

BULETIN

BINA PURI



VOL 28 (FEBRUARY 2010) KDN PP15 117/5/2008

CORPORATE NEWSLETTER OF BINA PURI GROUP OF COMPANIES

Marina Square, Al-Reem Island, Abu Dhabi, UAE



HIGHLIGHTS

- 3 Speech E.C
- 5 Message from MD
- 9 Al-Reem Island Family Day
- 14

YAB Prime Minister of Malaysia delivering speech at the ceremony

By : Editorial Board

Speech By **Y. BHG. DATO'**

Executive Chairman, Bina Puri Holdings Bhd
at Bina Puri Assembly 4 February 2010

FEBRUARY 2010

ADVISOR

*YB Senator Tan Sri Datuk Tee
Hock Seng, JP*

EDITORIAL BOARD

Chief Editor

Surati Sujor

HQ

*Nor Paizah Abd Wahab
Mohd Yusof Kasiron
Mohd Badrun Arshad*

Sabah/Sarawak Office

Patricia Pereira

Supporting Writers

*Sariyah Mohamad
Jessica Chua
Suraya Mat Arif
Iliyas Mohamad Razali
Mardiana Al Munir
Dayangku Norazahemi
Lim Sok Fong*

Human Resources Department

*Joanne Ng
Elaine Keh
Jane Lee
Jenny Tan
Innes Chen
Cheng Kai San
Sia Bee Yoke
Ronaiza Abd Ghani
Low Yoke Lan
Yap Siew Lai*

Assalamualaikum warahmatullahi wabarakatuh, salam sejahtera, and a very good morning.

I like to take this opportunity to wish all Directors in the Group, management and staff a happy, prosperous and fruitful New Year for 2010.

The global economic and financial environment of year 2009 has been extremely challenging particularly due to the global financial crisis that was sparked by the fall of one of the biggest global investment banks in United States, The Lehman Brothers in September 2008. This has created a snowball financial effect globally that became worst in the first quarter of 2009. This financial crisis has led to the significant reduction of world production, world trade and increased unemployment rate.

Many advanced and emerging economies entered into deep recession and several others well-known global financial institutions disappeared overnight. The global economic crisis saw policy makers and governments responding strongly by adopting immediate and proactive measures to protect their respective countries. For Malaysia, it is no exception.

Our Government has responded swiftly with the implementation of two Economic Stimulus Packages totaling RM67 billion (approximately US\$ 20.3 billion) which was announced on 30 November 2008 and 10 March 2009 respectively. Other countries which also announced their stimulus packages includes; United States (USD 787 billion), Germany (USD 118 billion), Indonesia (USD 6.32 billion), Thailand (USD 3.30 billion), Philippines (USD 7.01 billion).

The stimulus packages has been successful in stabilizing our economy when it was reported that "The Malaysia economy registered an improvement in the third quarter with a reduced contraction of 1.2% in the third quarter 2009 (2Q 09 : -3.9%) amidst positive growth in domestic demand and stabilization of the external demand. The growth impetus emanated mainly from domestic demand, as a result of stronger private consumption and higher public sector spending. Improvements in the global economy, particularly the regional economies, helped to stabilize the external sector. On the supply side, all economic

sectors, except agriculture, recorded improved performance".

This is a good indication that the financial crisis has reached its bottom and is now on the way to recovery. Our Prime Minister, who is also the Finance Minister, Yang Amat Berhormat Dato' Sri Mohd Najib Tun Razak while attending the APEC Forum in Singapore last November 2009 has announced that a 5.0% economic growth could be achievable with the new Economic Model that would be unveiled soon. This new economic model is crucial for Malaysia to remain competitive in view of the challenges from countries such as China, India, Indonesia and Vietnam which have attracted considerable Foreign Direct Investments (FDIs).

Many initiatives and measures which have been proposed by our Government for the 2010 budget are for the betterment of our living and to stimulate the domestic economy. These include:

- i) Introducing 1Malaysia Concept - People First, Performance Now.
- ii) Liberalising 27 sub-services and financial sectors.
- iii) Implementation of NKRA's and KPI's.
- iv) Abolishing the Foreign Investment Committee guidelines and establishing Ekuiti National Berhad (Ekuinas).
- v) Implementing programmes to ease the burden of Rakyat including rancangan perumahan rakyat and rural infrastructure.
- vi) Launching of Amanah Saham 1Malaysia to encourage domestic investment.

For year 2010, RM9 billion would be allocated for infrastructure projects, including, provision of RM4.7 billion for road and bridge projects as well as RM2.6 billion for water supply and sewerage services. Meanwhile, another RM899 million is reserved for rail facilities, RM820 million for ports and sea services as well as RM276 million for airport projects.

In addition to the RM 9 billion, the Ministry of Rural and Regional Development will spend some RM2.3 billion to construct and upgrade infrastructures in rural areas including :

- i) Construction of 510 kilometers of rural roads and 316 kilometers of village roads estimated at RM857 million. Areas in focus are Kapit, Lawas and Simunjan in Sarawak as well as Kinabatangan, Kota Belud and Keningau, Sabah.

MOHAMED FEISAL IBRAHIM

- ii) RM530 million is allocated for water supply to 16,000 houses and RM825 million for electricity supply to 30,000 houses.
- iii) Provision of RM88 million to implement 5,356 social amenity projects such as rural clinics, community halls and recreational areas.

All these projects planned by the Government are windows of opportunities for us, Bina Puri Group of Companies.

Ladies and Gentlemen:

On the domestic front, we have completed several projects in 2009 such as:

- The Dewan Undangan Negeri Sarawak Complex at Petra Jaya, Sarawak.
- Ipoh-Lumut Link Road and Diamond Interchange, in Jelapang.
- Infrastructure works for Universiti Malaysia Kelantan (UMK), Kampus Bachok, Kelantan.
- Taman Melawa Jaya Phase 2, Kota Kinabalu, Sabah.
- Students' College and Students' Centre at the Kolej Universiti Islam Antarabangsa Selangor (KUIS) Bangi, Selangor Darul Ehsan.

For our overseas operations, we have completed the following projects:

- Warehouse and a 3-Storey Office Building complete with Associated Infrastructure Work at Rojana Industrial Park, Ayutthaya, Thailand.
- 5 packages of the low costs housing schemes in Thailand namely at Bangplee, Romkloa, Tha Jean, Nong Joak and Nadee.
- While in Pakistan, we have completed The Club House at Phase VI DHA, Lahore.

