EPP 1: BORNEO’S MARINE PARADISE

SEMPORNA RESORT BY SUxDC

DESCRIPTION
Located in the heart of Semporna town.
Semporna is the gateway to the world’s famous islands such as Sipadan Island, Mabul island, Mantaling island etc.
The resort offers an exclusive, elegant and affordable accommodation service complete with high end facilities to cater both domestic and foreign tourists.
Phase 1 (13.41 acres)
• 101 rooms water chalets
Phase 2 (10.65 acres)
• Shop lots (40 units)
• 2 storey commercial centre (2,200 sq. m.)
• 3 star hotel
Phase 3 (17.06 acres)
• Future development

MT. CONER TOURISM HUB, SEMPORNA

DESCRIPTION
Semporna is the gateway to the beautiful tropical islands, amazing coral reefs, crystal clear blue water, fascinating marine habitats, and the world famous dive site at Sipadan Island. There is a need to establish “Mt. Coner Tourism Hub” at mainland Semporna to provide international standard accommodation, infrastructure, hospitality facilities and services, connecting to central logistics support (road, sea, and air), tailored adventure holiday packages, and on top of all to oversee the needs of the diverse tourists.
The Mt. Coner Tourism Hub envision a satellite town exclusively zoned for tourists seeking safe and quality vacation in Sabah
100 acres private land
15-20 minutes to Semporna town; accessible by road and sea
The Hub where tourist can plan to visit any of the 4 destinations:
• Islands; Coral Reefs & Dive Sports Adventures
• Wetland Adventures
• Rainforest Adventures (Maliau Basin, Danum Valley, Tabin Wildlife)
• Mini Conservation Parks (in the hub)

ALORIE LEPA LEPA BY JEWEL OF MABUL DEVELOPMENT SDN BHD

DESCRIPTION
Located near Tun Sakaran Marine Park in the waters of Semporna, and the Coral Triangle, which has the world’s highest marine biodiversity
The resort offers an exclusive, elegant and luxurious accommodation complete with unique facilities to cater for both domestic and foreign tourists
Alorie Lepa Lepa aims to play its part for the development of tourism in Sabah that will not only benefit all stakeholders but also serves to add a new dimension to the local tourism industry and complement the government’s effort in achieving its objective under the Sabah Development Corridor initiative. It is envisaged that Alorie Lepa Lepa will also be the start of a brand that will bring high profile global personalities to Sabah for their vacations and leisure trips and add glamour to our international tourism sector
**EPP 2: PROJECT 01**

**DEVELOPMENT CLUSTER 1: SULAMAN LEMA’AS (355HA)**

**DESCRIPTION**
Sulaman-Lema’as tourism development cluster consists of a prime coastal place of land bordered by the Sg. Sulaman which creates the natural barrier to Tuaran township and the South China Sea to the West and Lema’as Forest Reserve to the north. This is the southern most development cluster identified for high quality tourism development.

**EPP 2: PROJECT 02**

**DEVELOPMENT CLUSTER 2: AMBONG BAY & ENVIRONS (357HA)**

**DESCRIPTION**
Ambong Bay offers a number of extensive development options of a high standard. In addition, there is a prime coastal land on the southern side of the southern headland and within the northern bay slightly to the north of the northern headland. The opportunity exists to create a higher quality environment including sea water quality by introducing waste management and sewerage treatment facilities which would not only support high quality tourism development but also serve the surrounding villages.

**EPP 2: PROJECT 03**

**DEVELOPMENT CLUSTER 3: USUKAN BAY & ENVIRONS (310HA)**

**DESCRIPTION**
Usukan Bay provides an opportunity for more extensive marina development as well as development inside the bay area. In addition, it includes the highly attractive Usukan Island to the northwest where a resort primarily on the seaward side of the island is proposed. There are a few villages within the Bay itself and the area has been designated as a community tourism zone to protect the integrity of the village lifestyle. The other village development is primarily on the northern part of Usukan Bay which has been proposed for village-based activity. The Usukan Bay also includes areas that have been declared as ‘Usukan Port’.

