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Amazing BUKITPUCHONG

THE GOOD LIFE STARTS HERE

EDITORIAL BY GM

Life delivers us challenges when we least expect them, and these challenges are usually a test of our courage and willingness to adapt. For those of us in the property sector, the past year has been a tricky one. We have faced many tests and trials, as property prices in Malaysia continue to drop after years of being on the ascent.

However, what has set BHD apart from many others in the industry is that we have not only survived but managed to thrive amidst this challenging landscape. We have succeeded in keeping our sales targets on track in the first half of 2016, despite the slowdown in the property market.

One of the highlights of the past six months has been the highly-anticipated launch of the Signature Suites (Duplex) and Pinnacle Suites (Penthouse) of Epic Residence. Held over two weekends, on 18 & 19 June and 25 & 26 June, the launch was met with tremendous enthusiasm and excitement from the public.

Foreston, our flagship luxury development, also reached completion with keys being handed over to the respective new owners in March. The development also chartered a historical milestone for us when it was bestowed with the Best Hilltop Development accolade in Property Insight's Prestigious Developer Awards (PIPDA), recognising that Foreston promises nothing less than the best to its buyers and residents.

The remainder of 2016 will certainly see more challenges coming our way. But based on what we have achieved since the start of the year, I believe that we will be able to manoeuvre around these with relative ease. Because if we want something badly enough, we will persevere and find a way to get it. This brings to mind a quote by American professor, Randy Pausch, which is certainly apt for us at this time.

"The brick walls are there for a reason. The brick walls are not there to keep us out. The brick walls are there to give us a chance to show how badly we want something. Because the brick walls are there to stop the people who don't want it badly enough. They're there to stop the other people."

As we move along in the second half of the year, I look forward to achieving even better sales numbers for BHD's key developments. We also have an exciting new township Masterplan in the pipeline, which we will reveal more about when the time is right.

In the meantime, I hope you enjoy what we have put together for you in this issue, and do feel free to share your feedback with us.

Happy reading!

Mr Wong Chiew Meng
General Manager, Bukit Hitam Development

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To commemorate one of Malaysia's biggest traditions, Bukit Hitam Development (BHD) invited residents and families to join in the age-old celebration of the Lunar New Year as the Bukit Puchong Gallery was transformed to symbolise the spirit of the highly celebrated festive season.

Visitors were treated to a roaring start as Lion Dance performers led the day's events with an invigorating choreography. Other activities including a Mandarin Drum Act, Dragon Dance, Rainbow Calligraphy and Traditional Clay Modelling activities also brought excitement to the Gallery as visitors took in the opportunity to try their hand at new experiences.

In the true giving spirit of the New Year, a special Prosperity Draw was also held which saw lucky visitors walking away with big 'Ang Pow's' worth up to RM38,888. A surprise element also awaited interested buyers as purchasers were offered 'Ang Pow's' worth up to RM20,000 upon purchase of one of Bukit Hitam Development's signature properties!

AN AUSPICIOUS CHINESE NEW YEAR 2016





BUKIT HITAM DEVELOPMENT CSR COMMUNITY FOOTBALL CLINIC 2.0

The hugely successful Bukit Hitam CSR Community Football Clinic returned for a second time in January 2016 with former English midfielder Steve McMahon taking the reins as this year's head coach.

The initiative which saw the participation of over 120 youths proved to be a great success as participants from ages 13 to 17 eagerly geared up to learn the tricks of the trade from living legend Steve himself.

The day kicked-off with the training of coaches by Steve McMahon followed by the training of the youths on core skills and useful tricks to develop their football abilities and sportsmanship. The event ultimately concluded with a competitive penalty shoot-out session which saw parents having a go at showcasing their football skills against Steve, who acted as the goalkeeper.

Spearheaded by Bukit Hitam Development in partnership with Taylors International School Puchong, the CSR Football Clinic was an initiative which aimed to invoke the love for football and encourage a healthier lifestyle among the youths.



A GRAND RECOGNITION - PIPDA AWARDS

This year marked a truly historical moment for Bukit Hitam Development as the flagship luxury Foreston development was bestowed with the Best Hilltop Development accolade in Property Insight's Prestigious Developer Awards (PIPDA).

The award, which was presented by Datuk Halimah Mohamed Sadique, Deputy Minister of Urban Wellbeing, Housing and Local Government comes as a testament to Bukit Hitam Development's commitment to ensure that the eventual buyers of the exclusive properties receive nothing but the best!

PIPDA is an independent bi-partisan professional body which recognises innovation and outstanding achievement across the entire property industry.





GRAND OPPORTUNITY OF EPIC PROPORTIONS - LAUNCH OF SIGNATURE SUITES AND PINNACLE SUITES

The highly anticipated and most treasured assets of Epic Residence was launched over two weekends – on 18 & 19 June and 25 & 26 June. Visitors to the sales gallery were given the opportunity to preview and purchase the project's exclusive duplex units, known as Signature Suites, as well as the penthouse units dubbed the Pinnacle Suites.

To further entice visitors, a 10% rebate was offered to customers who made a confirmed booking on Epic Residence's units. On top of that, purchasers of Signature and Pinnacle Suites also enjoyed an early bird discount of an additional RM25,000 rebate. The offer was valid for a limited time period with terms & conditions applied.

As an added promotional bonus, owners of the Signature Suites were allocated four car parking bays, while purchasers of the aptly named Pinnacle Suites were given five car parking bays.

