753 Billion	686	RM 338 Million	835	RM 767 Million	26	RM 82 Million	6,408 Units	RM 2.940 Billion

Table 1 shows that only four (4) Divisions in Sabah exhibited launches in the property development sector. For year 2016, the estimated total gross development value (GDV) has increased by 10.15% from RM2.669 to RM2.940 billion. This is a good sign that the property market in Sabah is still vibrant despite the economic turbulence, political uncertainties, terrorists' attacks and acts of God.

As expected the West Coast Division dominated, followed by the Sandakan Division which was actually rank last in the previous year with only a GDV of RM36 million and has since shot up to a GDV of RM264 million. And at number 3 is the Interior Division. Placing last in rank is Tawau Division that was 2nd place in 2015 previously with a GDV of RM220 million. This is quite a significant drop by 56.4%.

There were no projects being launched in Kudat and Lahad Datu Divisions mainly due to the spate of terrorists' activities that had inadvertently dampened property developers from launching their products in these areas. Other factors that have collectively compounded to the situation are the existing obstacles such as the purchaser's spending power, rising cost of construction, weakening Ringgit and high loan rejections from banking institutions regarding lending criteria.

Notwithstanding, forty-four (44) companies have invested in the Palm Oil Industrial Cluster (POIC) in Lahad Datu. The investments cover the biodiesel industry, palm kernel oil mill, logistics and warehousing, property development, fertiliser production and support industries. This, in the future will create a positive impact on the property development industry hopefully by next year and with the completion of the RM13 billion Sabah Pan Borneo Highway, the prices and occupancy of the East Coast of Sabah's commercial, industrial and residential properties nearby are expected to appreciate. This is due to the boost in business demands and mobility access.



Business

44 firms have invested in POIC Lahad Datu

August 9, 2016, Tuesday

KOTA KINABALU: Forty-four companies have invested in the Palm Oil Industrial Cluster (POIC) in Lahad Datu, with committed investments totalling RM3.4 billion as of July this year, says Deputy Chief Minister Datuk Raymond Tan Shu Kiah.

Tan said the investments cover the biodiesel industry, palm kernel oil mill, logistics and warehousing, property development, fertiliser production and support industries.

"These investments cover 460.94 acres (186.5 hectares)," he said in reply to a question from Chan Foong Hin (DAP-Sri Tanjung) at the Sabah State Legislative Assembly here.

Tan, who is also state Industrial Development Minister, said out of the RM3.4 billion in committed investments, RM1.8 billion have been realised, including in the construction of 21 mills or warehouses, while three more mills or warehouses are under construction at the POIC Industrial site.

"Meanwhile, 20 investors are planning to begin construction of their projects soon," he said.

Tan said three projects, with an investment totalling RM158 million, are already operating at the POIC in Sandakan, creating 160 jobs.

Earlier, in reply to Wong Hong Yan (DAP-Likas), Tan said his ministry, with the cooperation of federal government agencies, has been organising programmes and activities involving 800 small and medium enterprise (SME) operators a year, adding 40 SME operators in the state are already actively exporting their products overseas.

The state government will also set up a Supply Services Centre to support local SMEs' supply chain operations, he noted. — Bernama

Gross Development Property Value And Units Comparison Between 2015 And 2016

Table 2

No.	VARIOUS TYPES OF PROPERTIES LAUNCHED IN YEAR 2015			VARIOUS TYPES OF PROPERTIES LAUNCHED IN YEAR 2016			Percentage (±) GDV
	Developments	Units	GDV (RM)	Developments	Units	GDV (RM)	
1	Condominiums & Apartments	3,513	910 M	Condominiums & Apartments	4,861	1,753 B	+92.6%
2	Landed Residential	1,733	915.5 M	Landed Residential	686	338	-63.1%
3	Commercial	376	548 M	Commercial	835	767 M	+39.9%
4	Industrial	124	276 M	Industrial	26	82 M	-70.3%
5	Office	76	20 M	Office	0	0	-100%
6	Mixed Developments	0	0	Mixed Developments	0	0	0
	Total Units and GDV	5,822 Units	RM 2.669 Billion	Total Units and GDV	6,408 Units	RM 2.940 Billion	+10.15%

Table 2 shows the comparison for the year 2015 and 2016 of the estimated gross property development value and units launched in Sabah. Sabah experienced an uptrend in performance in the property development industry with a 10.15% increase in GDV of RM2.940 billion as recorded for the year 2016 when compared to the year 2015's GDV of RM2.669 billion.

Almost doubling 2015's estimated GDV, the condominium and apartment sector in Sabah showed a 92.6% increase. Even though in this economic turmoil, property developers are slowly regaining their confidence by launching more vibrant products with higher total GDV. Sandakan Division also witnessed a condominium launched, thus contributing to the overall stratified developments being launched in Sabah.

Looking at the landed residential property sector of Sabah, a major drop of 63.1% from a GDV of RM915.5 million to RM338 million was observed, mainly due to Lahad Datu and Kudat not experiencing a single launch this year from any of the property sectors.

An increase of 39.9% was seen in the commercial property sector and a sharp decline of 70.3% was noted for the industrial property sector. There were no office and mixed development launched.

Based on the information above, the property development industry in Sabah is slowly picking up its pace once again as forecasted by the President of SHARED A and the Lord Mayor of Kota Kinabalu City.

HOME

New Sabah Times

Wednesday March 2, 2016 3

KK property mart to pick up this year

By MICHAEL TEH
Michael.Teh@newsabah-times.com.my

KOTA KINABALU: Despite a 21% decline in the Gross Development Value (GDV) last year, the property market of Sabah is expected to pick up its momentum this year, said Datuk Francis Goh (pictured), president of the Sabah Housing and Real Estate Developers Association (SHARED).

Last year, the Sabah property market only achieved a total GDV of RM2.968 billion as compared to the previous year's RM3.747 billion and RM7.562 billion in 2013.

According to Goh, such an optimistic projection is based on the commencement of several major residential property projects in the State Capital, among others like the Maya @ Likas condominiums located next to the Wisma Wanita, and the Gamuda condominiums in Inanam, undertaken by Gamuda Land, the property arm of Gamuda Bhd, which the developers concerned had claimed good sales performance of almost 40-50 per cent. More details on this will be made available in SHARED's 3rd annual report, to be released at its upcoming annual general meeting (AGM) on March 28.

"I think this (the commencement of major residential property projects) is very good news for us. I foresee there will be continuous launching of more property projects in May up to the SHARED PropEx 2016 in



September.

Every developer in town would like to launch their projects before the PropEx, which is a big event and a good opportunity for them to showcase their products.

"Hence, I'm quite confident this year, the performance of the property market will somehow be better than last year, judging from the facts on the ground," he told the New Sabah Times this, at a recent interview.

He further noted that, the people, now adjusted to the Goods and Services Tax (GST) - its implementation last April - also helped in terms of market confidence.

He nonetheless hoped that the Government could do its part to encourage property purchases by relaxing the

bank's housing loan policies, for the buyers to obtain bank loans.

Goh who is also the Group Chief Executive Officer for Kinsabina Sdn Bhd also explained the rationale behind the developers' preference to undertake construction of condominiums in Sabah, instead of the low-rise residential properties such as double-storey terrace houses.

"This is due to scarcity of flat land in Sabah, which is expensive to acquire; most developers can't afford to convert expensive land into low-density developments, like terrace or semi-detached housing.

"That's the reason why there's less landed-property is launched by private property developers, purely due to the scarcity of (flat) land and expensive acquisition costs. In order to have a better return of their investment, they still prefer condominiums even though there's a strong market demand for the double-storey terrace houses," he explained.

