

VERVE®

Wins "Project of the Year"

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BUKIT KIARA
PROPERTIES
For Innovative Lifestyles

BKP

HIGHLIGHTS

ASIA DSCAPE HITECTURE RIS



Topping Up the Sky Bridge

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VERVE® Shops Open by Fourth Quarter 2014

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Visitors Rank Koharu Highly on TripAdvisor

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From left to right: BKP's Chief Operating Officer Mr LK Fan, Affin Islamic's Head of Business Banking En. Hazlan Hasan, BKP's Group Chairman Dato' Alan Tong, Affin Islamic's Chief Executive Officer En. Kamarul Ariffin Mohd Jamil, and Datuk NK Tong pour concrete into the flooring of the Sky Bridge during the Topping Up Ceremony.

Topping Up the Sky Bridge

KL South is now home to a new icon after the Topping Up Ceremony of the double volume Vercadicos Sky Bridge at VERVE® Suites KL South. Representatives from joint venture partners, BKP and Affin Islamic Bank, celebrated the completion of the RM5 million structure in January and the interior design works have since moved in. The structure is composed of 145 tons of steel structure, wholly encased in glass.

The Sky Bridge is inspired and named after one of the oldest working bridges in the world - The Arkadiko. This ancient bridge connected two cities, allowing both to prosper. Mid-way between Kuala Lumpur and Petaling Jaya, and set on the Klang River, the 64-metre long Vercadicos Sky Bridge links the two residential towers at VERVE® Suites KL South, allowing residents to connect with each other.

"We are excited to introduce another living concept to energetic and aspiring urbanites. The construction activity at VERVE® Suites KL South has become more interesting to

passers-by now with the completion of the stunning Vercadicos Sky Bridge," said BKP's Group Managing Director, Datuk NK Tong.

The Sky Bridge is a hyperactive zone where residents can engage with the Sky Gym, Combat/Yoga Zone, Theatrette, Chill Zone, Bridge Lounge, Energy Bar, Sky Kitchen and Sky Diner. The Sky Bridge will reveal vibrant activities daily and glow in the KL night sky.

"To celebrate the completion of the first-of-its-kind Sky Bridge in Kuala Lumpur, we will be organising a series of fun-filled events

and public previews soon. You will be able to tour the Sky Bridge and experience the uniqueness of the Vercadicos Living Concept," said NK Tong.

VERVE® Suites KL South houses 321 fully-furnished designer suites and 45 SOHO units. It is easily accessible via various highways and is a stone's throw away from major shopping malls such as Mid Valley Megamall and The Gardens, established private colleges and universities, and an extensive list of amenities.



An artist's impression reveals the Sky Bridge - a hyperactive hotspot at the heart of KL South.

VERVE® Suites KL South Progressing Well

Construction progress of VERVE® Suites KL South is moving steadily ahead. The concrete structural works of Block B have reached level 18 internally and level 23 externally. Meanwhile, brick wall installation has reached level 10 and Mechanical & Electrical (M&E) works are concurrently in progress.

VERVE® Suites KL South is on schedule for completion by mid-2016.

For more information, please visit www.vervesuites.com/klsouth.



A review of the Sky Bridge is underway during a weekly site walk.



The Sky Bridge is almost ready for public viewing.



TAKE A PEEK NOW.
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THE VERCADICOS SKY BRIDGE

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NK (in blue T-shirt) presents the RM1 million bonus to contractors who contributed to the outstanding quality of VERVE® Suites Mont'Kiara.

Quality Always Rewards

A group of contractors saw a huge RM1 million windfall this Chinese New Year from BKP, for meeting high quality standards for the VERVE® Suites Mont'Kiara project.

This bonus resulted from a rewards scheme initiated by BKP that aims to ensure quality and promote good workmanship. BKP has adopted a stringent quality monitoring system introduced by the Building and Construction Authority of Singapore (BCA) - CONQUAS® (Construction Quality Assessment System), in all its projects.

"Although a CONQUAS assessment is not a requirement in the Malaysian property industry, at BKP we believe that it is important to undergo this international quality assessment. After all, quality workmanship will enhance the value of the properties we build," said BKP's Group Managing Director, Datuk NK Tong.

