

# AMAZING BUKIT PUCHONG

The Good Life Starts Here



 **BUKIT PUCHONG**  
The Good Life Starts Here

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*The Good Life Starts Here*

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## Editorial by the GM

*"Every day you may make progress. Every step may be fruitful. Yet there will stretch out before you an ever-lengthening, ever-ascending, ever-improving path. You know you will never get to the end of the journey. But this, so far from discouraging, only adds to the joy and glory of the climb."*

These words by Winston Churchill so aptly describes our journey at BHD as we head on full steam ahead into 2015. Indeed, we have chartered much success and accomplished many milestones in the past. To date, we have built and developed 5200 residential, 400 commercial and 450 industrial units in the Bukit Puchong vicinity, constituting 600 acres of the 1290 that make up this glorious township. However, much still lies ahead of us and we continue to press on, progressively and responsibly, in what has been a wonderful journey thus far.

I am proud to announce that the construction of Epic Suites is well underway and on schedule. Demand and support for this grand project, too, remains unwavering. In just less than a year, 90% of Block A and 30% of Block B have been sold out. We also recently launched the show units of this prime project, which you will be able to read about in this issue.

Foreston, another one of our exclusive flagship projects, featuring a guarded community of 20 semi-detached, 20 link bungalows and 6 bungalows, also continues to gain momentum. At this juncture, I would like to thank all who attended our "Green Garden" event. Indeed, a delightful evening it was. Be on the lookout for upcoming events which we hold from time to time.

Not to rest on our laurels, though, we continue to look beyond these projects into the successful development of the Bukit Puchong township as a whole. Our immediate focus will be on Parcel 3, where we plan to develop 54 shop offices and 250 Villa units with an estimated Gross Development Value (GDV) of RM150 million.

Indeed, though the road ahead remains long, the journey has been nothing short of an exciting one, as I am confident it will be moving forward. I hope you enjoy this January-June 2015 issue, and we do look forward to hearing your feedback and meeting you at our sales office soon.

Till the next issue, happy reading!

*Edward Lee*





## ASIA PACIFIC PROPERTY AWARDS INTERIOR DESIGN



BEST INTERIOR  
DESIGN SHOW HOME  
MALAYSIA

Foreston  
@ Bukit Puchong  
by Bukit Hitam  
Development Sdn Bhd

2015-2016



## FORESTON BAGS ASIA PACIFIC PROPERTY AWARD

**2015** started off on a winning note for Bukit Hitam Development when its exclusive flagship development Foreston was honoured in the Asia Pacific Property Awards for **Residential Property Interior (Show Home)** – a testament to the project's luxurious architectural excellence with its back-to-nature concept.

The semi-detached houses, link bungalows and bungalows have wowed purchasers with their generous backyard gardens, double volume ceiling height and rooftop sky gardens with sun decks. Each unit's built-up area, starting from 4,400 square feet, features copious amounts of natural light. Personal space is aplenty with six bedrooms and six bathrooms, while the master bedroom boasts a generous 800-square feet of space.

The **Asia Pacific Property Awards** are open to residential and commercial property professionals from the region. They celebrate the highest levels of achievement by companies operating in all sectors of the property and real estate industry. Other regions include Africa, Arabia, Canada, Caribbean, Central & South America, Europe, UK and USA. The highest-scoring winners from each region are automatically entered into the overall International Awards which ultimately determine the world's finest property companies.



## Urban Commercial Hub

Business enclave featuring shop offices

LIMITED UNITS

FOR SALE & LEASE

BUSINESS, THE  
DISTINCTIVE WAY



### Project Information

- » 3 & 4 Storey Shop Offices
- » 62 Units (Phase 2)
- » Intermediate: 22' x 80'
- » 40 acres (BP : Newtown)
- » Freehold
- » Corner: 41' x 80'

From RM2.2mil onwards (inclusive 6% GST)

BP NEWTOWN  
Phase II



TESCO  
HYPERMARKET



TAYLOR'S INTERNATIONAL  
SCHOOL



KL INTERNATIONAL  
AIRPORT

Selamat  
Hari Raya  
aidilfitri

Mohon Maaf Zahir & Batin

## HARI RAYA GREETINGS

Best wishes by Bukit Puchong

Thank you for all the support you have  
given to us throughout the years and we hope  
to provide our best service at all times



# Launch of Epic Suites Show Units

Bukit Hitam unveils an "EPIC" sight to behold

The township of Bukit Puchong was abuzz with activity in March 2015 as visitors thronged Bukit Hitam Development's Sales Gallery for the launch of the developer's state-of-the-art show units of Epic Suites, an innovative residential development located in a prime and strategic location of Bukit Puchong.

From as early as 10.00am, visitors eagerly explored the highly anticipated show units of Epic Suites, a two-block, 21-storey serviced apartment set on 2.3 acres of prime, freehold land amidst retail and commercial development.

To hype up the event further, Bukit Hitam's headquarters took on a carnival-like atmosphere during the launch of Epic's show units as visitors were entertained during the event by lion dance performances which came as part of a competition conducted by the Lion Dance Federation of Malaysia.

A Chinese Orchestra performance involving the traditional music instruments of Qu Zheng, Erhu and Pipa also graced the merriment of the event, along with other fun-filled activities such as clown appearances and games which enabled kids to join in the excitement.





# Freehold vs Leasehold

There has been much debate on the topic of buying freehold property vs. leasehold property – and rightly so. Both carry their fair share of pros and cons. However, for serious investors looking at long term gains, buying freehold may just prove to be the wiser option.