Goh further noted that due to scarcity of land in and around the city, lands located within the 12KM radius of KK would continue to fetch a good price.

"Due to the demand and supply factor, no matter how expensive (the land), they are always takers, as the price just keep going up.

"The land price in Sabah is picking up at 20% per annum and it will continue, because unlike Kuching in Sarawak, we don't have much flat land that is easy for development," he pointed out.

Friday April 8, 2016

Business

SABAH TIMES
Sabah's First Established Paper



TOKYO
HONGKONG
TAIPEI
SYDNEY
SINGAPORE
KUALA LUMPUR
KORANG

Mayor: Construction industry will continue to recover this year

By VESTA VANESSA JSOL

KOTA KINABALU: The construction industry will continue to recover in 2016 amid growing demand in a range of private and public sector construction markets, said Kota Kinabalu Mayor Datuk Yeo Boon Hai.

However, he said the industry faces a number of challenges that have the potential to dampen and possibly undermine the recovery.

"Among those challenges are workforce shortages, the growth in federal, state and local regulations, and rising healthcare cost," said Yeo.

He was speaking during the corporate briefing on injection piling technology by BIMP EAGA Ventures Sdn Bhd here, yesterday. His speech was read by the director-general of City Hall, Joannes Solidau.

Yeo said that because of the chal-

lenges, contractors are slightly less optimistic about their prospects for 2016 than they were at the start of 2015, especially when it come to the percentage of firms who plan to hire, and their outlook for various market segments.

"Yet, they are optimistic enough to increase their investments in technology as they seek to make their operations more efficient and more competitive in a market that is demanding increasing levels of sophistication from firms."

Many firms also remain worried about worker shortages and their related impacts which can be partly overcome by employing the latest technology and machinery to reduce the dependence on human labour.

Meanwhile, the Mayor said that in implementing any development and construction projects, the City Hall has

to take into consideration the public interest such as safety, noise pollution, vibration, damages to adjacent buildings and public infrastructure such as road, drain and other amenities.

"We received a lot of complaints. We take this very seriously and will look for the best possible solutions that make everybody happy, the people, the industry and the government," said Yeo.

Therefore, he emphasized that project planners would work hand in hand with the authorities such as City Hall, Department of Regional & Town Planning, Environment Protection Department, NGO's and other stakeholders in the industry and the community.

"The success and effectiveness of project planning have to include measures to protect the environment, the people and to save cost by avoiding damages to existing structures and infrastructures," said Yeo.

1.1 WEST COAST DIVISION

Increase And Decrease Of Gdv In The West Coast Division

Table 3

Developments	West Coast Division 2015		West Coast Division 2016		Percentage (±) GDV
	Units	GDV (RM)	Units	GDV (RM)	
Condominiums & Apartments	3,513	910 M	4,381	1,540 M	+69.2%
Landed Residential	888	546 M	344	178 M	-67.4%
Commercial	287	489 M	698	641 M	+31.1%
Industrial	124	276 M	26	82 M	-70.3%
Office	76	20 M	0	0	-100%
Mixed Developments	0	0	0	0	0
Total Units and GDV	4,888	RM 2.241 Billion	5,449	RM 2.441 Billion	+8.92%

In Table 3, we see a whopping increase of 69.2% in the condominium and apartments sector. This signifies that the property market outlook in the West Coast is optimistic in the upcoming year 2017. The landed residential and industrial, each respectively shows a drop of 67.4% and 70.3% and zero launch for the office sector. Whereas for the commercial property sector, an upbeat performance of 31.1% was recorded. No mixed development projects were launched for two years consecutively in the West Coast. Overall, the West Coast shows positive performance of 8.92% in GDV.

Condominium And Apartment Developments Launched In 2016 In The West Coast Division

Table 4

West Coast Division – Condominiums/Apartments										
No.	Development	Location	No. of Storeys	Property Type	Units	BUA (sf)	Price (RM)	RM (psf)	Est. GDV	Date Launched
1	Bukit Bantayan Residences	Jln Bantayan, Inanam	25-storey	Condominium	296	904 - 1,100	398,000 - 598,000	440 - 544	RM 144 M	23.01.2016
2	Maya Likas	Mile 2, Likas	Tower A - 26 Storeys Tower B - 21 Storeys Tower C - 16 Storeys	Condominium	483	961 1,102 1,305	552,800 632,800 769,800 - 817,800	544 574 590 - 627	RM 295 M	18.02.2016
3	E Residence Phase 1	Telipok	5-storey	Apartment	320	1,029.25	288,000 - 343,000	280 - 333	RM 92 M	02.03.2016
4	Kingfisher Inanam	Inanam	25 & 28-storey	Condominium	739	865 1,160	397,765 732,200	460 - 631	RM 295 M	06.03.2016
5	University Utama Condominium Phase 6	Telipok	5	Apartment	660	414 - 548	170,388 - 218,888	400	RM 137 M	15.03.2016
6	Bukit Saujamas	Telipok	28	Condominium	1,664	908	288,000	317	RM 479 M	19.05.2016
7	Kingfisher Putatan	Putatan	15-storey	Condominium	180	1,009 (l) 1,065 (c)	440,000 465,300	437	RM 56 M	24.07.2016
8	Kondominium Ria	Kolombong	11-storey	Condominium	39	1,703 - 2,084	1,019,000 - 1,260,000	598 - 605	RM 42 M	15.09.2016
Total Units					4,381			Total GDV	RM 1.540 Billion	

Refer to table 4, an estimated GDV for the Condominium and Apartment projects in the West Coast totalled up to RM 1.540 billion, which makes it an 69.2% increase as compared to previous year which is obviously the biggest chunk out of the total GDV of RM 2.940 billion in Sabah. The projects mentioned in table 4 were all launched in the 1st half of 2016 except for Kingfisher Putatan and Kondominium Ria.



Only eight (8) condominium/apartment projects were recorded for 2016.

There were two (2) condominium projects launched in the same vicinity of Inanam. There were Bukit Bantayan Residences and Kingfisher Inanam respectively standing at 25-storey and 25/28-storey high. The selling prices for both projects respectively are RM398,000 to RM598,000 (904 to 1,100 sf) and RM397,765 to RM732,200 (865 to 1,160 sf). The average selling prices for condo properties with vibrant facilities in Inanam are RM440 to RM630 per square feet (psf).

The closest condominium development to Kota Kinabalu City is Maya@Likas that consists of 483 units with a starting selling price of RM552,800 (961 sf). It is a valuable and affordable investment considering the selling price psf and the location of the project as other nearby developments' selling prices in the area can reach up to RM1,000 psf.

Further away from Kota Kinabalu City at Telipok, 3 apartment and condominium developments were launched. Those projects were E-Residence, University Utama Condominium Phase 6 and Bukit Saujamas. Respectively the selling prices start from RM288,000 to RM343,000 (1,029.25 sf), RM170,388 to RM218,888 (414 to 548 sf) and RM288,000 (908 sf). The average selling prices of apartments and condo in Telipok area starts from RM280 to RM400 plus psf.

Kingfisher Putatan a 15-storey condominium located at Putatan has a selling price of RM440,000 (1,009 sf).

Kondominium Ria in Kolombong is a luxurious 11-storey condominium. The selling prices range from RM1,019,000 to RM1,260,000 comes with spacious built-up areas from 1,703 to 2,084 sf.



