

# Bina Puri

SINCE 1975



**klia2 skybridge, a new landmark,  
1<sup>st</sup> Airport in Asia with a skybridge and  
3<sup>rd</sup> skybridge airport in the world,  
built by Bina Puri**



### Highlights

klia2 Completed

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Main Place Residence & Mall

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## ■ Message from Group Managing Director

Everything seems to move so fast these days that we suddenly find ourselves in the month of June, the 6<sup>th</sup> month of 2014. It felt like just last month we published our last bulletin, but it has already been a good and quick 6 months. Much has happened in these first few months of the year.

With the minimum age increased by another 5 years to the age of 60, staff must treat this extension as being given the opportunity to service the Group with your maximum capabilities and leave your legacy to be remembered within the company rather than treat this as a holiday time extension period.

This should be a time where knowledge base is passed with a proper succession plan in place. If within this period, the next in line are unable to successfully takeover when the time is called for him/her to step up, then it would mean that our time and legacy during this period within the Group had been a failure.

As we head towards our 40<sup>th</sup> anniversary one year from now in 2015, we must be aware that there is still a lot of work that needs to be done for the Group to break out of our 'stigma' from being a purely construction based company to a group with diverse business interests such as property development and power generation.

It is our conscious effort to begin to be owners of assets which we can create value for the future of the Group. Before, we used to build things for our clients. Now we look to own things. Before we had a reputation as a highway/road contractor, now we own a highway in LATAR. We have always built buildings for clients, now we proudly own Main Place, a successful neighborhood mall in USJ, Subang. Before we had built hotels for client, now we own mini-service apartments in OSP Puni Indah Residence in Brunei. These are steps which we have embarked on over the past 5 years. Just as our current PM is embarking on his transformation policy, our Group is doing likewise too.

Of course our foundation is still construction. It is still the platform which has allowed us to venture into all the above mentioned activities. With the completion of klia2, the group is now known by all Malaysians. Previously, we have always been very well-known in the construction fraternity but now with klia2, our recognition level has reached an all-time high. Publicity, whether good or bad, is better than no publicity at all.

### Construction News Updates

#### Delivery of klia2

After all the hard work along with a lot of negative unnecessary publicity, Bina Puri together with our JV partner UEM Construction Sdn Bhd, have successfully completed and handed over the KLIA2 project to Malaysia Airport Holdings Bhd and the general public of Malaysia with the opening of this new international class airport on 2<sup>nd</sup> May 2014.

To deliver this project has been a momentous task and I must congratulate the very dedicated team, led by none other than our very own Datuk Henry Tee Hock Hin, for this achievement. Well Done! Page 18-21 of this newsletter features the completion of klia2 project.

#### Handover of Main Place Residence and Soft Opening of Main Place Mall

The Main Place Residence & Mall was also completed and we obtained the Certificate of Fitness for Occupancy on 22<sup>nd</sup> March 2014. The CF and the keys were handed over to the purchasers on the same date. It has been a really long wait for some purchasers who have waited as long as 16 years.

On 25 March 2014, The Main Place – Your Neighbourhood Mall, opened its doors to the public via a 'Soft Opening' by our Chairman of Bina Puri Properties Sdn Bhd, Tan Sri Dato' Seri Dr James Foong Cheng Yuen. The official opening of the Mall has been scheduled for 24<sup>th</sup> June 2014 and we are confident of the success of this Mall in USJ 21 judging from the response we received during the soft opening from the general public and by the many outlets being snapped up by reputable retailers. As at today, we have achieved tenancy rate of close to 75%. This being Bina Puri's first shopping Mall, it is our aim to hold on to our interest in this mall on a long term basis and bring about value creation to the group in the future.

#### Other Projects

In the meantime, the new projects secured towards the end of 2013 are progressing well. The Samur Oil & Gas Project (Package 7), which involves the supply, fabrication and construction of civil works in Sipitang, Sabah; the construction of a new shopping mall in the Klang Valley, Melawati Mall as well as an additional Hostel for University Malaysia Sabah in Kota Kinabalu. These 3 projects have a combined contract value of more than RM700 million.

Our on-going projects are also on the right track. The Ampang Light Rail Transit (LRT) Line Extension - Package 1A has passed its halfway mark of completion, 60% as at April 2014, and we expect to be able to handover this project to the relevant authorities by early next year. The KK Times Square, Kota Kinabalu is nearing completion and we look forward to obtaining the CF before the end of 2014.

#### Property Division

This division has been more active the past year and it is our hope that the division will be a major contributor to our esteemed Group. We continued to participate in Malaysia Property Expo (MAPEX) 2014 from 4<sup>th</sup> to 6<sup>th</sup> April 2014 at Mid Valley City, Kuala Lumpur. From what we gather through feedbacks we received during the exhibition, where we managed to close some sales on displayed developments, this has given assurance we are moving in the right direction. We also participated in the Malaysia Property Show at The Marina Bay Sands Convention Center, Singapore from 15<sup>th</sup> to 16<sup>th</sup> March 2014.

Our Jesselton View in Kota Kinabalu, Sabah has also managed to achieve more than 35% sales given the challenging market, which is most commendable. With more launches to come in the 2<sup>nd</sup> half of the year, we have beefed up our personnel with the recruitment of key positions within this division.

#### Utility Division

P.T Megapower Makmur, an 80% owned subsidiary by Bina Puri, continues to supply micro power service to PT Perusahaan Listrik Negara which is the State Electricity Company owned by the Indonesian government. For this year we are positive that we will be raking in higher profits from this division due to the new mini hydro power plant with a capacity of 4,200KW located in Sulawesi, which is expected to be completed by 30<sup>th</sup> May 2015.

## Recent Lessons to be learnt

If anyone is unaware of what happened to the recent flight MH370, one must have been either living in a secluded island or in the middle of some desert with camels and snakes or even in the middle of the Amazon jungle with the wild animals and no means of communication.

We, from Bina Puri wish to convey our deepest sympathy and prayers to all those who had their loved ones on that unfortunate flight where more questions are being asked every day without any concrete or solid answers coming from anyone or anywhere. But through this unfortunate incident, I'm sure almost everybody, would have noticed how friends and foe came together, to work with one another on the Search & Rescue effects. There was an almost immediate response from various countries the world over to help out in this unprecedented international catastrophe.

So I ask myself, isn't this what life is all about? When one is in need, we help. When one is down, we come together to lift him or her up. My greatest wish is for everyone to have the same spirit and mentality of wanting to support and offer our hands to those in need.

Here in Bina Puri, we must have the same enthusiasm to come together to work hand in hand whenever faced with difficulties or any problem, be it big or small. We must engage this positive culture if we are to strive to be a leading organization who would be the envy of others.

## Kelab Sukan & Families

I would like to express my appreciation to our past President of Kelab Sukan & Sosial Bina Puri, Tuan Syed Nasser Syed Omar on his two terms as president and his committee members for their hard work. To handle the sports club is a challenging task in that you have to satisfy the enjoyment level of those who have contributed to KSSBP. There are bound to be many opinions and arguments as to which outing to go, what activities to conduct and at the same time to be conscious of not overspending.

We welcome the new President, Mr Kevin Tan to lead the new team for session 2014-2016.

I saw many young and new faces in the new committee line-up during the first meeting held on 8<sup>th</sup> April 2014. Not only that, new ideas and views were discussed and proposed for the coming activities of Kelab Sukan & Sosial Bina Puri. I am very sure; more exciting and energetic activities will be organized throughout the years.

I would also like to suggest to the committee that in any of the club's activities, please do invite and allow the family members to join together. This is where the members can socialize and introduce their spouse and families to Bina Puri members.



*"Communicate positively, play with right attitude and work with right speed, keep your body healthy thus your mind will work properly"*

There has also been communication to the committee to spend more but wisely as the sports club is holding on to too much money, money which should be spent for the welfare and enjoyment of the contributing staff. I hope the committee can seriously address this concern.

## My best wishes for you BinaPurian

As we cross the half way mark of 2014, I would like to take this opportunity to urge all of us at Bina Puri to continue to work as a team and always give your best in all that we do. Not so much in work related matters alone, but in all that we do. Allow me to end my message this time around with the wise words of the great author Charles Dickens, "No one is useless in this world who lightens the burdens of another."