Epic Residence received overwhelming response from the public when it was first introduced in 2014 as more than 70% of units in the first block were snapped up within 48 hours of the launch. Later that year, 30% of units of the second block were booked at a preview event for selected guests.

To date, the overall sales for Epic Residence units has reached a total of RM6 million thus far.



A BLOODY GOOD JOB

'You don't have to be a doctor to save a life!' was the one thing on Bukit Hitam Development's mind as they kicked into action earlier this year for the bi-annual Blood Donation Drive held at the Bukit Puchong Gallery on 23 April 2016.

Enforcing the commitment to ensuring social responsibility is a top priority, the developer encouraged residents to play a part in giving back to society through the simple means of donating blood. A total of 35 pints of blood was received from employees and residents of Bukit Puchong through the initiative.





LOCATION!
LOCATION!
LOCATION!

It is without a doubt that the ever growing property scene remains as one of the most lucrative investment opportunities available today. Riding on this, Bukit Hitam Development hosted 'Puchong: A Paragon of Opportunities' property talk in April 2016 which provided insights into the current property investment industry in Puchong.

Industry specialists Mr Edmund Chuah, CEO of Reapfield Properties (Puchong) Sdn Bhd, and Ishmael Ho, CEO of Ho Chin Soon Research Sdn Bhd shared key insights, giving guests an opportunity to get an edge on the investment game.

FITNESS FRENZY

It was all about keeping healthy at the Bukit Puchong Gallery as a host of activities was organised to keep residents on their toes at the Bukit Hitam Fitness Frenzy weekend held in April 2016.

Echoing the idea of 'A Healthy Family is a Happy Family', the event jump started with an upbeat dance workout for the adults followed by a special Zumba session for the tinniest of tots, allowing families the chance to bond over a good workout.

Residents were also kept abreast of the latest health updates through an informative health talk on Kidney Disease.



BP TOWNSHIP WELCOMES
NEW ADDITIONS!



Michael's Badminton
Academy

Launched in August of 2015, Michael's Badminton Academy in Bandar Puteri Puchong is identified by the Malaysian Book of Records as one of the country's largest badminton centres. Up to 800 spectators can be accommodated, making it the perfect venue for large-scale tournaments and events, drawing international players to its courts.

If badminton is a sport that keeps you on your toes then stay tuned for the upcoming official "7th MBA Muhibbah Badminton Championships 2016" taking place from 16 - 18 September 2016 at MBA, Bukit Puchong.



Shambala Kidz Leadership
Preschool

The township has also recently become home to the Shambala Kidz Leadership Pre-School which currently provides education to 60 students aged between 3 and 6 years old. The school is Malaysia's first premium leadership pre-school which aims to provide its students with skills that will ensure they succeed in the 21st century environment.

Taking social responsibility to heart, Shambala Kidz Leadership Preschool will be organising 'Running Game, a charity run aimed at raising funds for the construction of an orphanage home to help and accommodate orphans and children from single families.



Starbucks Coffee

A star is born as Bukit Puchong welcomes its first dine-in and drive-thru Starbucks outlet in Tesco Bukit Puchong.

For all coffee enthusiasts, this establishment is definitely the perfect option for those needing a quick grab-and-go or morning pick-me-up before the busy day begins.

BUKIT HITAM DEVELOPMENT IN THE NEWS



McMahon's Kop touch

Former England and Liverpool star leads community football clinic



THE STAR
(STARMETRO - SPORT)



Developer hosts fun CNY gathering

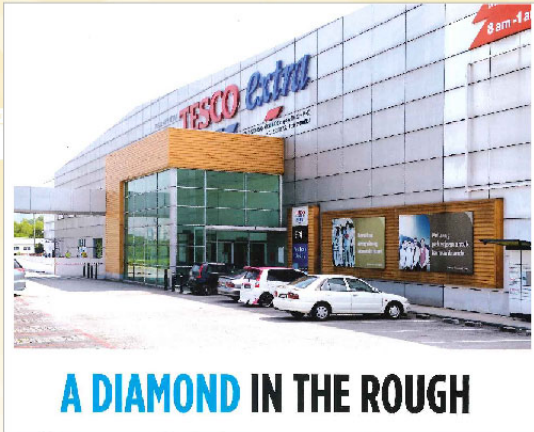
Guests enjoy cooking activities and food at company's Bukit Puchong sales gallery



MALAY MAIL
(REAL SPACES)



MALAYSIA SME
(BUSINESS & SPACE)



A DIAMOND IN THE ROUGH

IPROPERTY.COM
(AREA REVIEW)



MINGGUAN WANITA
(CERITA MUKA DEPAN)



The call of posh living at Puchong

MALAY MAIL
(REAL SPACES)



EPIC RESIDENCE

THE LUXURY OF SPACE.

PRODUCT TYPE	21-Storey Serviced Apartment
LAND TENURE	Freehold
LOCATION	Bukit Puchong
TOTAL UNITS	300 units- 16 Duplex Units & 8 Penthouse Units

OPEN FOR REGISTRATION



SHOP OFFICE

MODERN AND CONTEMPORARY DESIGN.

PRODUCT TYPE	3 & 4 storey of shop office
LAND TENURE	Freehold
LOCATION	Bukit Puchong
TOTAL UNITS	54 units
LOT SIZE	22' x 80'
BUILT UP AREA	Intermediate: 5,256 s.f. Corner: 12,631 s.f.