True to BKP's core value of Quality, all four towers of VERVE® Suites Mont'Kiara have obtained good CONQUAS® scores. The second tower, Vibe, has even emerged as

the highest CONQUAS® quality scorer for high-rise residential projects in Malaysia with a score of 82.2, and the average of the 4 towers is 79.4.

"These high CONQUAS scores are also reflected in our First Time Quality (or FTQ) scores, which are currently tracking at 65% for Vox Tower. The FTQ score measures the percentage of customers who take the keys upon handover without touch-up requirements," said NK.

BKP has paid out more than RM1 million to the contractors of VERVE® Suites Mont'Kiara since the completion of the first tower in 2009. The bonus amount for Vox Tower, the final tower which features the first Sky Beach in Malaysia, is about RM320,000.

"Apart from improving the quality in all of our projects, we also noticed that teamwork and coordination among contractors and consultants were greatly enhanced with the implementation of this rewards system as it is based on the overall CONQUAS® score as well as individual achievement," said NK.



BKP's business associates attending the company's annual appreciation dinner.



NK Tong presenting the Certificate of Achievement to Jeff Wong Kok Vooi, GM of WI Design & Renovation Sdn Bhd.

Delivering Promise Through Innovation

Research and development is necessary for any organisation seeking to improve business and ensure that products and services are of premium class. It is vital to understand and determine what customers really want, sometimes even before they realise. It is with this in mind that BKP embarked on a journey never before taken in our country - the development of the unique VERVE® Suites Mont'Kiara.

The French word "VERVE" aptly describes BKP's vision for this project – great enthusiasm, vigour and spirit. It is all about energy and movement, delivered by means of 4 living concepts that are tailored to the lifestyle of the fast-paced urban professional.

BKP members were true pioneers to conceive the 'sky lounge' back in 2006. To date, VERVE® Suites Mont'Kiara is still the only development in Malaysia to offer 4 sky lounges on the penthouse floors. To further promote dynamic living, each tower carries fully-furnished designer suites complete with unique furnishings, innovative use of space and modern fittings.

"We have been constantly monitoring feedback from homeowners and tenants of VERVE® Suites Mont'Kiara through residents' surveys and the VERVE® Facebook group. We are glad to hear that they enjoy living here and that the sky lounges exceeded their expectations," said BKP's Group Managing Director, Datuk NK Tong.

Each sky lounge concept was contributed by BKP management and team members in collaboration with project consultants. The Versilica Sky Beach, for example, is the end result of what was initially a group brainstorm among 40 BKP team members at one of the company's quarterly planning sessions.

"Our sky lounges help our customers to live innovative lifestyles. We strive to enhance and protect our customers' investment. It feels good to see the team's ideas come to fruition at VERVE® Suites Mont'Kiara. Looking at the initial plans for the four sky lounges and the finished product, we have surprised our customers in a nice way," added NK.



Sharing of A Developer's Journey

It was an afternoon of fruitful sharing among fellow developers when 55 members from the Real Estate and Housing Developers' Association Youth Wing (REHDA Youth) visited VERVE® Suites Mont'Kiara where they attended a talk by BKP's Group Chairman, Dato' Alan Tong.

During his speech, Dato' Alan talked about his journey from architect to developer. He related his principle from his late father, who emphasised on integrity in all business dealings as a bus company owner. He also shared his passion for developing and promoting high-rise living - something that was perceived as a new concept in the 80's.

He recounts: "We did a lot of groundwork and created activities to share with customers about the beauty of high-rise living. Many facilities were made available due to vertical living and the concept was appreciated by the community. It is always about value creation and delivering on customer needs that make the developer's journey meaningful."

"It is our pleasure as young developers to listen to Dato' Alan sharing his experience and principles. I'm sure all of us have benefited from this session," said Rehda Youth's Chairman Sam Tan.

Prior to the talk, REHDA Youth members were also introduced to the four sky lounges and facilities at VERVE® Suites Mont'Kiara by BKP team members.

"BKP's team has done a great job for this project. I like the landscape which encourages a lot of interaction. This is the soul and heart of landscape," said Mr Ho Kong Soon, a REHDA Youth member.



A BKP team member leads a tour and shares the concepts behind the sky lounges of VERVE® Suites Mont'Kiara.



Members of REHDA Youth check out the gym at Viva Tower.



Dato' Alan Tong (left) sharing his five decades worth of knowledge in the real estate development industry with REHDA Youth members at VERVE® Suites.