## TAN SRI DATUK TEE HOCK SENG JP

Group Managing Director

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Tan Sri Datuk Tee Hock Seng, JP

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### PUBLISHED BY:

Bina Puri Holdings Bhd, 88,  
Wisma Bina Puri, Jalan Bukit  
Idaman 8/1 Selayang, Selangor  
Darul Ehsan  
Tel: 603-6136 3333  
Fax: 603-6136 9999  
Email: surati@binapuri.com.my  
Website:  
www.binapuri.com.my

# Message from Group Managing Director

## 集團董事經理獻詞

光陰如梭，剎那間我們已來到2014年的第五個月，仿佛上個月我們才頒布公司簡報，但實際上它已經是5個月前的事了。迄今為止，它的確是一個繁瑣的日子。

隨著大馬法定退休年齡提高5年至60歲之後，員工更應該把握機會，全心全力為公司付出，尤其是在公司正致力擴充業務的時期，你的付出肯定令人激賞。

現階段，知識是成功的根基，這當然也包括萬全的規劃在內。如果在現有階段，你察覺到本身能力不足，那表示你需要努力以赴，充實自己的知識與能力，才能夠在集團脫穎而出。

明年高峰集團即將迎接創業40周年，我們必須時刻提醒自己距離成功之路尚遠，並致力跳出我們只是一家建築公司的‘宿命’，證明給大家看高峰集團其實是一家業務多元化的企業，除了建築領域，我們也涉足房地產開發和能源發電領域。

我們應該意識到，必須擁有本身的資產才能為集團打造更璀璨的未來。以前，我們為客戶提供建造工程，但現在我們則在探索擁有屬於自己的發展項目。譬如，以往高峰集團在建造高速公路和道路方面是聲譽良好的承包商，但現在我們則是瓜雪大道(LATAR)的擁有者。過往，我們經常為他人作嫁衣裳，而今天我們已拥有了座落在梳邦USJ內的社區購物廣場MainPlace，以前，我們承接酒店建造工程，如今我們在汶萊則擁有屬於自己的小型服務公寓Puni Residence。這些項目都是我們5年前定下的小目標，一如首相定下的國家轉型政策那樣。

當然，建築業依舊是集團的核心業務，繼續成為我們進軍市場的平台。吉隆坡第二國際機場(KLIA 2)啟用後，高峰集團已經成為國內家喻戶曉的名字。在過往，高峰集團是大馬數一數二的建築承包公司，但現在名聲則隨著吉隆坡第二國際機場而有所提升。不管是正面訊息或負面消息，總比默默無聞來得好。

## 建築業務最新跟進

### 移交吉隆坡第二國際機場工程

經歷許多負面報導之後，高峰集團與聯營伙伴馬友乃德建築私人有限公司已成功將吉隆坡第二國際機場移交予大馬機場控股公司，而這個國際水準的新機場已在5月2日開幕。

在此，我要藉機會恭喜領導這個項目的拿督鄭福興和其團隊，你們的出色表現讓我們引以為榮！(這份簡報的第18至20頁將報導有關吉隆坡第二國際機場的特寫)

## 移交Main Place Residence及MainPlace廣場開幕

Main Place公寓與購物廣場已竣工，並在今年3月22日取得入伙証，我們在當天移交鑰匙給業主。對一些業主而言，十六年的確是一個漫長的等待。

在3月25日，社區購物廣場MainPlace開幕，由高峰集團主席丹斯理James Foong博士主持。這個廣場定在6月24日正式開幕，從數個月前的小型開幕所贏得的反應來看，我們相信MainPlace將成為USJ 21區內一個成功的購物廣場。截至今天為止，我們取得高達75%出租率，它是集團第一個購物廣場，我們視之為長期投資，預期它能夠為集團帶來長遠的投資價值。

## 其他項目

與其同時，我們在2013年底取得的新項目皆進展順利。新項目包括沙巴實必丹的Samur石油氣計劃(第七期)工程，涉及供應、製造及土木工程；巴生谷Melawati購物廣場建築工程及沙巴亞庇馬大分院宿舍建造工程。這三個項目的合約總值超出6億令吉。

至於那些在進行中的項目皆如期發展，它們是安邦輕快鐵擴建工程，在截至4月1A部分已完成60%工程，我們會在明年初移交給有關當局。此外，亞庇KK時代廣場也接近完工，我們希望在今年底取得入伙証。

## 房地產部門

這個部門在去年取得不俗表現，我們希望它在日後能夠為集團帶來顯著的收入貢獻。今年，我們繼續參加在4月4日至6日之間於吉隆坡谷中城舉行的大馬房地產展覽會(MAPEX)。在這個展覽會中我們賣出了令人鼓舞的房地產項目單位，使我們對未來的發展更具信心。此外，今年3月15日至16日我們也到新加坡金沙博覽中心參與馬來西亞房地產展銷會。

儘管市場競爭激烈，集團在亞庇的Jesselton發展項目依然取得35%以上的銷售業績。下半年我們會推出更多房地產開發項目，我們已經增加人手，特別是重要職位皆聘請了不少市場專才，負責推動集團的房地產業務部。

## 能源業務部

P.T Megapower Makmur，是Bina Puri在印尼所擁有的子公司，我們持有該公司的80%持有權，繼續為印尼政府所屬的PT Perusahaan Listrik Negara 供應能源。我們對這個海外發電業務充滿信心，並相信它為集團作出的盈利貢獻將大有改進，因為它最新的水利發電廠將在明年5月30日竣工，發電量高達4,200兆瓦。

## 從意外事件所學習到的教訓...

除非你是住在荒島或沙漠或在亞馬孫森林內，否則不會不知道不久前發生的MH370墜機事件。

對於此事，高峰集團向全體受害者的家人獻上最深的慰問與祝福。到目前為止，它依然是一個謎團。在這個悲劇上，我們了解到友情的力量，來自各國的幫助，大家義不容辭的站出來幫助我國搜尋MH370，並且在最短時間內給予協助與支援，與我國共度難關，讓我們非常感恩。

從這個悲劇中，我問自己：“生命的意義到底是什麼？”當一個人有需要時，我們給予協助。同樣的，當一個人感到低落無助時，我們站在一起給他力量。我由衷地希望，每一個人都存有這樣的的精神，任何時候都願意伸出援助之手。

在高峰集團這個家庭里，我們每一個人都要有一股熱情，心連心一起面對任何挑戰或困難。我們一定要把這個良好的文化發揚光大，這樣我們才能超越其他企業。

## 體育俱樂部與家庭聯誼會

我由衷感謝高峰集團體育俱樂部與社交部前主席端賽納塞奧瑪和他的團隊在過去兩年的辛勞付出。其實，要負責一個體育俱樂部的活動一點都不容易，因為你需要滿足每一個不同階層的員工之需求。為了滿足每一名會員，間中必然出現很多意見和爭執，包括要去哪里游玩、該準備哪些活動、不可超出開銷預算等等。

我們歡迎新上任主席Kevin Tan領導2014-2016年理事會，在4月8日那天我看到很多充滿朝氣的年輕臉孔，不但如此，這些年輕人在會議上也提出了新的意見和觀點。我深信，接下來的幾年我們所舉辦的活動將比以往更振奮人心，更充滿活力。

同時，我也建議這個理事會在各種活動都應該盡量邀請會員家屬共襄盛舉，讓會員家人能夠認識高峰集團的所有成員。切記“良好的溝通，態度正確，無論是在游玩或工作上，可让你的身體保持健康，進而提升你的工作效率”。

另一方面，體育俱樂部在花钱方面也要特別謹慎，該花的錢就要花，但不應該花的錢就必須節儉下來充作會員的福利，畢竟會員都定期付費。我希望理事會時時關注這一點。

## 向全體員工獻上無限的祝福

放眼2014年下半年，在此，我呼喚每一位員工以團隊的精神繼續為公司作出貢獻，這不但是在工作上而已，在其他方面亦是一條心。最後，在結束我的致辭之前，我特別引用著名作家查爾斯狄克斯說過的至理名言作為結語：“能造福他人者，皆是有用之人。”

集團董事經理  
丹斯里拿督鄭福成局紳

# IFAWPCA CONVENTION, JAKARTA INDONESIA

By Norpaizah Abdul Wahab

As in previous years, Bina Puri never missed to participate in the IFAWPCA Convention. This year, it was held in Jakarta, Indonesia from 2<sup>nd</sup> to 5<sup>th</sup> March 2014. This 41<sup>st</sup> IFAWPCA Convention was themed "Infrastructure for a Better Future". Bina Puri delegates were led by YBhg. Tan Sri Dato' Ir. Wong Foon Meng, Chairman, YBhg. Tan Sri Datuk Tee Hock Seng JP, Group MD as well as Mr. Matthew Tee, Group ED cum the President of MBAM. Other staff delegates include Puan Surati Sujor, Puan Norpaizah Abdul Wahab, Mr. Ooi Tat Lean, En. Ruzli Mokhtar and En. Abdul Rais Md Afandi from Sg. Long Industries Sdn Bhd.