Kingfisher Putatan



E-Residence Telipok



Bukit Saujamas



Kingfisher Inanam

Increase and Decrease of GDV in the West Coast Division

Table 5 West Coast Division - Landed Residential										
No.	Development	Location	No. of Storeys	Property Type	Units	BUA (sf)	Price (RM)	RM (psf)	Est GDV	Date Launched
1	Taman Ganang Phase 2	Kepayan	2-storey	Terrace	64	1,580 - 1,800	819,999 - 1,369,999	519 - 761	RM 48 M	12.01.2016
2	Prestige Residence	Menggatal	2-storey	Terrace	48	1,846 - 2,439	572,042 - 868,840	310 - 356	RM 29 M	23.01.2016
3	Taman Casa Ria	Tuaran	2-storey	Terrace Semi-D	54	1,339 - 1,670	348,000 - 550,000	260 - 329	RM 21 M	Mar 2016
4	Taman Limbai Ria Fasa 2	Sabandar, Tuaran	2	Terrace	76	1,338	320,000 (l) 418,000 (l,c) 437,000 (c)	239 312 327	RM 30 M	04.05.2016
5	Taman Muhibbah	Ranau	2-storey 2-storey	Terrace Semi-D	32	1,175 - 1,305	349,000 - 453,000	297 - 347	RM 13 M	02.07.2016
6	Taman Seri Tuaran	Tuaran	2	Terrace Semi-D Detached	29	1,489 1,763	461,624 - 646,420 737,941 - 880,380	310 - 434 419 - 499	RM 13 M RM 3 M	24.10.2016
7	Berungis Villa	Tuaran	2-storey	Terrace	14	1419.14 (l) 1439.8 (c)	395,010 - 501,690	278.4 348.4	RM 6 M	28.10.2016
8	Taman Sinar Jaya 2A-4	Tuaran	2-storey	Terrace	41	1,482 1,525	348,000 422,000	235 277	RM 15 M	28.10.2016
					Total Units	344			Total GDV	RM 178 Million

Landed Residential Developments in the West Coast Division of Sabah

Table 5 shows eight (8) landed residential developments were recorded for 2016.

Out of the eight (8) developments, five (5) developments are located in Tuaran. The landed residential developments are Taman Casa Ria, Taman Limbai Ria, Taman Seri Tuaran, Berungis Villa and Taman Sinar Jaya 2A-4. Respectively, the selling prices start from RM348,000 to RM550,000 (1,339 to 1,670 sf), RM320,000 (1,338 sf), RM461,624 to RM646,420 (1,489 sf), RM395,010 to RM501,690 (1,419 sf) and RM348,000 (1,482 sf). The average selling prices in Tuaran for these types of 2-storey terrace developments range from RM239 to RM499 psf. In the nearby future when the Pan Borneo Highway has been completed, the real estate value in Tuaran will rapidly appreciate in price.

Closer to Kota Kinabalu, Taman Ganang Phase 2 which is situated in Kepayan consists of 64 units of 2-storey terrace have selling prices range from RM819,999 to RM1,369,999 (1,580 to 1,800 sf). The prices are from RM519 to RM761 psf. This is one of the few landed projects close to the CBD that will become a rarity in the future.

Located further away is Prestige Residence situated in Menggatal is a 2-storey terrace with selling prices from RM572,042 to RM868,840 (1,846 to 2,439 sf). The price starts from RM310 psf.

Surprisingly there was one project launched in Ranau after the earthquake. The landed residential property consisting of 32 units is Taman Muhibbah which comprises of 2-storey terrace and semi-detached houses with built-up areas from 1,175 to 1,305 sf and selling from RM349,000 to RM453,000.



Prestige Residence



Taman Berungis Villa



Taman Limbai Ria



Taman Seri Tuaran

Commercial Developments Launched in 2016 in the West Coast Division

Table 6

No.	Development	Location	No. of Storeys	Property Type	Units	BUA (sf)	Price (RM)	RM (psf)	Est. GDV	Date Launched
1	Manhattan Suites	ITCC, Penampang	16-storeys	SOVO	295	510 - 832	441,150 - 786,240	865 - 945	RM 300 M	13.02.2016
2	HM Solaris	Tuaran	2-storey	Commercial Shoplots	69	2,296 - 2,630	868,880 - 998,880	380	RM 100 M	13.08.2016
3	Papar Square	Papar	2-storey 3-storey	Shop Office	77	2,408 3,606	868,021 1,388,888	360 385	RM 74 M	25.08.2016
4	Seri Putatan Commercial Centre	Kg. Puteh, Putatan	2 to 3-storey	Shop-Office	39	1,762 - 5,640	899,880 - 2,788,880	494 - 511	RM 53 M	15.09.2016
5	GM City (Embun Tower)	Menggatal	10-storey	SOHO	178	567 - 898	238,000 - 395,500	420 - 440	RM 56 M	15.09.2016
6	Zil Avenue - Phase 1 The Zil@KK South	Kinarut	3-storey	Shop-Office	40	2,980 - 3,786 (i) 3,824 - 4,447 (c)	1,230,000 - 1,620,000 1,680,000 - 2,060,000	413 - 428 439 - 463	RM 58 M	16.09.2016
					Total Units	698			Total GDV	RM 641 Million

Table 6 shows six (6) commercial developments were recorded. All of the newly launched commercial developments are located more than 10km from Kota Kinabalu City.

The first commercial project launched this year was Manhattan Suites comprised of 295 units selling from RM441,150 to RM786,240 with square footage of 510 to 832 sf.

Located in Tuaran about 34km away from Kota Kinabalu, a 2-storey commercial shoplot at HM Solaris has a price tag ranging from RM868,880 to RM998,880 (2,296 to 2,630 sf). The average price per square foot of this development is RM380 psf.

Approximately 38km from the CBD, Papar Square comprises of 77 units of 2-storey & 3-storey shop-offices with selling prices from RM868,021 to RM1,388,888 (2,408 to 3,606 sf) and the average price is RM340 psf.

Among all the new commercial developments launched this year, Seri Putatan Commercial Centre is the closest to Kota Kinabalu with a distance of 14km away. The 39 units 2/3-storey shop-offices has prices ranging from RM899,880 to RM2,788,880 (1,762 to 5,640 sf) with price from RM494 to RM511 psf.



Manhattan Suites

And recently launched Embun Tower at GM City (Grand Merdeka) is a 10-storey SOHO (Small Office/ Home Office) located at Menggatal (20km from Kota Kinabalu) is sold from RM238,000 to RM395,500 (567 to 898 sf).

Sited on 16.5 acres, Phase 1 of The Zil@KK South comprises of 40 units of 3-storey commercial shop-office called Zil Avenue located in Kinarut is selling at an average square footage of RM420.



Industrial Developments Launched in 2016 at the West Coast Division

No.	Development	Location	No. of Storeys	Property Type	Units	BUA (sf)	Price (RM)	RM (psf)	Est. GDV	Date Launched
1	RBF 5 Phase 1	Sepanggar	2	Detached Warehouse	8	4,695 - 6,344	3,310,290 - 5,178,755	705 - 816	RM 82 M	01.08.2016
				Semi-Detached	18	3,725 - 5,065	2,309,885 - 3,212,059	620 - 634		
				Total Units	26			Total GDV	RM 82 Million	

Industrial Developments in the West Coast Division of Sabah

Only one industrial development was launched that year.

Ready Built Factory 5 or RBF5 Phase 1 is located within the central grid of KKIP, Sepangar which is 23km in distance from Kota Kinabalu. The product was designed for small to medium scale manufacturing, packaging, warehousing and other compatible activities. Comprising of 26 units of 2-storey detached and semi-detached warehouses, the selling price for the detached warehouses starts from RM3,310,290 to RM5,178,755 (4,695 to 6,344 sf) and semi-detached warehouses price range from RM2,309,885 to RM3,212,059 (3,725 to 5,065 sf). The average selling price is about RM695 price psf.