REHDA Youth members appreciating the landscape work at the Gardens of Concentrico.

VERVE® Shops Set to Open by Fourth Quarter 2014!



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Residents and neighbours of VERVE® Suites Mont'Kiara and Hijauan Kiara will soon get to enjoy the VERVE® Shops, a 6-storey lifestyle retail centre that is expected to be operational by the 4th quarter of 2014. VERVE® Shops is part of the VERVE® Suites Mont'Kiara development that comprises 933 fully-furnished designer suites that offer contemporary living concepts to the residents.

Located in the exclusive enclave of Mont'Kiara with a leasable area of more than 66,000 sq. ft., VERVE® Shops offers a variety of F&B options and specialist services to the neighbourhood. It is expected to attract a flourishing suburban community of over 100,000 who are just within a 10-minute drive away.

"VERVE® Shops provides a great opportunity for retailers to venture into businesses which cater for the international community of this coveted address in the Klang Valley. We hope our customers will be spoilt for choice with the wide selection of F&B outlets available. There are also specialist medical centres such as Kuala Lumpur Sport Medicine Centre and Healthworks that will provide state-of-the-art facilities to their target customers," said BKP's Group Managing Director, Datuk NK Tong.

The ground floor of VERVE® Shops will house a convenience store and various F&B outlets, whilst on the upper floors one will find an established hair salon, the aforementioned medical centres and a host of other specialty shops and services. With over 200 complimentary parking lots, VERVE® Shops will provide a hassle free experience for shoppers and diners.

Other confirmed retailers in VERVE® Shops include myNEWS.com, AKI Hair Studio, La Casa Restaurant & Bar and more.

Retailers interested to operate in VERVE® Shops can contact BKP's Marketing & Sales team at +603-7980 8999.

VERVE® Suites Mont'Kiara Wins "Project of the Year" Accolade



Nicole Van Den Steenhoven (centre) and her landscape team share a light moment at one of the VERVE® Suites Mont'Kiara sky lounges.

It was another memorable moment for the VERVE® Suites Mont'Kiara homeowners in April when the development won "Project of the Year 2013" at the Malaysia Landscape Architecture Awards. On the same night, BKP also won the "Excellence Award" – the highest accolade in the Property Developer category. These recognitions were awarded by The Institute of Landscape Architects Malaysia (ILAM), a professional body for landscape architects in Malaysia, after a series of site visits and rounds of selection.

"When we design the landscape or facilities for our projects, customer needs and expectations are always our priority. We are passionate about our living concepts in which our customers will love to stay and engage with their communities. Happiness and satisfaction for our homeowners is our main objective and being recognised with awards is an bonus for us," said BKP's Group Managing Director, Datuk NK Tong.

In addition to innovation and functionality, BKP has also emphasised the sustainability aspect of the project since the planning stages. "We always look at the long term maintenance aspect of landscaping and add value at a manageable cost. Landscaping mustn't just look good today. It must look even better tomorrow and in the years to come," NK added.

Both "Project of the Year" and the "Excellence Award" were received on the night by Nicole Van Den Steenhoven, BKP's Senior Manager for Landscape. Nicole, who hails from the Netherlands, has had a passion for plants and landscapes since childhood. She and her team designed and implemented the innovative landscapes at VERVE® Suites Mont'Kiara.

"During the design stage, we must address the needs of people who will be staying in the project. We always try to find out what they want and then create possibilities. Design must be malleable, and our satisfaction is seeing residents enjoying the space that we have created," Nicole said.

VERVE® Suites Mont'Kiara offers fully-furnished service suites along with over 100,000 sq. ft. of facilities in the sky lounges and on the shared pool podium level. The project is fully sold with the last tower handed over to homeowners in December 2013. BKP is now building on the VERVE® living concept with its new project – "VERVE® Suites KL South".



The front of VERVE® Suites Mont'Kiara.



VERVE® Suites Mont'Kiara offers fully-furnished service suites along with over 100,000 sq. ft. of facilities in the sky lounges and on the shared pool podium level.



The Vertigo Sky Terrace in Block A has a magnificent view of the Kuala Lumpur skyline.

Cover page: Nicole receiving an award from Yong Bun Fou, Deputy Secretary General for Policy and Development of Urban Wellbeing, Housing and Local Government Ministry. On the far left is Dato' LAr. Ismail Ngah, Vice President of the International Federation of Landscape Architects (IFLA), and on the far right is ILAM President LAr. Mohd Fadrillah Mohd Taib.