During this event, our Mr. Matthew Tee being President of MBAM was elected as the 2<sup>nd</sup> Vice President of IFAWPCA. Congratulations Mr Matthew... and be ready to become the host of IFAWPCA Convention in the next couple of years.



Tan Sri Datuk Tee Hock Seng JP and Dato' Ng Kee Leen attending the Award Committee Meeting



Tan Sri Dato' Ir Wong Foon Meng with Secretary General IFAWPCA Ir. Victor Sitorus



Oath citing ceremony



Tan Sri Dato' Ir Wong Foon Meng and Tan Sri Datuk Tee Hock Seng JP congratulating Matthew Tee



Norpaizah, Surati and Ooi Tat Lean among the participants



Before we say goodbye, the final day of the conference



MBAM President with his beloved family



MBAM President Matthew Tee and team with YBhg Tan Sri Dato' Seri (Dr.) Yeoh Teong Lay, Honorary Life President of MBAM



Welcome dinner snapshot

■ Corporate

# MR NG KEONG WEE, EXECUTIVE DIRECTOR BINA PURI PROPERTIES SDN BHD

By Editorial



Mr Ng Keong Wee, an Engineer by profession, was appointed as Executive Director of Bina Puri Properties Sdn Bhd on 1<sup>st</sup> November 2013. Mr Ng graduated from the University College of London in 2008 and has five years of working experience in the property development sector.

Mr Ng is the Managing Director of Peridot Development Sdn Bhd, a local property developer. He was responsible for the daily operations of the company and in charge of the construction of commercial and residential buildings, i.e Shop lots, houses as well as factories with the total GDV of well over RM350 million.

Bina Puri stands to benefit a lot with Mr Ng's presence in the company as he is well known for his excellent leadership and interpersonal skills coupled with the ability to lead teams of consultants to greater heights in the property development as well as construction industries. Mr Ng played an active but low profile role in the successful delivery of The Main Place from day one and he is instrumental in introducing new development projects such as Opus to Bina Puri Properties Sdn Bhd.

We are indeed glad to have you with us. Welcome Mr Ng Keong Wee!!!

# GMD VISITS INDONESIA PROJECT

By Editorial



While in Jakarta for the IFAWPCA Convention on 2<sup>nd</sup> to 5<sup>th</sup> March 2014, our Group Managing Director and staff took the opportunity to visit our office at Pantai Indah Kapuk, Jakarta Utara. The group was welcomed by Mr Jimmy Kang, Managing Director of PT Megapower Makmur.

PT Megapower Makmur, a subsidiary incorporated in Indonesia is supplying power with a minimum supply of 2,000KW/h per plant or 48 KW/day for industrial sectors throughout Indonesia. Currently, we are operating five power plants in Tobali, Metok, Bengkalis and Sei Pakning and are in the midst of constructing a 4.2 MW capacity of Mini Hydro Power Plant in Bantaeng, Sulawesi Selatan.

Meanwhile on 7<sup>th</sup> May 2014, Tan Sri Datuk Tee Hock Seng JP also attended a dinner hosted by Bupati Bantaeng (Indonesia) HM. Nurdin Abdullah.



## Petinggi PT. Megapower Makmur Santap Malam Di Bantaeng

Bupati Bantaeng HM. Nurdin Abdullah menjamu malam malam para petinggi PT. Megapower Makmur, yang merupakan salah satu anak perusahaan besar Bina Puri Holding BHD di Malaysia, yang menaungkan investasinya di Bantaeng, di Tribun Pantai Sernai Bantaeng, Kamis (8/5).

PT. Megapower Makmur adalah perusahaan yang membangun PLTMH yang berada di Sungai Bialo Desa Pattaneteang Kecamatan Tompulu dengan kapasitas 4.2 MW dengan nilai investasi Rp 125 Milyar dan diharapkan proyek PLTMH Sungai Bialo ini akan beroperasi pada tahun 2015. Dimana saat ini berlangsung pembangunan fisiknya, yang akan memasuplai tenaga listrik untuk masyarakat di Kabupaten Bantaeng, atas kerjasama PT. P.N.N.

Tampak hadir petinggi PT. Megapower Makmur ini terdiri dari Presiden Komisaris PT. Megapower Makmur Senator Tan Sri Datuk Tee Hock Seng, Presiden Direktur Kang Jimmi, dan beberapa staf yang mendampingi dari perusahaan yang berkunjung di Jakarta diantaranya Edi Jasri, Mr. Low Soon Heng, Ang Kam Chai.



Bupati Bantaeng (Indonesia) HM. Nurdin Abdullah with Tan Sri Datuk Tee Hock Seng JP at a dinner by PT. Megapower Makmur on 7<sup>th</sup> May 2014



Norpaizah Abd Wahab, Ruzli and Rais with Pak Jimmy, MD of PT Megapower



Tan Sri Datuk Tee Hock Seng JP and staff visited our Jakarta office

## Mauritius – Malaysia Business Forum

12<sup>th</sup> March, 2014 | Grand Baie International Conference Centre, Mauritius

## MiGHT SPECIAL MISSION TO MAURITIUS (10TH-13TH MARCH, 2014)

By Editorial Board

Mauritius Malaysia Business Forum



Tan Sri Datuk Tee Hock Seng JP and  
Tan Sri Dato' Seri Ahmad Ramli Mohd Nor

Y.Bhg Tan Sri Datuk Tee Hock Seng JP, Group MD of Bina Puri Holdings Bhd joined the MiGHT Special Mission to Mauritius from 10<sup>th</sup> – 13<sup>th</sup> March 2014. Tan Sri Datuk Tee Hock Seng is an EXCO Member of MiGHT.

Others who went on this Special Mission were Dato' Seri Ahmad Ramli Mohd Nor, Executive Deputy Chairman and Managing Director of Boustead Heavy Industries, Mr Matthew Tee, Group Executive Director, BPHB, Tan Sri Datuk Dr Ahmad Tajuddin Ali, Joint Chairman of MiGHT and a few others.

The mission is to develop potential initiatives into productive partnerships that will enhance opportunities between Mauritius and Malaysia including;

1. To organize business cooperation between Mauritius and Malaysia.
2. To participate in the bilateral meeting between the Governments of Malaysia and Mauritius and to finalize the MiGHT Malaysia-Mauritius Cooperation Initiative.



Delegation from MiGHT



Tan Sri Datuk Tee Hock Seng together with Dato' Yong Lei Choo  
having breakfast with YB Dato' Sri Mustapa Mohamed



Mr Matthew Tee with Dato' Teh Kean Ming,  
CEO and MD of IJM Corporation Berhad and  
Puan Sariah, Senior GM of CIDB Malaysia

# SMK IDEAL HEIGHTS CURRICULUM EXCELLENCE AWARD CEREMONY 2013

By Editorial Board

On 26<sup>th</sup> April 2014, Tan Sri Dato' Ir Wong Foon Meng, Bina Puri's Chairman, was invited as the Guest of Honour to SMK Ideal Heights' Curriculum Excellence Award Ceremony 2013. The ceremony was to acknowledge and recognize those excellent students in the 2013 year-end examinations.



Excellent SPM student receiving his award



Tan Sri Wong presenting an award to one of the student

# GROUND BREAKING CEREMONY OF BANGKOK MARINA RESORT & SPA

By: Leong Keh Soon

The Ground Breaking and Foundation Stone Laying Ceremony of the Marina Bay Resort & Spa in Bangkok was ceremoniously held on 18 May 2014 at the project site in Bangbo, Old Sukhumwit Road, Bangkok. The event was graciously honored by General Wapirome Manusrungsri (Royal Thai Deputy Chief Aide-de-Camp) and was attended by Government officers and 1,500 guests from all over Asia.

The event commenced with the Thai Traditional "Wang Si La Lerk" Ceremony where all the VIP guests performed a ceremony by laying the foundation stone followed by Thai traditional dancing for God with nine Buddhist priests praying for prosperity. The Ground Breaking Ceremony was performed next.

This project will be developed by Bangkok Property Co. Ltd. where Bina Puri Holdings (Thailand) Ltd holds a major share. Phase 1 of the project will include development of the Bangkok Marina Seafood Restaurant and 352 rooms. All the leisure and entertainment services will be developed in Phase 2 of the resort development which includes relaxing services, tourist service and education services.

YBhg. Tan Sri Dato' Seri Dr James Foong Cheng Yuen, Chairman, YBhg Tan Sri Datuk Tee Hock Seng, JP, Group Managing Director and Mr Leong Keh Soon, Executive Director of BPHTL attended this ceremony.



