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FOR EVENT

OPUS KUALA LUMPUR TOPPING UP CEREMENY

HELD ON 5TH JUNE 2018

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Newspaper : The EdgeMalaysia Weekly

Date : 11th to 17th June 2018

Title : Bina Puri lines up two launches this year

Section : City & Country Page : CC2

Bina Puri Holdings Bhd

(207184-X)

Bina Puri lines up two launches this year

BY **ETHEL KHOO**
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This year, Bina Puri Holdings Bhd will be launching two developments with a combined gross development value (GDV) of RM500 million in Karak, Pahang, and Cheras.

"We are still launching and planning [projects]. We hope that with the abolition of the Goods and Services Tax, the [market] sentiment will improve," executive director Datuk Matthew Tee said at a press conference at the topping-up ceremony of Bina Puri's serviced apartment project, Opus, on June 5.

Slated to be launched in the third quarter of the year is Phase 2 of Kerau Valley, which is part of the 1,600-acre homestead development called The Valley in Karak.

According to Bina Puri Properties Sdn Bhd adviser to the board Datuk Ng Kee Leen, 80% to 90% of the 200-acre Phase 1 was sold last year and the selling price was RM5 to RM6 psf. Each plot was between one and two acres in size.

"The plots of Phase 2 will be bigger ... around 5 to 10 acres. They are priced at RM7 psf," he said, adding that the GDV of the second phase is RM150 million.

The next project to be launched —

between the third and fourth quarters of the year — is a condominium on a 3.5-acre tract in Cheras Pertama. It has a GDV of RM350 million.

Star Effort Sdn Bhd director Dave Hoong said the yet-to-be-named project will comprise 398 large units of 1,600 to close to 2,000 sq ft each. Star Effort is a joint venture between Bina Puri Properties and Goldmine Properties Sdn Bhd.

"Instead of going for small units that are affordable, we are trying to offer larger-sized houses to up-graders. We are looking at below RM1 million for a larger unit. This is the strategy because we feel that there is a gap that we can fill in the market."

Meanwhile, Opus sits on a 1.38-acre tract located off Jalan Maharajalela, in Jalan Tallala, Kampung Attap, Kuala Lumpur. Opposite the development is the upcoming 118-storey PNB 118. The Maharajalela Monorail Station is within walking distance of the project.

Star Effort is the developer of Opus, which is targeted to be completed by December, three months ahead of schedule.

The GDV of its two 32-storey towers has increased from RM360 million to RM430 million since its launch in June 2015. The project has a total of 357 units, with built-ups of 704 to 1,153 sq ft.

According to Tee, Opus will be

the only development with a view of all four of Kuala Lumpur's iconic landmarks — the Petronas Twin Towers, KL Tower, Exchange 106 and PNB 118.

To date, it has seen a take-up rate of 92%, with 15% of the units purchased by residents of Hong Kong, 15% by those from China and the remaining 62% by locals.

While Hoong is unsure of the breakdown of investors and owner-occupiers among the local buyers, he said, "We have a lot of clients looking at the facilities that we have provided and as we are nearing completion, we see many of them exploring the idea of staying in [their units]."

The developer expects to sell the remaining 25 units by the third to fourth quarters of this year. The prices of these units are being revised but some units were recently sold for RM1,500 to RM2,100 psf.

As Opus is the closest project to PNB 118, Bina Puri is considering increasing the prices of the unsold units.

"As we increase our price, the value of our initial buyers' units will rise. We are as yet unsure of how much we will increase it by, but we will see how the market responds," said Hoong.

He added that the maintenance fee is about 40 sen psf, excluding the sinking fund. **E**



The management of Bina Puri and its partners and a purchaser at the topping-up ceremony

ETHEL KHOO/THE EDGE

Newspaper : **Berita Harian**Date : **9th June 2018**Title : **Bina Puri Properties sasar OPUS habis dijual tahun ini**Section : **Bisnes**Page : **29****Bina Puri Holdings Bhd**

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Bina Puri Properties sasar OPUS habis dijual tahun ini

Bina Puri Properties Sdn Bhd menyasar untuk menjual sepenuhnya unit apartmen servis mewahnya, OPUS menjelang separuh kedua tahun ini.

Pengarah Eksekutifnya, Datuk Matthew Tee, berkata pada masa ini jualan bagi unit apartmen berkenaan sudah mencecah 92 peratus.

"Daripada jumlah itu, 62 peratus pembeli adalah warga tempatan, 15 peratus dari Hong Kong dan baki 15 peratus lagi dari China.

"Kami kini sedang membuat semakan peningkatan harga ter-

hadap 25 unit terakhir yang masih belum dijual.

"Ia berikutan kemajuan yang baik dalam projek pembinaan Menara Wawasan setinggi 118 tingkat milik Permodalan Nasional Bhd (PNB) dan OPUS adalah satu-satunya projek yang paling hampir dengan menara berkenaan.