Visitors Rank Koharu Resort Highly on TripAdvisor

Visitors to BKP's first overseas project, Koharu Resort Hotel & Suites in Hakuba, Nagano, Japan, have shared their positive experiences and memories on TripAdvisor. Although it only officially opened in December of last year, Koharu Resort's ranking has catapulted in the ratings to #17 of 417 for "Specialty Lodging in Hakuba" (as of May 2014).

Koharu Resort is strategically located next to the Happo-One Winter Resort, one of the competition venues for the Nagano 1998 Olympics. Offering spacious apartments with modern interiors, Koharu Resort has beckoned many tourists (especially from Australia) to spend their winter holiday skiing in one of Japan's most famous skiing areas. The resort was in high demand during the winter months and completely booked over Christmas.

The first phase of the resort offers 16 units of accommodation ranging from studios, 1-bedroom and 2-bedroom apartments, to 3-bedroom penthouses. All units are fully equipped with everything a traveller requires, from cooking facilities to a washer/dryer machine.

Helen from Brisbane shared on TripAdvisor that she enjoyed the "gorgeous and modern self-contained apartment with everything you may need including heated floors and a drying room in your bathroom so your ski clothes are dry for the next day."

Additionally, Koharu Resort accommodates an outlet of Central Snow Sports to provide the newest range of ski and snowboard products, and the restaurant "Sakura" - famed for its freshly-grated wasabi. Sakura was fully booked throughout the high season.

For sales enquiries and room bookings, please visit www.koharuresorthotel.com.



The spacious 3-bedroom Penthouse Suite at Koharu Resort.



Central Snow Sports offers ski and snowboard products and is located conveniently within Koharu Resort.



Review on TripAdvisor:

"Doesn't get better than this!"

☆☆☆☆☆

...Koharu was perfect for us. The apartment was beautiful and had everything we needed... We had a one bedroom for 3 of us and it was quite roomy. The view is beautiful, there is a beautiful restaurant in the building, Central Snow Sports is next door, and access to Sakka ski area is a 2-min walk away. Shuttles to other ski areas stop out front or at Sakka so it's very convenient.

Tori and Henry the managers are so welcoming and helpful and nothing is too much trouble. They have a great team with them... This is our 5th time to Hakuba for skiing and we will return to Koharu.

Room Tip: They have a variety of rooms from studios to connecting rooms for larger families.

Gail S, Sydney
January 2014



Gail S from Sydney enjoyed Sakura, a "beautiful restaurant."



Sakura is famous for its delicious meals and freshly-grated wasabi.



Lion Dance with A Touch of Charity

Residents of Hijauan Kiara and VERVE® Suites Mont'Kiara were invited by BKP to attend a spectacular lion dance performance in conjunction with Chinese New Year. This year, the children of Ti-Ratana Welfare Society were invited to perform instead of the usual professional lion dance troupe.

"We were thinking of a different way to celebrate the festive season with our residents this year. After some discussion, we decided to engage the children from Ti-Ratana as the performers so that BKP and the residents could contribute to a charitable cause and celebrate the Lunar New Year with the children," said BKP's Group Managing Director, Datuk NK Tong.

Close to 200 residents attended the performance at either Hijauan Kiara or VERVE® Suites Mont'Kiara, held on two separate days. They were impressed by the exhilarating lion dance performed by children aged 5 to 18 years old, and treated to special appearances from the jovial God of Prosperity and Big Head Buddha. In addition to the lion dance, S. Suresh (who grew up at Ti-Ratana Children's Home) gave a "face-changing" performance. The crowd was thrilled by his quick mask changes and cheerful character.

"We are happy to be able to contribute to Ti-Ratana Welfare Society and give angpows to the kids from the Home. Our family is having a good time here celebrating this auspicious festival with them," said Mdm Sue Ho, a resident of Hijauan Kiara.

To offer assistance or contributions to Ti-Ratana Welfare Society, contact Cheong Chew Lin at +603-7988 1818.



Residents celebrating Chinese New Year with the "lions" and God of Prosperity from Ti-Ratana Welfare Society.



Suresh's performance engages the crowd at Hijauan Kiara.



NK (second from right) hands over declared items to Ms Mary Anne of Jumble Station.

