



KOTA KINABALU INDUSTRIAL PARK

-An Integrated Industrial Park-

ABOUT US



K.K.I.P. SDN. BHD.

**No. 9, Lot 11B, Amenity Centre,
Jalan 1A KKIP Selatan, Industrial Zone 1,
Kota Kinabalu Industrial Park
88460 Kota Kinabalu, Sabah
Tel : +6 088-498 001 - 005
Fax : +6 088-498 014**

KKIP'S VISION, MISSION & OBJECTIVE AND AS FACILITATOR

Kota Kinabalu Industrial Park was officially launched by the 4th & 7th Prime Minister, Tun Dr. Mahathir Bin Mohamad on 28th November 1995.



CORPORATE OBJECTIVE

- KKIP is Conceived as a 'Catalyst' to Spur Industrialization in Sabah

CORPORATE MISSION

- To Plan and Provide the Basic and Higher Order Factor Conditions for Economic Development

CORPORATE VISION

- To Build a Skilled, Knowledgeable and Prosperous Society

ROLE OF KKIP AS FACILITATOR FOR INDUSTRIALISATION

3 Step Approach to develop KKIP

Industrial

- Provide land, infrastructure and buildings

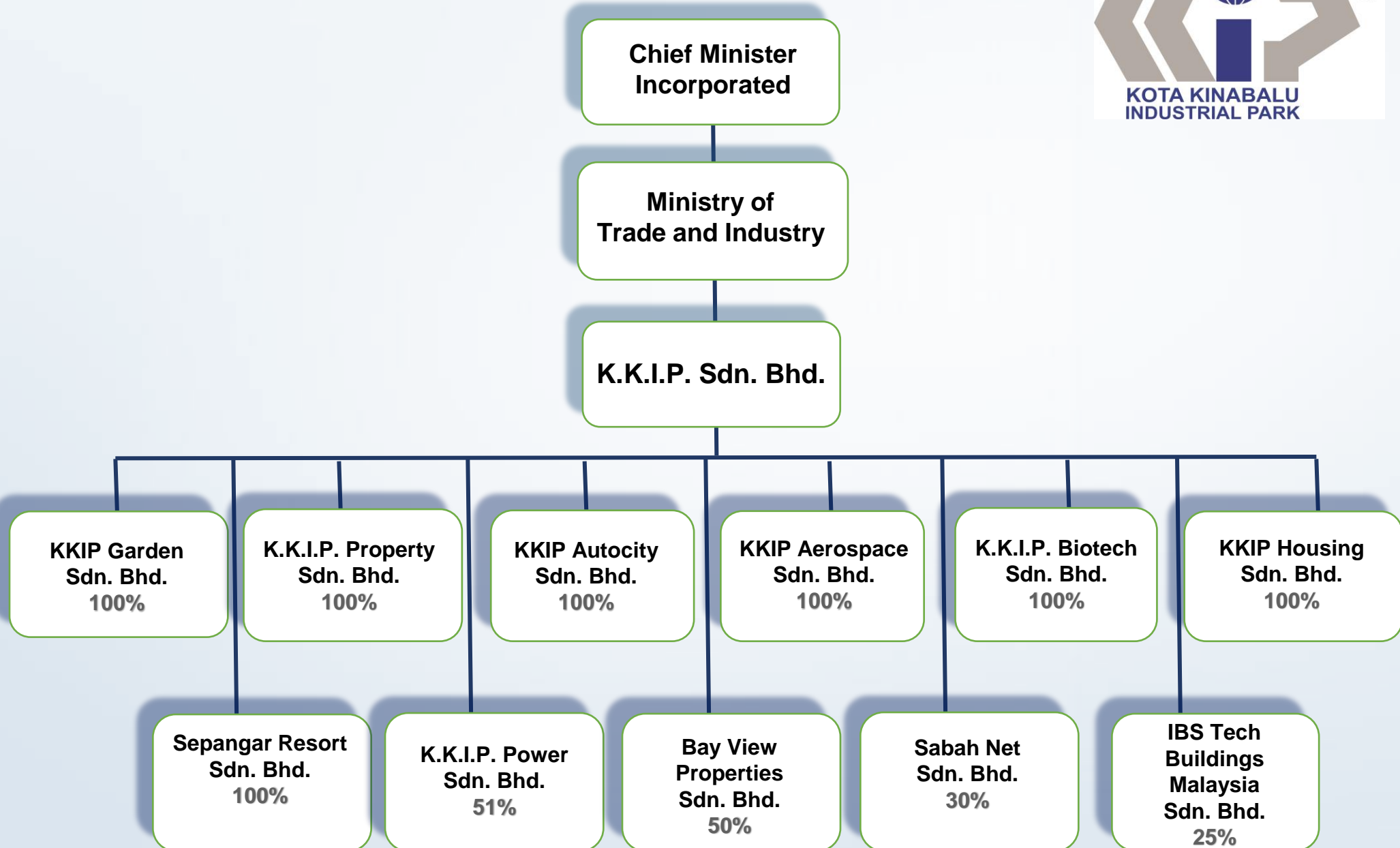
Training

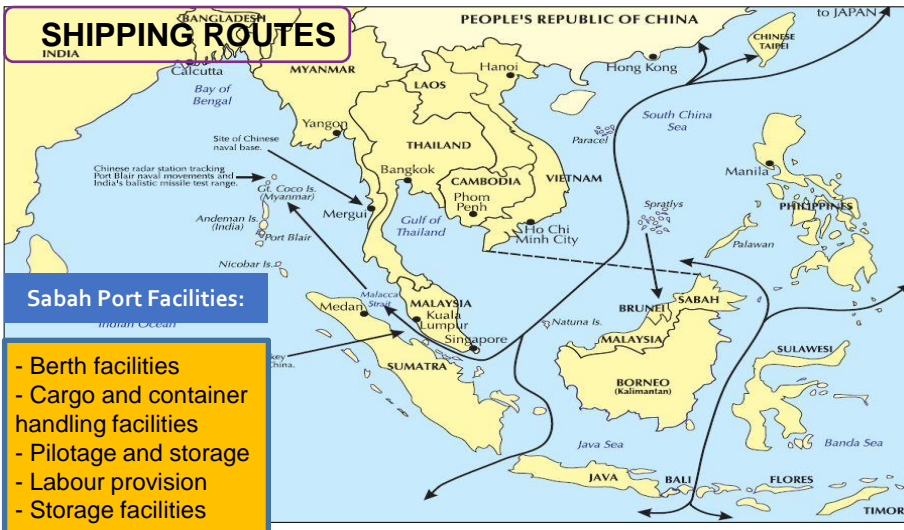
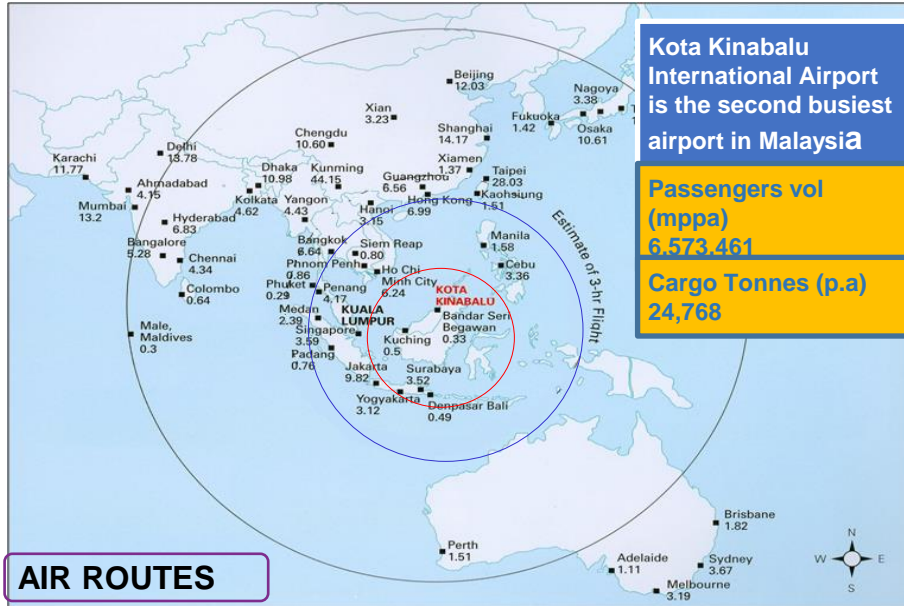
- Institutions for skills and knowledge development