**EPP 2: PROJECT 04**

**DEVELOPMENT CLUSTER 4: NORTHERN ECO COAST (1547HA)**

**DESCRIPTION**
Characterised as an 18km coastal strip with a number of small bays and attractive headlands separating beaches initially before expanding out into longer and wider beach areas in the central part of the cluster and to its north. Cluster 4 starts north of Kg. Rampayan Laut and unlike the southern development clusters, is an area lacking in existing infrastructure to leverage off. The extent of infrastructure support is, therefore, more extensive for Cluster 4.
**EPP 2: COASTAL TOURISM DEVELOPMENT**

**SULAMANGA RESORTS**

The resort is located at Sulaman Cove, along the West Coast tourist belt of the island Borneo.

- 40 minutes drive from the Kota Kinabalu City Centre and International Airport
- 80 minutes drive to Mt Kinabalu, the highest mountain in South East Asia and a world heritage site
- 40 minutes boat ride to Mantanani Island, a world class dive site
- 15 minutes drive to 3 international golf courses
- 10 minutes drive to Tuaran, the nearest Town

The Resort is flanked by mangrove forest reserve with 1.2km beach front. The forest reserve is the oldest in Sabah, gazetted by the British Government in 1930's.

The reserve form natural habitats for proboscis monkeys, birds, etc. It offers huge tourism products like river and lake cruises, board walks, water sports, etc.

- Service Apartments (8.1 Acres)
- 161 units studio apartment

Main Resort (23.5 acres)
- Service Apartments (8.1 Acres)

**EPP 2: PROJECT 06**

**ALILA RESORT AND LAGOON RESORT**

**DESCRIPTION**

Dalt Bay already has the highly successful 420 room Shangri-La Rasa Ria coastal resort.

The Alila resort and lagoon resort planned will offer a highly attractive cluster of 5 star tourism development, current missing in Sabah.

The development proposed includes 2 resorts, an agreed Alila branded resort and villa development and a yet to be branded resort and villa development (referred to as the Lagoon site).

The resorts will offer exclusive and luxurious accommodation with unique facilities catering for international and domestic visitors.

The resorts support a number of environmental and cultural projects within the Dalt Bay area to enhance community values and prosperity.

The resort will be the catalyst to stimulate other internationally branded resorts and villa properties to establish in the West Coast Tourism Zone.

**KEY OUTCOMES OF THE EPP/ KPIS**

- Additional income from eco-tour and aqua activities
- Average length of stay 7 days.
- Tourist spending RM14,000 per head per trip.

**WHAT NEEDS TO BE DONE?**

- Ensure high quality jetty and waterfront access available
- Ensure high quality jetty and waterfront access available
- Liaise with local villages for both employment and marine / agro produce of marine and farm produce.
- Professional training of local staff to the highest standard of hospitality service.
- International promotions and marketing
- Apply RAMSAR Site Status
- Ensure high quality jetty and waterfront access available

**MITIGATION PLAN**

- Strong Enforcement
- Enforcement on protection of both Sulamanga Reserve
- Funding to be secured
- Engage with tour operators to provide attractive tour packages and
- Support for planning approval of the site
- Work with District Office and State Government to ensure mangrove forest reserve plan of management and ongoing monitoring
- Liaise with local villages for both employment and marine / agro produce
- Environment conservation – Enforcement on protection of both Sulamanga Reserve
- Road upgrading (including the access) road to project.

**KEY CHALLENGES**

- Martinez Estuary under management of RAMSAR Site Status
- No existing transportation on site (30 km by road)
- Alila Approved as an Agreed beachfront location
- Ongoing Monitoring and Management
- Development of eco tourism and sustainable tourism
- Strong Enforcement

**DESCRIPTION**

Located at Sulaman Cove, along the West Coast tourist belt of the island Borneo.

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- 80 minutes drive to Mt Kinabalu, the highest mountain in South East Asia and a world heritage site
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- 161 units studio apartment

Main Resort (23.5 acres)
- Service Apartments (8.1 Acres)

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- Alila Approved as an Agreed beachfront location
- Ongoing Monitoring and Management
- Development of eco tourism and sustainable tourism
- Strong Enforcement
EPP 3: NATURE ADVENTURE

**SANDAKAN NATURE & WILDLIFE / ELEPHANT SANCTUARY**

**DESCRIPTION**

Sandakan is situated at east coast of Sabah and is the second largest town in Sabah and main gateway to nature and wildlife. Sandakan can be access 40 minutes flight from Kota Kinabalu and about 8 hours by road.

