

BUILDING VALUE SPIRITEDLY



Bintangor New Commercial Centre

PROPOSED AVTC, AMALGAMATION, AND SUBDIVISION LOT 1660, 1666, 1668, 1669,
BINATANG TOWN DISTRICT AND PART OF STATE LAND 1670, BINATANG TOWN
DISTRICT FOR MIXED DEVELOPMENT

Project Brief

Initiation

A tripartite MOU was signed on 3rd December 2021 between **Lembaga Amanah Kebajikan Melayu Bintangor (LAKMB)**, **Tabung Baitulmal Sarawak (TBS)** and **Naim Land Sdn Bhd (NAIM)**, for the purpose of commercial development on Lot 1660, 1666, 1668 and 1669, all in Bintangor Town District.

In pursuit of this intention, NAIM has been entrusted with the pivotal role of overseeing the project's end-to-end development. The roles includes overseeing construction, engineering, procurement, project management, contract administration, and commissioning phases.



Project Information

Bintangor New Commercial Centre

PROJECT PARTICULARS	
Client (Landowner)	Lembaga Amanah Kebajikan Melayu Bintangor
Developer	Naim Land Sdn Bhd
Contractor (Earthwork)	Jin San Concrete Sdn Bhd
Contractor (Buiding)	TBA
Lead Consultant – Architect	Affrin Architect & Associate Sdn Bhd
Consultant – C&S	Concept-P Jurutera Sdn Bhd
Consultant – M&E	Perunding Malca Sdn Bhd

LAND INFORMATION	
Location:	Bintangor, Sarawak
Land Plot:	Lot 1660, Parts of Lot 1666 & 1668, Lot 1669, Binatang Town District
Land Area:	3.24 Acres

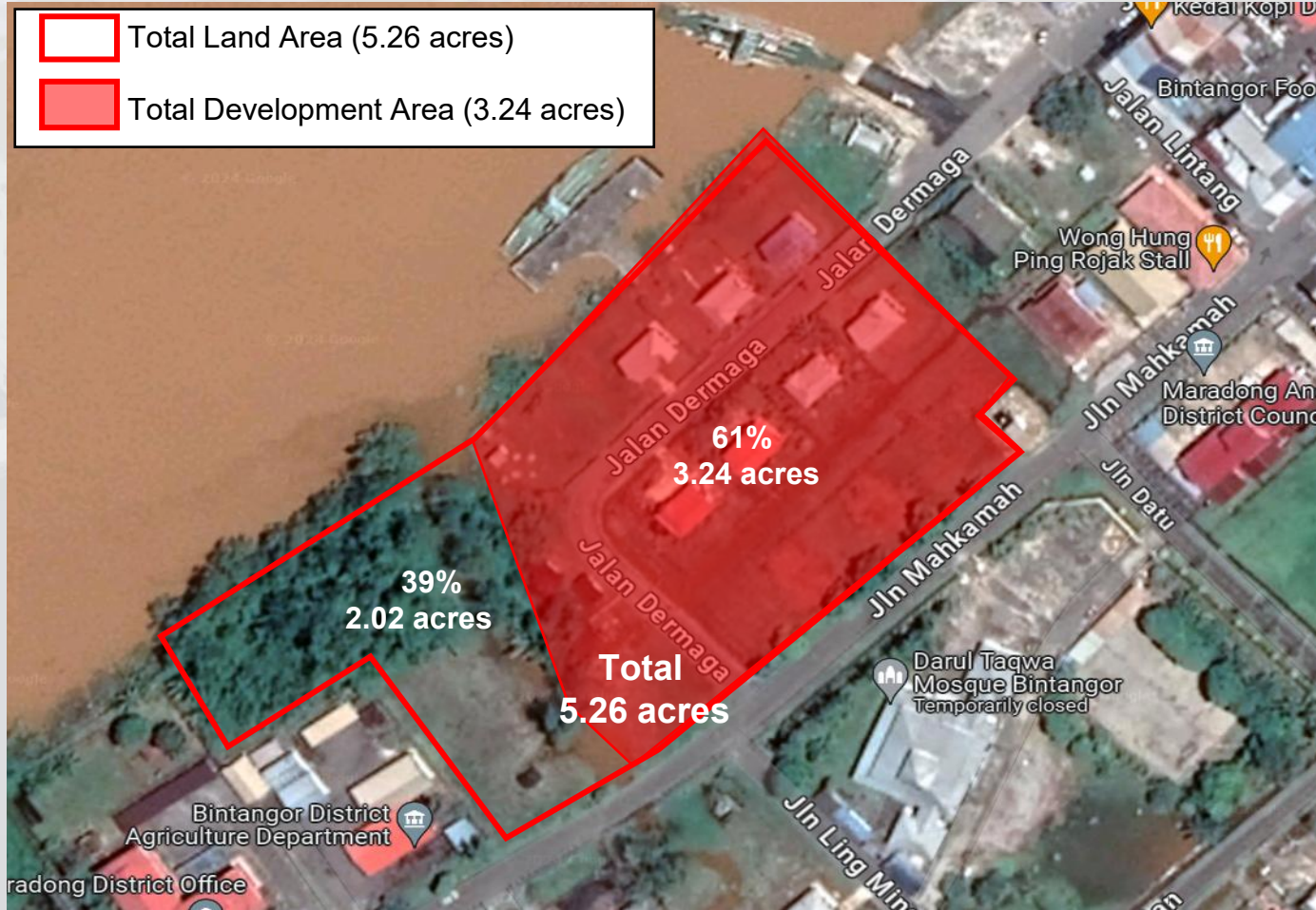
DEVELOPMENT CONTEXT	
This Development	28 units of 3-Storey Shophouses (2 Blocks) - Public Petanque Court 11kv SESCO Substation - Overall Infrastructure
Future Development	6-Storey Office Tower (1 Block) 1-Storey Retail Shop Pavillion (2 Blocks)