Chairman of Ceremony, General Wapirome Manusrungsri, Royal Thai Deputy Chief (ADC) begin the candle-lit ceremony.



The beginning of the Thai Traditional Ceremony (Foundation stone together with holy objects on table)



Laying the Foundation Stone



Ribbon Cutting before Ground Breaking Ceremony



Monks pray for prosperity



Ground Breaking Ceremony

# GUEST VISIT TO WISMA BINA PURI



16 Jan 2014 - Guests from China



23 Jan 2014- Guests from Gerakan Belia Bersatu Malaysia



23 Jan 2014- Guests from South Korea and Japan



26 Feb 2014- Guests from Kiwanis International Foundation



7 April 2014- Guests from Laos



14 April 2014- Corporate visitors from China



15 April 2014- Pn Zarina Abu Bakar, General Manager of Perdana Leadership Foundation was the Guest of Honour during Assembly



7 May 2014- Meeting with GS Construction from South Korea

# THE PRESIDENT'S ACTIVITIES



42<sup>nd</sup> Annual Dinner of Kedah Master Builders in Alor Setar



45<sup>th</sup> Annual Dinner of N. Sembilan Master Builders in Port Dickson



1<sup>st</sup> April 2014, President with Timor Leste, Minister of Transport & Communication, Mr Pedro Lay Da Silva and En. Aziz Bahaman



President, Mr Matthew Tee speaking at the MBAM Open House on Feb 21, 2014



At MBAM Open House on Feb 21, 2014



Courtesy Visit to Johor Master Builders on 17 Feb 2014



MBAM Courtesy Visit and Dialogue with CIDB Chief Executive, Datuk Sri Ir. Dr Judin on Feb 18 2014



Mr Matthew Tee, the President speaking at MBAM HR Forum on 25 March 2014



Signing of MOU with CIDB on Construction Safety and Health Programme on 15 April 2014



President at BFM Radio Console



Mr President, Matthew Tee and delegation visited Bernama News



Sabah Builders Association 58th Anniversary welcomed the President as Guest of Honour



The main table at the Sabah Builders Association - 58th Anniversary dinner celebrations



In front of Hotel T-30, Changsa, China



Attending 5th International Infrastructure Investment @ Construction Forum in China on 7th to 10th May 2014



President, Matthew Tee and Dato' Ng Kee Leen at the conference



Technical visit to Changsa, China



Visit to Shi Xihulou Jiu Jia in Changsa, China

# SUCCESS STORIES THE BEST EMPLOYEE

By Editorial Board

Fully aware that our staffs are our greatest strength, Bina Puri Group of Companies makes it a point to acknowledge and reward deserving individuals as well as teams who have contributed to the growth of the organisation. We had a memorable award ceremony during our monthly general assembly on 15<sup>th</sup> April 2014 for those who excelled in 2013 as Bina Puri Best Site and Best Employee.



Winners. Best of the Best!



Best Site Award; Main Place Project, USJ 21- Project team members receiving the award



**Annie Wong Tsui Fong**  
Manager, Accounts & Credit Control  
Sungai Long Industries Sdn Bhd

Ms. Annie Wong said that honesty, following instructions and giving suggestions to the management are important in career development. She urged others to create good teamwork and to improve communication among ourselves in order to have a conducive work environment.

Time in Group - 9 years



**Stephanie Kau Lai Kuen**  
Resident Manager  
Ideal Heights Properties Sdn Bhd

Ms. Stephanie appreciates the high quality standard set by Bina Puri to keep relevant in the industry. She believes in total submission to the company which is important in her career.

Time in Group - 23 years



**Tai Khyun Leong**  
Senior Project Manager  
Bina Puri Sdn Bhd

Every success is built on firm foundation and my fellow colleagues are the firm foundation to my success. Thus, I would like to thank my colleagues who give strong support in my career and thanks a lot to the management as well. Ever since I worked with Bina Puri, it is hard for me to find something that I don't like in this company.

Time in Group - 5 years



**Christy Lim Bey Bey**  
Assistant Manager, Accounts,  
Bina Puri Sdn Bhd

Ms. Christy Lim advised all never give up in holding responsibility. At the same time, keep learning and to further improve ourselves.

Time in Group - 12 years



**Tracy Lau Lai Yee**  
Senior Secretary  
Bina Puri Holdings Bhd

Tracy Lau's secret of success are always to follow instructions by HOD, initiate solution when encountered with problems and diligent in work planning. She dedicated millions of thanks to the management who recognize her work performance and special thanks to all colleagues who create a good working environment for her.

Time in Group - 12 years



**Noorliza Ibrahim**  
Secretary

Noorliza advised all to keep focus on their job, revealing her secret of success. Furthermore, always be dedicated and work hard in dealing with our daily works.

Time in Group - 7 years



**Chooi Yong Wai**  
Production &  
Maintenance Assistant

Mr Chooi found that it is important to focus on the job in order to get job satisfaction. More importantly, we need good support from our family and at the same time good employer to achieve success in life, he added.

Time in Group - 6 years



**Abdul Aziz Bin Abdul Halim**  
Despatcher  
Bina Puri Sdn Bhd

Abdul Aziz's secret of success are work hard and be flexible to accommodate colleagues' requests. He found that it is hard to be irresponsible when people put strong believe in our services, thus, we need to deliver quality in our service.

Time in Group - 10 years



**Muniyah A/P Sinnasamy**  
Cleaner  
Bina Puri Holdings Bhd

Mdm. Muniyah is very grateful and was stunned when she was announced as the best employee. With 14 years work experience at Bina Puri, it proves that loyalty is her secret of success. She thanked the management who values her service quality.

Time in Group - 14 years



**Jusseph Kuding**  
Mobile Crane Operator  
Bina Puri Sdn Bhd

Jusseph works at Kota Kinabalu Time Square project. He is a hardworking person and always serious in all tasks given to him. Besides, he is friendly to all and he loves lending his hands to accomplish tasks faster.

Time in Group - 9 years

# BINA PURI UNDERGRADUATE SCHOLARSHIP AWARD

By Tracy Lau

Bina Puri in its development, never neglects the responsibility towards nation building where they structured a scholarship scheme for undergraduates whose parents are working with the company. 26 undergraduates university students, regardless local or international universities received a scholarship amounting to RM260,000 to aid them in their studies.

The scholarship was to help them in coping with the rising school expenses and somehow lessen their burden to achieve success. Witnessed by Bina Puri's staff, the scholarship was awarded to the recipients on 20<sup>th</sup> January 2014 by Chairman of Bina Puri, Tan Sri Dato' Ir. Wong Foon Meng and Tan Sri Datuk Tee Hock Seng, JP, Group Managing Director.



Board Members of Bina Puri with the scholarship recipients at Bina Puri Headquarters



Ms. Fatin Hanani receiving a scholarship from Tan Sri Dato' Ir. Wong Foon Meng



Mdm. Tan Lim Lih with her daughter, Ms. Mah De Yuan

No	Student Name	Study Program	University/Institute	Name of Parent/Staff
1	Ms. Soh Ling Horng	Sarjana Muda Pengurusan (Pemasaran)	Universiti Malaysia Terengganu	Tan Kui Eng, Tea Lady, Admin
2	En Muhammad Hisham Bin Azhar	BA (Hons) Accounting	Multimedia Universiti, Cyberjaya (MMU)	Ir. Hj Azhar Mohd Ali
3	En Wan Muhammad Aswad Bin Zulkifli	Sarjana Muda Sains Komputer (Keselamatan Sistem Komputer)	Universiti Pertahanan Nasional Malaysia	Zulkifli Bin Osman, Senior Site Supervisor,
4	Fatin Hanani Binti Kasman	BA (Hons) Engineering Technology in Networking	Univesity Kuala Lumpur (MIIT)	Kasman Bin Yahya, Admin Manager, Admin
5	Mah De Yuan	BA Business & Commerce	Monash University	Tan Lim Lih, General Manager, Contracts & Cost Control
6	Ms Chong Phei Fern	BSc (Hons) Accounting & Finance	Sunway University	Mr. Chong Kian Fook, COO (Contracts)
7	Mr. Eugene Yu Tze Ping	Medicine	University of Manchester	Yu Kee Sin, Sr Project Manager, Projects
8	Ms Hiah Yee Yee	BSc (Hons) Biomedical Science	University Tunku Abdul Rahman, Perak	Mr Hiah Joo Huat, Site Supervisor (LRT-B)
9	Ms Koo Sin Yee	BSc (Hons) Psychology	University of Otago, New Zealand	Ms Lim Chun Cheng, Sr Accounts Manager (Maintenance)
10	Ms Khoo Chia Yee	BA Dental Surgery (BDS)	AIMST University, Kedah	Ir Khoo Jee Chat, General Manager (Technical)
11	Ms Yap Huey Sim	BA (Hons) Accounting & Finance	Segi College, Kuala Lumpur	Mr Yap Siew Wai, Senior Mechanic, PEM
12	Ms Yen Lai Kee	Medical (B.D.S Course) Dentistry Chennai, India	Saveetha University,	Mr. Yen Kam Swee, Senior Executive, Material Control (KLIA2)
13	Ms We Wei Shin	BA Commerce	The University of Melbourne, Melbourne, Australia	Mr We Her Ching, Executive Director
14	Cik Noor Azura Bt Ishak	BA Business Administration (Hons) Human Resource Management	UiTM Sri Iskandar, Perak	En Ishak Bin Ibrahim, Despatch Clerk