With the dedication and efforts put in by the top management of Bina Puri Group of Companies, we have been awarded several new local projects namely:

- Construction and Completion of Earthworks, Piling Works, Pile Caps, Basement Slab and Basement Retaining Wall for the Proposed Commercial

Development, Jalan Tun Fuad Stephens, Kota Kinabalu, Sabah.

- Construction and Completion of the Foundation and Substructure Up to Ground Floor Slab for 13-Storey Plaza Merdeka, Kuching, Sarawak.
- Package 2, Universiti Malaysia Kelantan (UMK) Kampus Bachok, Kelantan and Vocational School in Kuantan, Pahang.

In Kuala Lumpur itself, we have been awarded several projects i.e.:

- Construction of Kem 92 Anggota Tentera Cawangan Khas (ATCK), Kem Genting Klang, Kuala Lumpur.
- Phase 1 & 2, Bangunan Pra Klinik Fakulti Perubatan Universiti Kebangsaan Malaysia, Cheras.
- Mayland project-1 Block of 38-Storey Service Apartments with 2 Basement Carpark and 4 Units of TNB Sub-Stations in Jalan Kuching, Bandaraya Kuala Lumpur.
- Police Training Centre (PULAPOL) Setapak, Kuala Lumpur.

On the international front, we have secured projects such as Pilot Scheme for the development of 2,000 houses for the national housing scheme of Brunei Darussalam at a contract value of equivalent RM 693 million and Nippon Paint Factory at Lillani Kasor, Lahore, Pakistan.

The total contract value for all projects secured by Bina Puri Group in 2009 stood at RM1.4 billion. This adds to more than RM 3 billion to our total book order with balance of on going works worth at RM 2.0 billion for both domestic and overseas projects as at 31 December 2009. This translates to be RM 1.164 billion of current book orders or 57% of the total for projects in Malaysia and RM 867 million or 43% of the total for our overseas projects.

The Board of Directors of our Holdings Company is pleased that we have managed to secure new overseas projects in Brunei Darussalam and Pakistan. Presently, we look forward to venture into Saudi Arabia as a construction license has been granted to our associate company, Bina Puri Saudi Co Ltd. In 2010, Saudi Arabia government has announced that projects worth USD90 billion will be implemented. The



opportunity and timing and future for Bina Puri in the Kingdom of Saudi Arabia (KSA) looks bright. We are confident that Saudi Arabia would be a new and good market to expand our construction business. Our Prime Minister Yang Amat Berhormat Dato' Sri Mohd Najib Tun Razak has paved the way for an improved economic and commercial bilateral relations during his successful visit to Saudi Arabia recently.

Ladies and Gentlemen:

Apart from remaining focused in our core business, the top management is also looking into diversification into our own property development projects, mining and other ventures which could bring us a recurring income yearly. We would be launching our "Jesselton Hilltop Project" soon after the success of our first Jesselton Condominium project in Kota Kinabalu.

The Group has achieved turnover and profit before tax of RM529.4 million and RM6.9 million respectively for the first 3 quarters of 2009. We expect to reach an annual turnover of more than RM700 million for the whole year of 2009. It is very important for Bina Puri Group to attain better financial results and to strengthen our Balance Sheet. It is the responsibility of all our subsidiaries in Bina Puri Group to improve on their financial results by maximizing the profit level. The global financial crisis has reminded us that we need to be resilient to survive the challenging economic environment and we have to take steps to

curb expenses and leakages, minimize capital expenditure and to be more productive in terms of application of advanced and cost reduction construction technologies, value management and value engineering.

Bina Puri Holdings Bhd has recently paid an interim dividend for Year 2009 of 2% less tax @ 25% on 8 January 2010. For the Financial Year 2008, we paid a total of 4% dividend to shareholders. We have to meet our shareholders' expectation in delivering higher profit and to pay respectable and improved level of dividends. Our Group policy on dividend pay-out states that we would strive to maintain a minimum dividend payment of 5% per annum to our shareholders and we should target to improve further the level of dividend payments in the near future. Likewise, all subsidiaries in the Group have to be conscious to instill financial discipline to achieve the 5% net profit margin as our objective and to set priorities in declaring dividends as well.

Management effort

I would like to congratulate Bina Puri Construction Sdn Bhd and Bina Puri Sdn Bhd for passing the ISO 14001 ~ Environmental Management System certification audit on 30 and 31st December 2009. This was achieved through the efforts and commitment of the Board of Directors, management and staff of both subsidiaries. We would like to encourage other subsidiaries to emulate the success of these two subsidiaries.

The Malaysian Government has recognized the importance of Key Performance Indicators (KPIs) to measure the performance of all Government's ministries and agencies and has assigned two (2) Ministers to look into these KPIs. We in Bina Puri Group have also started to adopt the KPIs approach in our operations. The Task Force Committee for the KPIs for the Group has been established and this committee will establish the relevant KPIs for all subsidiaries in early 2010. It is important for all management and staff to understand and put priority to the KPIs and achieve the targets set. This would enable all to be more focused in your daily works by having a measurable target ahead. We have to put more effort in achieving a better profit margin thus achieving genuine growth. High turnover as a measure of growth is not sufficient. We should associate growth and success of our Group with better profit margin. This will be the way forward for Bina Puri Group of Companies.

In this new year of 2010, I would like to see Bina Puri Group plan and work towards achieving greater integration between

business units of various subsidiaries. We must give priority in supporting our own business divisions such as in project management, project development, quarry operations, production of ready mix concrete, manufacturing of bricks and production of Polyol systems. The synergies between these business divisions would retain profits and cashflow within Bina Puri Group and to create internal businesses for all our subsidiaries to survive in the current challenging economic environment. All companies in Bina Puri Group must work together with a common objective of generating more projects and businesses for the whole Group. For example, one of the key factors that enable us to secure the housing project in Brunei Darussalam is owing to our experience in constructing the low cost housing scheme in Thailand where we have shown our capability to implement large scale housing project.