1.2 SANDAKAN DIVISION

Increase and Decrease of GDV in Sandakan

Table 8 West Coast Division - Industrial

Developments	Sandakan Division 2015		Sandakan Division 2016		Percentage (±) GDV
	Units	GDV (RM)	Units	GDV (RM)	
Condominiums & Apartments	0	0	480	213 M	+100%
Landed Residential	75	36 M	124	51 M	-41.7%
Total Units and GDV	75	RM 36 Million	604	RM 264 Million	+633%

In Table 8, looking bullish a 100% and 41.7% increase were noted respectively for the condominium/apartment development and landed residential sector. Overall an overwhelming increase of 633% since last year (2015).

Condominium and Apartment Developments Launched in 2016 at Sandakan

Table 9 Sandakan - Condominiums/Apartments

No.	Development	Location	No. of Storeys	Property Type	Units	BUA (sf)	Price (RM)	RM (psf)	Est. GDV	Date Launched
1	Sri Indah Condo	Sandakan	10	Condominium	480	912 - 1,270	389,800 - 525,800	RM 420	RM213 M	19.11.2016
					Total Units	480			Total GDV	RM213 Million

Landed Residential Developments Launched in 2016 at Sandakan

Table 10 Sandakan - Landed Residential

No.	Development	Location	No. of Storeys	Property Type	Units	BUA (sf)	Price (RM)	RM (psf)	Est. GDV	Date Launched
1	Astana Height Phase 5B	Sandakan	2-storey	Terrace	124	1,687	418,300	248	RM 51 M	16.07.2016
					Total Units	124			Total GDV	RM 51 Million

Condominium and Landed Residential Developments in the Sandakan Division of Sabah

Based on SHARED A's records in 2015, there was no condominium development launched in Sandakan. However, this year there is one condominium development launched.

Sri Indah Condominium which sits on a 10 acre land consists of 480 condo units with selling prices from RM389,800 to RM525,800 (912 to 1,270 sf). The 10-storey condo has an average price of RM410 psf. See Table 9.

Similarly, for the landed residential sector development in Sandakan, only one project was launched. Astana Heights Phase 5B consists of 124 units of 2-storey terrace with a price tag of RM418,300 (1,687 sf). See Table 10.



1.3 INTERIOR DIVISION

Increase and Decrease of GDV in the Interior Division

Table 11

Developments	Interior Division 2015		Interior Division 2016		Percentage (±) GDV
	Units	GDV (RM)	Units	GDV (RM)	
Landed Residential	39	10 M	54	RM 13 M	+30%
Commercial	71	50 M	137	RM 126 M	+152%
Total Units and GDV	110	RM 60 Million	191	RM 139 Million	+131.7%

Table 11 shows an increase of 30% for the landed residential sector and there was an increase of 152% in the commercial development sector at the Interior division as well. The uptrend is expected to continue as it is local demand that is driving the supply for the development of properties.

Landed Residential Developments Launched in 2016 in Interior Division

Table 12 Interior - Landed Residential										
No.	Development	Location	No. of Storeys	Property Type	Units	BUA (sf)	Price (RM)	RM (psf)	Est. GDV	Date Launched
1	Keningau Ville 3	Keningau	2	Terrace Semi D	54	2,275 2,757	312,350 511,880	137 186	RM 13 M	01.03.2016
Total Units					54			Total GDV	RM 13 Million	

Landed Residential Developments in the Interior Division of Sabah

One (1) landed residential has been launched.

With a selling price range of RM312,350 to RM511,880 (2,275 to 2,757 sf), Keningau Ville Phase 3 a 2-storey terrace and semi-detached house development comprises of 54 landed units is seemingly quite affordable with price from RM137 to RM186 psf. This is a steal for purchasers who have spending power.

Commercial Developments Launched in 2016 at the Interior Division

Table 13 Interior - commercial										
No.	Development	Location	No. of Storeys	Property Type	Units	BUA (sf)	Price (RM)	RM (psf)	Est. GDV	Date Launched
1	Bandar Baru Keningau Phase 1	Keningau	3	Shop office (Type A)	46	3,597	985,000 (i) 1,070,000 (c)	274 297	RM 47 M	June 2016
			2	Shop office (Type B)	32	2,398	830,000 (i)	346	RM 26 M	
			3	Shop office (Type F)	28	2,742	890,000 (i) 975,000 (c)	325 356	RM 26 M	
2	The Pampang Cove	Keningau	3	Shop Office	31	3,795 3,900	849,000 913,000	224 234	RM 27 M	Nov. 2016
Total Units					137			Total GDV	RM 126 M	

Commercial Developments in the Interior Division of Sabah

Two commercial developments were noted to have been launched.

Bandar Baru Keningau Phase 1 consists of 2/3-storey 106 shop-office units with a price tag from RM830,000 to RM1,070,000 (2,398 to 3,597 sf).

Another commercial development in Keningau is The Pampang Cove 3-storey shop-office of 31 units at RM849,000 to RM913,000 (3,795 to 3,900 sf).

1.4 TAWAU DIVISION

Increase and Decrease of GDV in the Tawau Division

Table 14

Developments	Tawau Division 2015		Tawau Division 2016		Percentage (±) GDV
	Units	GDV (RM)	Units	GDV (RM)	
Landed Residential	502	220 M	164	96 M	-56.4%
Total Units and GDV	502	RM 220 Million	164	RM 96 Million	-56.4%

SHAREDADA noted a decrease of 56.4% in GDV in the landed residential development at Tawau Division. The other property sectors did not experience any launches.

Landed Residential Developments Launched in 2016 in Tawau Division

Table 15

Sandakan - Condominiums/Apartments										
No.	Development	Location	No. of Storeys	Property type	Units	BUA (sf)	Price (RM)	RM (psf)	Est. GDV	Date Launched
1	The Garden	Semporna	2-storey	Semi-Detached	34	2,720	628,900	231	RM 21 M	21.01.2016
2	Bandar Sri Indah Phase 5G1	Tawau	1-storey	Semi-D	130	1,668	574,623 660,000 929,900	344.5 395.7 557.5	RM 75 M	13.08.2016
Total Units					164			Total GDV	RM 96 Million	

Landed Residential Developments in the Tawau Division of Sabah

Two (2) landed residential were observed in Tawau.

Semporna, not really well known for any property launches has emerged with one housing development consisting of 34 units of 2-storey semi-detached namely The Garden. This housing project has a selling price of RM628,9000 (2,720 sf). Price is RM231 psf.

Located 90 km away from Semporna is Bandar Sri Indah Phase 5G1 at Tawau is 1-storey semi-detached with selling prices ranging from RM574,623 to RM929,900 (1,668 sf).

There were no other new developments launched in the other divisions of Sabah.



PROPERTY DEVELOPMENT OUTLOOK 2017

BACKGROUND

The year 2016 is another challenging year which continues from the year 2015 as expected for the property development industry. The value of new development launches for the year 2016 has recorded an all-time low with launches amounting to RM2.940 billion only. While the years 2015 and 2014 have recorded a total development launches of RM2.699 billion and RM3.747 billion, respectively. In other words, comparing the years from 2015 to 2016, the industry suffers a slow growth of Zero Growth Rate. The expected new launches consist of 71% of residential property and 29% for non-residential. It was noted that the new launches value for Affordable Residential is RM 1.5 billion, which translate a rate of 72% from the total residential property launches.