Declare for Good Purpose

Jumble Station, a local non-profit organisation that raises funds to assist single parents in need, received a donation of 22 hampers and around 140 miscellaneous items from BKP. These were items handed in by BKP team members, in line with the company's core value of integrity.

Under BKP's Code of Ethics, team members are required to declare to the Management any gifts they may have received from business associates, suppliers or customers, in order to strive for transparency and fairness in all dealings.

To offer assistance or donations to Jumble Station, please contact Ms Mary Anne at +6016-220 2958.

Building Dreams with Kids



Kids of Praise Emmanuel Children's Home (PECH) started planning their dream journeys when BKP team members guided them in creating their own dream books during a recent visit. The visit was organised by BKP's Marketing and Property Services departments as part of their annual affairs and initiatives to reach out to needy homes.

"We are always keen to organise activities that are both educational and fun. After all, BKP's core purpose is to enrich the lives of others through meaningful engagement. This year, the team wanted to help the children to discover their goals by creating their dream books. It will be an aspiration and reminder for the children to take effort in building their future," said BKP's Group Managing Director, Datuk NK Tong.

BKP team members explained to the kids the importance of setting goals, and guided the children in creating their dream books, which featured their ideal lives.

"Discovering and pursuing dreams are like going on a journey. It was amazing to see how the children gave thought to their future when they were asked to visualise their dreams. There was so much variety in their dream books, covering their dream professions and lifestyles. However, one of the similarities among them was to own a house where they can stay with their family," shared Alex Chua, BKP's Marketing and Sales Senior General Manager.



Children from PECH working on their dreams.



Siva Daniel carefully building his dream book.



Group photo of the children and BKP team members (in blue t-shirts).



Swee Mei, a resident at PECH, sharing her dream book.

I learnt about how to build my dream book, and I believe my dream will come true. I hope to own a bungalow and stay together with my family when I grow up.

~ Swee Mei, 15

To offer assistance or contributions:
 Mr. Christopher K. Michael
 +6012-630 3672
 pech@praise-emmanuel.com.

A Splashing Rainbow Easter!



A concentrated game of "Fill 'Er Up!" is underway...

The children at Hijauan Kiara had an "egg-citing" time this Easter. Swimsuit-ready, they kicked off the celebrations at the children's pool by having a splashing fun time even before the first game of the day, "Rainbow Tag". After successfully searching out all the poster colours, the children got their faces painted, donning the Hijauan Kiara pool podium with rainbow hues.

Next came the long-awaited "Easter Egg Hunt". The kids jumped into action with their baskets to search for as many Easter eggs as possible. The two children who finally found the "Golden Eggs" each won a cute bunny plush toy.

Last but not least, everyone paired-up for a game of "Fill 'Er Up!" which required one teammate to squirt enough water into the other's cup with the given water gun. Apart from games, tattoo and manicure parlours were also set up for the children.



All set for the 'Easter Egg Hunt' in Hijauan Kiara...