At the subsidiary level of Bina Puri Group, all departments must work together to enhance efficiency, productivity and reduce wastages to generate higher profit margins. We expect improvement in inter-departmental communication and dealings so that all of us could work together to achieve our business objectives. We expect to face many challenges in 2010 such as the escalating prices of oil and fuel, building materials costs and we expect the bank's Base Lending Rate to go up towards 2nd half of 2010. All these factors would have a negative impact on our bottom line. It is wise for us to plan ahead to mitigate these factors to reduce our costs and to complete our projects faster. We have to instill financial discipline in our cashflow management by reducing our bank borrowings so that we can have better gearing ratio and savings through lower interest payments.

In the area of project management, it is also important to be quality conscious in managing our construction projects and products such as aggregates, ready-mixed concrete, bricks and Polyol systems. Having quality works and products would reduce wastages in production as well as reducing rectification costs for our construction projects. This would result in time saving for early project completion and would enhance our image and at the same time enhance our profit margin.

Needless to say, I have the confidence that our management and staff are able do better than what we have achieved so far. I can assure you that the Board of Directors values your contribution and would recommend rewards accordingly.

Ladies and Gentlemen:

On behalf of myself and on behalf of Yang Berhormat Senator Tan Sri Datuk Tee Hock Seng and members of the Board, I would like to extend our thanks and gratitude to all management and staff for your commitment and support to the Group and on this strength we hope to achieve higher level of success.

I would like to take this opportunity to wish an early Gong Xi Fa Cai to all our Chinese colleagues. And to all our Directors, management and staff in our Group, I like to extend all good wishes for Year 2010.

SALAM SATU MALAYSIA DAN SALAM SATU BINA PURI

Thank you.

Dato' Mohamed Feisal Ibrahim
Executive Chairman

MESSAGE FROM THE GROUP MANAGING DIRECTOR



First of all, I would like to wish all those celebrating Chinese New Year "Gong Xi Fa Chai" !! May good health and happiness fall on everyone during this festive season. 2009 had been a good year for the Group in that we managed to secure new projects in excess of RM1.4billion, with almost 50% of it

achieved through the successful procurement of the 2,000 units affordable housing from the Brunei Economic Development Board. Our unbuilt book order was also its highest in the last 5 years in excess of RM2billion. Well Done Team Bina Puri !! A BIG thank you to all of you who had put in the efforts, time and hard work in ensuring that the Group progress further than the year before.

We continue to register a record revenue in excess of RM779 million, an increase of more than fifteen percent (15%), while we are targeting a net profit increase of more than thirty percent (30%). The Group has to work even harder as the profit

margin is nothing to shout about in that it represents only a very low percentage over our revenue. However, we should take the improvement as an encouragement to do even better in this coming year.

This is achieved within a climate where prices of construction materials had stabilized substantially as compared to 2008 where some prices of raw materials had reduced by more than 50% .

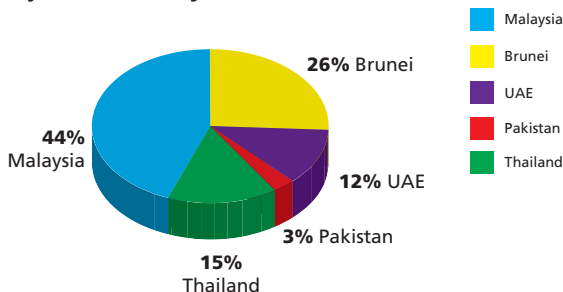
We are still very much dependent on the construction sector in that it accounts for more than 89% of our Group Turnover, with Quarry Division accounting for 8% and the balance between the Polyol and Property Division. The Management is aware of this over-reliance and it is with this a questionnaire had been sent out to all the top management of the Group to provide feedback on how to move the Group forward than it already is. To all those who replied early and provided your valuable intuitive non-bias feedback, I would like to thank you and I assure you that this will be taken up in the upcoming brainstorming session to be organized soon.

With the implementation of the 10th Malaysian Plan to be tabled sometime in the middle of this year, to be implemented and reviewed over a two year period as opposed to 5 years previously, the construction sector

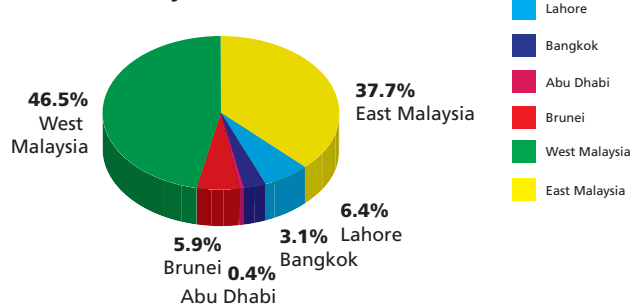
will most likely feel the effect sometime next year in 2011 or beyond. It is with this that we have to look at tenders on offer both from the private and government sector. Under YAB Dato' Seri Najib Tun Razak's stewardship, there have been no new projects that have been awarded via direct negotiation thus far. Rather, the Government is now more serious in implementing projects on Private Finance Initiative or Private Public Partnerships where thus far, the details on how it is to be implemented or to be tendered out are vague but advertisements for tender for Request for Proposal (RFP) have been issued out.

The Property Division should see some launches this year from our development in Kota Kinabalu, Segambut and hopefully, Johor Bahru, which is long and overdue. We had jointly purchased a 3.343 acres in Bukit Segambut with Norwest Sdn Bhd to undertake development of high end semi-detached landed houses, where the Gross Development Value is approximately RM48million. As with any joint-venture, it requires a lot of understanding, patience and sincerity to make it a successful one and so far, our Group have had many good partners over the years and we believe our JV with Norwest will be as successful. The Development Team must understand that time is of the essence and must always

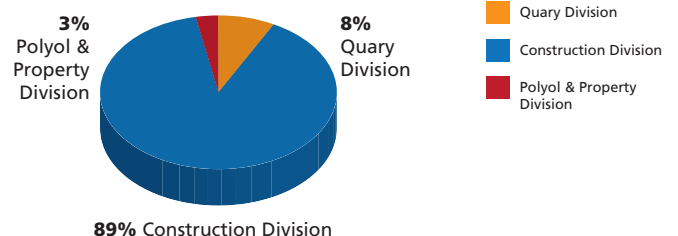
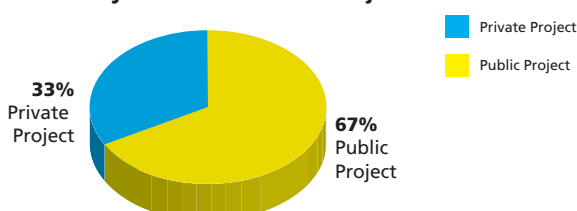
Projects Secured by Countries in 2008



