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**BUKIT KIARA
PROPERTIES**
For Innovative Lifestyles

BKP HIGHLIGHTS

PP13313/06/2013(032204) Vol.1(2017)



BKP Expedites Payment for Quality Work

Over 200 BKP's contractors and suppliers were delighted when they received the good news that the processing of their contractors' payments would be reduced from once a month to every two weeks.

The initiative is rolled out to assist contractors to maintain a healthy cash flow during this challenging time, and to encourage them to deliver better quality for the VERVE® Suites KL South project developed by BKP.

"In the current business environment, many business associates are facing challenges due to tight cash flow, volatile material pricing and unpredictable currency exchange rates. We would like to help them to manage this by processing their payments every two weeks. It is timely that we rise to the occasion together and work as a team," said BKP's Group Managing Director, Datuk NK Tong at BKP's Business Associates Dinner.

“ With the easing of contractors' cash flow, it will help the wheels to turn better and faster. In return, we expect our contractors to put their best people on our job and to deliver quality work for our project, ” NK said.



BKP hosts Business Associates Dinner annually to thank its business partners for delivering quality work.



BKP's team members and business associates getting ready for the annual bowling competition.



BKP's Group Chairman Dato' Alan Tong (second from left) and NK Tong (far right) posing with business associates and team members before the dinner.

He also requested contractors to issue prompt payment to their sub-contractors and workers, to ensure good quality from the beginning, instead of spending unnecessary time and costs in rectification works.

BKP's Business Associates Dinner is an annual event hosted to appreciate BKP's business partners, and to foster stronger working relationships among the team.

"This is the first time I have attended a business associates dinner hosted by developer. It is a great bonding opportunity for all us. We can see that BKP has put in a lot of effort to assist business associates and customers in achieving their respective goals," said Jeannie Tham from The Trend Realty.

A few weeks prior to the dinner, BKP's business associates were invited to an annual bowling competition for a fun and friendly match with other working partners.

Upon the completion of the first tower of VERVE® Suites KL South last year, bankers, contractors and media members were also invited to visit its pool podium and facilities. The initiative helped to enhance the value of the project through bank valuation, project quality and media publicity.



Investing in Better Quality

The newly completed tower at VERVE® Suites KL South has achieved a high First Time Quality (FTQ) score of 72%.

“ This means that 72% of the units were handed over to homeowners on the very first inspection, without touch-up requirements. ”

Since the handover of the first tower in last September, more than one hundred homeowners have received their keys to the units as at January 2017. With more than 100 data points, the FTQ measurement becomes an objective and credible measure of quality for the project.

"The FTQ score of 72% has surpassed the highest we have achieved, at the last tower of VERVE® Suites Mont'Kiara, which stood at 66%. It is a reflection of the team's commitment towards quality and customer delight," said BKP's Group Managing Director, Datuk NK Tong.

In addition to the high FTQ score, VERVE® Suites KL South also recorded a Net Promoter Score (NPS) of 62. NPS is a customer loyalty metric used to gauge the loyalty of a company's customer relationships. It has been widely adopted with more than two thirds of

Fortune 1000 companies using the measurement.

An NPS score that is positive, i.e. higher than zero is good, and an NPS of +50 is considered excellent.

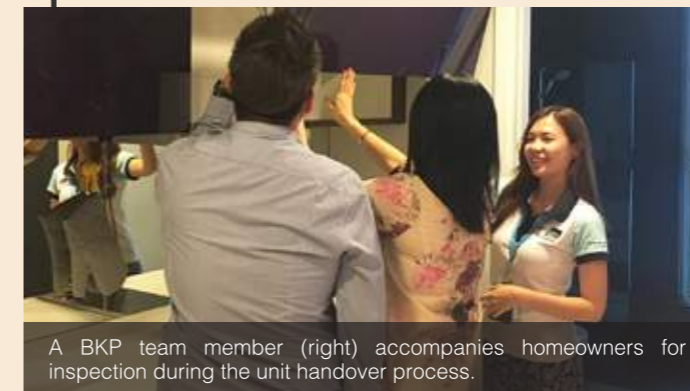
"We love how everything is communicated and executed, and the quality is prominent. The sales and handover team are very pleasant and cheerful. We have a good experience overall!" said Mr. Mahendran, a proud homeowner.

Located on Old Klang Road, VERVE® Suites KL South features fully furnished designer suites with an iconic Sky Bridge at Level 13A.