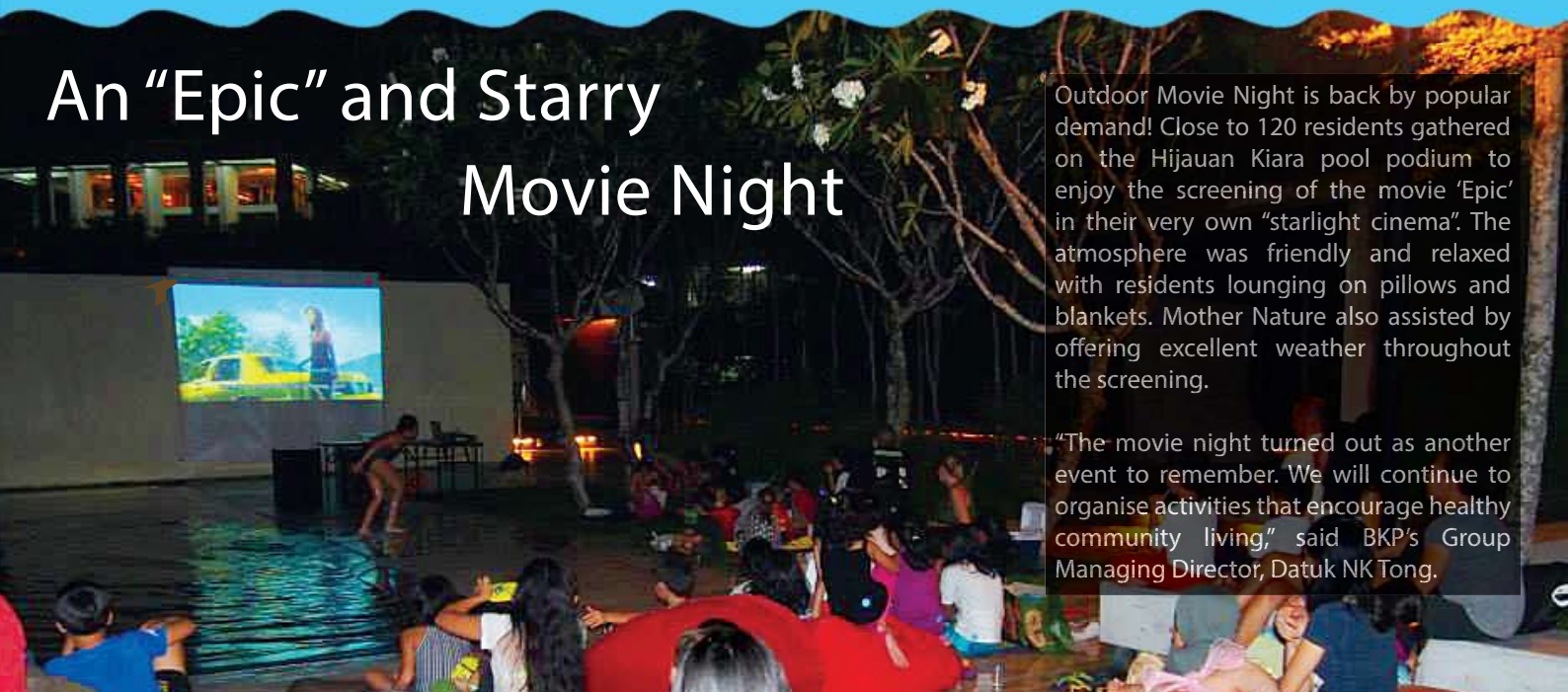
"It was definitely a day of fun and bonding for all the families. I am grateful that BKP team members continue to engage our residents in meaningful ways with activities," said BKP Group Managing Director, Datuk NK Tong.

"Thank you all for your hard work. Kids loved it as always!" said Judy Harney, a resident at Hijauan Kiara.



It's prizes galore for the kids at Hijauan Kiara!

An "Epic" and Starry Movie Night



Outdoor Movie Night is back by popular demand! Close to 120 residents gathered on the Hijauan Kiara pool podium to enjoy the screening of the movie 'Epic' in their very own "starlight cinema". The atmosphere was friendly and relaxed with residents lounging on pillows and blankets. Mother Nature also assisted by offering excellent weather throughout the screening.

"The movie night turned out as another event to remember. We will continue to organise activities that encourage healthy community living," said BKP's Group Managing Director, Datuk NK Tong.

A Night of Light at Kuala Selangor



Thumbs up! Residents representing 8 nationalities reflect on a memorable trip to Kuala Selangor.

24 residents representing 8 nationalities from Hijauan Kiara and VERVE® Suites Mont'Kiara ventured to Kuala Selangor for eagle-feeding and a firefly tour organised by BKP recently.

A boat ride for the wild-eagle-feeding was followed by a sumptuous seafood meal and shopping in the evening. As night fell, the group went for the highlight of the tour... watching fireflies. Views on the Selangor River were magnificent to behold. The mangroves lit up like Christmas trees in the glow of one of the biggest firefly colonies in the world. Silence befell the residents as everyone admired the fireflies in their natural habitat.

"This is my first time to Kuala Selangor and it's really exciting. The tour was well organised and the tour guide was knowledgeable and entertaining. The trip allowed me to meet some interesting neighbours and to get acquainted with BKP's team," said Bernard Lawes, a resident of VERVE® Suites Mont'Kiara.

"I am glad that the residents got to enjoy this marvel of nature," said BKP's Group Managing Director, Datuk NK Tong.



Shopping for local products such as prawn crackers.



The eagle-feeding session is a new experience for residents.