However, to fully understand the benefits of buying freehold, it is important to look into the characteristics of both freehold and leasehold property. Generally, with freehold property, the owner actually 'owns' the said property and land, and he may choose to own the property and land for as long as he deems fit. With leasehold on the other hand, ownership is limited to a specific period of time accorded by the government, ranging anywhere from three to 99 years.

For these reasons, leasehold properties are generally priced lower than freehold properties. However, while freehold properties may cost more to buy, they generally yield a higher value appreciation over a period of time compared to leasehold property. Of course, there are exceptions to the rule in some circumstances, but that is generally the typical trend.

In recent years, a significant number of property developments launched in the Klang Valley have been freehold. Many of these developments were spearheaded by developers who are plantation owners. These companies procured alienated land from the state government for plantation purposes, but later converted them into residential and non-residential property developments. These property developments, following their launch, have a proven track record of yielding good value appreciation over the years. Meanwhile, other developers who obtained land from the state government are likely to receive leasehold titles.

While some buyers are not too concerned about the tenure of a property, others deem it important, especially when it comes to renewing leasehold titles. For instance, leasehold properties in certain parts of the Klang Valley such as PJ Old Town, Sungai Besi, Setapak and Jalan Chan Sow Lin have 50 or fewer years in their leases. Some owners in these areas are concerned that the remaining land tenure may affect the future sale of their property.

Leasehold or freehold, the continued development of land within the Klang Valley has led to a scarcity of land. This factor, along with a slew of other cost-push factors including inflationary pressure, subsidy rationalisation and the implementation of minimum wage, have led to the escalation of land costs, especially within the KL and PJ area. This has driven developers to focus their developments in localities further south into the Klang Valley, including Puchong.

The continued growth of Puchong in recent times has naturally placed Puchong as a prime investment opportunity, not only for developers who have thronged to the vicinity to further tap into undeveloped areas, but also for investors and individuals who have seen some handsome return on investments in recent years. In the last three years alone, freehold property prices in Puchong have increased by 30%, and this figure is expected to increase to 60% within the next ten years.

This forecast is largely due to the fact that the greater Puchong area is poised for even further growth, thanks to the continued investment of already long-time developers such as Bukit Hitam Development, the last remaining freehold developer in the Puchong area, with a track record spanning over 100 years of experience. The developer has been a pioneer in the Puchong area, having already built properties in the vicinity which has yielded steadily increasing returns over the years.

While it may be true that property prices are escalating in PJ and KL, there is tremendous opportunity for freehold investment in the Southern Klang Valley, which may appeal to a new generation of homeowners, especially in the younger age bracket.

Bukit Hitam Development is also in the midst of further developing the Bukit Puchong township which is poised to become a self-sustaining township on its own. With various projects already in progress and in the pipeline, owning a piece of freehold property may not be as far-fetched as some may think.

# Home DIY Projects



Whether you want to save money, personalize your home, or just satisfy your crafting itch, do-it-yourself crafting projects are a great way to put your own personality on your home.

Here are a few project ideas that would be sure to put a smile on your face, and create a lively home for you.



## Paint Can Herb Garden

A little herb garden is a practical, fun and cute element to bring into any home. All you need is some old paint cans and used spray paint, rope, and a couple pallet boards to create a hanging herb garden!

Tutorial website: [www.simplestylings.com](http://www.simplestylings.com)



## Toilet Paper Roll iPhone Speaker

Always wanted a speaker to listen to your beats, but always find it hefty to buy one? Have no fear! Create your own speaker using a toilet paper roll covered with decorative scrapbook paper for an (almost) free DIY iPhone holder.

Tutorial website: [www.mayricherfullerbe.com](http://www.mayricherfullerbe.com)



## Magazine Coasters

Not too sure of how to get rid of that huge stack of magazines you've accumulated through the years?

Create them into magazine coasters! These magazine coasters are conversation pieces. Keep a set for yourself or gift them to others – they make a great housewarming gift!

Tutorial website: [www.hometalk.com](http://www.hometalk.com)



## Plastic Spoon Chrysanthemum Clock

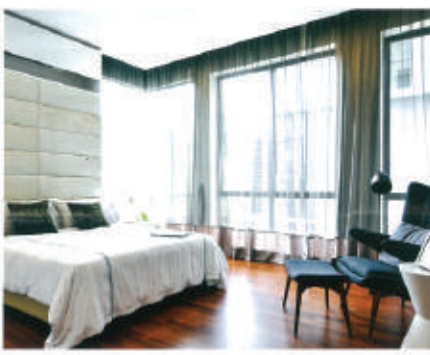
Have too many plastic spoons lying around and you don't know what to do with it? Use those plastic spoons to make a wall clock! A little bit of spray paint and an inexpensive clock will make for a colourful and creative wall hanging.

Tutorial website: [www.hometalk.com](http://www.hometalk.com)





**Kekayaan Berganda**  
 Sebuah yang terlihat di rumah sedang dirumahnya ini...  
 (The text continues with a description of the room's features and design.)



(The text continues with a description of the room's features and design.)



(The text continues with a description of the room's features and design.)

# FORESTON IMPIANA Magazine

Coverage



**'Sedikit Formaliti Pada Rekaan'**  
 SELAMAT FORESTON DITIMPAN ADALAH...  
 (The text continues with a description of the room's features and design.)



**Nature Nurture**  
 (The text continues with a description of the room's features and design.)