Marketing

- Provide marketing facilities and services

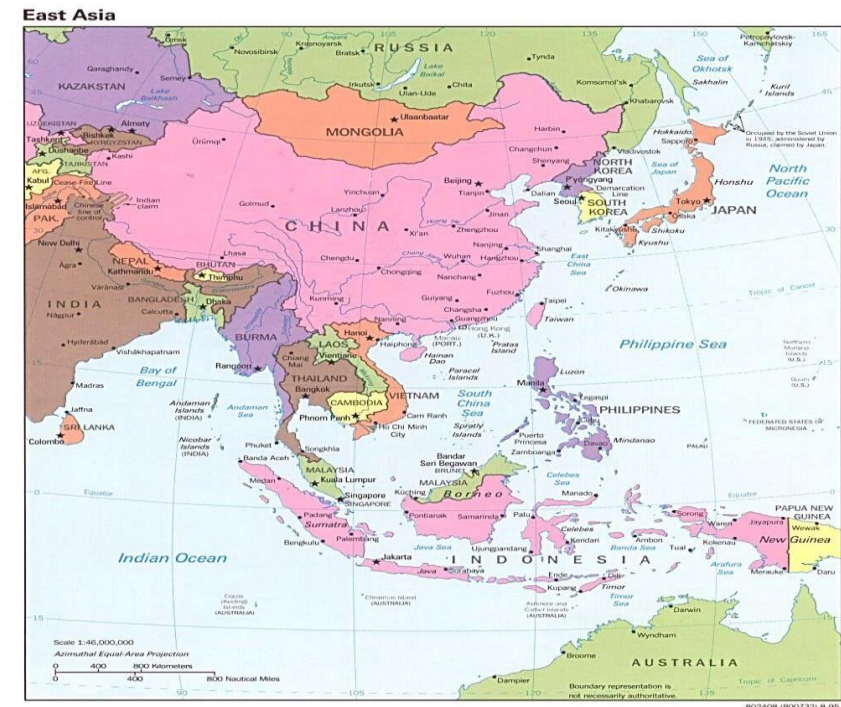
CORPORATE STRUCTURE



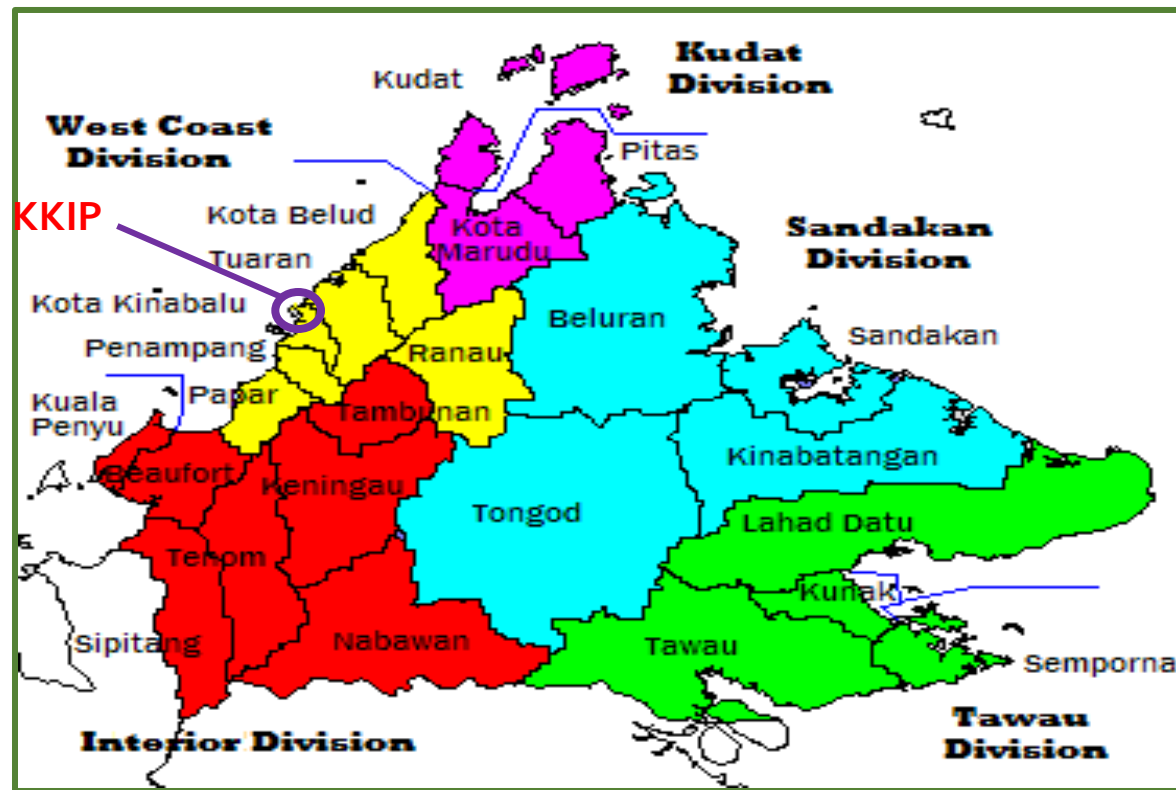


STRATEGIC LOCATION

REGION	TOTAL POPULATION	FLIGHT HOURS
ASEAN / AUSTRALIA	300 Million	Est. 6-Hours Flight
BORNEO	20 Million	Est. 2-Hours Flight
BIMP-EAGA	60 Million	Est. 3-Hours Flight



LOCATION PLAN



**KOTA KINABALU
INTERNATIONAL
AIRPORT**
28 KM



RAILWAYS
25 Km



KK CITY CENTRE
20 KM



**UNIVERSITI MALAYSIA
SABAH**



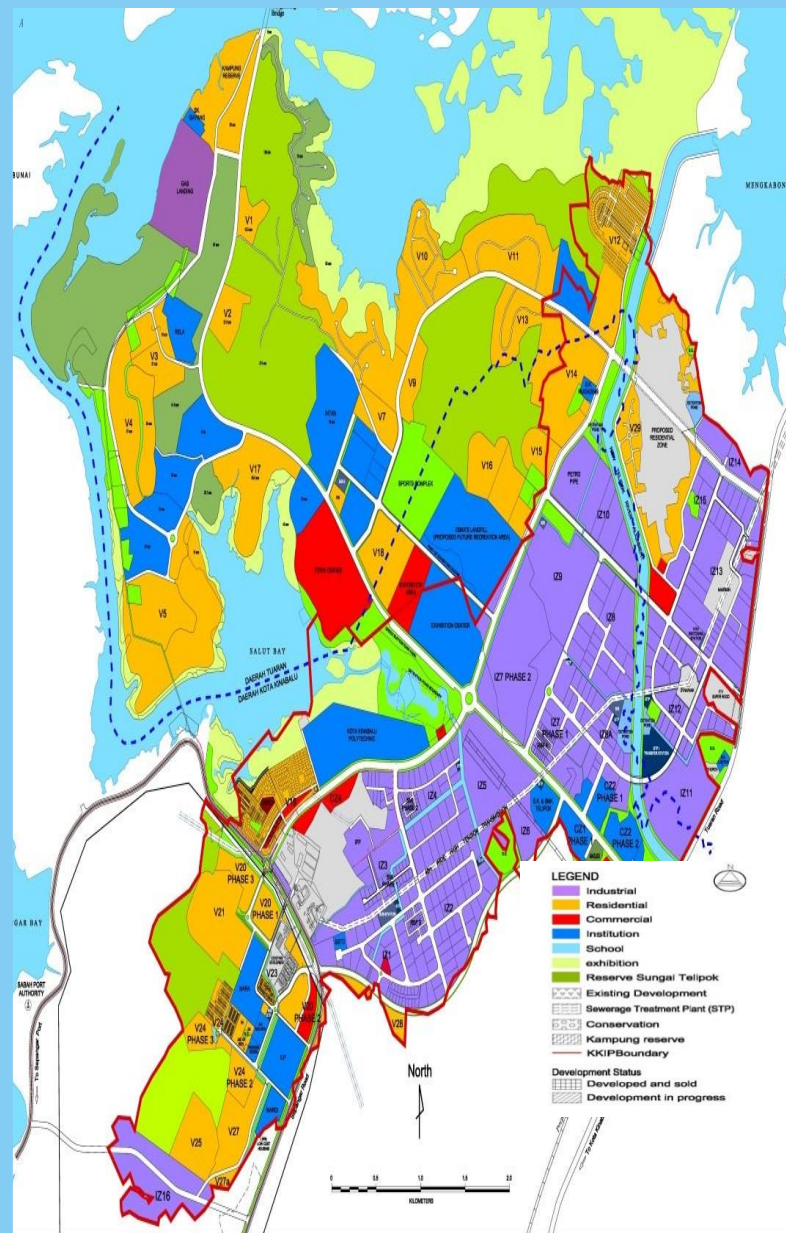
1 BORNEO HYPERMALL



**SEPANGGAR
CONTAINER PORT**
7 KM

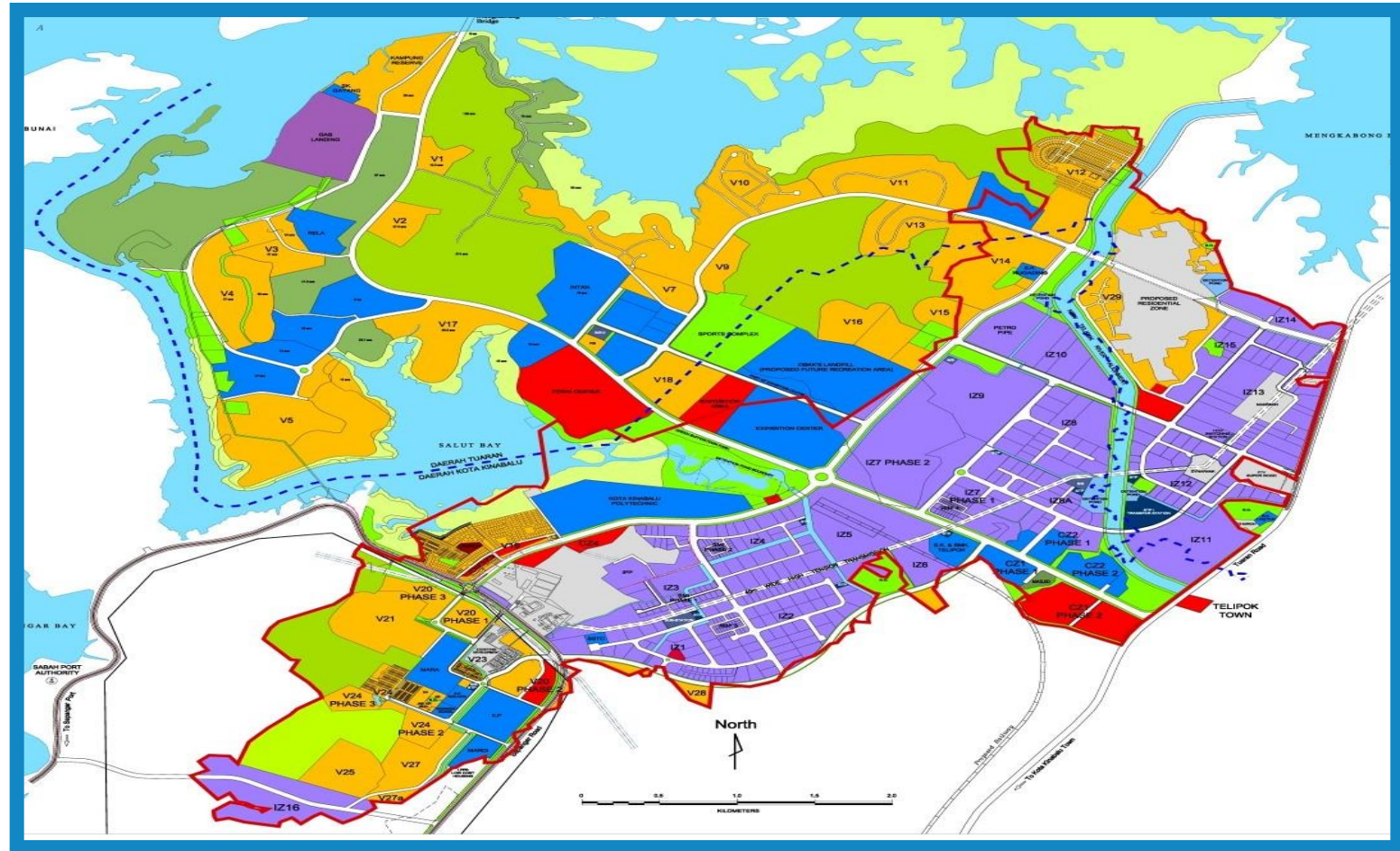
KKIP MASTER PLAN AND IMPLEMENTATION

AS AT JULY 2018



Component	KKIP Master Plan				Implementation within Gazetted Area			
	Gazetted (Acres)	Ungazetted (Acres)	Total	%	Developed (Acres)	WIP	Not Started (Acres)	Total (Acres)
Industrial	1,949	37	1,849	22	878	539	432	1,849
Residential	719	870	1,589	19	23	46	650	719
Commercial	137	108	245	3	57	71	9	137
Recreation & Tourism	0	580	580	7	0	0	0	0
R&D & Training	234	0	234	3	234	0	0	234
Schools	60	21	81	1	6	27	27	60
Gov't Admin & Community	0	290	290	3	0	0	0	0
Infra Reserve	0	299	299	4	0	0	0	0
Sub-total (Developable)	3,099	2,205	5,304	64	1,198	683	1,218	3,099
Resettlement / Village Reserve	145	223	368	4	87	0	58	145
Existing Development	332	129	461	6	332	0	0	332
Sub-total	477	352	829	10	419	0	58	477
Conservation	548	1,644	2,192	26	0	0	0	548
Grand Total	4,124	4,201	8,325	100	1,617	683	1,824	4,124