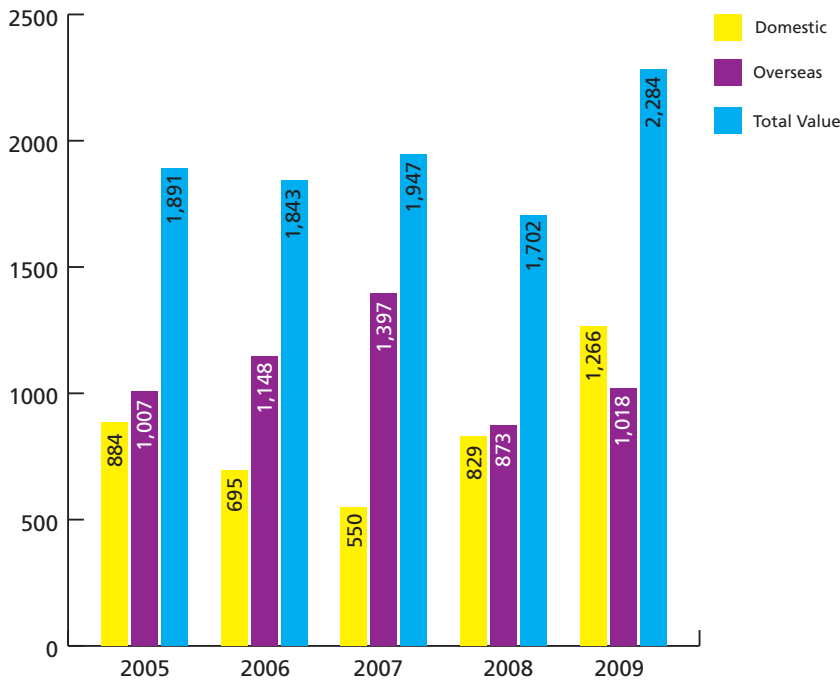
Workforce by Countries in 2009



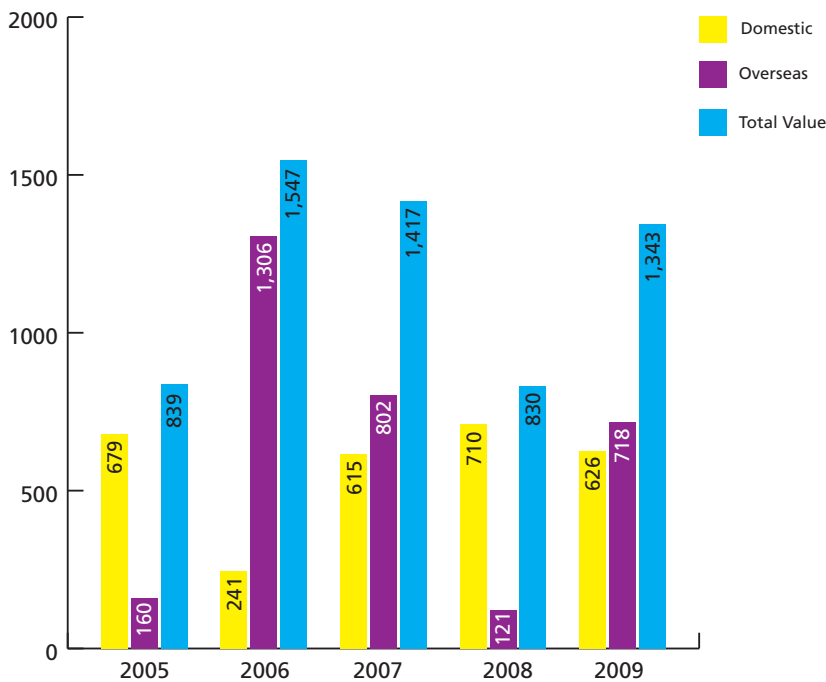
Book Order by Private and Public Project



Unbuilt book order from Year 2005 to Oct Year 2009



Project secured from year 2005 to Oct Year 2009



work to ensure that timelines are met and that there are holding costs associated to delay in launching our development.

I said sometime last year that "The year 2009 looks to be a promising year", and indeed it turned out to be a good year. With such a high base/platform that we had set out in 2009, it will indeed be difficult to better or match in 2010, but once again, I challenge Team Bina Puri to meet the challenges laid out.

The Group have to strive to increase our higher profit margin with project team and the Headquarters being productive, efficient

while being lean and mean, with no excess staff. Project team must have the teamwork spirit in order to meet objectives while being able to deliver tasks on a fast track basis. Personal interests, differences and egos should be set aside in order to achieve proper teamwork.

While project implementation is important, it is also important to manage the cashflow of each project while maintaining a cordial and personable relationship with the client. All these factors must be in place in ensuring the success of a project. It is with this that Key Performance Indicators ("KPI")

have been set out for the Group, Division, Departments and individuals in that we want performance to be measurable. Don't be afraid of KPI's, if you can perform there should be no worries. KPI's cannot be imposed on and should be realistic and achievable. It is with this a Senior Management meeting on 3rd February agreed for the revision of our Group Net Profit Margin be revised from 5% to 2% for 2010.

As usual, I stress once again that the benefit of the Group should always be above everything else. Respective heads of divisions and departments must not be selfish and be over-protective of their staff. Grooming and succession plan should always be in place. No one is indispensable.

On the international front, I would like to thank the overseas project team in Abu Dhabi, Brunei, Pakistan and Thailand for their sacrifice in meeting the project milestones in those countries. As we look to explore into old and new markets such as India and Saudi Arabia, we must be stringent in our costing while at the same time be very cost-conscious. Bina Puri Group of Companies has been one of the more enterprising and recognized contractors in Malaysia that have ventured overseas and we should be proud of this fact. It is with this I would like to encourage more staff to register their interest with the Human Resource Department to venture with the Group abroad.

Our KL-Kuala Selangor Expressway have achieved almost 49% physical progress and is on tract to be ready by 1st Quarter 2011. This Expressway will contribute positive contribution to our Group in year 2016 and will be more substantial from year 2020 onwards. Our Polyol division will be moving to a new location in Beranang, Selangor and will be building its new factory there in order to achieve further expansion of its operations.