PERSONNEL IN CHARGE	
Project Director	Abg Mohamad Aiman Bin Abg Mat Ali
Project Manager	Mohd Syafiq Bin Lokman
Land & Planning	Sim Chee Yong
Contract & Procurement	Lee Siaw Cheng
HSSE	Elly Loi Hui Yuen
Project Engineer	TBA
Sales & marketing	TBA

PROJECT STATUS	
SPA Approval	29 August 2025
ECW Approval	10 September 2025
BP Approval	20 January 2026 (scheduled)
Launching Date	23 January 2026 (scheduled)
Commencement Date	26 August 2025 (earthwork)
Commencement Date	26 January 2026 (piling)
Completion Date	17 June 2027
Project Duration	17 months

Land Information

- **Location:**
Bintangor, Sarawak
- **Land Plot:**
Lot 1660, 1666, 1668 & 1669, Bintangor Town District
- **Total Land Area:**
5.26 Acres
- **Area of Development:**
3.24 Acres
- **Landowner:**
Lembaga Amanah Kebajikan Melayu Bintangor (LAKMB)

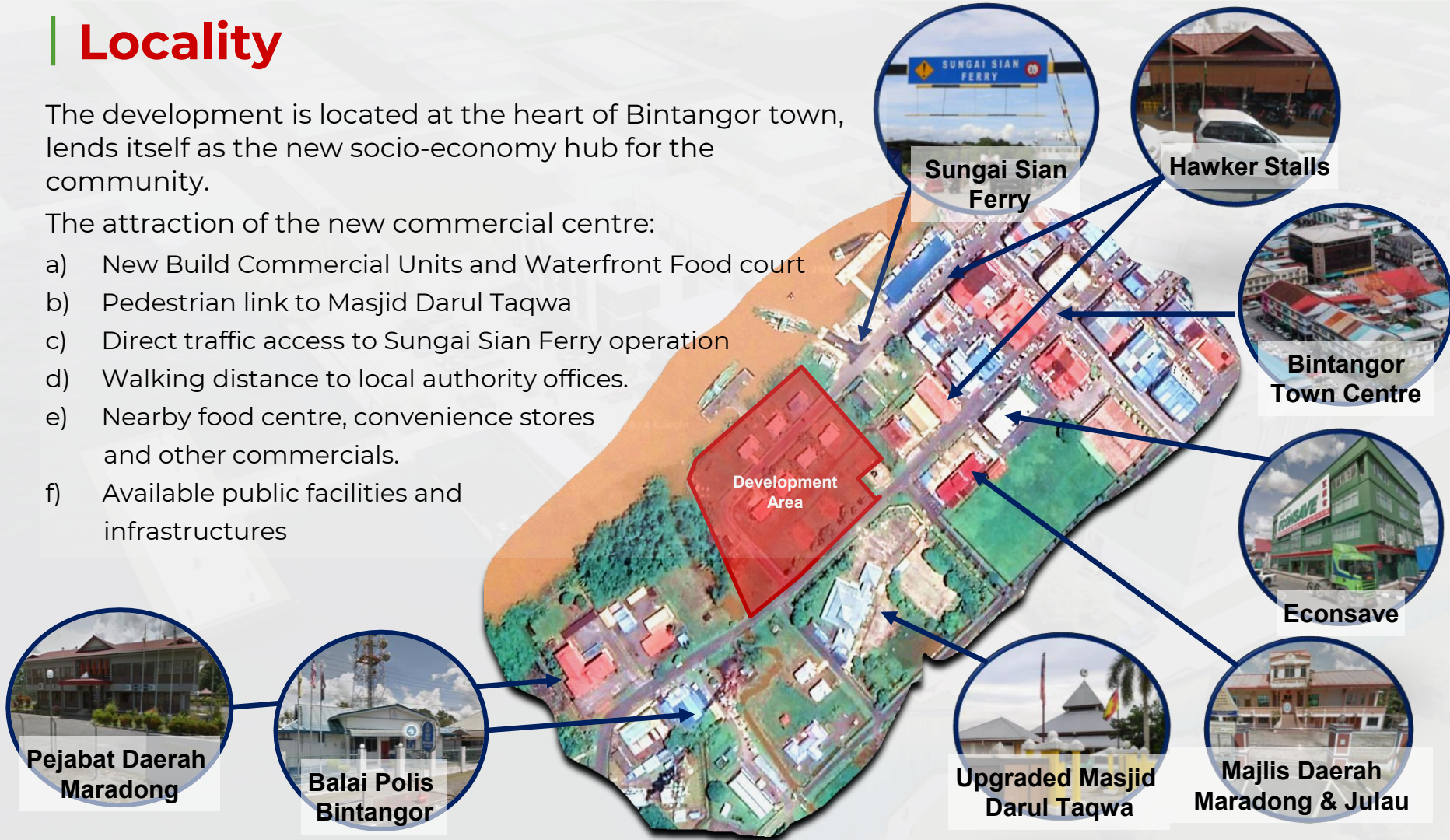


Locality

The development is located at the heart of Bintangor town, lends itself as the new socio-economy hub for the community.

The attraction of the new commercial centre:

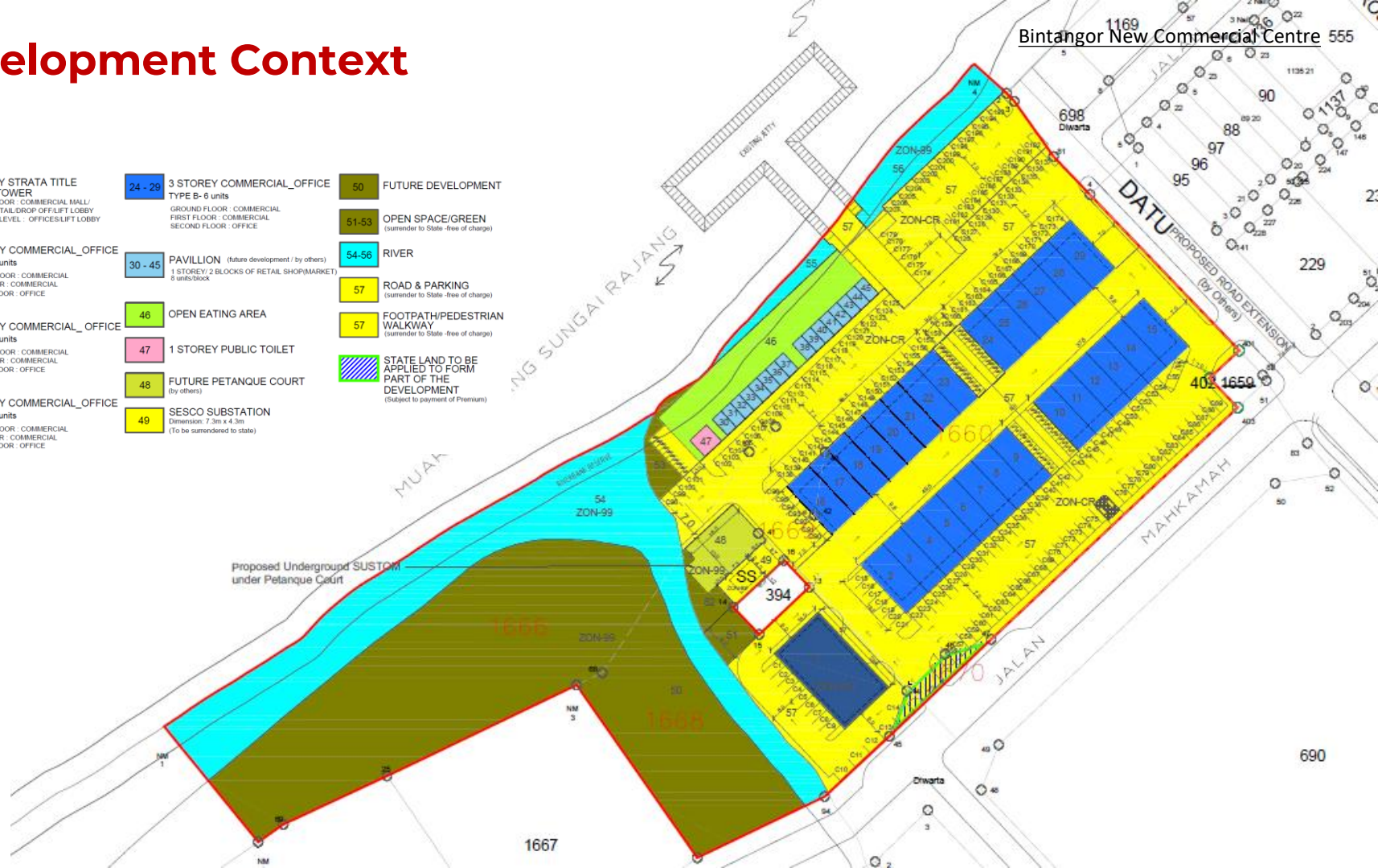
- a) New Build Commercial Units and Waterfront Food court
- b) Pedestrian link to Masjid Darul Taqwa
- c) Direct traffic access to Sungai Sian Ferry operation
- d) Walking distance to local authority offices.
- e) Nearby food centre, convenience stores and other commercials.
- f) Available public facilities and infrastructures