KKIP – BEFORE & AFTER



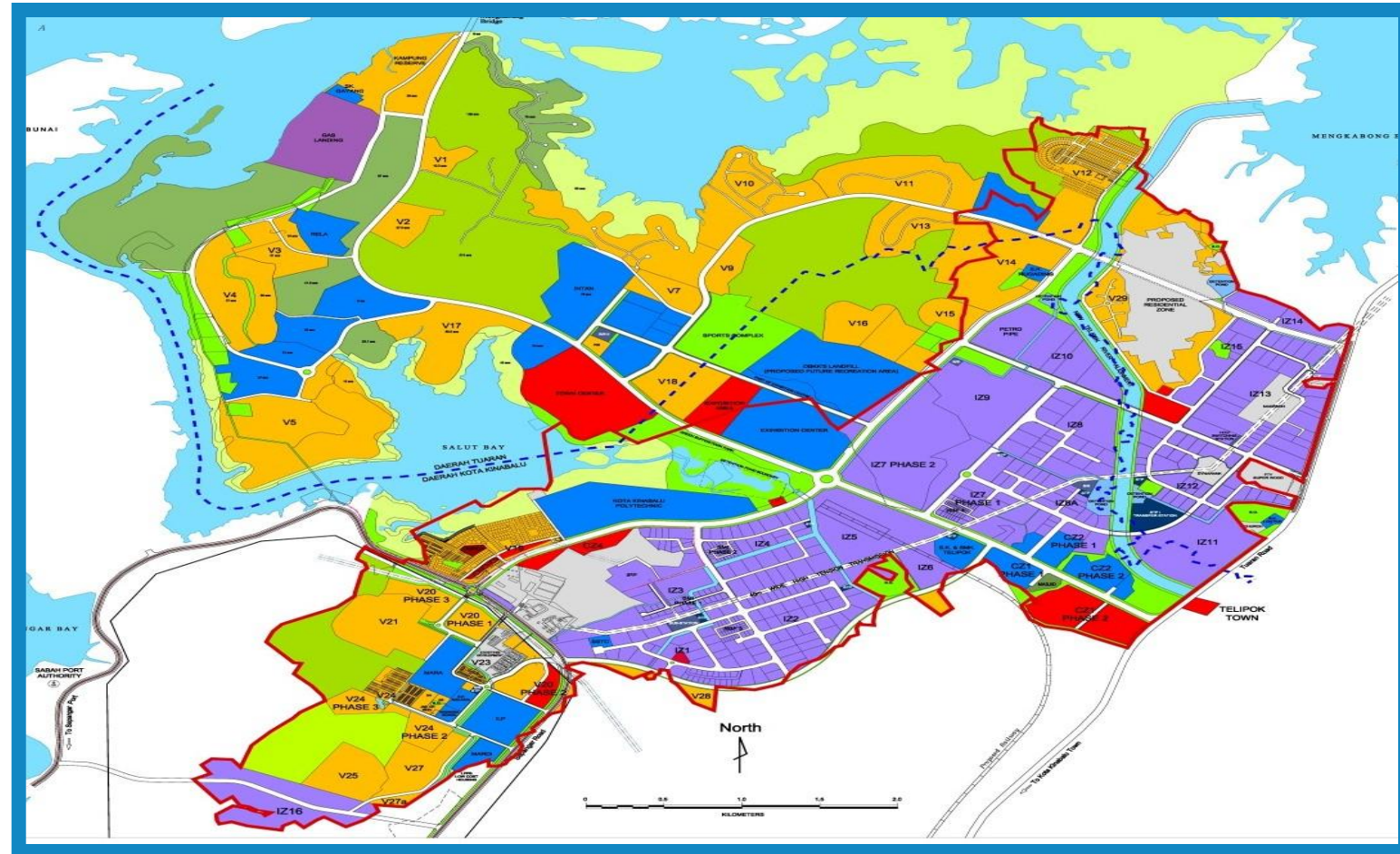
BEFORE - KKIP IN 1998



AFTER- KKIP IN 2014



WHY INVEST IN KZIP



WHY INVEST IN KZIP

Excellent Business Environment

- Full support support from Federal & State Government
- Availability of trainable workforce
- Potential abundant natural resources
- International Standard quality of live and work environment

Attractive Incentives

- Halal Development Corporation Incentives
- Packaged incentives similar to Sabah Development Corridor
- Bionexus Incentives
- Land tenure – up to 99 years

Strategic Locations

- 20 km to the Central Business District of Kota Kinabalu
- 28 km to Kota Kinabalu International Airport
- 7 km to the Sepanggar Container Port
- 2-6 hours' flight away to major cities within the BIMP-EAGA, Southeast Asia and Far East Region.

Research & Development and Training Facilities

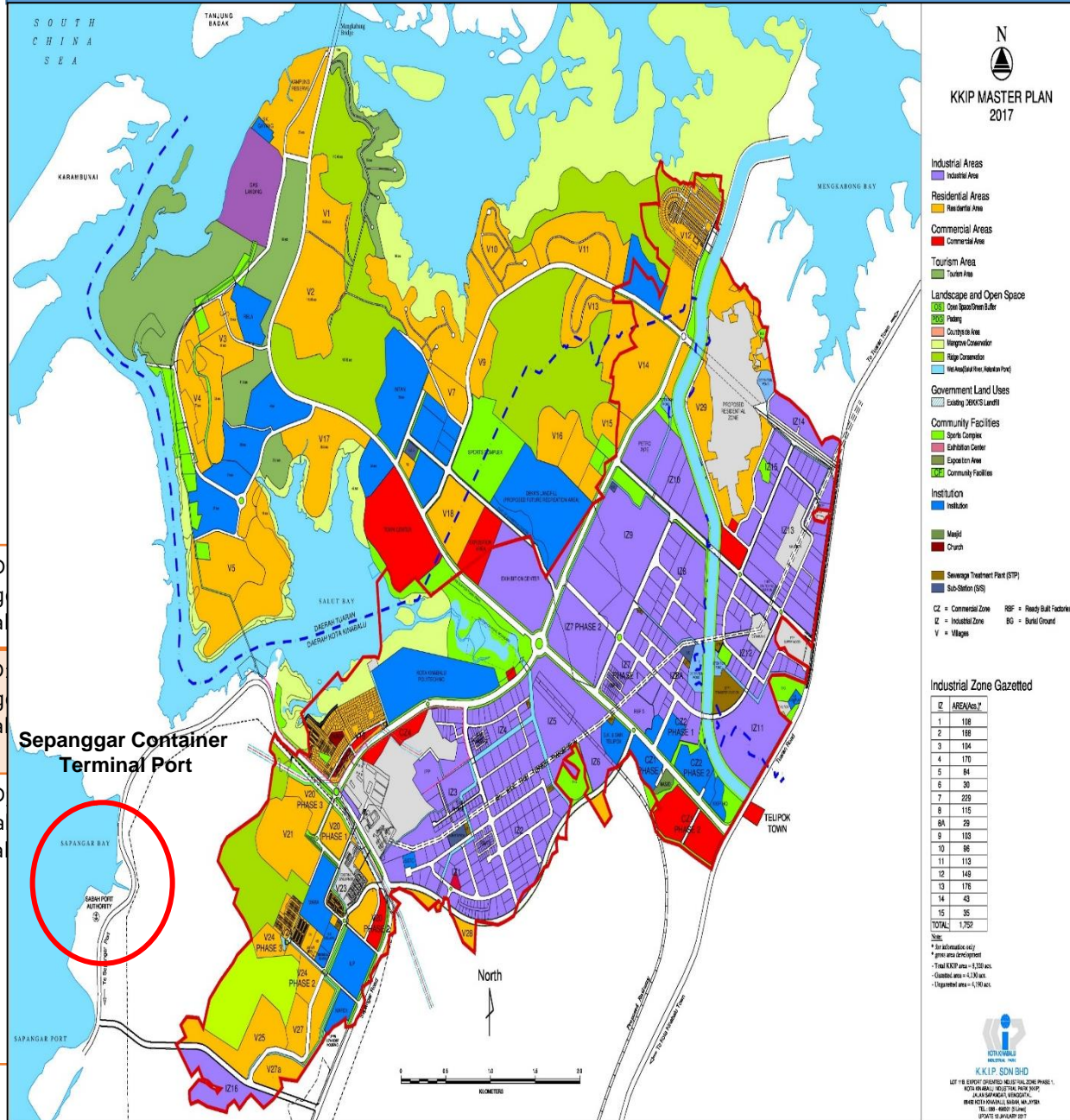
- 18 R&D and training institutions
- To facilitate product improvement
- Provide pool of skilled & trained human resources

Ready Infrastructure

- Reliable electricity network
- Natural gas supply available
- Excellent road transportation links
- Ready utilities (water; telecommunication; etc)

One Stop Centre – for plan approvals; relevant transaction processes; and, as well as Trade and Investment advisory services

KOTA KINABALU INDUSTRIAL PARK (KKIP)



GENERAL INFO

Industrial Land Area	1,849 acres
Land Use / Zone	Industrial
Leasehold	99 Years

LOCATION

Distance from Kota Kinabalu City Centre	20 KM
Distance from KK International Airport	28 KM
Distance from Sepanggar Container Terminal Port	7 KM
University Malaysia Sabah (UMS)	5 KM

WATER TARIFF (INDUSTRY)