Staff within the Group should participate in more Sports Club activities, especially the Senior Management, as it is a time to know new colleagues. Bina Puri Group of Companies has many incentives such as insurance and education subsidies, incentives for Project Performance, Sports Club contributions by the Group, just to name a few. Staff should always look at the benefits as opposed to looking at just the shortfall.

The Management have agreed for increment and one month bonus in view of the hard work everyone put in during 2009, the better financial outlook as

opposed to 2008 and the fact that we had a good year in the procurement of new projects.

As ever, I would like to end off by wishing everyone good health and happiness within our family.

Thank you.
Senator Tan Sri Datuk Tee Hock Seng, JP
Group Managing Director

首先，我要祝贺所有庆祝农历新年的同胞们“恭喜发财”！祝各位身体健康、生活愉快。2009年对我们集团来说可算是丰收的一年，因为我们获得超过10亿4千万令吉的新工程，其中50%是来自为汶莱经济发展局兴建2000间房屋的工程。在待建工程一览中显示这是过去5年来的新高指数，总额超出20亿令吉。各位高峰队员们，你们做得好！我要衷心感谢各位，因为你们的用心、努力及贡献让集团的业务向前迈进了一步，谢谢。

我们的营收继续创纪录增长，获得超过7亿7千9百万的收入，显示超过15%的增长率。然而，我们还需要朝着净盈利增长30%以上的目标而挑战。我们不可自满，我们确实有必要再努力，毕竟这利润还是非常低的比例。无论如何，让我们以这次获得的进展作为前进的踏板，期望明年会更上一层楼。

无可讳言，目前市面上建筑材料的价格已相当的稳定，比起2008年的价格明显降了大约50%，对建筑行业可谓久旱逢甘霖，我们也从中受惠。

纵观整个集团的业务，89%的营业额是来自建筑工程，8%归于采石业，其余则属于多元醇及聚氨酯部门与产业方面的业绩。管理层已意识到公司也许过于依赖某部门的业务，因此推出了一系列的问答题咨询高层们的意见，希望各位高层人员毫无保留的给以个人意见，好让我们收集后在来届的脑力激荡营中给以讨论交流。本人谨代表集团感谢各位的参与。

政府即将在年中推出第10个大马计划，并打算推行后每2年来检讨成果，不会如往年的计划，5年才来检讨一次。建筑业有望在2011年或以后才能“感受到”其效应。有鉴于此，我们必须把握任何政府或私人界的投标机会。在现任首相拿督斯里纳吉的领导下，至今都没有传闻政府出现投标不明朗化的迹象。其实，政府现在正着

重以私营信贷或私营合伙的性质推出工程，虽然有关征标、邀计划书的广告已刊出，唯有关推展计划以及投标项目等资料仍然有待落实。

在产业发展方面，今年我们会推出位于亚庇以及泗加沫的屋业发展，甚至位于柔佛州久违了的屋业计划也有望在今年内一并推出。我们与Norwest Sdn Bhd 合作购入了一片位于Bukit Segambut面积约3.343英亩的土地，计划发展高档的半独立式洋房，发展总额高达4千8百万令吉。众所周知，任何以合营方式进行的工程，双方合作伙伴都必须互相谅解、有耐性、诚挚，那么合作的项目才能取得成功，顺利的完成。我们有幸这些年来集团与曾合作的伙伴关系都非常融洽，希望与Norwest Sdn Bhd的合作也不例外。参与工程兴建的团队们，你们必须时时刻刻谨记“时间就是金钱”的训诲，所有预定下来的工作务必在限期内完成，避免因延误而增加工程的成本。

我曾经在去年说过“2009年是充满期望的一年”，果然这确实是个可观的一年。在2009年我们修筑了一个高平台，如果要在2010年确保有相当的水平，可能会有些困难；可是，我仍然要鼓励各位员工们，大家共同努力再次挑战新目标吧！

为了提升集团的盈利数额，无论工程部或行政总部的职员们，大家都得互相配合，提高工作效率进而减少不必要的开支与人力资源。负责工地的员工们应该时时秉持团队精神以让工作更迅速的完成。为达致整体目标的大前提下，个人的利益、异议与执著都需搁置一旁。

在注重工程进展的当儿，有效地处理相关工程的现金流额以及时刻与顾客保持良好关系也是极其重要的，只有这样，工程才能顺利的进行。因此，集团设立了“关键业绩指标”执行小组，针对各工程、各单位、各部门甚至员工们的表现给以评估并作适当的调整。其实，员工们如果对本身的能力有信心，根本无需在意有关的评估。其实，“关键业绩指标”此项计划毕竟不该强加，而应现实且能实现的。因此，高层于2月3日的会议中讨论通过并决定将集团过去设定下来的5%净盈利额目标于2010年调整至2%，以期目标能真正达致。

在此，我再次呼吁各位员工们应该以集团的利益为重，各部门的主管不该

自私，过于偏袒本身的下属。相关的培训与跟进计划应该随时进行，以便所有员工都能与公司脚步一致。须知，任何公司或组织，不会出现不能被取代的人物

在国际发展方面，我要感谢驻守在阿布达比、汶莱、巴勒斯坦以及泰国的员工们，因为他们无私的付出，我们才能在那些国家圆满完成任务。在探测新与旧的国际市场，如印度以及沙地阿拉伯等国家，我们察觉到有关成本估计方面有必要处处加以留意，倍加小心。在马来西亚，高峰集团是一个有魄力，受承认的建筑承包商，并且有幸获得国外发展项目，这是我们感到自豪的。因此，我要鼓励员工们毛遂自荐向行政总部申请到集团国外发展的工程服务，实现自己的抱负与理想。

在国内，吉隆坡至瓜雪大道工程目前已完成将近43%的兴建工程，依据目前的工程进度，大道有望在2011年头竣工。此项高速公路工程估计将于2016年为集团带来盈利，而且会于2020年后带来丰富利润。提及多元醇及聚氨酯部的发展，为了往后有更广阔的空间发展，我们计划在近期内将现有的场房搬迁去新址。

集团的员工们应该多响应员工俱乐部所举办的活动，尤其是高层职员们；因为每每通过此类型的活动，各位才有机会与新加入的员工们有更深入的认识与交流。高峰集团同时推出多项的员工福利，如保险及教育辅助金，工程杰出表现奖励金等。这些都是集团资助的项目，员工应该关注长远的福利而不应只追求短暂的报酬而已。