Development Context

LEGEND:

1	6 STOREY STRATA TITLE OFFICE TOWER GROUND FLOOR : COMMERCIAL MALL/ OFFICES/RETAIL/DROP OFF/LIFT LOBBY 1ST TO 5TH LEVEL : OFFICES/LIFT LOBBY	50	FUTURE DEVELOPMENT
24 - 29	3 STOREY COMMERCIAL_OFFICE TYPE B- 6 units GROUND FLOOR : COMMERCIAL FIRST FLOOR : COMMERCIAL SECOND FLOOR : OFFICE	51-53	OPEN SPACE/GREEN (surrender to State-free of charge)
2 - 9	3 STOREY COMMERCIAL_OFFICE TYPE A- 8 units GROUND FLOOR : COMMERCIAL FIRST FLOOR : COMMERCIAL SECOND FLOOR : OFFICE	54-56	RIVER
10 - 15	3 STOREY COMMERCIAL_OFFICE TYPE B- 6 units GROUND FLOOR : COMMERCIAL FIRST FLOOR : COMMERCIAL SECOND FLOOR : OFFICE	57	ROAD & PARKING (surrender to State-free of charge)
16 - 23	3 STOREY COMMERCIAL_OFFICE TYPE A- 8 units GROUND FLOOR : COMMERCIAL FIRST FLOOR : COMMERCIAL SECOND FLOOR : OFFICE	57	FOOTPATH/PEDESTRIAN WALKWAY (surrender to State-free of charge)
			STATE LAND TO BE APPLIED TO FORM PART OF THE DEVELOPMENT (Subject to payment of Premium)
		46	OPEN EATING AREA
		47	1 STOREY PUBLIC TOILET
		48	FUTURE PETANQUE COURT (by others)
		49	SESCO SUBSTATION Dimension: 7.3m x 4.3m (To be surrendered to state)
		30 - 45	PAVILLION (future development / by others) 1 STOREY/2 BLOCKS OF RETAIL SHOP(MARKET) 8 units/stock