Prior to handing over the units, BKP team members from different departments took part in a series of unit inspections and briefings to ensure a smooth handover process.

"We want to deliver quality products to customers who have invested their trust in our project. The team will continue to work towards better quality for all our customers," NK added.

"The team at BKP is friendly and they take good care of their customers. We had a very pleasant experience from the day we purchased the property till it was being handed over. The product is delivered as promised. Excellent!" said Ms. Foo, another delighted homeowner.



A BKP team member (right) accompanies homeowners for inspection during the unit handover process.



Landscape Transformation at VERVE® Suites KL South

Residents at VERVE® Suites KL South can now enjoy the green environment, and be pampered in the soothing ambience at their own facilities decks.

The Landscape Architect for the project, Nik Malik Bin Nik Zainal Abidin and his award winning team from MLA Landscape Architects, have transformed the Pool and Recreational Decks at Level 2 and Level 3A respectively into landscaped gardens and luscious greenery, perfect for relaxation and rejuvenation.

The plants are flourishing at both decks, and the Herb Garden at Level 3A will keep those who like to

cook with fresh herbs excited. The wide selection of fresh herbs will add healthy and aromatic flavouring to the residents' meals.

The gardens are home of various types of plants, flowers, and herbs including *Citrus Maxima* (Lime), *Ocimum Basilicum* (Basil), *Murraya Koenigii* (Curry tree), *Lemongrass*, *Camellia Sp*, *Water Jasmine*, and etc.



A Breakfast Chat with Dato' Alan Tong

Dato' Alan Tong is known for developing Mont'Kiara — transforming what was formerly a rubber estate into one of the most exclusive addresses in Malaysia. He is passionate about promoting high-rise living, and was dubbed as “Condo King” by Singapore Business Magazine in 1994.

“I wanted to be an architect. I did not even know what property development was about then. It was only after I started my own architectural office that I learnt so much about property development, and I decided that I should be a developer myself,” said BKP’s Group Chairman Dato’ Alan Tong, who shared his humble beginnings during the inaugural ‘Breakfast Chat’ session organised by TheEdgeProperty.com last October.

“Back in the 1990s, I saw that there were increasingly more cars on the road. The population was ever increasing. I was thinking, instead of spreading out our development, why not build upwards? When you build upwards, the sky is your limit,” Dato’ Alan Tong shared.

On advice to first-time homebuyers, Dato’ Alan Tong said that the connectivity of the potential new home is a key consideration, and it is also important not to overstretch budget.

“You do not want to stay in an area where you will take a few hours to travel to and from work. Those

three hours you spend on the road should be used for more productive activities and not in a traffic jam,” he said.

First-time homebuyers, he added, have to consider their financial circumstances and be frugal if they need to be.

“I have learned from my late father to not overstretch when it comes to spending. My father was a migrant from China who came to Malaysia to make a living for his family. Out of his 13 children, he managed to send eight overseas to study. When he passed away, he left a bus company, 150 employees and four pieces of land in Klang. He was able to do it because he was frugal in his spending,” said Dato’ Alan Tong.

“It is important that we are able to pay off our debt once we have borrowed it,” he added.

The event was presented by BKP and TheEdgeProperty.com. A full house of 125 people turned up at the VERVE® Suites KL South to listen to the breakfast chat which was facilitated by TheEdgeProperty.

com managing director and editor-in-chief Au Foong Yee.

During the session, Dato’ Alan Tong also shared about his experience as a property developer who had sustained his business through multiple recessions. He talked about perseverance, foresight, calculated risk, faith and timing as crucial factors that brought him through those challenging times.



Dato’ Alan Tong sharing his experience in the Breakfast Chat session facilitated by Au Foong Yee.

For the full video on the session, search YouTube on ‘A breakfast chat with Dato’ Alan Tong’.

A Splashing Fun Time

at #VERVEPoolScape



“ About 100 media members and social media influencers had a fun and exciting pool party at the pool deck of VERVE® Suites KL South last October. ”

Themed #VERVEPoolScape, the pool party was hosted to generate awareness and to enhance the value of VERVE® Suites KL South, to benefit the homeowners.

“ We believe the awareness and endorsements from all the events that we organised will reaffirm the branding of VERVE® Suites KL South and lead to better rental values and capital appreciation for our homeowners, ”

said BKP's Group Managing Director, Datuk NK Tong.

