

AMAZING BUKIT PUCHONG



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2015

Amazing BUKIT PUCHONG

THE GOOD LIFE STARTS HERE

**THE PEANUTS
GATHERING**
@ BUKIT PUCHONG

NEW LAUNCHES
BP NEWTOWN
SHOP OFFICE



THE PEANUTS GATHERING @ Bukit Puchong

Families, consisting of children, their parents and even grandparents thronged the Bukit Puchong Gallery recently, for a glimpse of everybody's favourite pet beagle, Snoopy, of Peanuts fame.

For three consecutive weekends, the Bukit Puchong Gallery was transformed into a Snoopy wonderland of sorts with a hive of activity for the entire family – young and old alike. While visitors were treated to an array of delectable goodies, thanks to foodtrucks present on-site, the little ones were also engaged with a host of activities including colouring sessions, balloon giveaways and contests.

Meanwhile, adults took the opportunity to participate in the coffee art and clay miniature workshops while families took the opportunity of the available photo stations to capture quirky and fun family photos, which brought a lot of laughter.

It was truly a carnival like atmosphere – a highly welcomed event for the school holidays, judging by the sheer number of visitors who comprised not only residents of the greater Puchong area, but also those from surrounding districts.



EDITORIAL BY THE GM

“What a year 2015 has been, even for us at BHD! As we look back on the year that's past, it is truly amazing to see how far we've come, together with the community.

At this juncture,
I would like to take the opportunity to thank everyone who has rendered their support towards our projects and initiatives. ”

Indeed, you make us who we are. Our success, at the very least, is due to the continuous backing that you have given us, whether it's by a property purchase, by attending our events, or simply being part of the community at large.

The early part of 2015 saw our Foreston project bag the Asia Pacific Property Award in the Residential Property Interior Show Home category. Speaking of Foreston, those who attended the Ensemble @ Foreston event were treated to an enchanting evening complete with a tour of the Foreston site. If you missed the event, though – you can read about it in this issue.

Also featured in this issue are some highlights of the other exciting activities which took place over the last six months. One of which is the Property Market Update 2015 in which Mr. Allan Soo, Managing Director and Mr. Fong Kean Hwa, Executive Vice President of Savills (Malaysia) Sdn Bhd were invited to share their invaluable insight on the current trends and challenges surrounding the local property market.

We hope you enjoy these and other contents within this e-newsletter, which serves primarily as a reflection of our successes in the past year. However, motivated by past successes, we march into 2016 with renewed vigour and determination to succeed past triumphs.

Here's wishing you happy reading, Happy New Year and all our best wishes for the year ahead.

Have a great 2016!

Wong Chiew Meng

GENERAL MANAGER
BUKIT HITAM DEVELOPMENT

ENSEMBLE @ FORESTON

FORESTON CENTRAL PARK

Like a scene taken off the pages of a fairy-tale book or Shakespearean play, Bukit Puchong's Foreston Central Park was recently transformed into a musical ensemble of sorts as Bukit Hitam Development sought to fete registrants of the up-and-coming exclusive Foreston project and members of the media.

Falling nothing short of impressive, complete with a string quartet and a cooking demo by acclaimed AFC Chef Johnny Fua, the evening provided guests with a glimpse into the lush lifestyle that awaits future residents of the development, which features 20 semi-detached houses, 20 linked bungalows and six bungalows, set amidst verdant foliage.

The evening's allure included a guided tour of the project site, allowing guests to witness the architectural finesse that goes into Foreston units, which presents built-up areas starting at 4,400 square feet. Priced from RM2.7 million onwards, Foreston is set to push the limits of architectural excellence with its back-to-nature concept.



LETTING YOUR TASTE BUDS DO THE TALKING

In partnership with Signature Kitchen, Bukit Hitam Development (BHD) offered a hand-picked selection of exclusive white Chardonnays and red Merlots for a show of taste-and-tell.