Sandakan has a famous eco-tourism destination such as Sepilok Orangutan Rehabilitation Center, Rainforest Discovery Center, Sepilok Mangrove Forest, Turtle Islands Park, Sugud Conservation marine conservation area (Langkayan Islands), Somantong caves and Lower Kinabatangan Wildlife Sanctuary as the last remaining forested floodplain in Asia and important area for elephant, rhinoceros, tumbadou, orangutan and birds and other animals and forest.

New activities to be introduced in Sandakan to attract higher tourism spending:

- Development of Borneo Elephant Sanctuary in Kinabatangan
- Upgrading of existing tourist accommodation and provision of high-end accommodation

Borneo Elephant Sanctuary (BES) is located in Lot 8 of the Lower Kinabatangan Wildlife Sanctuary in the Kinabatangan District, 2KM from the main road connecting Sandakan and Lahad Datu. A 26-hectare site has been identified for BES which has a capacity for keeping between 40-50 elephants.

BES would become the centre of conservation for the Borneo Pygmy Elephants in Sabah by 2020, providing world-class resources and training related to conservation and ex-situ management of Asian elephants.

BES development will include facilities for elephants including night stalls, exercise yard, bathing area, holding area, elephant treatment Centre (clinic, pharmacy, sick bay and quarantine), laboratory and post-mortem facilities, office building and training and Interpretation Centre (multipurpose room, AV room, library and exhibition/information/reception).

**KEY CHALLENGES**

- Poor public transportation and road access to nature area
- Lack of night life and entertainment activities
- Increase marketing for Sandakan/Kinabatangan

**MITIGATION PLAN**

- Improve standard of products and services in Sandakan/Kinabatangan
- Support from state and federal government to construct and maintain the access road to BES
- Increase tourist arrival to MB by 3,753% in year 2020
- Promotion of new activities to be introduced in Sandakan

**EPP 3 : PROJECT 02**

**MALIAU BASIN, MALIAU TOURISM COMPLEX & INÁRAD TOURISM ZONE**

**DESCRIPTION**

Maliau Basin - Dubbed "Sabah's Lost World" has unique forest types and scenic view. The area's most outstanding characteristic is the abundance of waterfalls of various shapes and size which are sure to wake visitors' senses.

New activities to be introduced in Sandakan to attract higher tourism spending:

- Development of Borneo Elephant Sanctuary in Kinabatangan
- Upgrading of existing tourist accommodation and provision of high-end accommodation

Maliau Basin (MB) has an area of 50,000 hectares and is the sixth largest forested area in the world. It is also the newest conservation area, is one of the last frontiers of contiguous lowland forest with scenic view, has high abundance of medicinal plants and presence of nearby local communities. The area has potential for bio-prospecting initiatives.

**KEY CHALLENGES**

- Difficulties in attracting high end resorts to improve the image of Malaysia as a conservation conscious country at international level
- High marketing and publicity costs
- Difficulties in attracting high end resorts to success of the EPP

**MITIGATION PLAN**

- Support from state and federal government to construct and maintain the access road (at Inarad Tourism Zone)
- Increase tourist arrival by 9746% in year 2020
- Propose redevelopment of Sandakan Town ie improved public access and tourism use of the Sandakan Waterfront

**EPP 3 : PROJECT 03**

**IMBAK CANYON**

**DESCRIPTION**

Imbak Canyon - Sabah's Botanical Canyon is the newest conservation area, is one of the last frontiers of contiguous lowland forest with scenic view, has high abundance of medicinal plants and presence of nearby local communities. The area has potential for bio-prospecting initiatives.

**KEY CHALLENGES**

- High marketing and publicity costs
- Difficulties in attracting high end resorts to success of the EPP
- High marketing and publicity costs

**MITIGATION PLAN**

- Support from state and federal government to construct and maintain the access road (at Inarad Tourism Zone)
- Increase tourist arrival by 9746% in year 2020
- Propose redevelopment of Sandakan Town ie improved public access and tourism use of the Sandakan Waterfront


**EPP 3: NATURE ADVENTURE**

**DANUM VALLEY**

**DESCRIPTION**

Danum Valley – Playground for wildlife is one of the few locations in Sabah where visitors have high possibility of sighting wildlife. Danum Valley has world renowned leading field research station in the tropics, on par with Barro Colorado Island in Panama and La Selva Biological Station in Costa Rica.