The pool was transformed into a lively and inviting 'playground' with colourful floats of different sizes and shapes, including unicorns, swans, duck, flamingos, and donuts. The young and vibrant social media influencers were quick to get into their swim wears, jump onto the floats and dip into the pool!

Guests were treated to a delightful selection of cocktail canapés and a sumptuous buffet dinner amidst the beautiful setting of balloons in white, tiffany blue and light pink. Complimentary manicure, hand massage and tattoo services were also available for some pampering sessions. In addition, the flower market was a feast for the eyes with its lovely mini hand



bouquets of red, cream and pink roses, pink and yellow gerberas, white ping pong, orchids and filler flowers.

“Maintaining a good relationship with all our business associates, customers and team members is the utmost priority in BKP. Members of the media have played a vital part in marketing our brand to the public and this is our way of saying thank you to them,” said NK.

“Additionally, we also acknowledge the importance of social media in today's society. We hope to reach out to younger generations by engaging more social media influencers,” NK added.



HouseWarming

POOL PARTY

Over 200 homeowners and guests had a wonderful evening at the VERVE® Suites KL South Housewarming Pool Party early this year.





A Memorable Housewarming Party for All

The event was organised to celebrate the handover of VERVE® Suites KL South, and to thank homeowners for their ongoing support of the project.

An event, themed 'Housewarming Pool Party', was recently held at the pool and recreational decks of VERVE® Suites KL South, which were donned with balloons, fairy lights and ambient lighting. The festive mood of the New Year and party atmosphere built up the excitement amidst happy homeowners and their guests.

"The setup and lightings at the pool deck are stunning. The food is really good too. That's the top-notch service from the BKP team," said Mr. Mahendran, one of the delighted homeowners.

"We are glad to have so many homeowners and guests joining us this evening. At BKP, we believe that our relationship with homeowners truly begins with the handover of the keys. It signifies a milestone in our continuing relationship,"

said BKP's Group Managing Director, Datuk NK Tong.

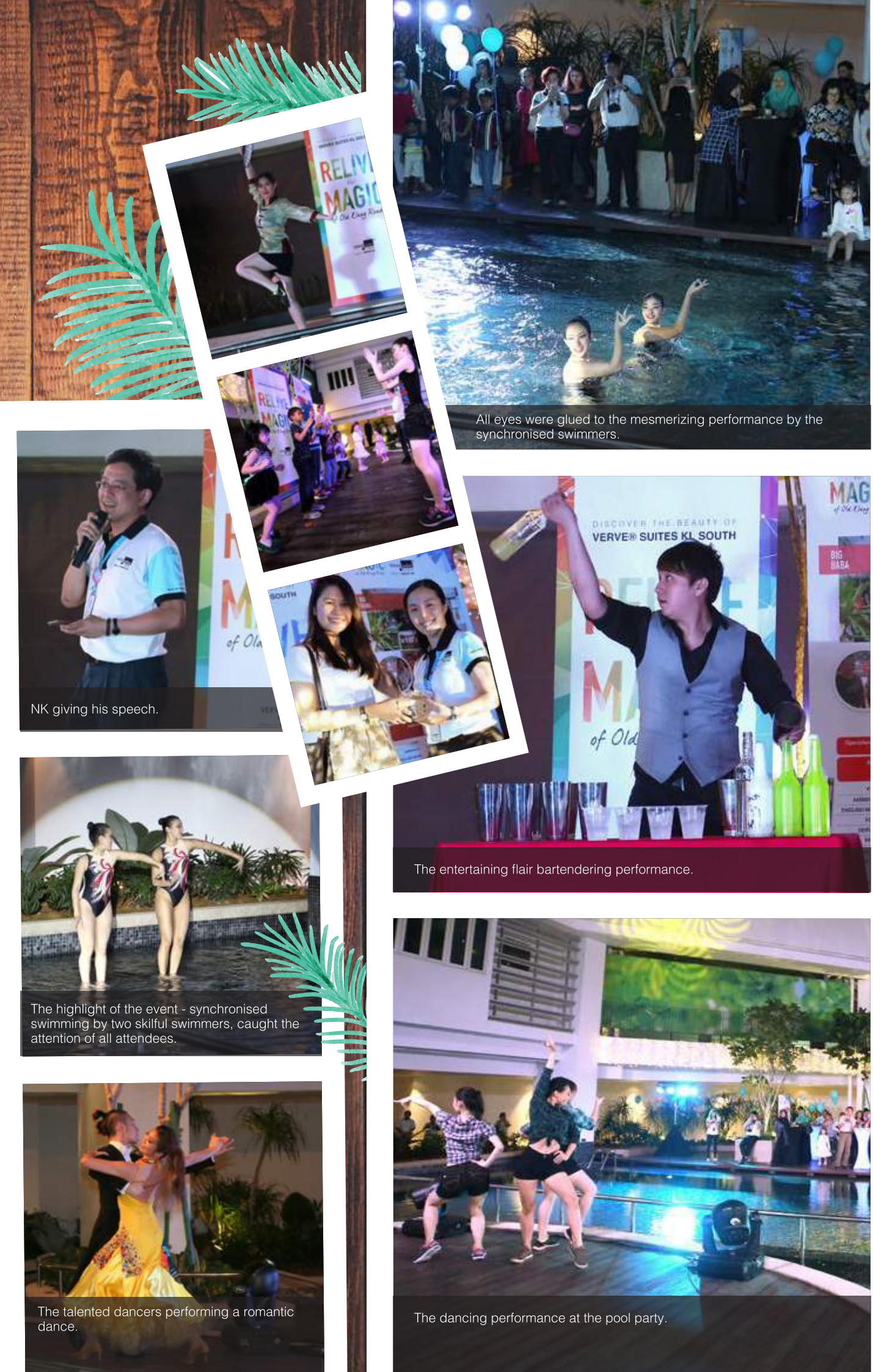
"When we first came here, everyone asked – 'Why Old Klang Road?' But now, everyone asks – 'Which one in Old Klang Road?' I am glad to