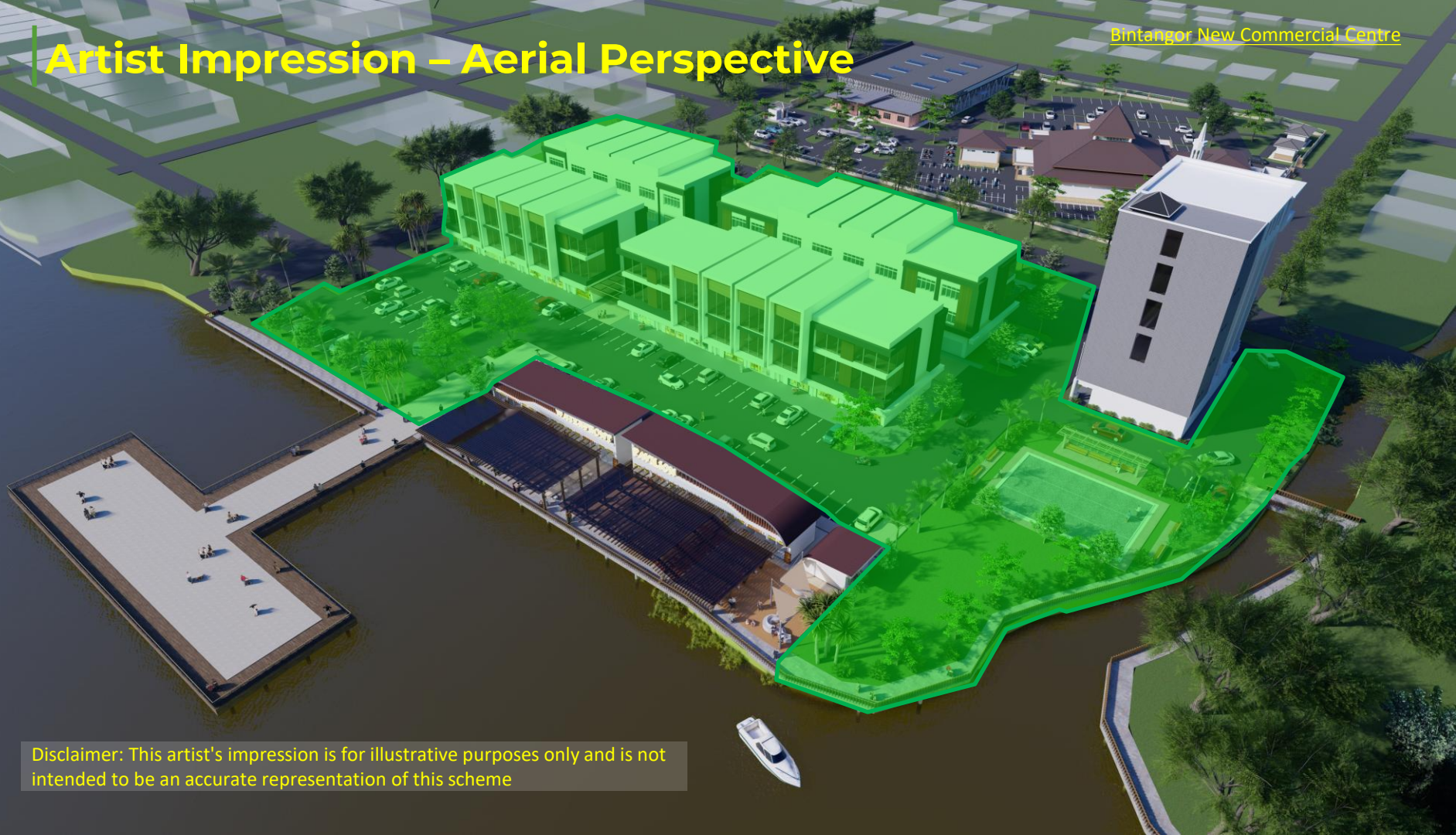


Artist Impression – Aerial Perspective



Disclaimer: This artist's impression is for illustrative purposes only and is not intended to be an accurate representation of this scheme

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Bintangor New Commercial Centre