Many developers had suffered declining growth rate or Zero sales during the first half of the year, however it was noted

during the 3rd quarter there is a slim light in sales improvement or the purchasers' confidence index was seem to have risen especially there is an increment collection of booking fee during PROPEX 2016. Nonetheless, these unexpected sales were short-lived as they were dampened during 4th quarter due to external factors like BREXIT, TRUMPISM and depreciation of RM.

Even on the national level which is inclusive of Selangor, Penang and Iskandar, many developers are holding back on their project launches especially on Upper-End Properties, and concentrate and prioritise on Affordable Residential project. Therefore the spill over effects on the construction sector is reckoned to be of negative growth for the coming year.

FACTORS CONTRIBUTING TO THE NEGATIVE GROWTH FOR THE YEAR 2016

The slow and declining growth of the property development market is mainly affected by the following factors:

1. The continuity of the impact of Goods and Service Tax (GST), the weakening of RM, stringent approval criteria imposed by financial institution which led to the decrease of effective demand in the market;
2. The plummeting price of commodity in the world market had been continued since 2015, political rally & scandal, daunting kidnaping in the East coast continued to dampen the market;
3. The politicalising of our country's domestic affairs such as the 1MDB scandal and the daunting kidnaping incidents in Sandakan have shaken the confidence and belief of the market, and caused the lower effective demand of the market;

This phenomena is also prominent in the East Coast of Sabah where the market share of 20% in 2014 and 15% in 2015 had been reduced to 3.3% in 2016. The above factors have caused many developers to put on hold on their new projects' launches.

PROPERTY DEVELOPMENT OUTLOOK FOR 2017

It is expected that the market for 2017 would continue to be at a slow market until the second quarter due to weak Ringgit and external factors like TRUMPISM, and BREXIT. Despite the world's petroleum price would be stabilised at US\$50 per barrel due to unity effort by all producer countries. Furthermore, it is also anticipated that oil palm price to remain at RM3,200 per tonne. However, we should remain optimistic as the saying goes "in every cloud has a silver lining", and thus the market is expected to recover by the end of the year 2017. I believe that the industry would bounce back when we draw closer to the end of the year with the condition that our Ringgit is strengthen, and the external factors would subside. The implementation of the Pan-Borneo Highway and also other infrastructural projects together with resounding oil palm price would further elevate the growth of the economy in Sabah and hence also increase the effective demand of the market.





Nevertheless, the banking sector is still adopting the precautionary approach in financing the property development business. This would result in lesser new launches in 2017 as compared to year 2016.

Likewise due to the reduced business in Business Banking and new launches, I expect commercial banks would focus on end-financing the completed projects or secondary market, despite the tight lending policy. This is because banks still need single digit growth to please their shareholders. Therefore I expect secondary market is more active and lucrative than primary market in the coming year.

According to Budget 2016, the government had formulated financial incentive and policy to boost effective demand specifically on the PRIMA HOUSING Projects, but regrettably not on the private developers. Hence I would expect the primary market would be dominated by the PRIMA Housing.

Written by,
CHEW SANG HAI
SHARDA Deputy President (2015-2017)



By **AR. RONNIE ANG**
SHAREDADA Council Member (2015-2017)

PROPOSED AMENDMENT TO SCHEDULE H ON HIGH-RISE RESIDENTIAL BUILDING BY SHAREDADA

The land cost in Sabah especially in Kota Kinabalu area has soared up exorbitantly in recent years due to establishment of better general infrastructures and political stability. There is scarcity and limited supply of developable land that has managed to obtain Development Plan approval out of reasonable timeframe within 15km radius of the city area; as such, this has exacerbated the cost of development and hence the property selling price.

The logistic problems that are pertinent to Sabah condition such as shortage of skilled labour for high rise construction, insufficient good infrastructures and road networking system, lack of coordination among utility & service providers, higher building material cost with 6% GST, shortage of raw materials like cement, steel bar, etc., have detrimental effect on achieving timely delivery of building completion.

PROPOSED AMENDMENT TO SCHEDULE H ON HIGH-RISE RESIDENTIAL BUILDING BY SHAREDADA

Further gathering of insights and feedbacks from SHAREDADA's fellow members involved in the high rise residential developments; this paper highlights a major concern over the 'tight' time frame of the delivery process of **36 months** under the SCHEDULE H – Second Schedule/Payment of the **Housing Development (Control and Licensing) Enactment 1978** for Sale and Purchase Agreement to be observed and performed by the High Rise residential developer. SHAREDADA has proposed a review of Delivery Model in relation to the particular type of high-rise development that comes with provision of car park in the building (basement/podium in multi-levels structure) to the attention of the Ministry for consideration and further deliberation. The key amendments are on item 2(b), 3 & 4(a) as highlighted and appended below:-

1. Execution of this Agreement including booking fee, if any.	10.0%
2. (a) The work below ground level including piling and foundation of the Building comprising the said Parcel.	10.0%
(b) Car Park in the Building (basement/podium in multi levels).	10.0%
(c) The reinforced concrete framework and floor slab of the Parcel.	15.0%
(d) The walls of the Parcel with door and window frames placed in position.	10.0%
(e) The roofing/ceiling, electrical wiring, plumbing (without fittings), gas piping (if any) and internal telephone trunking and cabling to the Parcel.	10.0%
(f) The internal and external plastering of the Parcel.	10.0%
(g) The sewerage works serving the Building.	5.0%
(h) The drains serving the Building.	5.0%
(i) The roads serving the Building.	5.0%
3. On issuance of the Certificate of Practical Completion.	5.0%
4. Upon issuance of the Occupation Certificate, five per centum (5%) of the purchase price shall be paid, out of which,	
(a) to be released to the Developer; and	2.5%
(b) to be released from the Project Account to the Developer upon written certification from the registered surveyor that the index and storey plans under the Land (Subsidiary Title) Enactment 1972 has been submitted to and accepted by the Appropriate Authority.	2.5%
	100.0%

PROPOSED AMENDMENT TO SCHEDULE H ON HIGH-RISE RESIDENTIAL BUILDING BY SHARED A

Since land is in scarcity and costly, there is an irreversible trend of moving towards high-rise development where developers have no choice but to build multi-storey car parks instead of surface car park outside. This will inevitably increase the burden of financial cash flow on the developer basing on the existing outdated mode of payment Schedule H which did not call for any payment to support the operation of car park construction as part of building process.

SHARED A genuinely hope that the policy maker under the arm of the Housing Ministry would be working in tandem with the developers whom are specialists in the field supported by the technical knowledge. SHARED A calls for extending the time for completion from 36 to “42 to 48” months pending the nature of project and revising the schedule of payment for better cash flow and for sales to pick-up. For practical reasons, developer would endeavour to complete the project in shortest possible time for early realisation of profit even longer time of house delivery was granted under the Sale and Purchase Agreement. SHARED A thanked the Ministry of Local Government And Housing, Sabah for their positive discretion in consideration of granting 42 months and 48 months of completion period for high-rise residential buildings in the recent applications by our members.

The intention is to deliver a foreseeable building within reasonable time for its technical complexity in construction and better finish product of good standard workmanship. It is hope that with longer time granted for delivery of houses; the complaint level by the purchaser can be minimised and reduced unnecessary resources going into Tribunal or legal court proceeding. It will benefit to all the players in the building industry as a whole.



ROAD MAP TO STANDARDISED OF UTILITIES CAPITAL CONTRIBUTION IN MALAYSIA

Part 2






A. Past

Since its inception, developers are in deep grievance as they have paid all the capital expenditures for electricity supply for their project to SESB. Below is the past formula on capital contribution calculation.