see the continuous transformation of Old Klang Road into a happening neighbourhood. It is even more heartening to see through the completion and handover of VERVE® Suites KL South to our proud homeowners. Thank you to all our homeowners for your confidence in BKP and our project," added NK.

As the night fell, the glittering lights created a shimmering skyline making the pool and recreational decks the perfect backdrop for an evening pool party. Throughout the evening, the party was filled with laughter as guests enjoyed a line-up of entertainment for the evening, including dancing, flair bartending, and synchronised swimming performances. Homeowners also mingled with each other, and took the opportunity to know their neighbours better.

"This event is truly awesome, it strengthens community ties and promotes fun living. I felt like I was attending a party together with a big extended family. Thanks BKP for organising this!" said Derek, a homeowner who has moved into VERVE® Suites KL South recently.

The high intensity party ended with guests caught up in the great atmosphere, clapping along and tapping the tables, and a group of energetic children having fun dancing on the stage.



NK giving his speech.

The highlight of the event - synchronised swimming by two skilful swimmers, caught the attention of all attendees.

The talented dancers performing a romantic dance.

The entertaining flair bartending performance.

The dancing performance at the pool party.

All eyes were glued to the mesmerizing performance by the synchronised swimmers.

"Beautiful setup and stunning lighting setup at the pool deck. Food is very good. Top notch service by VERVE® Suites team."
Mahendran

"Interesting performances, great food. Thumbs up!"
Ms. Shirley

"The Magic of VERVE® Suites KL South is truly a memorable event for my family, relatives and friends. Thank you so much to Bukit Kiara Properties."
Chiang

"Atmosphere was nice. Good selection of food."
Michael

"Nice ambience, lightings & decorations are good. The set-up of food / buffet area is nice. The stage beside the pool gives the audience a good view from the other side. Good job!"
Leong

"It was really nice. We enjoyed a lot. We loved all the ceremony and program. Thank you."
Ekram

"Decoration, services and food are good! Thumbs up to BKP!"
Regina

"Nice. Presentable. Great and memorable!"
Lee

RELIVE *the* MAGIC *of Old Klang Road*

Food is a universal language that brings people together. When you move into a new neighbourhood, besides getting to know your new neighbours, knowing where to find good food around the area will make you feel more at ease and at home.

With this in mind, Bukit Kiara Properties (BKP) has published a booklet themed 'Relive the Magic of Old Klang Road', to help homeowners and tenants get familiar with VERVE® Suites KL South and its surrounding areas. This booklet provides a food guide and useful contacts of the authorities, utility companies, medical facilities and radio taxi services.

"Old Klang Road is one of the oldest historical roads in Klang Valley. This established area is full of hidden gems, especially restaurants and cafes with delicious food and great ambiance.