0 – 70 (M ³)	RM 1.60
> 70 (M ³)	RM 2.00
Minimum Charge	RM 70.00

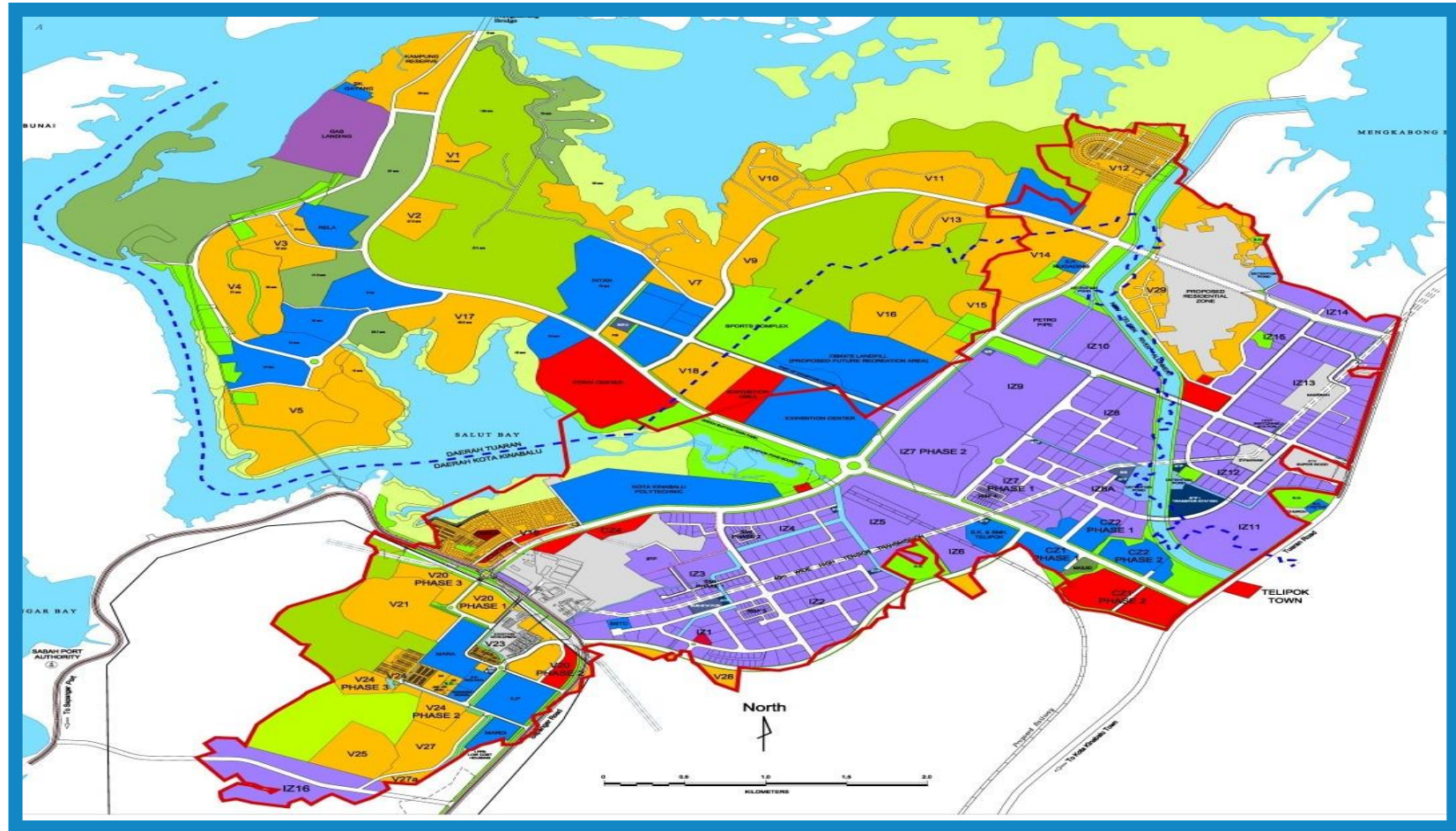
ELECTRICITY TARIFF (INDUSTRY)

ID
(Low Voltage
Industrial)

ID
(Medium Voltage
General Industrial)





ID
(Medium Voltage Peak
/ Off-Peak Industrial)

OPERATIONAL ENTITIES IN KKIP

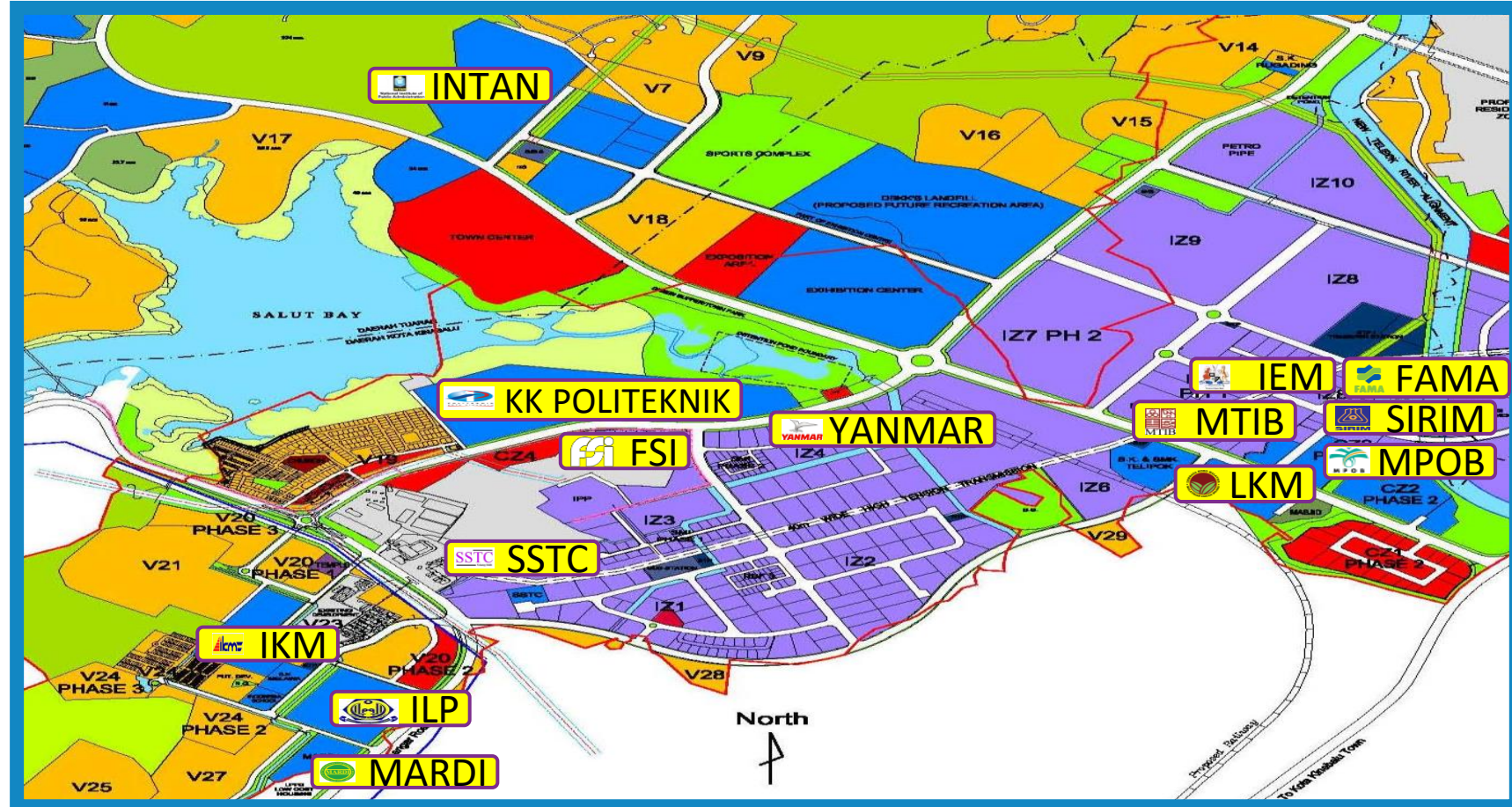


OPERATIONAL ENTITIES : INDUSTRIAL, COMMERCIAL, INSTITUTION & UTILITIES

(AS AT JULY 2018)

 INDUSTRIAL CLUSTER	 NO. OF COMPANIES /ENTITIES	 TOTAL NO. OF WORKERS	 INVESTMENT VALUE (RM MILLION)
Wood-based Industry	16	662	67.733
Food Industry	34	1,148	189.810
Metal Industry	23	1,405	485.966
Rubber / Plastic Industry	10	400	80.514
Logistic Industry	14	362	71.686
Warehousing Industry	67	1550	227.163
Electronic & Electrical Industry (E&E)	3	83	10.125
Automotive & Related Industry	18	331	71.216
Ceramic Industry	3	86	13.200
Others	41	1,393	225.159
Sub-Total	229	7,420	1,442.576
Utilities	7	205	897.917
R&D, Institutions & Schools	21	1,331	523.730
Commercial (Salut Commercial Centre)	24	239	18.107
Commercial Land (Commercial Politeknik)	2	284	30.882
Residential (Building) V19, Ph 3A	90	0	44.994
V24 Phase 1B Stage 1	114	0	45.542
Apartmen Malawa (V23)	176	0	44.382
Sub-Total	434	2,059	1,605.554
Total Operational	663	9,479	3,048.133