Previous CCC Proposal

$$\text{Consumer Connection Charge} = A + B + C + D + E$$

Where:

<p>A</p>  <p>Project Cost (Material + Petty Contract + Labour + Transportation)</p>	<p>B</p>  <p>Special Features (If any)</p>	<p>C</p>  <p>Development Charges (10% of A)</p>	<p>D</p>  <p>Processing Fee (RM 100)</p>	<p>E</p>  <p>Zoning Charge (If applicable - for greenfield areas where electricity infrastructure is not yet available or improvement to existing system is carried out by SESB at its own cost first).</p>
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B. Present






SESB got two reviews of electricity tariffs since 01/01/2014. However, the review of capital contributions was revised before 01/01/2014. We have since attached a comparison of electricity tariff among West Malaysia, Sarawak and Sabah and it was noted that Sarawak's tariff has the lowest while Sabah is approximately 20% lower than in West Malaysia.

With that, SHARED A wish to express our appreciation to SESB for implementing the recently established new formula on development charge calculation which is part of the capital contribution with effect from 1st January 2014. This formula is implemented with the ultimate purpose of substantially reducing the developers' SESB capital contribution.

New CCC Proposal
Consumer Connection Charge = A (0.5) + B + C + D + E

Where:

Consumers to be charged 50% of project cost for electricity supply connections.

<p>A</p>  <p>Project Cost (Material + Petty Contract + Labour + Transportation)</p>	<p>B</p>  <p>Special Features (If any)</p>	<p>C</p>  <p>Development Charges (10% of A)</p>	<p>D</p>  <p>Processing Fee (RM 100)</p>	<p>E</p>  <p>Zoning Charge (If applicable - for greenfield areas where electricity infrastructure is not yet available or improvement to existing system is carried out by SESB at its own cost first).</p>
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However, since the implementation of the said formula, SHAREDADA Council has been receiving numerous complaints from our fellow SHAREDADA members with regards to their capital contribution per parcel or per lot which was not reduced significantly. Furthermore, there were instances of some extreme cases where some of our members were charged higher capital contributions via the new formula in comparison to the former formula.

A research and survey was conducted by SHAREDADA, and the following obstacles were the contributing causes to the increment of members' capital contribution:

- a. Our electrical infrastructure is struggling to catch up with the rapid development experiencing by the state. Without the upstream infrastructure in place, it is naturally more expensive to provide power supply to developments, which are expanding away from the core areas.
- b. Hence it is noted that SESB has insufficient PPU and other substation to service the fast growing pace of the property development industry. Therefore, the cost to bring electricity to the project site is higher due to higher cable cost and Zone Charges. As a whole, cost for capital contribution per house or parcel also increased accordingly despite the new formula being introduced and implemented.

Comment and suggestion

- 1. Without discounting SESB focus on the production and high voltage grid distribution of electricity, it is also important for SESB to consider the need to improve medium voltage electricity distribution by building more PPU and substations. This would eventually push down the cost of electricity supply to project sites.
- 2. Therefore with the above tariff review and poor infrastructure, it is timely to introduce a fixed capital contribution rate.
- 3. The introduction of a fixed rate capital contribution would encourage better planning, utilisation and governance for utilities provider. It is also good for developers to have a better and clearer budget planning. This is why SHAREDADA has strongly urged SESB to adopt TNB's formula of capital contribution to be taken example and designed to be fit in Sabah

C. Future

The following CCC revision was requested by KeTTHA/ST as SHARED A had issue with SESB's current CCC methodology.

SESB has engaged an Australian consultancy Oakley Greenwood, to assist in developing the revised CCC, with consultation sessions with stakeholders, including SHARED A, M&E consultants, and 8 relevant Government department & agencies.

After a long consultation, the following fixed rate CCC was formulated which is subjected to Minister's approval and Energy Commission's endorsement.



by CHEW SANG HAI
SHARED A Deputy President 2015-2017

GROUP & INDIVIDUAL APPLICATIONS & BULK 11KV APPLICATIONS			
CCC component	Proposed Rates (RM)		Key assumptions
MV 11kV (RM/kW) - 1. Substations (11kV/400V)	281 PER kW		<ul style="list-style-type: none"> Weighted average estimated substation costs per delivered kW of load Average transformer loading factor 0.725
MV 11kV (RM/kW) - 2. MV mains (within 1 km) (HDD is excluded)	141 PER kW		<ul style="list-style-type: none"> Weighted average estimated MV mains cost per delivered kW of load Average length of MV mains at 500m Average transformer loading factor 0.725
Total MV 11kV Charge (1+2)	422	PER kW	
MV 11kV Mains >1km <ul style="list-style-type: none"> RM/metre of 150/240 mm² mains RM/metre of 70 mm² mains 	130	PER METER	Weighted average cost per metre
	93	PER METER	Average cost per metre
RM/metre reimbursement where HDD required	21	PER METER	To reflect reduced cost to SESB for trenching
LV Mains (RM/kW) <ul style="list-style-type: none"> RM/kW contribution to existing low voltage assets / LV upgrades 	150	PER kW	Cost to upgrade from 50 mm ² to 100 mm ² for 10 spans and per additional kW
LV RM/pole Single Phase Three Phase	1,418 1,915	PER POLE SPAN	Weighted average poles spans (up to 5 poles), LV mains 100 mm ² PVC insulated and weighted cost
LV Service Lines (1 Phase) LV Service Lines (3 Phase)	305 665	PER SERVICE	Weighted cost of 22 mm ² PVC insulated Weighted cost of 22 mm ² PVC insulated
MV 33kV Charge	540	PER kW	
Processing Fee	100		Fee is maintained at current price

For group & individual applicants

For bulk 11Kv applicants

For individual applicants

PROPOSED SEISMIC BUILDING DESIGN GUIDELINES FOR SABAH Part 2

Reference is made to public objection on the findings and decision of the Technical Committee appointed by Jabatan Standard Malaysia. The National Annex Report gave a single PGA value of 12% for Sabah, Sarawak and Peninsular Malaysia.

A meeting was called by Jabatan Standard Malaysia held at Concords Hotel, Shah Alam, Kuala Lumpur on 25th August 2016 involving all the stakeholders government departments. The single PGA value proposed by IEM Technical Committee (TC) was rejected by the respective stakeholders, including some TC members.