**KEY CHALLENGES**

- Provide job opportunities totaling 410 by year 2020.
- Increase tourist arrival by 631.4% in year 2020.
- What are the expected outcome of this EPPs

**MITIGATION PLAN**


**EPP 3: PROJECT 06**

**ASIATIC ORGANIC FARM SDN BHD (KALABAKAN WELLNESS CENTRE)**

**DESCRIPTION**

Asiatic Organic Farm Sdn Bhd is a JV company between Yayasan Sabah Group and Asiatic Lumber Industries Sdn Bhd. Started as organic farm to produce various indigenous herbal plants and food supply.

20 units of chalets are almost completed now equipped with the various facilities to cater for 80 participants of “Wellness Program.” Dr Nip Wing Kan, professionally trained in Metaphysics has designed several programs to address major illness and physical problems including diabetes, obesity, hypertension and addictions.

With its proximity to the Maliau Basin (10km), the Wellness Centre could also be the station for visitors who are interested to take a helicopter ride to view the “Lost World”.

The Wellness Centre is conducting R&D on cultivating high value mushrooms and other plants which are rich with nutrition and high potential in healing properties for many diseases.

**KEY CHALLENGES**

- High marketing and publicity costs
- Bad access road
- Chromium 6 pollution
- Low awareness

**MITIGATION PLAN**

- Investor participation
- Additional job opportunities totaling 504.
- Potential to provide greater support for tourism sector
- Key OUTCOMES OF THE EPP/ KPIS

**WHAT NEEDS TO BE DONE?**

- Effective public relations
- Additional climbers to Mount Kinabalu from Miniangkap Route, etc.
- Achieve average daily number of at least 90 participants for the Wellness Program for 40 weeks

**KOTA BELUD - KINABALU PARK 2ND HUB**

**DESCRIPTION**

Kinabalu Park is one of Sabah’s top nature tourism destination especially for climbers to the highest mountain in South East Asia, Mount Kinabalu. In 2010, a total of 286,679 visited the park of which 47,813 were climbers. Overcrowding during weekend and public holidays is forecasted to be one of the environmental issues confronting the Park especially the park is a World Heritage Site. Hence, there is a need to spread visitors load and to better control visitors access to the park.

**Facilities and Attractions at the 2nd Hub:**

- Development of round the mountain trails and hut systems
- Major car park facility, Low’s Gully trail, boat ride along Sg. Panataran, camping site, bird watching trail, new route to the existing Miniangkap Route, etc.
- Viewing platform and Parks information centre
- Development of accommodation (100 chalets), 2 restaurants and retail space

**KEY CHALLENGES**

- Public Funding for improvement of accessibility.
- Use of renewable energy source at the new Hub.
- High power requirements, high uncertainty over electricity, potable water supply at the new Hub

**MITIGATION PLAN**

- Biotechnological support to the R&D for high-value biotechnological products
- Build helipad
- Facilities for renewable energy generation – energy plant plantation for this purpose.

**WHAT NEEDS TO BE DONE?**

- Detailed feasibility and assessment study of the 2nd Hub.
- Development of round the mountain trails and hut systems
- Additional rest house (60 beds) by 2020
- Potential to provide greater support for tourism sector
- Achieve annual revenue of at least RM2.0 million

**KEY OUTCOMES OF THE EPP/ KPIS**

- Achieve annual revenue of at least RM2.5 million
- Achieve average daily number of at least 90 participants for the Wellness Program for 40 weeks

**WHAT NEEDS TO BE DONE?**

- Public Funding for improvement of accessibility.
- Use of renewable energy source at the new Hub.
- High power requirements, high uncertainty over electricity, potable water supply at the new Hub

**MITIGATION PLAN**

- Biotechnological support to the R&D for high-value biotechnological products
- Build helipad
- Facilities for renewable energy generation – energy plant plantation for this purpose.

**WHAT NEEDS TO BE DONE?**

- Detailed feasibility and assessment study of the 2nd Hub.
- Development of round the mountain trails and hut systems
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