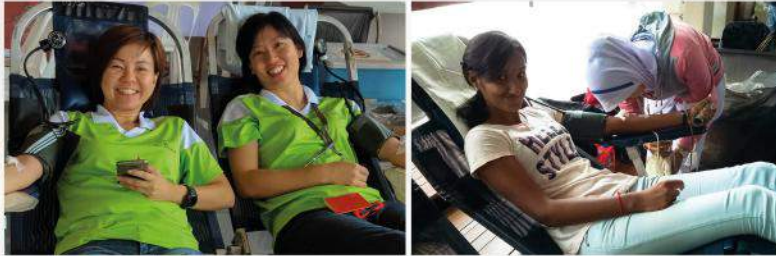
Wine lovers and connoisseurs alike got to flaunt their skills in the art of wine tasting in this exclusive event held at Foreston.

The evening offered guests a glimpse into the upper-class lifestyle that is visualized for the latest development of BHD.

The experience was further complemented with a side of delectable bites and the crowning of the best wine taster.



DONATING BLOOD TO SAVE LIVES



In addition to being a successful property developer, Bukit Hitam Development puts social responsibility as a top priority, partaking in humanitarian acts of helping and giving back to society.

In a recent collaboration with Blood Bank Negara, 35 pints of blood were received from residents and employees at the Bukit Puchong Gallery during a Blood Donation Drive. At the same time, Zell VWellness conducted a cell check service free of charge for those who wanted to determine the eligibility of their blood.

REST & RELAXATION AT CLUB MED, CHERATING

As a thank you treat for the hard work of employees, Bukit Hitam Development assembled 66 employees for a well-deserved timeout to the renowned Club Med in Cherating. During the 3 days 2 nights stay, everyone indulged in plenty of play time and relaxation under the sun. There were plenty of activities among colleagues that encouraged teamwork and camaraderie, all in the name of fun, friendly competition and all things beachy!



INVESTMENT STRATEGIES FROM PROPERTY GURUS

"Is It Time To Buy Or Wait?" was the question on everybody's mind as they gathered at the Bukit Puchong Gallery to get a Property Market Update 2015 from Mr. Allan Soo, Managing Director and Mr. Fong Kean Hwa, Executive Vice President of Savills (Malaysia) Sdn Bhd.

Both speakers shared valuable insights, highlighting the current situation of the local market and revealing the few "hot-picks" favoured by property investors. On top of that, the gurus also gave tips on investment strategies.

Light refreshments after a quick Q&A session marked the end of the event, with the 42 attendees expressing their enthusiasm for the event, hoping for more interesting topics and talks in the near future.



THUMBS UP FOR QUALITY IN WORKMANSHIP

Bukit Puchong's Newtown Shop Offices (Phase 1 & 2) was awarded the Certificate of Qlassic Quality Assessment by CIDB, giving notable credibility and drive to Bukit Hitam Development (BHD) in upholding our standards to provide only the best for our customers.

Based on the Construction Industry Standard, Qlassic acts as an evaluation in the quality of workmanship and construction requirements, with aims of setting a benchmark in the industry, and is awarded by Lembaga Pembangunan Industri Pembinaan Malaysia (CIDB).





FEATURED ARTICLE

A DIAMOND IN THE ROUGH

WITH THE SCARCITY OF LAND AND ESCALATING PROPERTY PRICES IN THE GREATER KUALA LUMPUR AREA, BUKIT PUCHONG MAY JUST BE ONE OF THE LAST FEW FREEHOLD OPPORTUNITIES RIFE FOR INVESTMENT.

Of all townships in Malaysia, particularly within the greater Kuala Lumpur region, perhaps few are as extensively and intensely discussed as Puchong. Few municipalities can claim to have experienced such immense growth as this former meagre mining town in a relatively short period of time. A single two-lane road running through estates and villages in the 1960s has now given way for major highways connecting commercial, industrial and residential hotspots with more than a fair share of high rise residences, business complexes, shopping malls, schools, universities and factories.