R&D AND TRAINING INSTITUTION IN KKIP

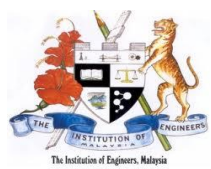


R&D AND TRAINING INSTITUTIONS

RESEARCH & DEVELOPMENT INSTITUTE



SKILLS & DEVELOPMENT



R & D AND MARKETING



TRADE ASSOCIATION

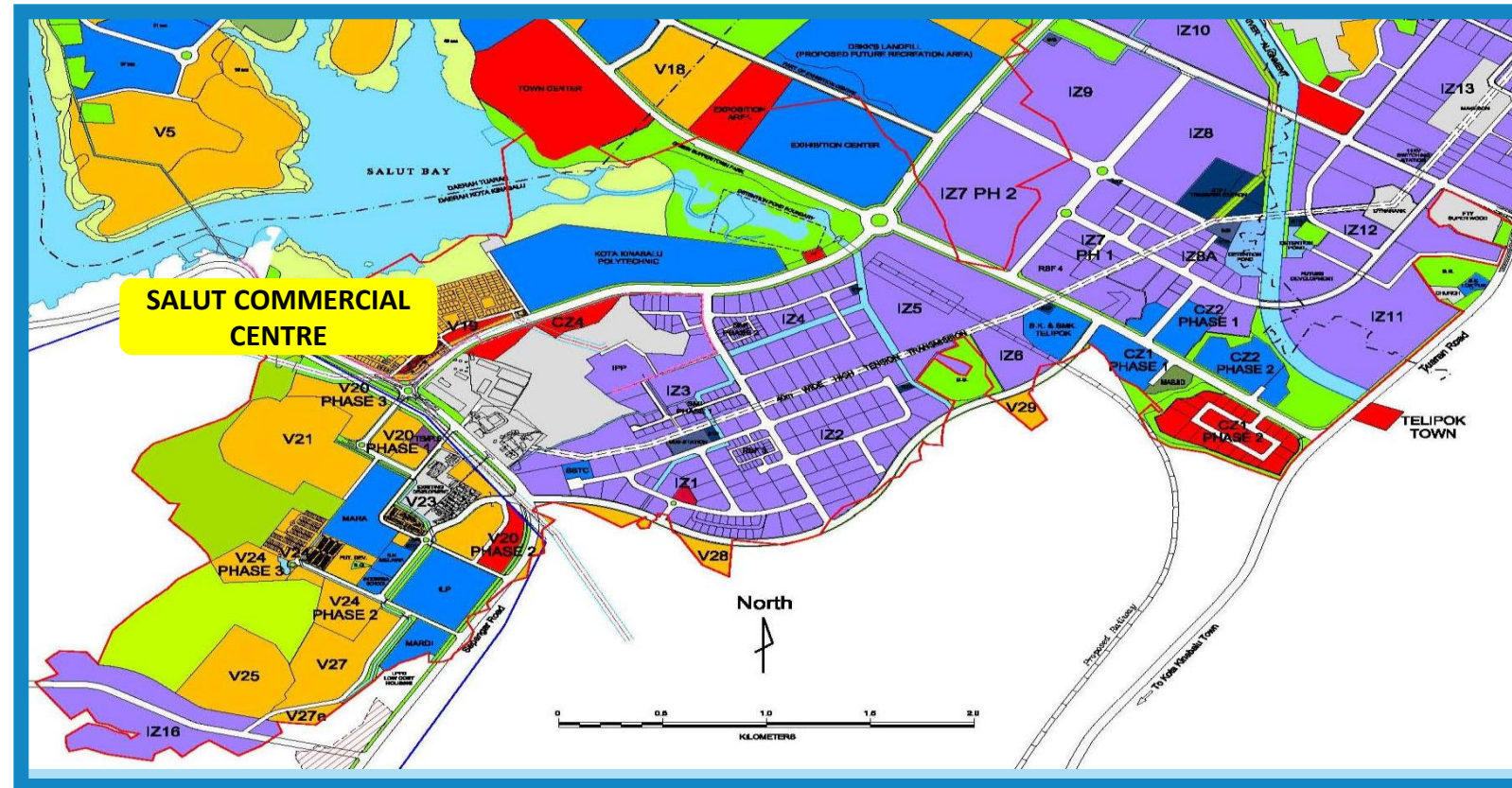


**TOTAL NO. OF
TRAINEES : 14,800
PAX / YEAR**

**TOTAL INVESTMENT
VALUES : RM523.730
MILLION**

Note: Data as at July 2018

COMMERCIAL DEVELOPMENT (Completed Projects)



SALUT COMMERCIAL CENTRE

The Start of an Enterprising Future...



COMMERCIAL PROJECT

SALUT COMMERCIAL CENTRE: V19 PH.4

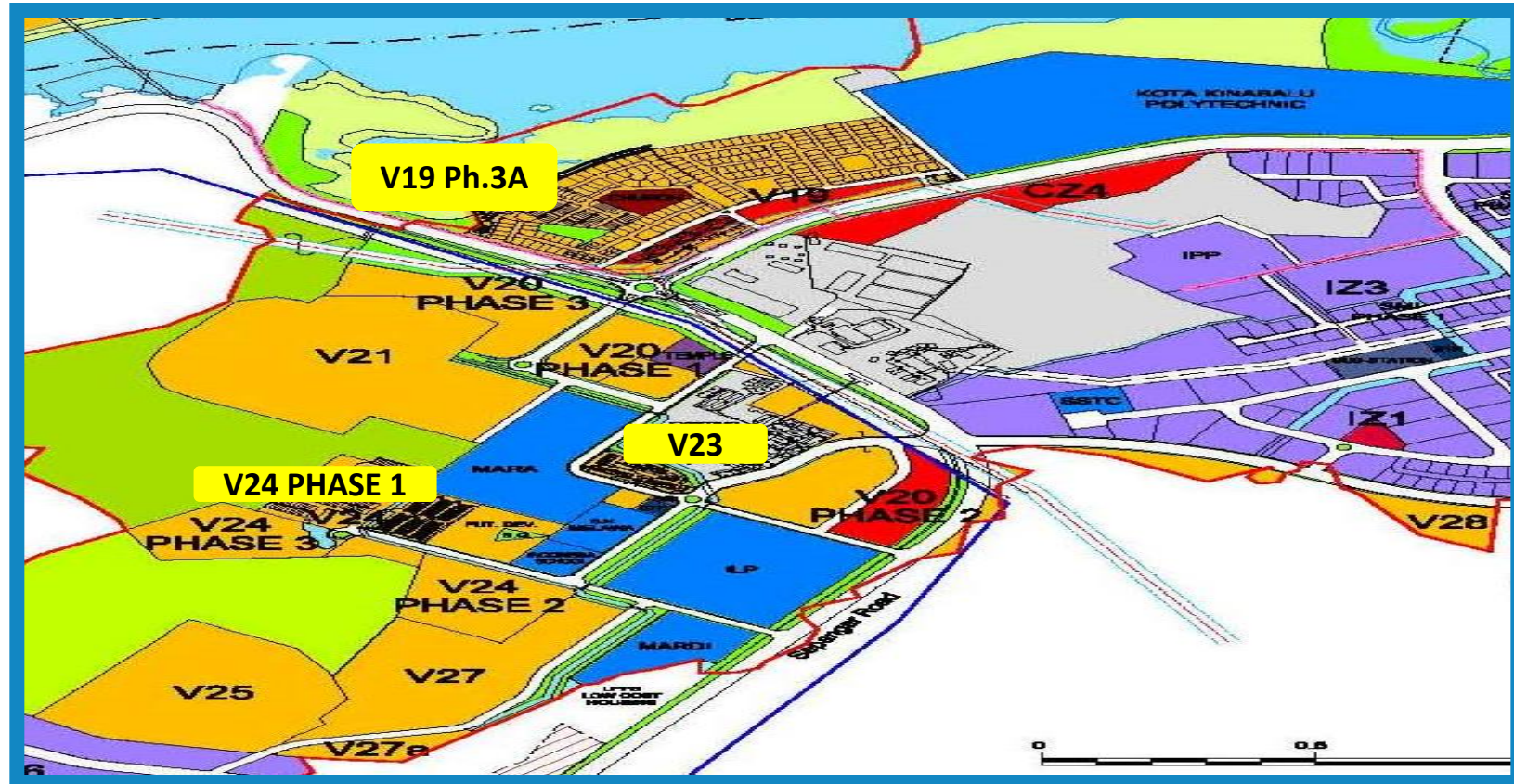
Total units
24 units

Built-up area
1,132 – 1,391 s.f.

Project Status
OC obtained &
Handed over



RESIDENTIAL DEVELOPMENT (Completed Projects)



RESIDENTIAL PROJECTS

TAMAN SALUT PERDANA (V19 PH.3A)



Link Detached	Land Area	Built-up area	Price
22 units	3,256 – 4,137 s.f.	2,455 s.f.	RM 503,529 onwards



Terrace House	Land Area	Built-up area	Price
68 units	1,678 – 4,450 s.f.	1,911 – 2,123 s.f.	RM 307,941 onward



RESIDENTIAL PROJECTS

APARTMENT MALAWA RIA (V23)

2 Bedroom Apartment

Total units
48 units

Built-up area
740 s.f.

Price
From RM 142,096

Project Status
OC obtained &
Handed over

3 Bedroom Apartment

Total units
128 units

Built-up area
950 s.f.

Price
From RM 185,258

Project Status
OC obtained &
Handed over



RESIDENTIAL PROJECTS

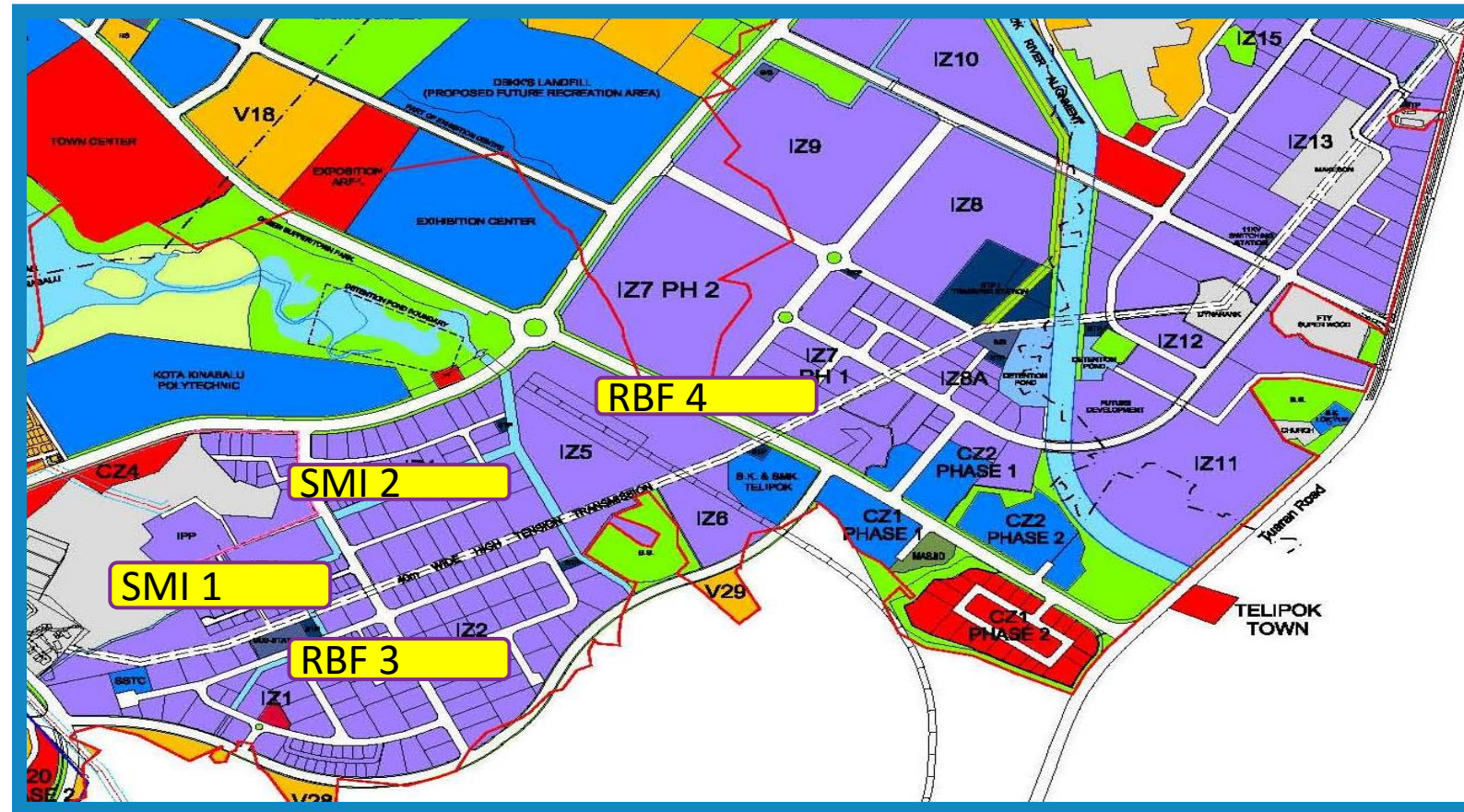
V24 STAGE 1



Terrace House	Land Area	Built-up area	Price
56 units	1,614 – 3,181 s.f.	1,853 – 1,906 s.f.	RM 311,219 onwards



Townhouse	Built-up area	Price
60 units	1,255 – 1,278 s.f.	RM 263,033 onwards



INDUSTRIAL BUILDING

SMI 1, SMI 2 & RBF 3

SMI
1

Total units
24 units

Main Activity
Light Manufacturing
& Warehousing



SMI
2

Total units
51 units

Main Activity
Light Manufacturing
& Warehousing



RB
F3

Total units
51 units

Main Activity
General SME,
Food & Warehousing



INDUSTRIAL BUILDING

READY BUILT FACTORIES PHASE 4 (RBF 4)

Ready Built Factories Phase 4 [RBF 4] represents an ideal investment for companies and corporations intending to set up or expand their business operations in KKIP.