“ Our team has shortlisted 20 eateries that represent a wide variety of choices, to enable our homeowners and tenants to rediscover the beauty of Old Klang Road, and at the same time, create their own stories here, ”
said BKP’s Group Managing Director, Datuk NK Tong.

"This special project is in line with BKP's Core Values of Innovation and Caring. In BKP, we strive to do things differently by thinking out of the box," NK added.

Interested to find out more about good food in Old Klang Road? Follow us on Facebook or call us at +603-7980 8999 and get a "Relive the Magic" booklet from us!



Join Us Online

for Fun Activities and Updates!

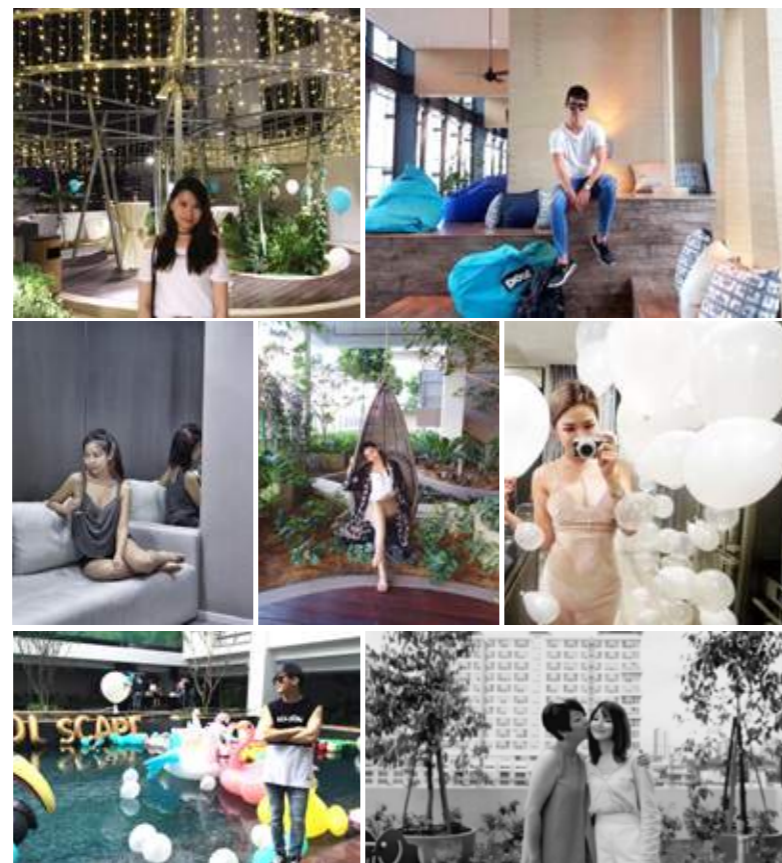
Come and join **Bukit Kiara Properties** on our Facebook and Instagram pages now!

Be the first to be updated on BKP happenings, and stand a chance to win attractive prizes via our social media contests and campaigns.

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The dynamic living concept of VERVE® Suites KL South has attracted mainstream media and popular social media influencers to feature the project on their platforms. Check out some nice photos shared by them and the public during our recent #VERVESuitesKLS hashtag campaign.



In addition, one of Malaysia's top English magazines, CLEO, has released a video on CLEO Malaysia Lifestyle. The video features the lively and colourful lifestyle at VERVE® Suites KL South. Do watch the video on our BKP Facebook Page!



Wholesome Offerings

at La Juiceria Superfoods

The health-conscious can now rejoice as La Juiceria Superfoods has opened its doors at VERVE® Shops Mont'Kiara! This new establishment has a warm and lively ambiance with its brightly lit purple walls and earthy wooden-crate elements.

An advocate of healthy eating, La Juiceria offers delicious and nutritious food with extensive varieties of breakfast, lunch and dinner from customised salads to healthy rice bowls and homemade pastas.



These food choices also go well with their signature cold-pressed juices which are unpasteurised and made raw from 100% fruits & vegetables, organic coffee, premium teas as well as premium smoothies.

La Juiceria Superfoods

Lot G-2, Ground Floor, VERVE® Shops, No. 8, Jalan Kiara 5, Mont'Kiara

03-6206 1663

fb.com/LaJuiceriaMY



Jolly Good Time

Guaranteed at Good Times!

If you are looking for a good time, head over to Good Times! New to the already impressive food and beverage establishments in VERVE® Shops Mont'Kiara, Good Times is a restaurant and wine bar that serves Asian-inspired menu in a warm and cosy space.