A BUSTLING CONURBATION

Puchong serves as a residential hub for surrounding cities including Kuala Lumpur, Subang Jaya and Petaling Jaya. In the 1980s, as developers sought more development land beyond these cities, they naturally headed towards Puchong. This momentum was compounded with the development and announcement of Putrajaya as the federal administrative capital and rise of adjacent Cyberjaya.

Infrastructure and accessibility was also improved with the implementation of a network of highways such as the Damansara-Puchong Highway (LDP), the Shah Alam Highway (KESAS) and the South Klang Valley Expressway (SKVE). By the 1990s, Puchong had become a centralised location surrounded by Putrajaya, Cyberjaya, Subang Jaya, Petaling Jaya, Bukit Jalil and Kuala Lumpur. The rest, as they say, is history.

A MECCA FOR DEVELOPERS

Given the proliferation of growth here, one could be forgiven for thinking that this vast development has seen better days. However, Puchong's growth is showing no signs of letting up. With its expansion, new townships began to emerge within the greater Puchong area from once-abandoned lands and former plantations, resulting in a population boom unlike any other.

In recent times, the continued development within the Klang Valley has led to a scarcity of land. This, along with a slew of other cost-push factors including inflationary pressure, subsidy rationalisation and the implementation of minimum wage, 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.

A PRIME FREEHOLD INVESTMENT OPPORTUNITY

The continued growth of Puchong in recent times has naturally placed it 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. It is not surprising to see investors setting their sights on fast emerging townships within the greater Puchong area. One such booming development is the township of Bukit Puchong, developed by Bukit Hitam Development. The township already has a good track record of yielding handsome returns on its property.

In the last three years alone, freehold property prices in the area have increased by more than 30%, and this figure is expected to hit the 60% mark 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, which is, incidentally, the last remaining freehold developer in the Puchong – and quite possibly the greater KL area.



With a track record leveraging 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. 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 recently launched projects such as BP Newtown, Epic Suites and Foreston, future projects are already in the pipeline.

Bukit Puchong has already caught the attention of major commercial and educational players, who have made Bukit Puchong their new "home". For instance, the Taylors Educational Group has set up a multi-faceted international school within the township, while retail giants such as Tesco have made their mark in Bukit Hitam.

So while property prices continue to escalate in PJ and KL, there remains tremendous opportunity for freehold investment in hidden gems within the Southern Klang Valley, which may appeal to a new generation of homeowners, especially in the younger age bracket. Owning a brand-new piece of prime freehold property in the greater KL area, with an almost guaranteed prospect of handsome returns, may not be as implausible as some may think.



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3 & 4 STOREY

SHOP OFFICE

MODERN AND CONTEMPORARY DESIGN.

PRODUCT TYPE	3 & 4 storey 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.

Now
Open For
Registration

WORDS FROM BUKIT PUCHONG RESIDENTS

WHY WE
LOVE BUKIT PUCHONG.....



“

... Bukit Puchong was a primary choice because of its strategic location and accessibility to most necessary amenities. My children are enrolled in SJK(C) Han Ming, only 10 minutes away from home. The close distance gives me greater efficiency in juggling my responsibilities as a mother and wife. The township also offers a great environment with lots of greenery and the park is a go-to place for our leisure time. What's more, Bandar Bukit Puchong offers residents freehold status on top of its reasonable pricing. ”

| Kathy Hee, mother of two, full-time housewife and part-time accountant

“

... As a full-time mechanic running my own business, the convenience of getting around is paramount as it helps maximise my efficiency. From my experience with Bukit Hitam Development, their projects are always delivered on schedule and quality is never compromised, so it was an easy decision to invest here. Another plus point of properties in Bukit Puchong is its appreciation value, enjoying a steady increase of 150% to 200% within five to ten years! Not to mention the mature surrounding areas of Puchong which add to the overall property value. ”

| Abdul Kadir Niang, father of three, currently residing at Seri Perkasa, Bukit Puchong

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