Considers KKIP's outstanding advantages like its strategic location, comprehensive connectivity, to name a few, and see why it all adds up to good business sense to invest in RBF 4.



Cluster	Land Area	Built-up area	Price
26 Units	From 2,938 s.f.	3,476 s.f.	RM 789,300



Semi-Detached	Land Area	Built-up area	Price
18 Units	From 9,172 s.f.	4,057 s.f.	RM 1,369,100



Detached	Land Area	Built-up area	Price
9 Units	From 12,793 s.f.	5,177 s.f.	RM 1,910,600

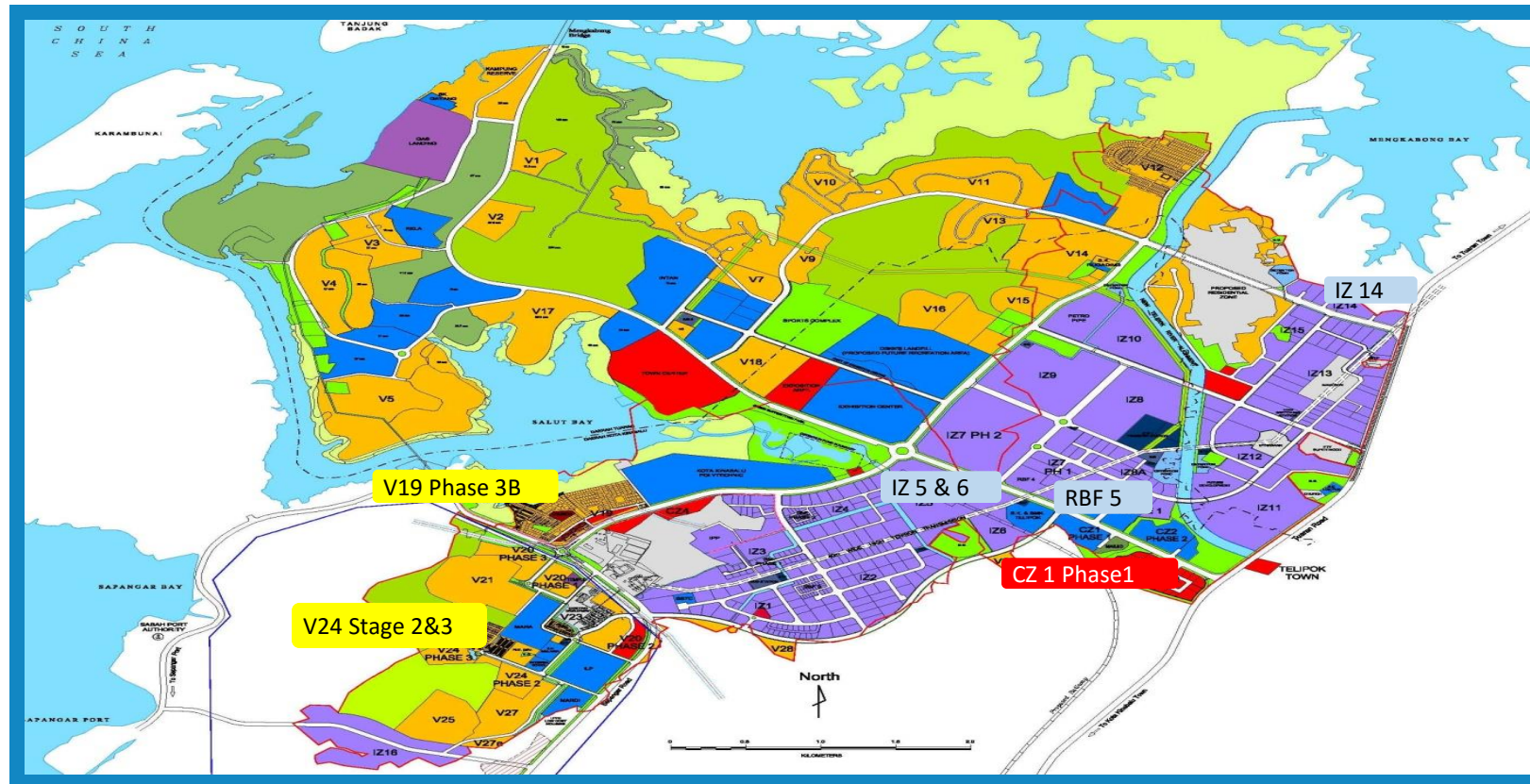
Food / Warehousing:

- Food & Beverages (Manufacturing & Distribution)
- Packaging & repackaging
- FMCG (Food)

General SMEs / Non-Food:

- Small & Medium Industries (General)
- Warehousing (General)
- Automotive – Repairs & Servicing

NEW PROJECTS IN THE PIPELINE



INDUSTRIAL BUILDING

READY BUILT FACTORIES PHASE 5 (RBF 5)



**Detached
(Type A)**
6 Units

Land Area	Built-up area	Price
12,835 – 16,587 s.f.	6,343 s.f.	RM 4,107,587 onwards



**Detached
(Type A1)**
2 Units

Land Area	Built-up area	Price
10,268 – 12,960 s.f.	4,694 s.f.	RM 3,122,915 onwards



**Semi-Detached
(Type B)**
6 Units

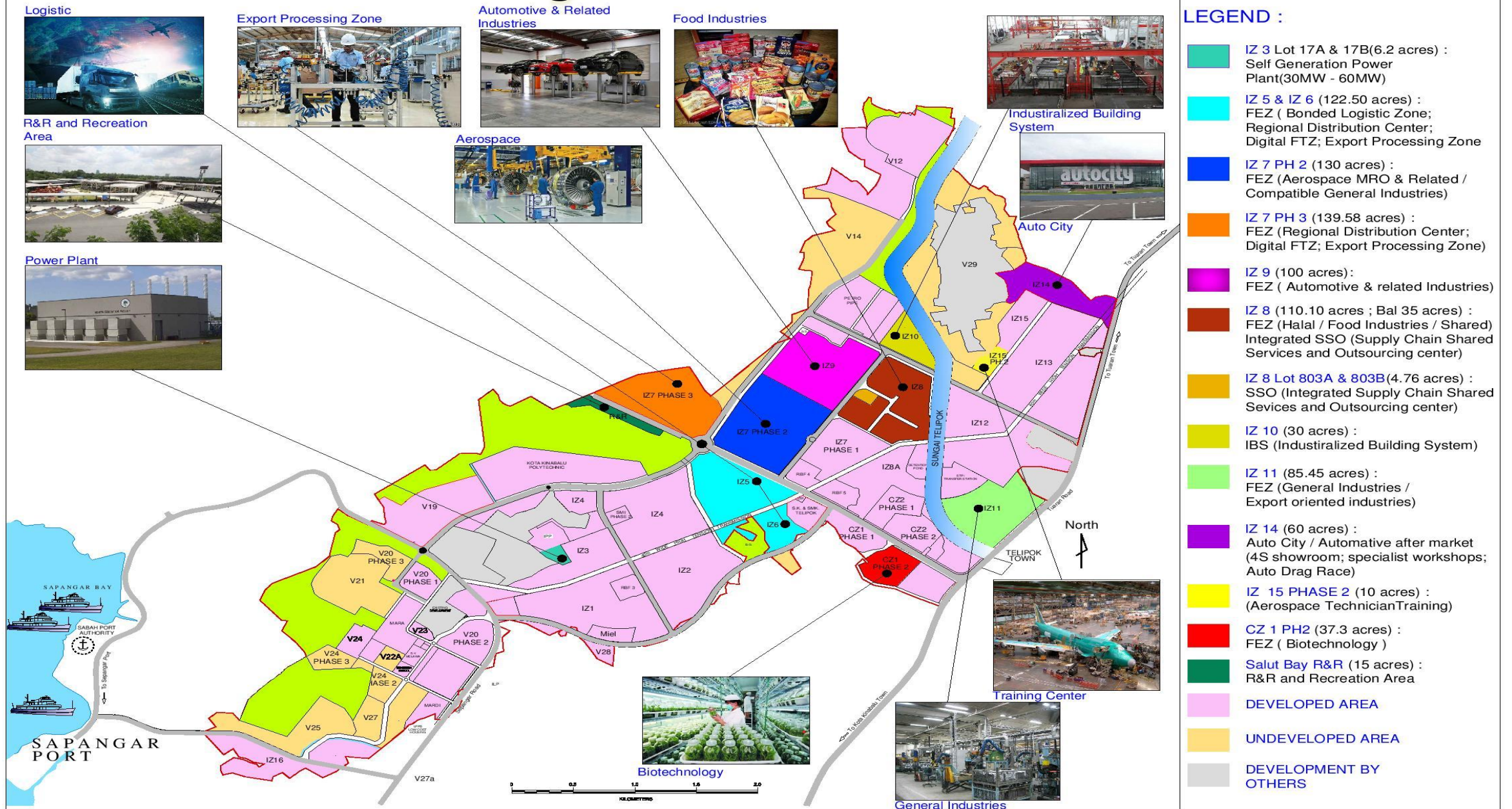
Land Area	Built-up area	Price
9,203 s.f.	5,065 s.f.	RM 3,030,244