# MAPEX 2014

By Editorial Board

Bina Puri's Property division for the third time, participated in the Malaysia Property Expo (MAPEX) 2014 from 4<sup>th</sup> to 6<sup>th</sup> April 2014 at Mid Valley City, Kuala Lumpur. During the Expo, Bina Puri showcased its properties namely Petrie Vila @ Johor Bahru, Laman Vila @ Mont Kiara North, Opus Kuala Lumpur, Main Place Residence @ USJ Subang Jaya, Puri Tower @ Puchong and 8 Avenue @ Kota Kinabalu.



Bina Puri booth



Visitors at our booth

# MALAYSIA PROPERTY SHOW 2014 (MAPS)

By Kevin Tan

Bina Puri Properties participated in the Malaysia Property Show 2014 (MAPS) held at NBS Convention Centre in Singapore from 15<sup>th</sup> to 16<sup>th</sup> March 2014. Petrie Vila @ Johor Bahru and Laman Vila @ Mont Kiara North were the two properties showcased by Bina Puri. Tuan Syed Nasser Syed Omar, Mr Nigel Cooper and Mr Kevin Tan represented Bina Puri during the event.



Nigel explaining about Petrie Vila to two prospects, witnessed by Kevin Tan



Syed Nasser dealing with a prospect

# LAMAN VILA SHOW UNIT OPEN FOR VIEWING





Pool Party at Main Place Residence USJ 21



Ir. Jason Yam, Managing Director of Sumbangan Lagenda Sdn Bhd delivered his speech at the event.

# THE MAIN PLACE – UGLY DUCKLING TURNS TO A BEAUTIFUL SWAN

By Editorial Board

To celebrate the completion of The Main Place Residence and Mall, a series of events took place early this year to commemorate the long wait by all parties concerned, especially the buyers.

On the 11 January 2014, a ‘Pool Party’ was organized for all purchasers and potential buyers on the 8th floor of the building. With food, fun, games for children and even a live band to entertain our guests, it was truly an evening to remember. Among those who were present were our honorable guests, Tan Sri Dato’ Ir Wong Foon Meng, Chairman, Tan Sri Datuk Tee Hock Seng JP, GMD, Datuk Henry Tee Hock Hin, Director and Ir. Jason Yam Huang Meng, MD of Sumbangan Lagenda Sdn Bhd, along with their families and friends. Among the highlights of the party was the breath taking view of the sunset from this newly completed landmark in USJ 21.

The Certificate of Fitness for Occupancy (CFO) was officially issued and handed over, together with the keys, to the residents on 22 March 2014. This event was witnessed by Haji Abdullah Bin Marjunid, the Timbalan Yang Dipertua, Majlis Perbandaran Subang Jaya; Tan Sri Dato’ Ir Wong Foon Meng, Matthew Tee Kai Woon, Group Executive Director, BPHB and Ir Jason Yam Huang Meng.

25 March 2014 was the day the Main Place – Your Neighbourhood Mall, opened its doors to the public via a ‘Soft Opening’ by our very own Chairman of Bina Puri Properties Sdn Bhd, Tan Sri Dato’ Seri James Foong Cheng Yuen. The event was well attended and saw a positive response from the general public. Among the retailers who commenced their business on that day were Jaya Grocer, Toys R Us, Starbucks, Popular Bookstore, McDonalds, Kizsports, Uniqlo, Daiso just to name a few among others.



The Board Members capturing cheerful photo for memories



Tan Sri Dato’ Ir Wong Foon Meng welcoming the residents



Among the residents who received their keys



Thumbs Up to everyone



Lion Dance performance symbolizing the soft opening of The Main Place Mall

## NEW PROJECTS SECURED

### MELAWATI MALL, TAMAN MELAWATI, KUALA LUMPUR

Bina Puri Holdings Bhd secured the Construction and Completion of Substructure and Superstructure Works for Proposed Melawati Mall on Lot PT 5036, Section 1, Pusat Bandar Melawati, Bandar Ulu Kelang, Mukim Setapak, Gombak, Selangor in September 2013 for Sime Darby CapitaMalls Asia (Melawati Mall) Sdn Bhd. The work is to construct a 13-Storey Commercial Complex Comprising 8-Storey Commercial Area from Level Ground to Level 7; and 5-Storey Carpark at Basement 1 & 2, Level 8 to 10. The contract shall complete in 36 months with contract amount of RM 441.0 million.



### UMS STUDENTS HOSTEL & INFRASTRUCTURE WORKS, KOTA KINABALU, SABAH

Bina Puri Sdn Bhd was awarded the Proposed Construction of KOUMS Hostel on N.T. 013087459 & N.T. 013087440 in Kg. Numbok, Kuala Menggatal, Sabah from Likas Bay Precinct Sdn Bhd. The work comprises 2 Blocks (B1 & B2) Students Hostels and Infrastructure Works with contract amount of RM 96.6 million and 24 months contract period from November 2013.





*Magnificent view of klia2*



*Sector 6 from outside view*



*Aero bridge to air craft at Sector 7*



*Datuk Henry Tee (center) the main person leading the klia2 project, all smiles. Well Done, Datuk!*



*Access road to klia2 and ERL track*

## klia2 COMPLETED!

It was indeed the most challenging project within Bina Puri Group of Companies. Tight deadlines coupled with several others challenges faced such as increase in job scope, various design changes and being the hot topic of media, but on this note, we can hold our heads high and proudly claim, "We Have Done It, and Done It Very Well Indeed!"

Bina Puri Construction Sdn Bhd, a wholly owned subsidiary to Bina Puri Holdings Bhd together with UEM Construction Sdn Bhd (UEMC) formed a joint venture partnership and were awarded the RM997.22 million contract for this prestigious project of klia2 on 16<sup>th</sup> July 2010 and was expected to complete the low-cost carrier terminal (klia2) in 20 months which would have been in March 2012.

The Ground Breaking Ceremony by our Honourable Prime Minister, Datuk Seri Najib Razak, was on 30<sup>th</sup> August 2010, one day before our 53<sup>rd</sup> Independence Day. Also present were ex-Transport Minister Datuk Seri Kong Cho Ha, MAHB Managing Director and Chief Executive Officer Tan Sri Bashir Ahmad and MAHB Chairman Tan Sri Dr Aris Othman.

Once work began, it was not all smooth sailing, as we did expect. Speculation was rife and the media was of no help as well with the various negative reporting on this project.

So with the desire and determination on our side to complete KLIA2 in spite of all the obstacles and new challenges, we worked our hearts and mind out, both day and night, and excellent team work with Datuk Henry Tee Hock Hin, Managing Director of Bina Puri Construction Sdn Bhd heading the dedicated work-force here, closely assisted by our ever reliable Mr We Her Ching, Mr Lim Bock Tay and Ir Lee Hong Soon to finally receive the Certificate of Completion and Compliance (CCC) on 17<sup>th</sup> April 2014. To all other team members of klia2 project, congratulations and you have done it to the best of your efforts !!