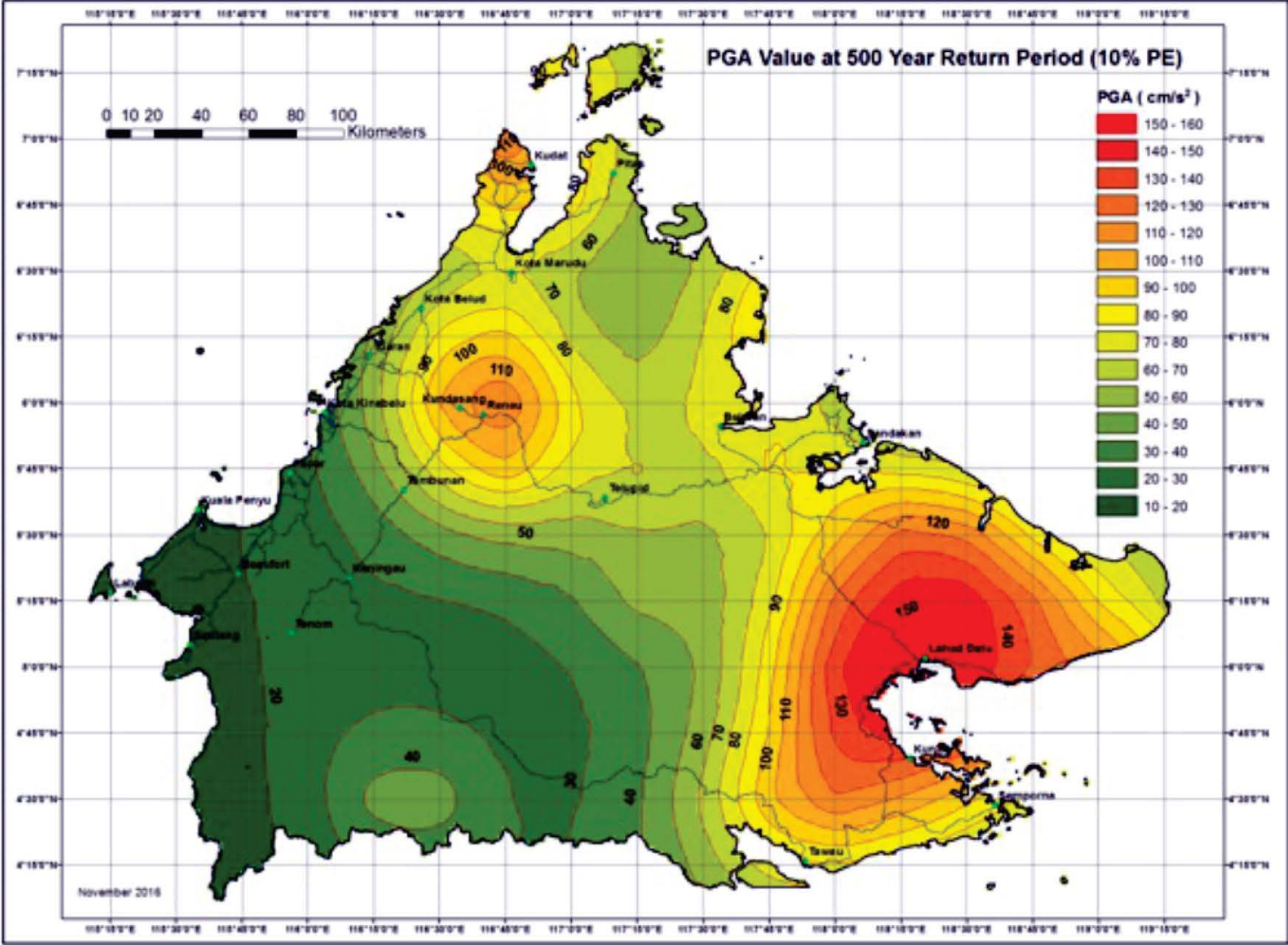
In view of that Jabatan Standard Malaysia expanded the Working Group – WG3 to include the local experts (including SHARED A Representatives) and government Geologists both from Sabah and West Malaysia to work out the parameters.

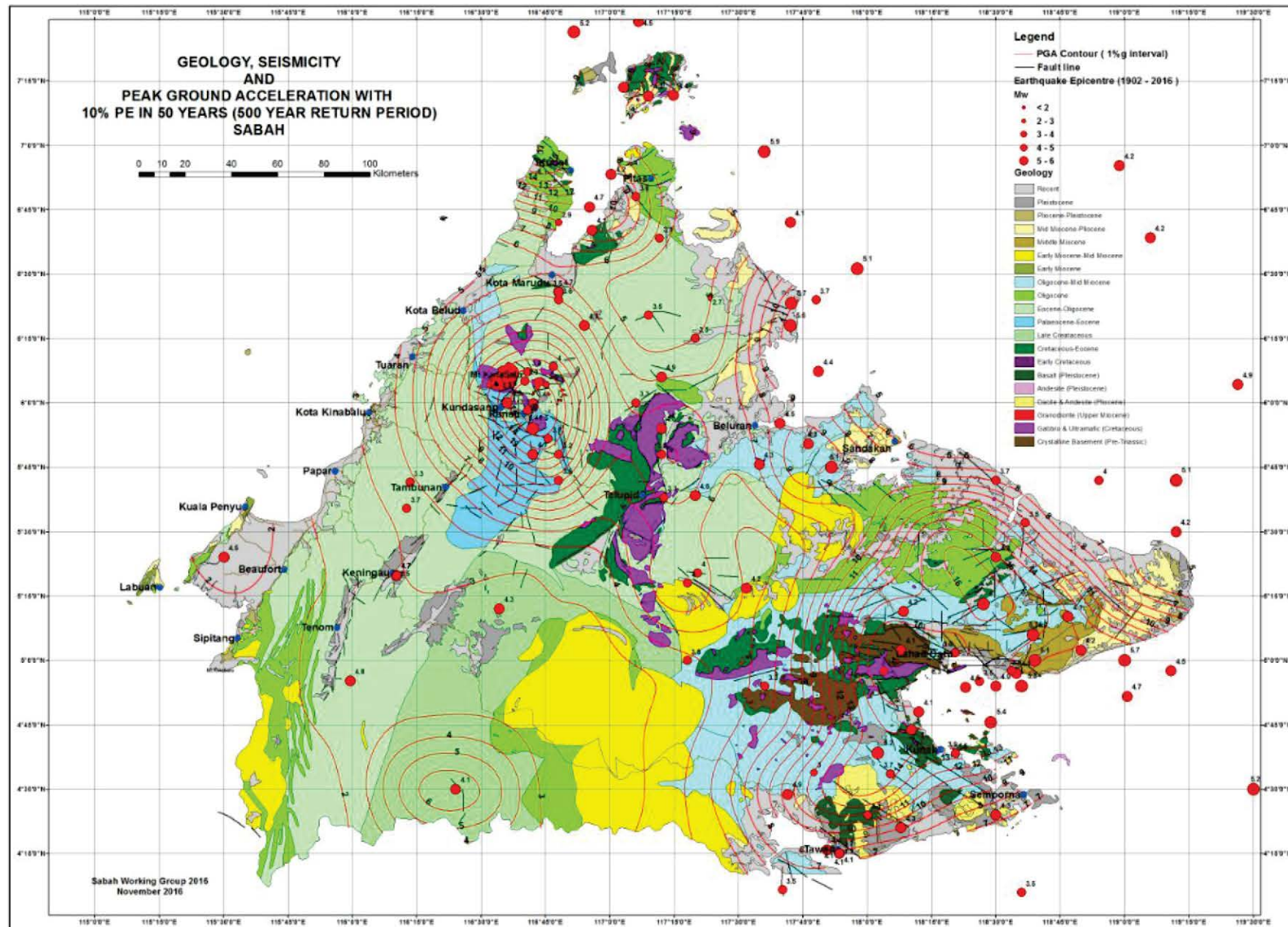
The maps attached are the effort and results of the Working Group – WG3.

We are now pending the decision of Jabatan Standard Malaysia to decide on the out come of the meeting of the 2 expert groups.