Whether you are craving for local Asian delicacies or some Western comfort food, Good Times has what it takes to satisfy your taste buds. Their impressive wine list also offers a selection of fine wines which will guarantee you a good time with family and friends.

A child-friendly restaurant, Good Times has a specially-designed play area to enable parents to enjoy a stress-free meal.

Good Times Eatery and Wine Bar

Lot G-3, Ground Floor, VERVE® Shops, No. 8, Jalan Kiara 5, Mont'Kiara

03-6211 9003

fb.com/GoodTimesEatery





Zombies Attack!

VERVE® Suites Mont'Kiara was recently infested by a bunch of zombies when 98 residents attended the Halloween Party in their spooky zombie outfits.

The annual event, organised by VERVE® Suites Management Office and sponsored by Bukit Kiara Properties (BKP), provided a platform for the residents to get together with family and friends, besides giving them the opportunity to express their creativity through their outfits based on the theme.

Some fun and interactive games were lined up for the evening such as *Knock Down the Zombie*, *Dancing Musical Chairs* and *Hungry Zombie*. The highlight of the evening was the hilarious *Zombie Fashion Runaway*, where residents had the opportunity to flaunt their innovative and outrageous costumes. The residents were also asked to introduce themselves and to share the details of their costumes and preparations for the night.

"Thank you for organising the party. We had a great time dressing up in costumes and participating in games!" exclaimed Farah, a resident of VERVE® Suites Mont'Kiara.

Another resident, Akira said, "It was a great opportunity for me to spend some time with my family and to get to know my neighbours."

“ At BKP, we believe in promoting a healthy and conducive community living among the residents. As a caring developer, we actively engage residents with events such as this to make their stay at VERVE® Suites Mont'Kiara more enjoyable and meaningful, ” said BKP’s Group Managing Director, Datuk NK Tong.



Residents receiving prizes at the party.



“Inside Out,” on Sky Bridge

27 children from House of Joy and Precious Children's Home were hosted to a movie, games session and buffet lunch at Vercadicos Sky Bridge, VERVE® Suites KL South recently, in conjunction with the school holiday and festive season.

The special event is part of Bukit Kiara Properties (BKP)'s Caring Hands initiative to reach out and give back to the community.

The children, aged 4 to 17 years old, arrived at VERVE® Suites KL South in the morning, and were ushered to the Sky Theatre on the iconic Vercadicos Sky Bridge for a private viewing of an inventive animated film by Disney Pixar - 'Inside Out'.

"Vercadicos Sky Bridge is very unique and I've never seen it anywhere else. This is our second time here and the children really love it! The movie selection was excellent, as it teaches them about the mind and reality. This outing provides the children an opportunity to de-stress, away from their home. Thanks to BKP for remembering our precious children again at this beautiful time of the year," commented Evelyn Robert, the caretaker of Precious Children's Home.

After the movie session, a lunch buffet was served in the Sky Kitchen. The children and their caretakers were joined by BKP's Group Managing Director, Datuk NK Tong, and Chief Operating Officer, Fan Len Kuan.

Joe, a 16-year old teen from Precious Children's Home said, "It is my first time here and I had a lot of fun. The

“ We hope this little gesture brings joy and happiness to the children, especially with Christmas around the corner. In BKP, we believe in active engagement with the society which helps to build a strong relationship that goes a long way, ” said NK.

movie was interesting. It has inspired us in many ways and we are ready to kick start the New Year!"

BKP also thoughtfully selected and prepared Christmas gifts for each of the children according to their ages. The gifts were presented to them by NK after the games session. The children's faces lit up, and shone with joy and happiness in their hearts.

"I enjoyed the movie and today's event very much. I hope to come here again," exclaimed the four-year old Pui Cheng from House of Joy.

To offer assistance or contribution, please contact:
Precious Children's Home
 Evelyn - 016-361 4733
House of Joy
 Lesley - 019-339 2847 or 03-8070 4497

Commissioner of NYC

Amazed by VERVE® Suites Mont'Kiara

It was a clear night when the Commissioner of New York City Department of Parks and Recreation, Mitchell J. Silver, came and visited VERVE® Suites Mont'Kiara.

Silver was in Kuala Lumpur recently to speak at the 8th International Conference on World Class Sustainable Cities 2016, jointly organised by the Real Estate and Housing Developers' Association (Kuala Lumpur), Pertubuhan Akitek Malaysia and Malaysian Institute of Planners. The conference carried the theme "City Spaces, Public Places".