管理层为了感谢员工们于2009年的努力与付出以至公司取得多项新工程，同时公司的财务状况也比2008年佳，因此欣然同意为员工加薪并发出一个月的花红以资奖励。

最后，我谨祝各位身体健康，家庭生活美满。

谢谢。

丹斯里拿督郑福成上议员局绅
集团董事长

BUSINESS TRIP & SITE VISITS

EXECUTIVE CHAIRMAN JOIN PM'S DELEGATION TO INDIA 18TH TO 23RD JAN 09



YBhg Dato' Mohamed Feisal Ibrahim with YAB Dato' Anuar Ghani Othman



Networking with the participants

GROUP MD VISIT TO KUCHING OFFICE ON 28TH OCT 2009



Discussion and briefing on the progress of Kuching project

Malaysian Senate Members visited Czech Republic

Recently, YB Senator Tan Sri Datuk Tee Hock Seng JP with the other Malaysian Senate members visited Czech Republic from 7th to 10th November 2009. It was reported that the visit was a study visit to the Parliament of the Czech Republic to understand the governance and function of the parliament.



YBhg Senator Tan Sri Datuk Tee Hock Seng, JP attended the signing of the Malaysia - New Zealand Free Trade Agreement on 26th October 2009. This event was graced by Y.A.B Dato' Sri Mohd Najib Tun Abdul Razak, Prime Minister of Malaysia and Honourable John Key, Prime Minister of New Zealand.

On the 20th-21st January 2010, our Group MD YBhg Senator Tan Sri Datuk Tee Hock Seng, JP was part of the local parliament delegate to host H.E Sergey Mironov, Chairman of the Federal Council of The Federal Assembly of the Russian Federation (Senate) on His Excellency's official visit to Malaysia.

18TH MALAYSIAN SKILLS COMPETITION FOR HEAVY MACHINERY

By : Editorial Board

Sungai Long Industries Sdn Bhd's quarry site at Hulu Langat, Selangor once again became the venue for the 18th Malaysian Skills Competition for Heavy Machinery held from 29th to 30th October 2009.

motor grader operation respectively were declared as the second runner-ups Congratulations!

The competition was jointly organised by Construction Industry Development Board Malaysia, CIDB and Master Builders Association Malaysia, MBAM.



Due to the strategic location in the middle of Peninsular Malaysia and closely located near the vicinity of Federal Territory, the quarry was found to be the most suitable place for the competition of three categories; mobile crane operation, excavator operation and motor grader operation.



Competition 'scene' in action

Meanwhile, two representatives from Bina Puri Construction Sdn Bhd, Mr. Kok Kee Fook and Mr. Mohd Sudin Bin Awang who participated in the excavator operation and

By : Editorial Board

WELCOME TO OUR PRIME MINISTER TO MARINA SQUARE, AL-REEM ISLAND, ABU DHABI, UAE



The VIP's posing for a group photo



Ir Hj Azhar Ali, Mr Allan, YB Senator Tan Sri Datuk Tee Hock Seng, and other partners in front of our completed building



The Prime Minister of Malaysia YAB Dato' Seri Mohd Najib Tun Razak witnessing the handing over of Zone B & C, Marina Square Al-Reem Island. Far right, YB Senator Tan Sri Datuk Tee Hock Seng, JP signing the handing over document on behalf of SPK Bina Puri JV.



The preparation take place



Successful completion of projects by Malaysia contractors and Bina Puri being one of the main players in Abu Dhabi. Congratulations!

On 18th Jan 2010, YB Senator Tan Sri Datuk Tee Hock Seng, JP, Group Managing Director and Ir Hj Azhar Ali, COO, Operation together with other JV partners welcomed our Prime Minister, YAB Dato' Seri Najib Tun Razak at our project site in Al Reem Island, Abu Dhabi, United Arab Emirates. YAB Prime Minister was the guest of honor to witness the handing over of building constructed by Malaysia Companies at Marina Square on Al Reem Island to Tamouh Investments, an Abu Dhabi based property Development Company.

Speaking at the ceremony YAB Prime Minister said *"we must continue to show that we can adopt the best practices whether in terms of quality of work done, pricing, being very competitive, whether in terms of being able to deliver according to the time line given to us, the main thing that I would like to convey at this ceremony is that I'm truly proud of the work done by our Malaysian companies here and I hope this will be a beginning of many more involvements by Malaysian companies in this part of the world and beyond"*. The Prime Minister expressed hope that Malaysian firms would continue to make the country proud in the future.

Al Reem Island, Marina Square, is an integrated development comprising 14 residential towers, an office building, a retail centre, a hotel, a service apartment block and a marina. With a total of 3,440 residential units, Marina Square will have a population of 8,500 when fully occupied by the third-quarter of 2010. SPK Bina Puri Joint Venture had completed the design and build contract for Package B at a contract sum of RM444 million, consisting residential apartments, associated podium, car parks as well as town houses. SPK Bina Puri Joint Venture is made up of Pembinaan SPK Sdn Bhd and Bina Puri Holdings Bhd, where Bina Puri has a 30% participating interest.

1ST BOARD DIRECTORS MEETING FOR BINA PURI BRUNEI



The 1st Directors Meeting of Bina Puri (B) Sdn Bhd was held on 28th September 2009 in Bandar Seri Begawan, Brunei Darussalam. Chaired by Y.Bhg. Dato' Mohamed Feisal Ibrahim, the directors present were Datuk Ali Bin Abdullah (Executive Director), Datuk Henry Tee Hock Hin, Tuan Haji Roney Bin Haji Roslee, Mdm. Lim Mong Lui and Tuan Haji Mohd Hashim Bin Haji Putting.

Bina Puri (B) Sdn Bhd, had in February 2009, managed to boost the Group's book order to RM700mil after securing the development of 2,000 houses project for the Brunei Economic Development Board. This project represents the single largest contract value secured in the history of the group.

Welcome to The Board!



MEETING WITH THE DEPUTY MINISTER OF MOSTI By : Editorial Board

On 7th July 2009, a meeting was held with YB Tuan Hj. Fadillah Bin Hj. Yusof, Deputy Minister of the Ministry of Science, Technology and Innovation Malaysia (MOSTI).

The delegation from Bina Puri was led by Mr. Matthew Tee, Executive Director BPHB and amongst others were Mr. Lee Seng Fong, Mr. Magendran and Cik Surati Sujor.