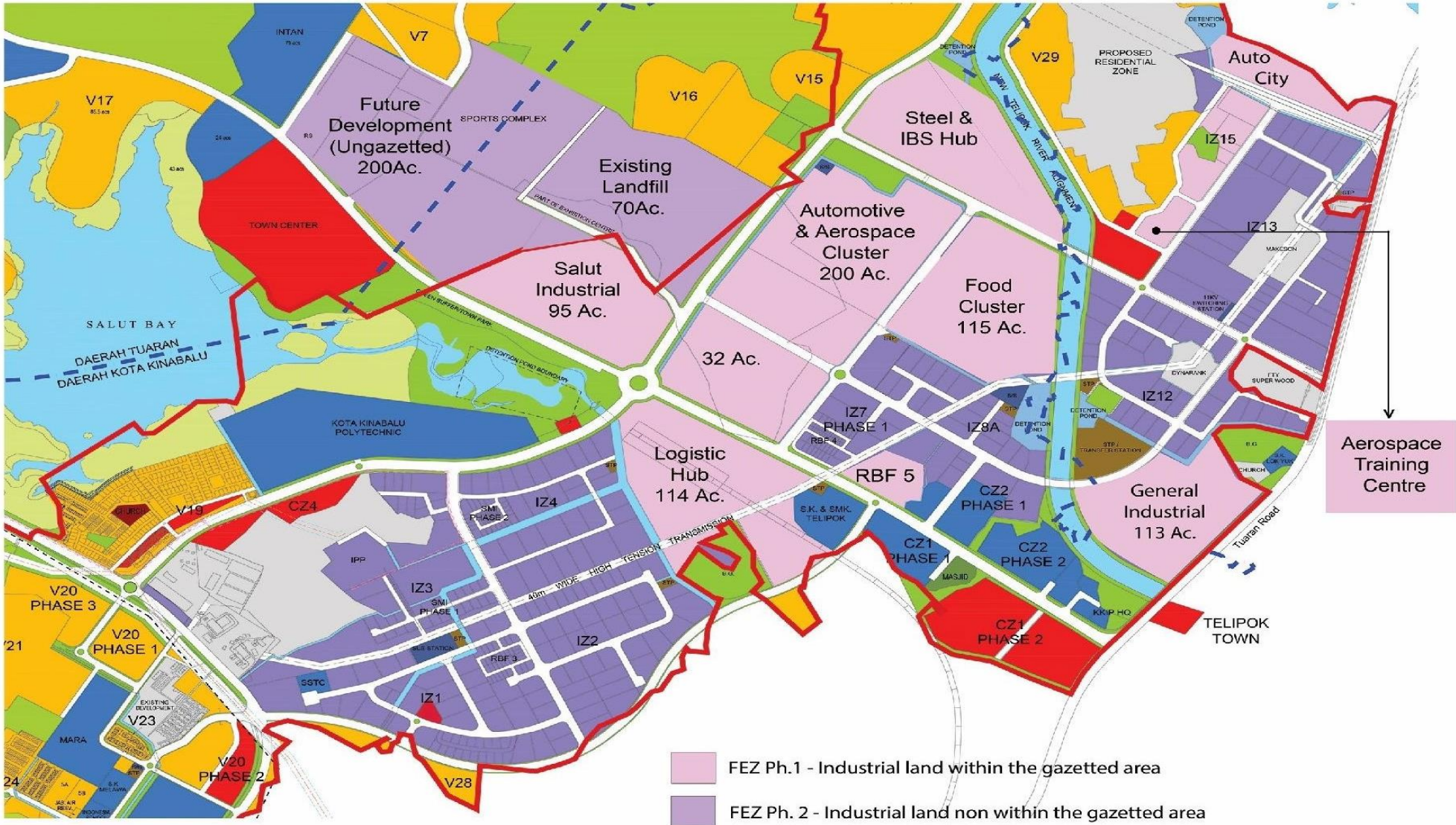
**Semi-Detached
(Type B2)**
12 Units

Land Area	Built-up area	Price
7,362 – 8,315 s.f.	3,725 s.f.	RM 2,293,829 onwards

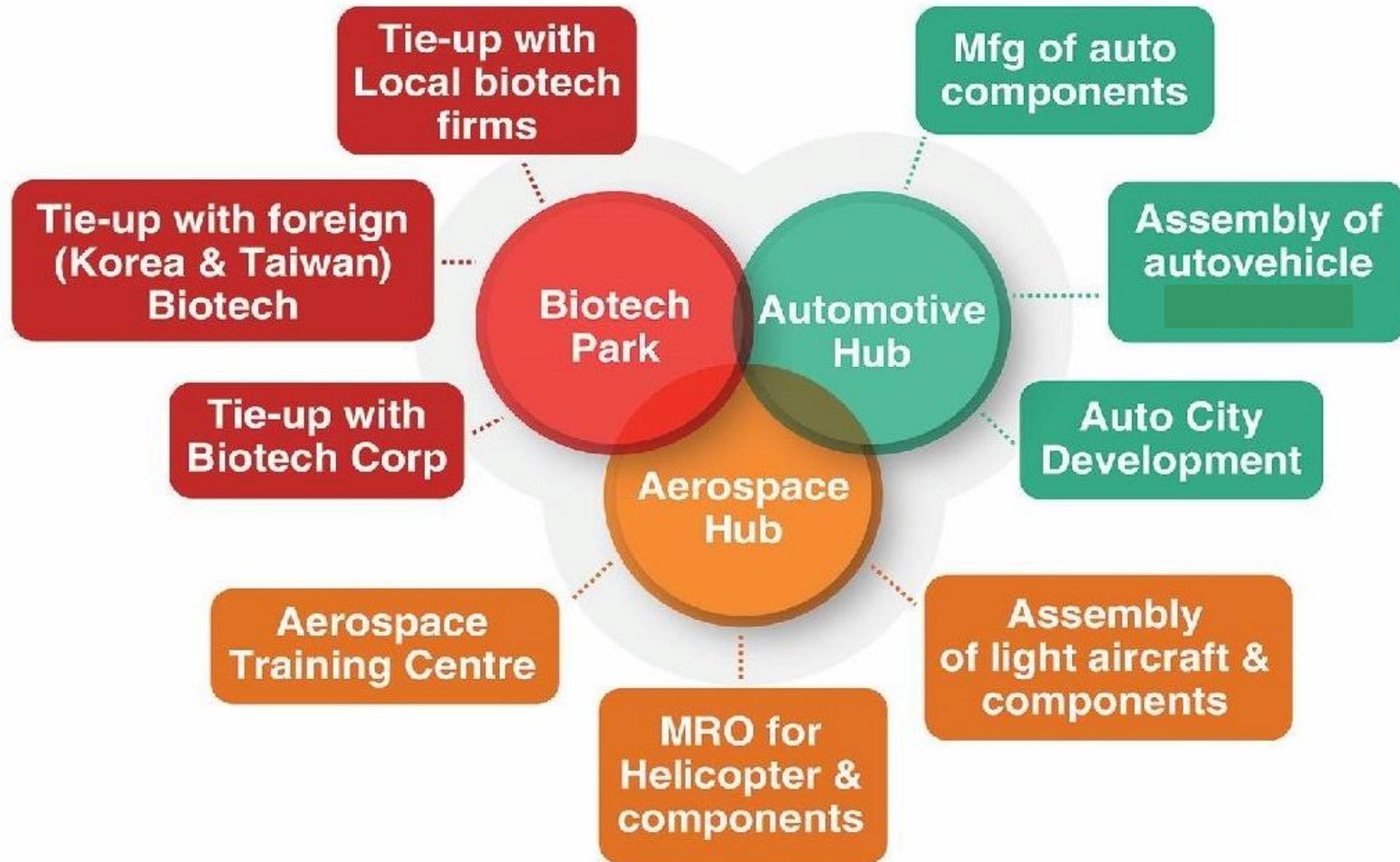
KKIP- Targeted Industries at FEZ



FREE ECONOMIC ZONE (FEZ) DEVELOPMENT AT KKIP



New Industrial Developments



KKIP Development Under RMK-11

FDI & DDI

Free Economic Zone (FEZ)

- ✓ Industrial land with infrastructure.
- ✓ Logistic hub with dry port.
- ✓ Industrial link road to port.

KPI:

- 10,000 new jobs.
- 100,000 TEUs output yearly
- RM4 b new investment.
- RM18 b of new income over 30 years.

**UKAS FUNDING:
RM629 MILLION**

SME & MICRO

Ready-built Factories

- ✓ SMI factories
- ✓ SSO Centre
- ✓ Incubator Scheme

KPI:

- 3,414 new jobs.
- Additional income for SMEs and existing investors of RM4.27 b over 30 years.
- Building local SMEs in downstream activities.

**MITI FUNDING:
RM91.4 MILLION**

Existing Investors

Infra

- ✓ New Infra development.
- ✓ Existing Infra maintenance.

Industrial Road Link Between FEZ and SBCP



Dedicated 11Km
Industrial Road
Link Between FEZ
and SBCP

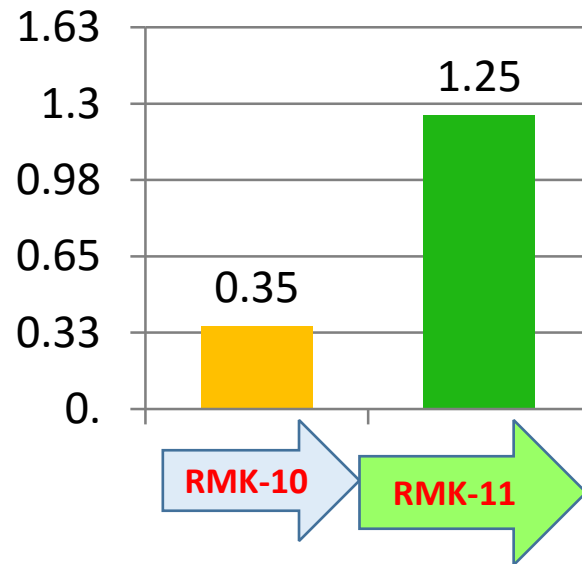


Container Handling Facilities at FEZ



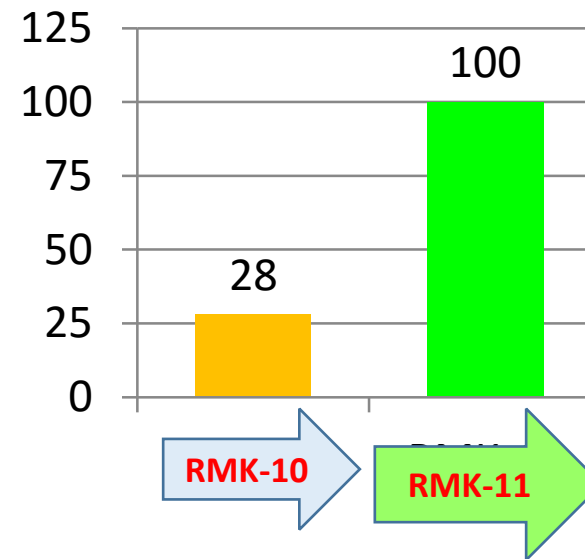
Synchronized Development Between KKIP & Sepangar Bay Container Port (SBCP)

SBCP Yearly Containers Handling Million TEUs



SBCP's Containers handling capacity to increase by 3.5 times

KKIP Yearly Containers Output '000 TEUs



KKIP's output to increase by 5 times

Logistic Hub – 114 Acres

Proposed activities:

Loading & unloading centre.

Packaging & repackaging.

High value-added manufacturing.

Warehousing & distribution centre.