The Commissioner was impressed with the details put in developing the project, especially the Versilica Sky Beach in Tower D of VERVE® Suite Mont'Kiara. The visit, led by BKP's Group Managing Director, Datuk NK Tong, was one of the projects visited by Silver when he was in Kuala Lumpur recently. He was also amazed by the beautiful skyline of Kuala Lumpur after viewing it from the Versilica Sky Beach.

As the first planner to hold New York City's Parks and Recreation commissioner's post, which he assumed in May 2014, Silver oversees the management and planning for and operations of nearly 12,000ha of land, which includes parks, playgrounds, beaches, marinas, recreation centres, wilderness areas and other assets. Silver brings with him nearly 30 years of experience in the areas of comprehensive planning, place-making and implementation strategies.



Silver (third from left) was amazed by the beautiful skyline of KL and the Versilica Sky Beach.



"YEEHA"

On the New Year

Over 100 VERVE® Suites Mont'Kiara residents ushered in the New Year with style in the company of families, friends and neighbours at the Versilica Sky Beach, VERVE® Suites Mont'Kiara.

Creative decorations and props such as a handmade 'jail', 'Wanted Dead or Alive' posters and cowboy hats were put up at the event themed "Wild Wild West". Funky names were given to the refreshments served on that night such as 'Red River Chicken Wrap', 'High Noon Hotdog Puff', 'The Wild Bunch Pasta' and 'Monte Walsh Tropical'.

Residents and guests had the opportunity to break the ice and win amazing prizes by participating in games lined up for the evening. In 'Shoot 'Em All', participants were required to shoot a set of polystyrene cups arranged in a pyramid shape. Residents also had fun in the 'Catch That Cowboy' session, which they were asked to catch a 'cowboy' using a rope provided.

"The New Year's Eve party is one of the biggest events hosted by BKP in collaboration with the Management Office every year. It provides a platform for the residents to celebrate this special occasion with their families and friends close to home. When the clock strikes to midnight, the fireworks displays all over KL can be seen from the Sky Beach, 34th floor from the ground. The view is simply breathtaking," said BKP's Group Managing Director, Datuk NK Tong.

Love Adventure led to a Romantic Proposal

What was started as an online contest has led to a romantic excursion for a couple who visited VERVE® Suites KL South!

Mid last year, BKP launched the 'Love Adventure' contest to engage visitors to VERVE® Suites KL South. The lucky Grand Prize winner, Ms. Ho Wai Yern, walked away with a pair of return air tickets to Japan and a 5 day/4 night stay at BKP's Koharu Resort Hotel & Suites in Hakuba, Nagano, Japan, worth over RM10,000.



"My boyfriend, Jack, and I are so grateful to BKP for giving us an opportunity to visit Japan. Koharu Resort Hotel & Suites is such a wonderful and heart-warming place for a vacation. We felt so welcomed and completely at home," shared Wai Yern after returning from the trip.

"The team at the Koharu Resort was helpful and very friendly. They picked us up at the bus terminal and helped to arrange tour packages and served our requests enthusiastically throughout our stay!" she added.

The couple extended their trip to view the Mount Fuji, and that was where the romantic proposal took place. Jack knelt down before Wai Yern, in front of Mount Fuji and proposed to marry her.

"It was such a perfect moment, thank you BKP for making it all possible!" exclaimed Wai Yern.



An Auspicious New Year Celebration

Guests had a cheerful morning with a lion "dancing" across high poles at the BKP CNY Open House on 18 Feb 2017 at the BKP Gallery, in Old Klang Road.

BKP organised an award-winning acrobatic lion dance to signify a great start to a brand New Year of the Rooster, and to bring good luck and prosperity to the residents and visitors.

A God of Prosperity was also walking about, handing out mandarin oranges to guests.



Teaching Children to be Financially Savvy

23 children aged between 7 to 12 years old attended a Children Financial Planning Course at VERVE® Suites KL South, to learn about budgeting and resource allocation, managing income and expenses, and differentiating between "Needs" and "Wants".

The course "Save More with Your Piggy Bank" was carried out by a training provider- M3 Education, in collaboration with BKP as the venue sponsor. "It is important that the children learn to be financially savvy from young. We enjoy collaborating with service providers to organise such meaningful engagement programs which will benefit the community," said BKP's Group Managing Director, Datuk NK Tong.

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