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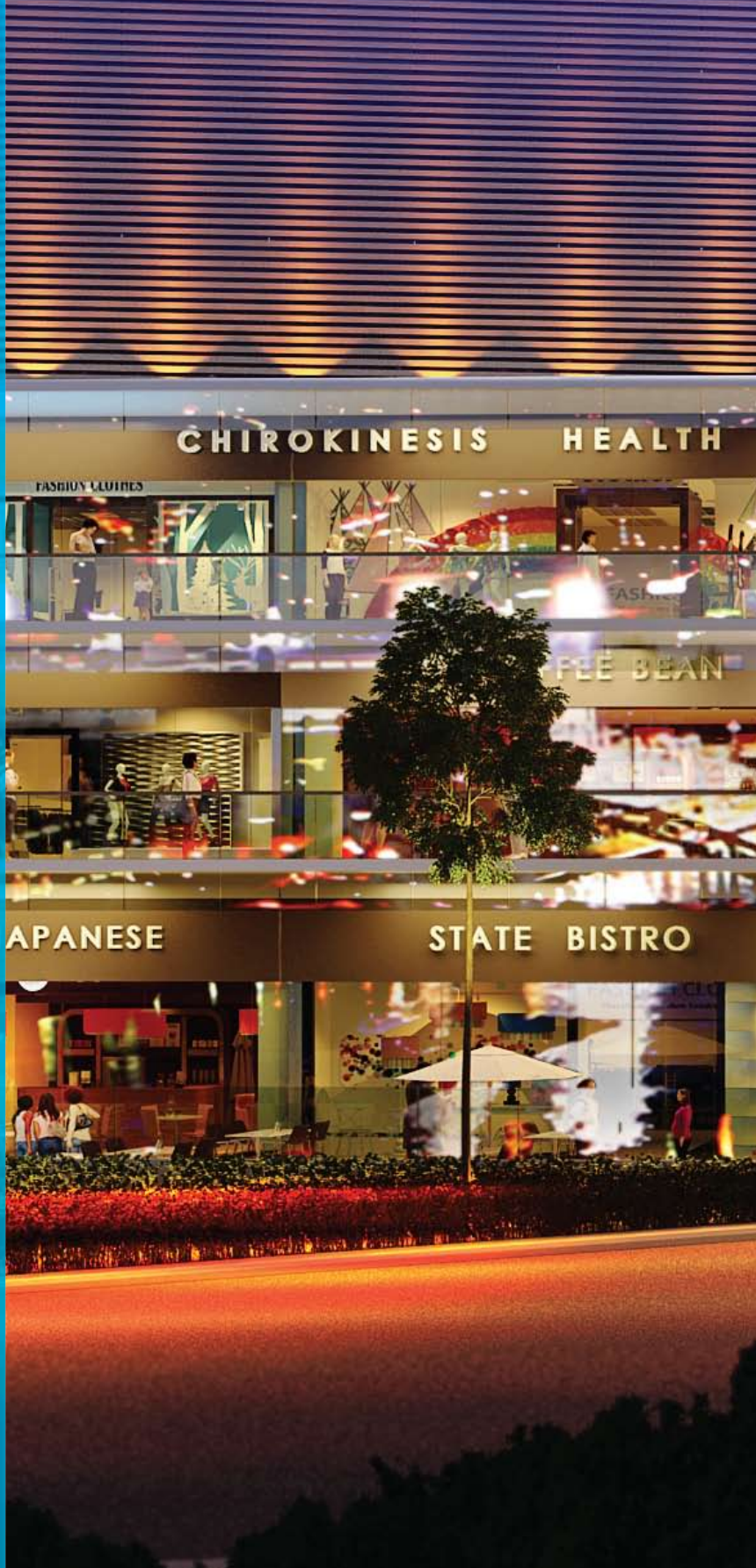
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BUKIT KIARA PROPERTIES SDN. BHD. (216311-K)

Headquarters: Penthouse, Block B-13A-P1, Plaza Mont'Kiara, 2 Jalan Kiara, 50480 Kuala Lumpur, Malaysia.

TEL: +603-6201 0118 FAX: +603-6201 3139 E-mail: bkp@bukitkiara.com Website: www.bukitkiara.com/www.vervesuites.com

BKP Gallery, KL South, 1583, Ground Floor, Jalan Klang Lama. Batu 4½. 58000 Kuala Lumpur, Malaysia.

TEL: +603-7980 8999 FAX: +603-7980 9003 E-mail: marketing@bukitkiara.com