Ready-built factories.

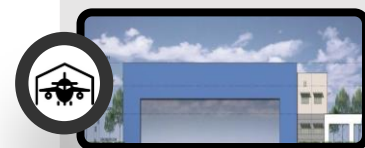
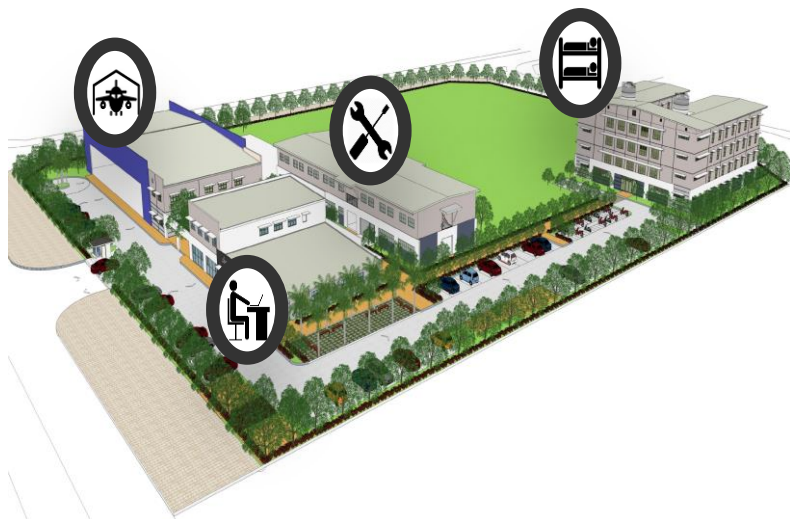
Truck depot.

Offices for local authorities.





KKIP AEROSPACE SDN. BHD. is a wholly-owned subsidiary of K.K.I.P Sdn. Bhd. with the aim to develop and maintain the whole 5 acres of Aerospace development at Lot 1, IZ 15 Phase 2. The development will consist of Hangar, Classrooms, Workshops, Cafeteria, and Hostel.



HANGAR

- NDT Workshop



HOSTEL

- 120 Rooms



OFFICE

- General office
- Marketing
- Student Affair



WORKSHOP

- Workshop Turbine & Piston
- Workshop Painting & Composite
- Workshop Mechanical & Airframe

PROPOSED DEVELOPMENT

A proposed Aerospace Training Centre to be suited at Kota Kinabalu Industrial Park (KKIP) in joint technical cooperation with foreign technical school offering the EASA (European Aviation Safety Association) part 147 approved course structure with 12 certificates of recognition leading to EASA category aircraft maintenance license.

SIZE

The Aerospace Training Centre will accommodate an annual intake of 250 students with a built up facility of 80,000sqft and with a land area of 5 acres to accommodate student hostel accommodation.

LOCATION

The proposed location for Aerospace Training Centre is at Kota Kinabalu Industrial Park, KKIP Sepanggar, on land (5 acres) known as Lot 1, IZ 15 Phase 2. Furthermore, it will be the first to provide for Borneo students and foreigners.

FEES

The course fees is structured to reflect an acceptable market conditions for both local and international students market and in line with the fees structure of the similar program conducted by foreign technical school.



KKIP AutoCity Sdn. Bhd. is a wholly-owned subsidiary of K.K.I.P. Sdn. Bhd with the aim to developed, manage and operate the entire 60.16 acres of Autocity development at IZ14, KKIP. Featuring a **1.0-kilometre International Drag Race track**, the development will be integrated with **specialist workshops, car showrooms, racer's garages**, in addition to providing urban and commercial supporting areas and facilities such as **Street Mall**.



1 DRAG RACING TRACK & RACER'S GARAGE

KKIP International Dragway will be the **1st international certified 402 meter concrete surface drag race track in ASIA** and is the main backbone of the KKIP Autocity development. Phase 1 development will include Control Tower, Grandstand, VIP & Media room, Training Room as well as Racer's Garage.



3 CAR SHOWROOM

The car showroom provide car and motorcycle dealer the space 4S model, a full-service approach that brings together sales, service, spare parts and spray (body works).



4 STREET RETAIL MALL

An exclusive and **pedestrian friendly retail environment** that welcomes visitors of all ages, cultures and abilities. It is an exciting and vibrant space with a **wide variety of entertainment, day and night.**



2 SPECIALIST WORKSHOP

The specialist workshop provide space for dealer and service provider a specific areas for trade.



5 HOTEL

Hotel facility provide race teams and fans a comfortable and convenient place to stay.



Development Objectives:
Entrepreneur Development, Jobs Creation, Business & Manufacturing Platform and Automotive Aftermarket Ecosystem

Socio-Economy Objectives:
Community Building and Cultural Supports, Sports Tourism

GROSS DEVELOPMENT VALUE (GDV)	SME DEVELOPMENT	BUSINESS & MANUFACTURING PLATFORM	AUTOMOTIVE AFTERMARKET ECOSYSTEM	JOBS CREATION	SPORTS TOURISM
The estimated gross development value (GDV) of RM150,000,000.00	Local SME able to take part in providing auto-related product and services i.e. service center & workshop, spare parts retail, commercial retail.	A platform to domestic and international investors in the automotive sector to be located in KKIP and Sabah to look towards expansion in a sustainable setting.	Business and employment opportunities throughout the automotive aftermarket ecosystem i.e. spare parts and accessories wholesalers, distributors and retailers, independent and franchised servicing and repairs workshops, used parts importers and dealers, car dealers, vehicle inspection providers and auto-recyclers.	The economic benefits of a facilities include job creation estimated to generate 500 jobs ranging from supervisory to managerial level.	A platform to host domestic and international drag racing events with the aim of becoming one of the top Motorsports-mega events destination in Malaysia and Asia.

K.K.I.P. Property's team boasts of an experienced management and technical professionals who have dedicated their careers to the property development industry. They are highly supportive, talented and dedicated staffs who share the same goals and visions of the Company, armed with the relevant training and experience to deliver the highest quality projects.

Ongoing Projects



SHARED SERVICES & OUTSOURCING
INTEGRATED FOOD SUPPLY CHAIN

Project Value: RM33 million

SSO is an Integrated Food Supply Chain Business Platform seeks to provide all value-added services to entrepreneurs who are involved in food and beverage (F&B) such as manufacturing or production, storage or warehousing, packaging, distribution, logistics, product marketing and promotion.

The Integrated Food Supply Chain Business Platform is a solution specially designed for Food & Beverage industries where the Platform started with 3 major proportion where:

- A) The development of 12 units Ready-Built Factory and a 3-storey Multipurpose Building in IZ803A.
- B) The Integrated Communication & e-Commerce System.
- C) The Integrated Marketing Services and System Engineering Professionals.

68 SINGAPORE ROAD, THE RESIDENCES

This project aims to promote the urban transformation of the City of Sandakan by replacing the existing 13 blocks of residential flats comprising of 199 units that were built more than 50 years ago with 574 units of new apartments to create a benchmark of modern living as well as to stimulate economic growth in the Sandakan City area.

Project Value: RM160 million



Future Projects



Rehabilitation Center

The Development of Rehabilitation Center is to provide healthcare facilities and services to the local and foreigner in Kota Kinabalu.

15KM away from City Center with the land size of 86 acres, to develop a health village with full range of healthcare facilities and services and accommodation for 5000 individual.

Project Value: RM120 million (1st Phase)



4-stars Hotel & Resort

A joint-development project to built a 4-stars hotel with the land size of 35 acres near Kota Kinabalu International Airport (KKIA).

The first phase of the development of the 4-stars hotel to provide 400 rooms for accommodations.

Project Value: RM120 million



K.K.I.P. Power Sdn Bhd (Co.No.405442-X) was incorporated on 10th October 1996 and is currently in its 20th years of commercial operation in KKIP.

K.K.I.P. Power Sdn Bhd is the sole electricity distribution Licensee in the Kota Kinabalu Industrial Park (KKIP) with objective to supplement the K.K.I.P. Sdn Bhd (a wholly-owned company of the Sabah State Government) who had spearheaded the Government's industrialization program by implementing the development of the KKIP.



Reliable power distribution network in KKIP since January 1999. Internal SAIDI for KKIP average below 100 minutes per consumer per year

Year	Overall SAIDI (minutes)	Internal SAIDI (minutes)	External SAIDI (minutes)	Percentage of SAIDI due to External Interruption
2010	124.40	51.93	72.47	58.26%
2011	221.78	67.49	154.29	69.57%
2012	859.59	66.59	793.00	92.25%
2013	125.17	49.17	76.00	60.72%
2014	698.77	100.29	598.48	85.65%
2015	190.61	52.66	137.95	72.37%
2016	382.92	253.26	129.66	33.86%
2017	94.26	49.26	45.00	47.74%

KKIP Electricity Infrastructures

Electrical infrastructures in KKIP have been planned with sufficient redundancy to cater for reliability required by industrial consumers.

K.K.I.P. Power Sdn Bhd is currently the one and only Distribution Licensee in the country with System Peak Power Demand dominated by Night Peak of 32MW with Day Peak of some 19MW. The demand of power supply is projected to increase to 135kWh in this year 2018.

Annual consumption (kWh) have been increasing at the rate 10%-15% p.a in the past 5 years. The electricity consumption is projected to increase to 135kWh in this year 2018.

Serving **1600 consumers**

Industrial:126nos, Commercial: 524nos,
Domestic: 895 nos, Utility Services: 65nos
as at end of May 2018

Future Development

Proposed Self-Generation power plant of 30MW & upgradeable to 60MW



KKIP Garden Sdn.Bhd.

KKIP Garden Sdn. Bhd. (452172-A) (KKIPG), a subsidiary of K.K.I.P. Sdn. Bhd, was established in December 2000 and run its fully operation in 2011.

A Licensed company registered with PUKONSA (Kelas D), CIDB (Gred G4) and Perbendaharaan Malaysia Sabah.

KKIPG is aspired to be established as a service providing company to undertake landscape maintenance services within the Kota Kinabalu Industrial Park (KKIP).

Its core services include;

- Grass cutting services
- Landscape maintenance
- Landscape Design and Installation
- General services (i.e Site clearing, Turfing, Tree pruning, etc.)
- Provide Billboard (20' x 60', 20' x 40') available for rent to Investor in KKIP.

Its current on going Project;

- Planting 234 nos of tree at IZ8, KKIP.

**Tree
maintenance**

**Shrubs
maintenance**

**Grass/ Lawn
maintenance**



For further
inquiries :

Thank you



K.K.I.P. SDN. BHD.

No. 9, Lot 11B, Amenity Centre,
Jalan 1A KKIP Selatan, Industrial Zone 1,
Kota Kinabalu Industrial Park (KKIP)
Kota Kinabalu, Sabah, Malaysia



+6 088-498 001 - 005



+6 088-498 014



kkipsb@gmail.com



www.kkip.com.my