The meeting, which was held at the deputy minister's office, discussed the IBS technology in the construction industry and its potential. Also discussed was the opportunity for Malaysian contractors to export our services and technologies to the Asian market.

From the meeting, Bina Puri shared its expertise in application of IBS technology mainly in construction of low-cost apartments for Malaysians and regional development, especially in Thailand



From left: YB Tuan Fadilah bin Hj Yusof, Mr Matthew Tee, and Mr Mohd Yusoff Sulaiman, President MiGHT



A Dialogue Session with the Deputy Minister, MOSTI

By : Editorial Board

THE 18TH AGM & EGM OF BINA PURI HOLDINGS BHD



Bina Puri held its 18th annual general meeting (AGM) on 28th May 2009. It was held at Bina Puri's headquarters in Selayang.

The Executive Chairman, Y.Bhg. Dato' Mohamed Feisal Ibrahim, chaired the meeting attended by all eight directors and about 160 shareholders.

Directly after the meeting, an extraordinary general meeting (EGM) was held with the purpose to increase authorised share capital from RM100mil to RM500mil and to the group issue of up to RM20mil share to Bumimaju Mawar Sdn Bhd through debt capitalisation.

WORKING VISIT BY THE EXECUTIVE CHAIRMAN TO PAKISTAN (27TH OCTOBER - 1ST NOVEMBER 2009)

By : Jessica Chua



Executive Chairman, Y.Bhg. Dato' Mohamed Feisal Ibrahim visited Lahore Project Site



Executive Chairman, Y.Bhg. Dato' Mohamed Feisal Ibrahim during a site visit in Lahore led by our PM, Mr Yu Kee Sin



Courtesy visit to His Excellency Dato' Ahmad Anwar Adnan, High Commissioner of Malaysia in Pakistan at Islamabad on 29th October 2009



Courtesy visit to His Excellency Dr Ishratul-Abad, Governor of Sindh at The Governor's Office in Karachi, Pakistan and far right Mr Rizvi Sarfaraz, our Business Associate



Datuk Henry Tee Hock Hin with his beloved wife



CONGRATULATIONS TO THE MANAGING DIRECTOR OF BINA PURI CONSTRUCTION SDN BHD

We wish to congratulate Y.Bhg. Datuk Henry Tee Hock Hin, the Director of Bina Puri Holdings Bhd and the Managing Director of Bina Puri Construction Sdn Bhd on being conferred with **"Darjah Kebesaran Datuk Panglima Gemilang Darjah Kinabalu (P.G.D.K.)"** from Tuan Yang Terutama Yang Di-Pertua Negeri Sabah on 24th October 2009. The award carries the title "Datuk".

The investiture ceremony was held at the Sabah state palace in conjunction with the Tuan Yang Terutama Yang Di-Pertua Negeri Tun Datuk Seri Panglima Haji Ahmadshah bin Abdullah's 63rd birthday celebrations.

MR. MATTHEW TEE KAI WOON: APPOINTMENT AS THE EXECUTIVE DIRECTOR OF BINA PURI HOLDINGS BHD

By : Editorial Board

Congratulations to Mr. Matthew Tee Kai Woon on being appointed as the Executive Director of Bina Puri Holdings Bhd effective 1st December 2009.

Mr. Matthew, aged 34, has been the Special Assistant to Group Managing Director of Bina Puri Holdings Bhd, YB Senator Tan Sri Datuk Tee Hock Seng JP since 1st December 2003. He was then appointed as the Alternative Director to

Senator Tan Sri Datuk Tee Hock Seng JP on 8th December 2007. Before he joined Bina Puri, he served as the Administrator of the Chinese Maternity Hospital from 2001 until 2003.

With this appointment, we know he will better position Bina Puri to new heights in both the local and international market.



BINA PURI RECEIVED DELEGATION FROM MiGHT

By : Editorial Board



On 5th May 2009, Bina Puri received a delegation from the Malaysian Industry-Government Group for High Technology (MiGHT) led by their CEO, En. Yusuf Sulaiman, President of MiGHT.

Other delegates were Cik Norida Abdul Rahman, Senior Vice President (Technology Nurturing), En. Nik Ahmad Faizul Abd Malek, Vice President (Macro & Future Studies), En. Rusdi Abd Rahim, Principal Analyst (Intelligence & Research) and some others.

The visit was an effort by MiGHT to better understand the construction industry and to understand the latest technologies applied.

By : Editorial Board

BUSINESS DELEGATION FROM MATRADE



Group photo with the members of delegation



Bina Puri received a business delegation from the Malaysia External Trade Development Corporation (MATRADE) on 20th October 2009. The delegations consist of MATRADE officials and UAE government officials, Indian and Vietnamese businessmen.

PLAZA MERDEKA SIGNING CEREMONY

By: Lim Sok Fong

A signing ceremony of construction contract between Bina Puri Construction Sdn Bhd and Rakyat Elite Sdn Bhd was held on 28th October 2009 in Kuching, Sarawak.

Bina Puri was represented by YB Senator Tan Sri Datuk Tee Hock Seng JP as the Group Managing Director of Bina Puri Holdings Bhd and witnessed by Y.Bhg. Datuk Henry Tee Hock Hin as the Managing Director of Bina Puri Construction Sdn Bhd.

Meanwhile, Yang Arif Datuk Fong Joo Chung and Mr. Ng Yaw Hua who are the Chairman and Executive Director respectively, represented Rakyat Elite Sdn Bhd.

With the signing ceremony of the contract value of RM50.91mil, Bina Puri Construction Sdn Bhd will be undertaking the construction and completion of the 13-storey Plaza Merdeka commercial complex and hotel in Kuching, Sarawak.



At the ceremony



YB Senator Tan Sri Tee Hock Seng, JP signing the documents



Group photo between Bina Puri and Rakyat Elite



Y.Bhg Dato' Mohamed Feisal Ibrahim happily launched the day.



Members enjoying Senamrobik



"The True Colours"



Senamrobik Session



"Tarik-tarik, jangan lepas"



"The instructors"

BINA PURI FAMILY DAY 2009

By : Editorial Board

There is nothing more valuable to families than time spent together!

On 26th July 2009, the day started bright and early on a Sunday morning where more than 800 Bina Puri staff and family members joined in the fun of the Family Day.

The event, which was organized by the Kelab Sukan & Sosial Bina Puri, was held at the Sunway Lagoon Theme Park.

Y.Bhg. Dato' Mohamed Feisal Ibrahim launched the event.