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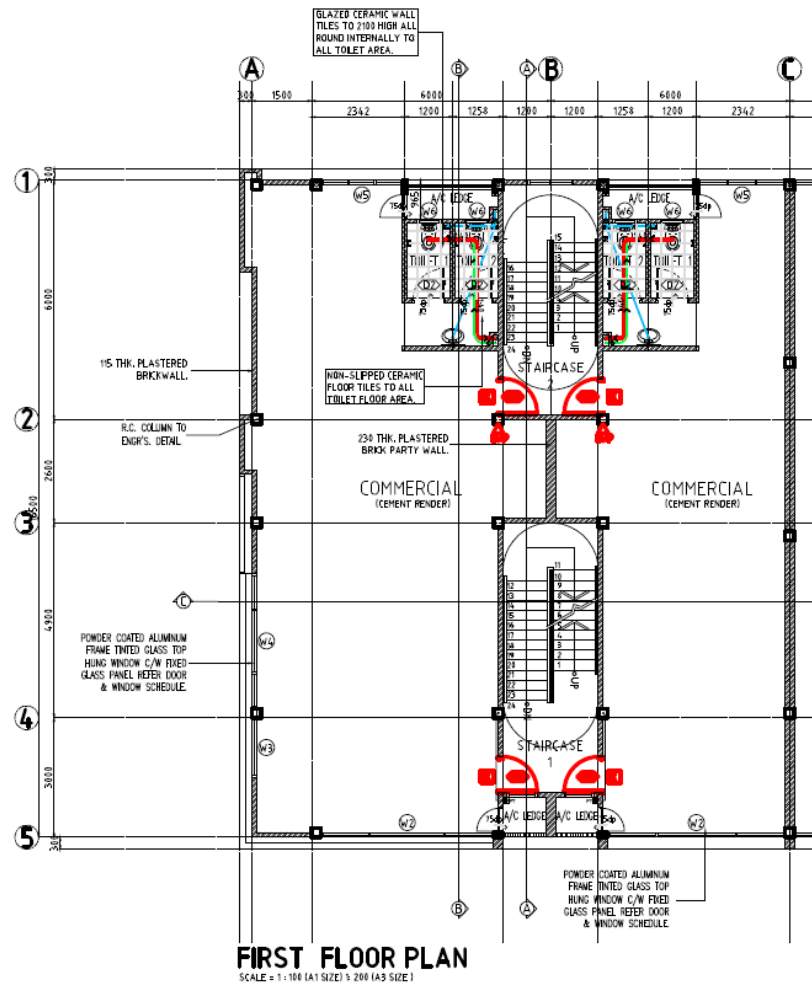
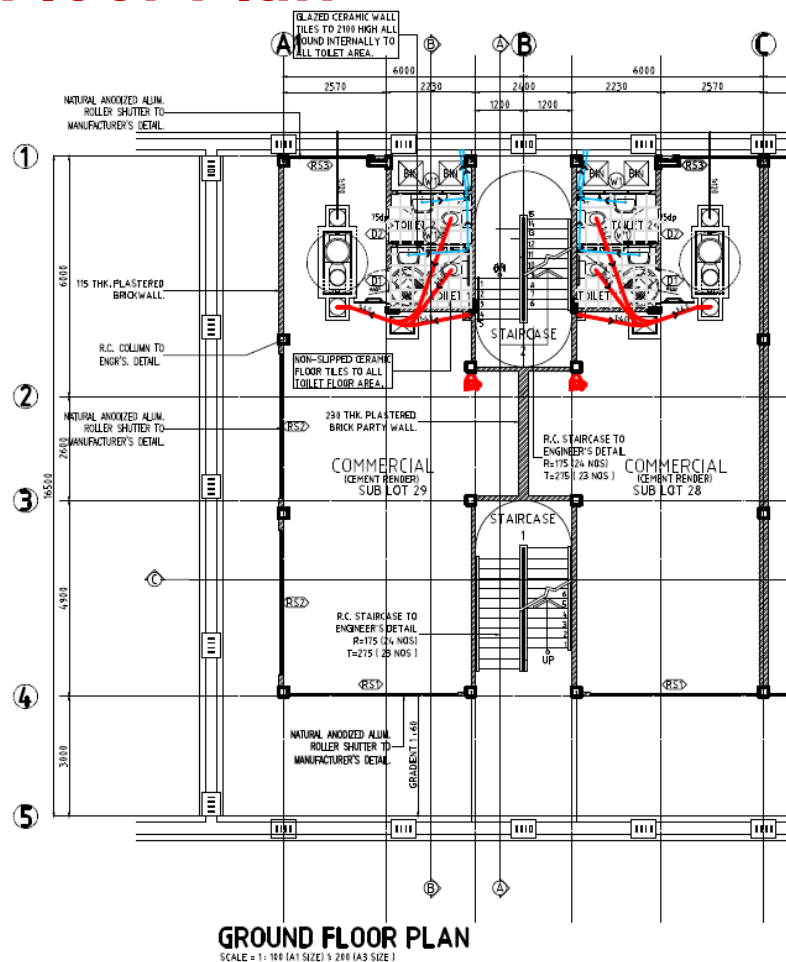
Artist Impression – Aerial Perspective