*Overall view of Sector 7, International Departure*



*klia2 skybridge a new landmark, first in Asia and third in the world built by Bina Puri*



*Below the skybridge*



*Link bridge 15 at Sector 5*



*The completed skybridge from side view*



*Overall view of S5 Completed piers for departure and arrival*



*Road entering to klia2*



*Sector 1 Link bridge to terminal completed*



*Travelator at Sector 7*



*Walkway and rest areas within departure gates at Gate Q8*



*Walkway and travelator in sky bridge*



*Decorated toilets for passengers use*



*colours of klia2*



*Surau and facilities for mom and baby at Sector 7*

# THE JOURNEY TOWARDS COMPLETION



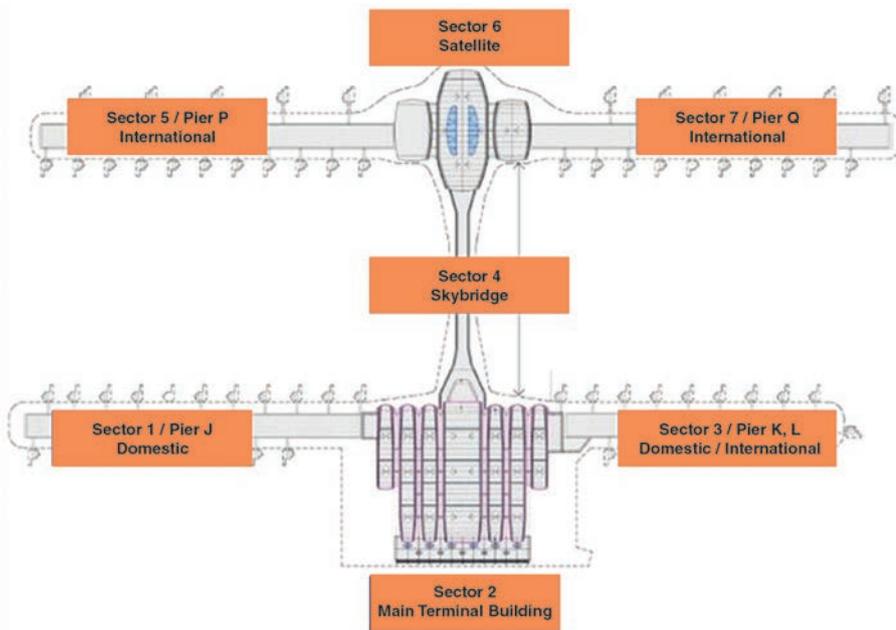
Ground Breaking Ceremony by YAB Prime Minister Mohd Najib Razak



Tan Sri Datuk Tee Hock Seng JP greating YAB Prime Minister Mohd Najib



YAB Dato' Sri Mohd Najib Razak, Prime Minister during the ground breaking ceremony on 30 August 2010



Layout of klia2 which is divided into several sectors namely sectors 1 to 7



End of 2011-Sector 5 Piers, Slab And Column L1A in progress



Steel Roof Structure And Covering At S7 ~end of 2011



S2 - Main Terminal Building, The Piling, Pile Caps, Ground Beam and Slab Works in progress ~end of 2011



Formwork Of Link Bridge at S7 Gate 1 ~end of 2011



Façade Installation In Progress at S7 ~ end of 2012



Roof Trusses Installation at S6 ~end of 2012



Steel Structure Installation For Sky Bridge At S4 (Connection To S2) ~end of 2012



Façade Installation in progress at S7 ~ end of 2012



Mid of 2013, the Main Terminal in progress



Mid 2013 progress of satellite building



# klia2 OPENING ON 2<sup>ND</sup> MAY 2014



Crowds at check-in counter



We are among the earliest passengers!  
Malindo flying to New Delhi, India



Arrival



Welcome to the new airport



Comfortable seats available at the check in area for the passengers



Among the 1<sup>st</sup> flight arrival at klia2

## OUR DEDICATED PROJECT TEAM



Group photo at the first skybridge in Asia and third in the world



Our team members



Mr Foo Yung Wee and Mr Yip Kok Yew  
on their final check on 2 May 2014



Site personnels



Bina Puri project site office



Mid 2013 - satellite building



Mid 2013 - walk way at sector 5



End 2013 - walk way departure areas

## ■ Project Updates

# KOMPLEKS LKIM IN KUCHING, SARAWAK

Bina Puri Construction Sdn Bhd entered into a contract agreement with Blessed Builders Sdn Bhd and Pengkalan Ikan Central Sdn Bhd to build the Fisheries Development Authority of Malaysia (LKIM) Complex in Kuching, Sarawak at a contract value of RM247.84 million. The facilities for the LKIM Fishery Complex includes a marketing hall, a fisherman market, an administrative block, a multipurpose hall, the central utility building, a canteen, a surau, a fish box storage area and a jetty.

This project would entail Bina Puri to undertake piling, building, mechanical and electrical, civil and infrastructure, external and marina works as well as landscaping, signages and all provides furnitures for the concessionaires. The project duration will be 36 months from financial close.



# MINI HYDRO POWER PLANT IN SULAWESI, INDONESIA

By Nor Paizah Bt Abdul Wahab

On 30<sup>th</sup> May 2012, Bina Puri Holdings Bhd through its subsidiary PT. Megapower Makmur signed a Power Purchase Agreement (PPA) with PT. PLN (Persero) Wilayah Sulawesi Selatan, Sulawesi Tenggara Dan Sulawesi Barat to build and operate a mini hydro power plant with capacity of 4,200 kW in Desa Patteneteang, Kecamatan Tompobulu, Kabupaten Bantaeng, Propinsi Sulawesi Selatan. The tenure of PPA is for 15 years effective from the date of its first commercial run of the power plant. Upon expiry of PPA, with mutual written consent of both parties, PT Megapower Makmur has an option to further extend the PPA for another 15 years.

The contractual annual output of electricity produced is approximate 23,915 GWH. The construction period for the plant shall take twenty four months commencing 1 June 2013. The work is progressing at 35% completion to date.



*Tan Sri Datuk Tee Hock Seng JP together with the operation team of Indonesia*



*Tan Sri Datuk Tee Hock Seng JP and Mr Jimmy having a chat with staff at site*

# DARAU ANGKASA APARTMENTS PHASE 1 KEYS HANDING OVER CEREMONY

By Cathrine Anson

On 12<sup>th</sup> April 2014, the buyers of the Darau Angkasa Apartments Phase 1 at Menggatal, Kota Kinabalu, Sabah received their home/unit keys. The keys were handed over by the Community Development and Consumer Affairs Minister Datuk Jainab Ahmad, representing the Sabah Chief Minister. Also present was the SPNB Chairman Datuk Dr Abdul Latif Amad. Meanwhile, Bina Puri Chairman Tan Sri Dato' Ir Wong Foon Meng and Bina Puri GMD Tan Sri Datuk Tee Hock Seng JP also attended the event.



*Among the guests who attended the event*



*Datuk Jainab Ahmad in between Tan Sri Dato' Ir Wong Foon Meng and Tan Sri Datuk Tee Hock Seng JP with key recipients*



*Mock Key handing over to a purchaser*

# IRON ORE MINING ACTIVITIES IN LAOS

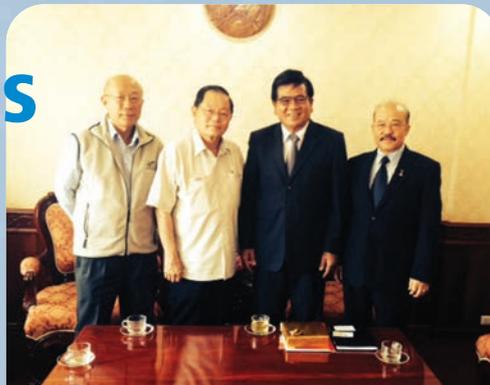
By Andy Ho Shiun Chwen

Since November 2013 Bina Puri Group has been involved in the iron ore industry in Laos PDR. Bina Puri Lao Co., Ltd was officially formed in January 2013. The main operations office of Bina Puri Lao Co., Ltd is located in Thakhek District, Khammouane Province, which is connected with Nakhon Phanom Province, Thailand by the Thai-Laos Friendship Bridge III.

The project site is located at Boneng Village, which is about 80KM from Thakhek towards the North of Laos PDR.

The factory operations site is located on a 10 hectares land which includes operations machineries, stockpile yards and operations office which includes accommodation. The production capacity is 20,000 tons per month.

The iron ore is permitted by the Laos government for export. Due to no sea frontage in Laos, the products have to be delivered to Hon La Port, Vietnam for export.