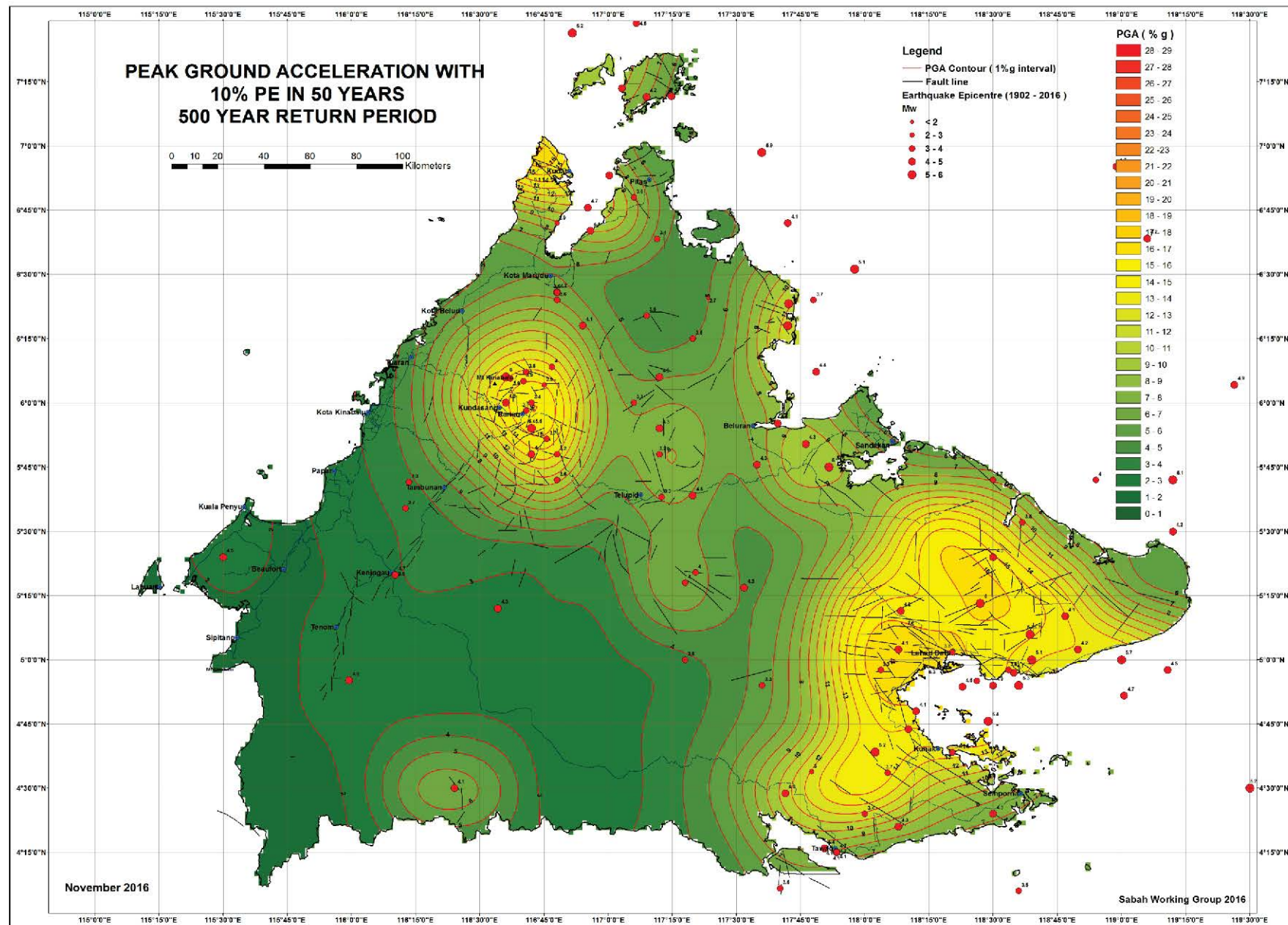


by
DATO' IR. JOHN CHEE SHI TONG, JP
SHARED A Vice President (2015-2017)





PGA VALUE FOR MAJOR TOWN IN SABAH			
No.	Town	PGA at 10% PE	PGA at 2% PE
1	Kudat	0.14g	0.12g
2	Kota Marudu	0.058g	0.098g
3	Pitas	0.061g	0.101g
4	Kota Belud	0.060g	0.101g
5	Tuaran	0.048g	0.079g
6	Kota Kinabalu North	0.038g	0.064g
7	Kota Kinabalu Cbd	0.033g	0.056g
8	Kota Kinabalu South	0.030g	0.055g
9	Papar	0.024g	0.041g
10	Kuala Penyu	0.021g	0.042g
11	Beaufort	0.018g	0.030g
12	Labuan	0.013g	0.023g
13	Sipitang	0.015g	0.025g
14	Ranau	0.153g	0.264g
15	Kundasang	0.141g	0.243g
16	Tambunan	0.044g	0.077g
17	Keningau	0.027g	0.051g
18	Tenom	0.024g	0.047g
19	Telupid	0.064g	0.114g
20	Beluran	0.071g	0.123g
21	Sandakan	0.059g	0.102g
22	Lahad Datu	0.159g	0.261g
23	Kunak	0.135g	0.222g
24	Semporna	0.074g	0.122g
25	Tawau	0.082g	0.129g



SHARED A YOUTH CSR PROJECT

OFFICIAL OPENING CEREMONY OF 2 UNITS OF SINGLE
STOREY SEMI-DETACHED HOUSE FOR THE SABAH
SOCIETY FOR THE BLIND, THE WALLACE BLIND
CENTRE, TUARAN ON 30TH JULY 2016



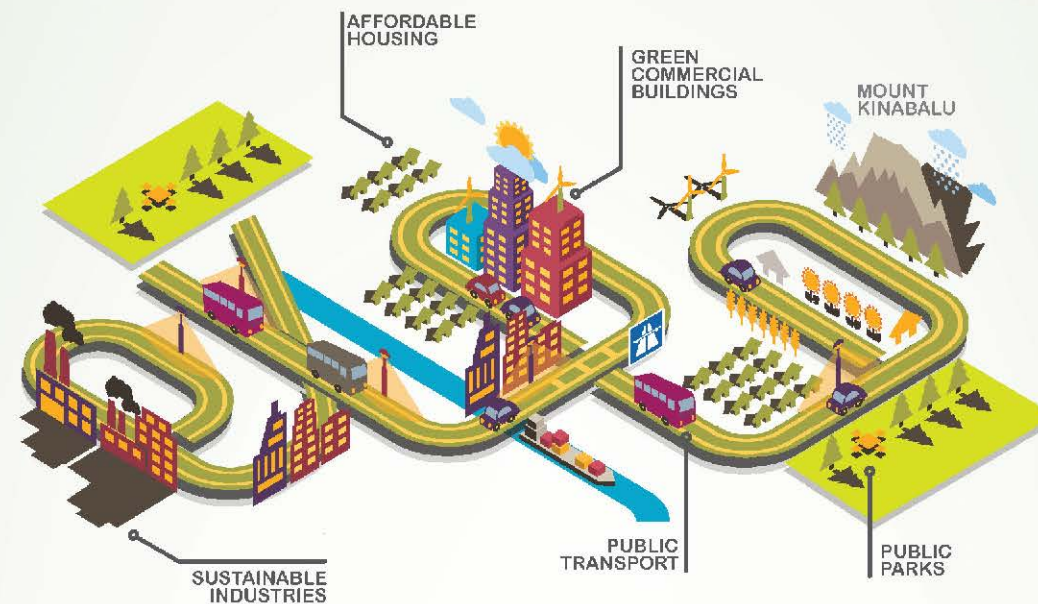
Guest Of Honour:
Y.B. Datuk Seri Panglima
Haji Hajiji Haji Noor,
Minister Of Local
Government And
Housing And State
Assemblyman N.10
Sulaman, Sabah



SABAH ULTIMATE HOME & PROPERTY EXHIBITION

PROPEX¹⁷

EKSPLO HARTANAH
沙巴房产家居博览会



TOWARDS LIVABLE SABAH

28 SEPT - 1 OCT 2017

10am - 8pm

SABAH TRADE CENTRE

☎ : 088 - 720848





Lot 1-3(F), 3rd Floor, Beverly Hills Plaza,
Jalan Bundusan, 88300 Kota Kinabalu, Sabah.
P. O. Box 15405, 88863 Kota Kinabalu, Sabah.



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