Bintangor New Commercial Centre



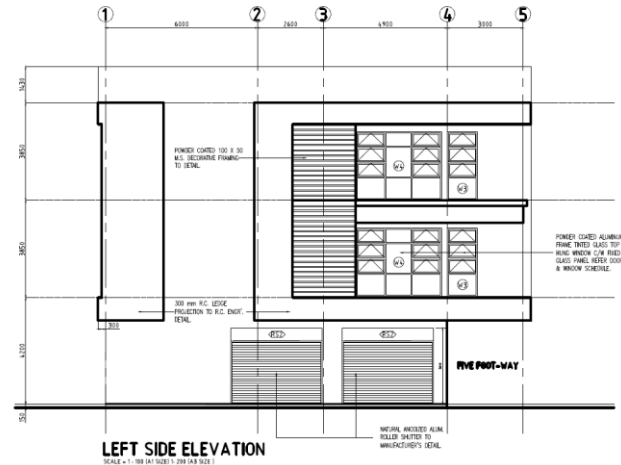
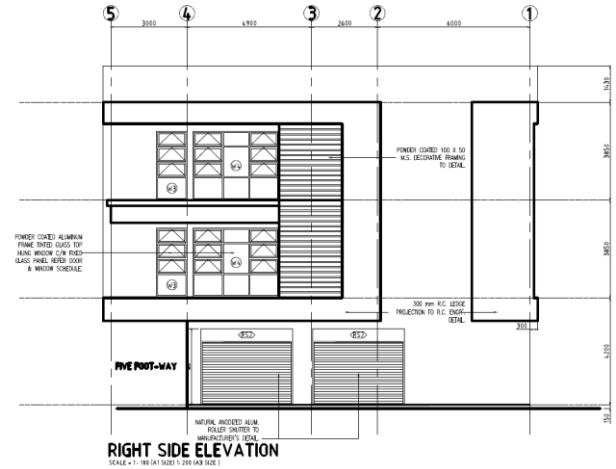
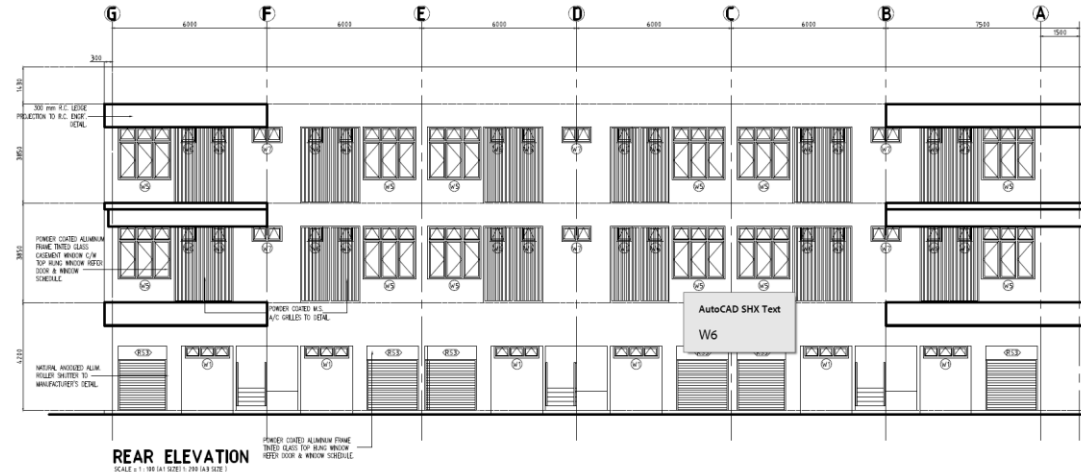
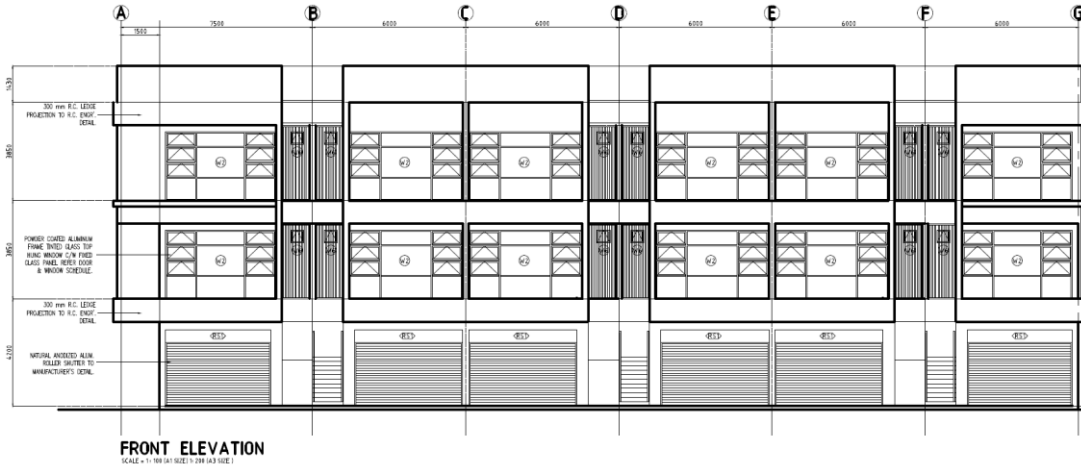
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Floor Plan