*Courtesy meeting with Minister of Energy & Mines of Laos and, H.E. Ambassador Dato' Than Tai Hing (Embassy of Malaysia in Laos)*



*Iron Ore Mining at Thakhek, Khammouane Province Laos*



*Boulders of iron ore*

## Project Updates

### MAJOR COMPLETED PROJECTS

No.	Project	Value (RM 'Mil)	Date Completed
1.	New LCC Terminal (KLIA2)	997.2	Apr 2014
2.	The Haven, Ipoh	82.3	Dec 2013
3.	Service Apartments and Retail Space at USJ21 (The Main Place)	135.0	Dec 2013
4.	8-Storey Medium Cost Apartment in Menggatal, K. Kinabalu	224.1	Oct 2013



### THE HAVEN, IPOH



### 8-STOREY MEDIUM COST APARTMENT IN MENGGATAL, K. KINABALU





# THE MAIN PLACE RESIDENCE & MALL



## Project Updates

### MAJOR ONGOING PROJECTS

No.	Project	Value (RM' Mil)	Progress (May 14)
1.	Ampang Light Rail Transit (LRT) Line Extension - Package 1A	702.3	55.0%
2.	Sabah Administration Centre in Teluk Likas, K. Kinabalu, Sabah	388.7	62.0%
3.	KK Times Square, K.Kinabalu	470.3	88.0%
4.	Affordable Housing Scheme in Sandakan, Sabah	91.1	99.0%
5.	Melawati Mall, Taman Melawati, KL	441.0	8.0%
6.	UMS Students Hostel & Infrastructure Works, K. Kinabalu, Sabah	96.6	9.0%
7.	Unilever Distribution Center 2, Bangkok	80.9	92.0%
8.	Malaysian Embassy in Moscow, Russia	155.0	-



### AMPANG LIGHT RAIL TRANSIT (LRT) LINE EXTENSION - PACKAGE 1A



### KK TIMES SQUARE, K.KINABALU, SABAH



# SABAH NEW ADMINISTRATION CENTRE IN TELUK LIKAS, KOTA KINABALU



## PURI TOWER @ PUCHONG



## UNILEVER DISTRIBUTION CENTER 2, BANGKOK, THAILAND



# LATAR FISHING COMPETITION

By Siti Afizah Binti Mohd Amin

On 16<sup>th</sup> January 2014, LATAR organized a fishing competition for its staff to strengthen their part of team building, held at a recreational pool near LATAR Operational Complex.



*LATAR Chairman Dato' Ir Mohamad Razali Othman with En. Fadli Bin Chawawi, champion of fishing competition with his fish (patin) weighing 5.5kg*



*5 February 2014- Technical visit from Japan delegation*



*10 - 12 February 2014- Traffic Signal System Training with Public Works Department*



## EVENTS @ LATAR

*19 April 2014- LATAR Bowling Tournament at Kuala Selangor*



*25 April 2014- Study visit to B149 Kundang Project by Engineering students from Universiti Putra Malaysia*



## STAFF ASSEMBLY @ LATAR

By Siti Afizah Binti Mohd Amin



LATAR best employees with the board members

On 12<sup>th</sup> February 2014, Staff Assembly was held at LATAR Operational Complex attended by 150 staff including the board members, management and staff and some invited guests.

En. Amran Amir, LATAR CEO, in his speech shared that in 2013 alone, LATAR Expressway experienced some improvements including 29.1% increase in traffic volume and 8% increase in the usage of the Electronic Toll Collection (ETC).

In the assembly, Best Employee Awards were presented to Nor Azian Bt Ilham (executive category), Mohd Hissamudin B. Mohd Omarana (non-executive category), Noraziah Bt Ahmad (Frontliner- Plaza Supervisor category), Razid B. Superman (Frontliner- Patrolman category), Abd Kadir B. Hassim (Frontliner- Controller category), and Nor Idayu Bt Mohammad Zaki (Frontliner-Toll Teller category)

## CNY 2014 ROAD SAFETY CAMPAIGN KUALA SELANGOR

By Siti Afizah Mohd Amir

In conjunction with the Chinese New Year (CNY) break and highlighting the importance of road safety during travelling, LATAR worked closely and collaborated with Majlis Keselamatan Jalan Raya Daerah (MKJRD) Kuala Selangor, Majlis Daerah Kuala Selangor (MDKS), Pejabat Tanah Kuala Selangor (PDKS), Jabatan Pengangkutan Jalan (JPJ) and IPD Kuala Selangor, District Officer and local leaders organised a Road Safety Campaign.

The activities took place on 29<sup>th</sup> Jan 2014 at KM48 Pasir Penambang, Kuala Selangor.

The objective of the campaign was to instill road safety awareness among the motorists during the CNY break. It was also part of safety initiatives and efforts taken by LATAR to prevent road fatalities and reduce mishaps during the festive season.



Opening ceremony before the event



Distribution of souvenirs and gifts to commuters

## KSSBP SERTAI PERTANDINGAN POOL MBAM

Oleh Zulfadzli Zulkifle



Pada 23 Mei 2014, Kelab Sukan Sosial Bina Puri telah menyertai pertandingan “pool” yang dianjurkan oleh Master Builders Association of Malaysia (MBAM) bersempena dengan sambutan ke 60 tahun MBAM.

KSSBP diwakili oleh Encik Aziz, Encik Soon Boon Seng, Encik Zulfadzli, Encik Chung Oon Sien, Encik Billy dan Micheal Tee. Pertandingan diadakan dengan penuh semangat setiakawan. Presiden MBAM, Encik Matthew Tee turut hadir memberi sokongan kepada semua peserta.

## TALK ON GST IMPLEMENTATION

By Editorial Board

Malaysia's Goods and Services Tax (GST) is a broad based consumption tax covering all sectors of the economy which will be implemented effective April 2015.

In concurrence with this, on 24<sup>th</sup> January 2014, Bina Puri took the initiative to educate our staff by organizing a talk on GST on 'Construction and Property Development' given by Mr. Yee Wing Peng, Managing Director of Deloitte Tax Services Sdn Bhd, held at Bina Puri Headquarters at Selayang with the participation of 49 Bina Puri Managerial level members.



Bina Puri staff who participated in the GST talk



Mr. Tan Kwee Hee, Group Director, Finance, Credit Control & Legal, presents a token of appreciation to the speaker, Mr. Yee Wing Peng

## TRAINING ON PERSONAL DATA PROTECTION ACT

By Editorial Board

On 19<sup>th</sup> April 2014, Bina Puri organized a training on Personal Data Protection Act (PDPA). The objectives of the training were to impart knowledge and understanding on the requirements of PDPA, compliance with the act and planning its execution at company level.

A total of 35 participants attended the training where the trainer was Ms. Natalie Chong, Legal Advisor from MECA Centre of Industrial Relations Sdn Bhd.



The trainer, Ms Natalie Chong sharing her knowledge



Training session in progress



Participants attentively lending their ears

## CHRISTMAS YEAR END DINNER 2013

By Ivyling Sim



Katherine Choo showing off her Santa Clause Skills



Everyone enjoying themselves



Group of Carolers

On 20<sup>th</sup> December 2013, Friday, a Christmas cum 2013 Year End Dinner was held at our Regional Office, Kuching. About 35 staff attended this dinner. There was a birthday cake for staff who celebrated their birthday in November and December.

There were games, activities & karaoke performances by staff, as well as exchange of gifts between the staff.

The event was full of great fun & loads of joy and ended approximately at 10.30pm.

# THAILAND PROJECT TEAM CELEBRATED 2014 NEW YEAR PARTY

By Simaporn Sumpklang

Bina Puri (Thailand) Ltd. organized a Site New Year Party on 27<sup>th</sup> December 2013 at the Unilever Distribution Centre 2 Project which is located at the Chachoengsao Province, Thailand.



Standing from left: Major General Sahat Sirisan (Special Assistant to Executive Director of BPTL), Mr Leong Keh Soon (Director of BPTL), Mr Ooi Poh Huat (Director of JSE Engineering Ltd), Tan Sri Datuk Tee Hock Seng JP (GMD of BPHB), Mr Anthony Lee Tee (Special Advisor to GMD)  
 Sit from left: Mr Tan Hock Chuan (Director of CGMC Ltd), Ms Simaporn (Techical & Cost manager of BPTL), Mr Ang Kiam Chai (Director od Dimara Thailand Ltd), Mr Tan Kwe Hee (Group Director, Finance, Credit Control & Legal of BPHB)



Tan Sri Datuk Tee Hock Seng JP delivered his opening speech



Bina Puri Thailand's staff in traditional costumes, while Tan Sri Datuk Tee is in the middle

# LION DANCE @ KUCHING REGIONAL OFFICE

By Ivyling Sim

Our Regional Office in Kuching experiences the 5 major seasonal celebrations, namely New Year, Chinese New Year, Gawai, Hari Raya & Christmas.

To usher in the New Year 2014, we wanted to make a difference and start afresh, having gone through trying days in the past.

A Lion Dance troupe was specially chosen bearing the following colours:- Gold for Prosperity & Abundance, Red for Strength & Renewal and Black for Bravery & Boldness.

The troupe spent close to an hour going through the whole premises entertaining all personnel with their dances and "special" performances of prosperity.

We were all delighted and enlightened.