Speaking in the opening ceremony, Y.Bhg Dato' Feisal hoped that the family day could provide an opportunity to build and strengthen relationships with each other as well as with their own family members.

Dato' Feisal added that Bina Puri is a company that values human capital and to

be recognized as a company that others want to work with. And the family day reflected such inspiration. During the day, a series of tele-matches were arranged for them to have a fun and memorable time with their families. Early in the morning, they had their breakfast of special nasi lemak, followed by a warm-up 'senamrobic' session in front of a man-made seashore.

Many prizes and lucky draws were given out throughout the day. While the tele-matches were still going on, some took the opportunity to swim in a man-made sea, while some children played with the sand while some others chit-chatted among their friends and family members.

Though it was a tiring day sweating under the sun, it curved a lovely and joyful memorable day for all the participants.



"A go go moment"



"Alamak? Susahnya mana nak cari harta karun ni?"



"Kami menang!"



"Ready, one, two, go!"



Ladies posing



Founder Director Dr. Tony Tan Cheong Kiat and YB Senator Tan Sri Datuk Tee Hock Seng, JP



"Congratulations! Mr Tay Hock Lee presenting prizes to the winners"



"Hooray!"



"Thank you, thank you..."



"Takutnya..."



"Tangkap bola kak!"



"Wow, bestnya mandi!"



"Pusing-pusing sampai pening"



Satisfaction! The committed committee members



YANG DI-PERTUAN AGONG SCHOLARSHIP AWARD 2009

By : Editorial Board



Photograph of the recipients of The Yang Di-Pertuan Agong Scholarship Award together with His Majesty DYMM Yang Di-Pertuan Agong at The Istana Negara on the 4th of November 2009. (Ahmad Helmi bin Haji Azhar Mohd Ali standing 4th from left)

Ahmad Helmi, the eldest son of Ir Hj. Azhar Mohd Ali, COO Operations of Bina Puri Construction Sdn Bhd, is one of the twelve recipients of the DYMM Yang Di-Pertuan Agong's scholarship award which was presented by the Yang Di-Pertuan Agong himself on the 4th of November 2009 at the Istana Negara Kuala Lumpur. The award was given following his success in pursuing his studies for the Doctor of Philosophy (PhD.) in Engineering Science at the University of Oxford, England. We would like to take this opportunity to wish him the best in his future undertakings. Congratulations!

BPSB & BPCSB CERTIFIED WITH THE ISO14001:2004

By : Editorial Board

Bina Puri Sdn Bhd and Bina Puri Construction Sdn Bhd have passed the ISO 14001:2004 - Environmental Management System Audit conducted by SIRIM QAS International Sdn Bhd from 30th to 31st December 2009. The auditor has recommended for both companies to be certified to the said standard.

The QSHE (Quality, Safety, Health and Environmental) Department would like to express sincere appreciation to the management and staff of BPSB and BPCSB including ATCK and Semarak Project team who have rendered their assistance either directly or indirectly during the audit.

With the certification, BPSB and BPCSB have now a fully integrated Management System i.e. Quality, Safety & Health and Environmental Management System.

At present, both of the companies was already certified with the ISO 9001, OHSAS 18001, MS 1722 and now ISO 14001.

Congratulations to all!

WORKING VISIT BY THE MINISTRY OF DEVELOPMENT OF BRUNEI DARUSSALAM

By : Dayangku Norazahemi



On 9th November 2009, Bina Puri (Brunei) Sdn Bhd received a courtesy visit by the Ministry of Development, Brunei.

The delegation was led by the Minister, YB Pehin Orang Kaya Hamzah Pahlawan Dato Seri Setia Awang Haji Abdullah Bin Begawan Mudim Dato Paduka Awang Haji Bakar.

Others whom accompanied the minister were YM Dato Paduka Dr Haji Mat Suny Bin Haji Mohd Hussien, Deputy Minister of Development, YM Awang Haji Mohd Rozan Bin Dato Paduka Haji Md Yunus, Permanent Secretary (Admin & Finance), and the senior officers of the ministry. They were briefed about the progress of the constructions of 2,000 houses by the project manager. Y.Bhg Dato' Mohamed Feisal Ibrahim and Y.Bhg Dato Ali were among our directors who welcomed the delegation.



Viewing the mock-up unit by the visitor



Dato' Mohamed Feisal Ibrahim with The Project team for a group photo

By : Editorial Board

MIGHT BRIEFING TO THE PATRON, YAB PRIME MINISTER OF MALAYSIA, ALSO ATTENDED BY YB SENATOR TAN SRI DATUK TEE HOCK SENG, JP



Standing 6th from left, YB Senator Tan Sri Datuk Tee Hock Seng with The Prime Minister of Malaysia YAB Dato' Seri Najib Tun Razak and the Members of Malaysian Industry Group for High Technology (MIGHT)

IN-HOUSE TRAINING ACTIVITIES CONDUCTED (MAY 2009 – NOVEMBER 2009)

By : Editorial Board



10 OCT 09 ENVIRONMENTAL MANAGEMENT SYSTEM TRAINING

16th-17th May 2009

The Dynamics of Construction Project Management - Session 5 at Bina Puri headquarters

4th June 2009

Training Workshop on MS Excel 2007 at Bina Puri headquarters

31st July-1st August 2009

ISO 9001:2008 Quality Management System Awareness Training at Maskimi Polyol Sdn Bhd

31st July 2009

Environmental Management System Awareness Training- No. 1 at Bina Puri Headquarters

5th September 2009

Training workshop on Creating & Organising Web Photo Galleries at Bina Puri headquarters

10th October 2009

Environmental Management System Awareness Training- No. 2 at Bina Puri headquarters

12th October 2009

Environmental Management System Awareness Training- No. 3 at ATCK Project



14 NOV 09-QLASSIC & CONQUAS

13th October 2009

Environmental Management System Awareness Training- No. 4 at Semarak Projects



21 NOV 09 DOMESTIC INQUIRY TRAINING

21st October 2009

Environmental Management System Awareness Training- No. 5 at HUKM Project

27th October 2009

Environmental Management System Awareness Training- No. 6 at Cameron Highlands Project

14th November 2009

CCPD Programme on Quality Management System- Qlassic & Conquas at Bina Puri headquarters

21st November 2009

Training on Domestic Inquiry at Sungai Long Industries Sdn Bhd