Elevation Plan

Bintangor New Commercial Centre



3-Storey Shophouses

Description	Big Corner Unit	Small Corner Unit	Intermediate
Dimension	16.5m x 7.5m	16.5m x 6.0m	16.5m x 6.0m
Total Floor Area	3,996 sq.ft (371 sq.m)	3,197 sq.ft (297 sq.m)	3,197 sq.ft (297 sq.m)
Number of Unit	4	3	14
Selling Price (Feasibility Study)	RM 1,050,000	RM 950,000	RM 900,00
Price per sq.f	RM 263	RM 297	RM 282

Updated Market Study

As an update to the previous 2021 report, CH Williams revised the market study on 2024 and the views are as follows:

Type of Property	Proposed Gross Floor Area (sq.f)	Proposed Price Range (RM)	Proposed Price per sq.f (RM)
2- Storey Corner shophouse	2,664	700,000.00 - 750,000.00	262 - 282
2-Storey Intermediate shophouse	2,131	550,000.00 - 600,000.00	258 - 282
3- Storey Corner shophouse	3,996	990,000.00 - 1,000,000.00	248 - 250
3-Storey Intermediate shophouse	3,197	780,000.00 - 800,000.00	244 - 250

Recent Commercial Transactions

Bintangor New Commercial Centre

Date	Address	Building Type	Sub-Type	Tenure	Floors	Land Area	Built Up Area (ft²)	Price	Price Psf
04/10/2023	XXX XX, BLOK 36, JALAN REPOK	SHOPLOT -	INTERMEDIATE	LEASEHOLD	2½	1,809 ft²	3,432	800,000	233
03/08/2023	XXX XXXX XXXX XX, BARRACK ROAD, SARIKEI	SHOPLOT		LEASEHOLD	3	1,904 ft²	5,162	1,000,000	194
15/06/2023	XXX XX, BINATANG BAZAAR, BINATANG	SHOPLOT	END LOT	LEASEHOLD	3	2,060 ft²	3,820	1,200,000	314
17/01/2023	XXX XX, JALAN WHARFT, BINTANGOR	SHOPLOT	INTERMEDIATE	LEASEHOLD	4	1,378 ft²	5,265	990,000	188
02/07/2019	LOT 645, BINTANGOR BAZAAR	SHOPLOT	CORNER LOT	LEASEHOLD	3	1,744 ft²	4,883	500,000	102
26/04/2018	X.XXXXXX (XXX.XXXXX), BINATANG BAZAAR, SARIKEI	SHOPLOT		LEASEHOLD	2½	1,999 ft²	4,896	830,000	170
21/09/2017	XXX XXX, JALAN WHARFT, BINTANGOR	SHOPLOT		LEASEHOLD	4	1,378 ft²	5,265	610,000	116
07/02/2017	LOT 1157, BINTANGOR BAZAAR, BINTANGOR	SHOPLOT	CORNER LOT	LEASEHOLD	3	1,597 ft²	3,723	1,000,000	269
13/12/2016	LOT 509, PEKAN BINTANGOR	SHOPLOT	INTERMEDIATE	LEASEHOLD	3	1,539 ft²	3,820	471,220	123
06/12/2016	LOT 644, BINTANGOR BAZAAR, BINTANGOR	SHOPLOT	INTERMEDIATE	LEASEHOLD	3	1,163 ft²	3,723	250,000	67
26/04/2016	LOT 26, BINATANG BAZAAR, BINATANG	SHOPLOT	INTERMEDIATE	LEASEHOLD	3	2,051 ft²	5,500	580,000	105
06/08/2014	LOT B6/175, JALAN KJD	SHOPLOT	INTERMEDIATE	LEASEHOLD	2	891 ft²	1,593	232,000	146
04/08/2014	LOT 676, BINTANGOR BAZAAR	SHOPLOT		LEASEHOLD	4	1,199 ft²	5,265	425,112	81

Potential

The attraction of the commercial:

- a) Sizeable commercial and office cluster
- b) good visibility with direct frontage and are easily accessible from the main access roads and ferry users
- c) with modern aesthetics and design proposed for the development, it will undoubtedly be a new landmark and enhancing the landscape of Bintangor while offering owners/purchasers value appreciation

Potential Buyers

- Tabung Baitulmal Sarawak (proposed Masjid frontage)
- Banks / Financial Institutions
- Local Authorities
- F&B's
- Retail Shops / Convenience Stores
- Clinics & Pharmacies

Thank You.