Among the management and staff at Kuching Regional Office



Inside the office



Lion Dance troupe

## ■ Sport Club Activities

# KSSBP 19<sup>TH</sup> AGM

By Noorliza Ibrahim

Bina Puri Sport & Social Club (KSSBP), on 27<sup>th</sup> March 2014, held its 19<sup>th</sup> Annual General Meeting, attended by about 200 members.

Tuan Syed Nasser Bin Syed Omar chaired the meeting. During the meeting, we held our election for a new committee. Mr. Kevin Tan was elected as the club's new president for the term 2014 - 2016.

We congratulate Mr Kevin Tan and his new committee line-up and we hope more enjoyable activities will be organized by this new committee.



*Dedicated Committee term 2012-2014*



*Secretary reporting at the meeting*



*President term 2012-2014 Tuan Syed Naser Syed Omar passing the responsibility to new elected President Kevin Tan*



*Vote counting*



*Among the members who attended the meeting*

## BLOOD DONATION CAMPAIGN

By Editorial Board

Kelab Sukan & Social Bina Puri has never been dreary as it continuously organizes a variety of activities for its member. On Monday, 20<sup>th</sup> January 2014, a Blood Donation Campaign was held at Bina Puri Headquarters in concurrence with National Blood Centre.

There were 41 generous participants in this campaign where the event was from 9 a.m. to 2 p.m. In addition, there were 30 lucky draw prizes awaiting the "early birds".



*Blood Donation Campaign at Bina Puri*



*Supporting for a good cause*



*Happy donors!*

# MAIN PLACE: LUNCH TREATS WITH THE ORPHANS

By Azrini Ramlan

A lunch treat was organized by the property division and KSSBP who warmly held a pool party themed “Sepetang Bersama Anak-Anak Rumah Amal” for orphans on 1<sup>st</sup> March 2014 at The Main Place Residence, USJ 21. This pool party was to commemorate the opening of The Main Place Residence and Mall soon. There were 95 children from 4 orphanages who were invited for this event. The orphanages were Rumah Amal Suci Rohani, Rumah Amal Baitul Hidayah, Rumah Juara PJ and House of Joy.

The party started at 12 noon with a Doa Recital and welcome speech from Ir Jason Yam H.M., Managing Director of Sumbangan Lagenda and foreword from Tuan Syed Nasser, President of Kelab Sukan & Sosial Bina Puri (KSSBP). Ir. Jason Yam presented a mock cheque to all four orphanages worth RM2,500 each. During lunch, the audiences were entertained with performances by the cheerful and adorable children from each home.

Besides having the children for swimming, the organizer set up various activities for the children such as playing games with the clown, games of chance booths (golf, shoot the duck, coconut bowling), balloon sculpture by the clowns and mug painting. Before the party ended, KSSBP also provided the children with ‘Ang-pow’ and gift pack as souvenirs. This event received a lot of help from the company’s staff and KSSBP committee which assisted in ensuring the party went on smoothly.



*Welcoming Speech by Ir. Jason Yam, MD, Sumbangan Lagenda Sdn Bhd*



*Ir Jason Yam handed in a mock cheque to home principle, Pn Nora from Rumah Amal Baitul Hidayah*



*Yummmm.. The children were enjoying their meal.*



*Splashhhh!! Splashhhh!! Its party time!*



*Come on kids! Mug painting tests your creativity and goes beyond imagination!*



*A ‘Dikir Puteri’ performance by children from Rumah Juara PJ*



*Perfomance and magic show for the kids*



*Coconut bowling*



*A memorable day for us, with kids from Baitul Hidayah*



*Colours of the day- Kids from Rumah Juara PJ*



*Hope to see them again! The kids from Rumah Amal Suci Rohani*

## ■ Sport Club Activities

# TRIP TO BANDUNG INDONESIA

By Suraya Mat Arif

First and foremost, the members of Sungai Long Industries Sport and Welfare Club (KSKSLI) wish to express their heartiest appreciation to the club's Advisor, YBhg. Tan Sri Datuk Tee Hock Seng, JP for his bountiful and kind-heartedness, who fully sponsored 92 members and their spouses for a trip to Bandung Indonesia from 20<sup>th</sup> to 22<sup>nd</sup> March 2014.

The group visited Tangkubang Perahu, which is a dormant volcano 30 km north of the city of Bandung. Tangkubang Perahu translates roughly to "upturning of (a) boat" or "capsized boat" in Sundanese, referring to the local legend story that tells of a beautiful woman "Dayang Sumbi", and her son "Sangkuriang".

Many of us enjoyed shopping. As you wish... factory outlets or Pasar Baru. Alongside those places, there were hawkers who grabbed our hands and pleaded to us to buy their souvenir items. A tip was given to us by our tour guide to bargain with the hawkers, "to slash the offer price with at least 50 % discount". It's actually worth buying. Lunch and dinner was served at a comfortable restaurant with tasty Sudanese, Minang, Padang and Seafood dishes. Yes, everyone enjoyed this trip.

On the last day at Bandung, each couple received a gift of a Bandung layer cake from our advisor, Tan Sri Datuk Tee Hock Seng. Thank you Tan Sri and yes! We had experienced a memorable trip.

## SPREADING THE CHINESE NEW YEAR JOY TO THE LESS FORTUNATES



*On 31<sup>st</sup> January 2014, Tan Sri Datuk Tee Hock Seng, JP (2<sup>nd</sup> from left), his wife, Puan Sri Kong Wan Peng (1<sup>st</sup> from left) and family members celebrated and shared the prosperous Chinese New Year with children at Sunbeam Shelter Homes. Yayasan Sunbeams Home (YSH), a non-governmental, self-supporting multi-racial foundation, is a home for displaced, misplaced, abused and neglected children of single-parents. May this wonderful Chinese New Year bring brighter hope for them to success.*



Group photo at Bandung

# THE FAMILY DAY – KSSBP SARAWAK

By Ivyling Sim

On 17<sup>th</sup>-18<sup>th</sup> August 2013, Saturday & Sunday: A Family Day was organized by the KSSBP Sarawak. The Family Day Event was attended by 120 individuals which consisted of Staff & Family members from Kuching, Simunjan and also Sungai Long. Activities included a karaoke competition and beach games.

The event ended successfully at 12.30pm Sunday 18<sup>th</sup> August 2013.



Family Group Photo



Ramlan and his peers at klia2



Ramlan working on the most challenging project klia2



With Board Member of Bina Puri, Tan Sri Dato' Ir Wong Foon Meng, Chairman and Tan Sri Datuk Tee Hock Seng JP, Group MD

*“When you work, you must be honest, create some passions and the most important thing is never give up!” – Ramlan Sulaiman*

## SPECIAL FEATURE: EN. RAMLAN SULAIMAN, A ROLE MODEL

23-years of services with Bina Puri portrayed his loyalty to the company. En. Ramlan Sulaiman was the former driver of Datuk Henry Tee Hock Hin, Director of BPHB, beginning in 1991 until 1998. He knew with his qualification level he would have difficulties in finding a better job but deeply, he has high self-motivation to change and improve his life. He then received an offer from Datuk Henry to step out from his comfort zone and try out a new career. Before he was promoted to an Assistant Supervisor post, he had to undergo a course that certified him to work in the construction field.

Year by year, his hard work seemed to pay off and was noticed and he was granted the Best Employee of Bina Puri in the year 2000. En. Ramlan was involved in many projects handled by Bina Puri Construction which made him a well-experienced worker. Plus, he participated in every

course that the company assigned to him, especially those that were related to his job. Whenever it comes to work, En. Ramlan has a vibrant and strict personality where he handled all the responsibility given to him seriously and ensured everything is under controlled. Despite his fierce character, he is actually a warm-hearted person. He treats all his colleagues as friends and never refused in offering any help.

In 2012, En. Ramlan received a scholarship program from Bina Puri to continue his undergraduate studies at IPDOUM (Open University Malaysia). He enrolled for the Industrial Executive Diploma in Construction Management and completed the course in September 2013.

*“The scholarship given has opened and expanded my knowledge for my career and has built up my self-confidence.”*

When asked how he deals with failure, he replied *“you just have to keep moving on and never regret the past. Make sure you learn how to fix it.”*

*“The most precious moment working with Bina Puri was when I was given the responsibility of taking part in the klia2 project. It is a mega project and ‘all eyes’ are on you expecting your magnificent touch. It became tougher when I had to continue my studies at the same speed with my workload. I felt like I’m going to burst, but I managed to get all things done accordingly. When you work, you must be honest, create some passion and the most important thing is never give up!”*

En. Ramlan in the interview did not forget to mention and advised all staff to treat the company like their own company so they will work hard and serve the best.



Cheerful moments



One of the group showing off their Monkey Dance



Family game



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