"Kami juga yakin dengan permintaan kukuh bagi baki unit yang tinggal memandangkan jualan dilihat meningkat sejak awal tahun ini berikutan orang ramai mula menyedari potensi kawasan ini," katanya pada sidang

**Fakta
nombor****62 PERATUS**

pembeli warga tempatan

30 PERATUS

pembeli dari Hong Kong dan China

media selepas majlis penyempurnaan struktur binaan bangunan apartmen berkenaan di Kuala Lumpur, semalam.

Nilai pembangunan kasar meningkat

Nilai pembangunan kasar bagi OPUS meningkat daripada RM360 juta kepada RM430 juta sejak ia mula dibina pada Jun 2015.

Projek yang terletak di Jalan Maharajalela itu merangkumi pembinaan dua buah menara kediaman setinggi 32 tingkat dengan jumlah keseluruhan 357 unit.

Antara kemudahan yang disediakan di projek berkenaan termasuk sistem keselamatan, kolam renang, jakuzi, sauna dan gimnasium.

Harga jualan bermula daripada RM1,500 hingga RM2,100 untuk setiap kaki persegi.

Mengulas lanjut, Tee berkata, pihaknya optimis dengan situasi pasaran hartanah di bawah kepimpinan kerajaan baharu.

"Kami akan terus memban- gunkan projek hartanah yang berkualiti tinggi bagi meningkatkan standard kehidupan rakyat di negara ini," katanya.

Newspaper : The Edge Financial Daily

Date : 8th June 2018

Title : Bina Puri to launch two projects worth RM500m in 2018

Section : Edgeprop.com Page : EP5

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(207184-X)

<http://www.theedgemarkets.com/article/bina-puri-launch-two-projects-worth-rm500m-2018>

Bina Puri to launch two projects worth RM500m

BY SHAWN NG

KUALA LUMPUR: Bina Puri Holdings Bhd is set to launch two projects worth RM500 million this year, said group executive director Datuk Matthew Tee.

"We have not stopped on our rollers. We are still launching and planning. I think it [the outlook for the property market this year] should be good because it cannot get any worse already."

"There has not been much upside in the sector since 2012, so we hope that with the abolition of the Goods and Services Tax, the sentiment will improve. I believe things will only get better and there will be only upside in the property sector," he told the media at the topping-up ceremony of the Opus serviced apartment in Kuala Lumpur on June 5.

First up of the new launches will be phase 2 of The Valley, comprising 1,600 acres of homestead development in Karak, Pahang. It is expected to be launched over the next few months.

With a GDV of RM150 million, phase 2 spans about 400 acres and is already 15% to 20% booked to date, said Bina Puri Properties Sdn Bhd advisor to the board Datuk Ng Kee Leen.

The 200-acre phase 1 recorded a take-up rate of 80% to 90% and is selling at RM5 to RM6 psf while phase 2 will be selling at about RM7 psf, added Bina Puri Properties executive director Ng Keong Wee.

The sizes of each plot of land range from 1 to 2 acres in phase 1 while most of the land

plots in phase 2 will range between 5 and 10 acres, Keong Wee added.

"When we launched this development, we were targeting those who were in their 40s and 50s but to our surprise, there were also youngsters who were 20 to 30 years old buying the land plots to do their own farming," he noted.

Bina Puri will also unveil a RM350 million condominium development on a 3.5-acre freehold site in Cheras Pertama in the third quarter of 2018, said Dave Hoong, director of Star Effort Sdn Bhd, which is a subsidiary of the developer.

"Instead of going for affordable small units, we are trying to offer larger units for upgraders. We are going for sizes that range from 1,600 sq ft to close to 2,000 sq ft but selling at affordable prices. So, we are looking at below RM1 million for a rather large unit," he said.

He added that the yet-to-be-named

condominium development will comprise 398 units.

As for Opus, the topping-up ceremony for the project marks a great milestone for Bina Puri, said Tee.

"The two towers of Opus that we have been planning since 2012 are now standing at 136m."

"This is a project that we are proud of because we know it will become one of the most unique and prominent developments in Kuala Lumpur with a stunning view of the new iconic landmark in Malaysia, PNB 118," he said.

He added that besides PNB 118, the residents of Opus can also enjoy the view of three other iconic skyscrapers in the city centre: KLCC, KL Tower and Exchange 106.

Located on a 1.38-acre freehold site at Jalan Talalla, Kampung Attap, Opus is a RM430 million serviced apartment project housing 357 units in two 32-storey towers.

With built-ups from 704 sq ft to 1,153 sq ft, the units are selling at RM1,500 to RM2,100 psf, according to the developer.

To date, 92% of the project has been taken up, with 15% of the buyers from Hong Kong, 15% from China and with the remainder being locals.

"We are currently studying a further increase in prices of the last remaining 25 units as Opus is the single nearest project to PNB 118," Tee revealed.

Opus is situated about 200m away from PNB 118 and there will be a link bridge connecting the project to the upcoming 118-storey skyscraper.

Launched in June, 2015, Opus is targeted for completion by December, which is three months ahead of schedule.

The development is being undertaken by Star Effort.

This first appeared on www.EdgeProp.my.



(Fourth from left) Hoong, Tee, Kee Leen and Keong Wee with the project partners at the topping-up ceremony of Opus serviced apartment.



Bina Puri to launch two projects worth RM500m in 2018

Shawn Ng / EdgeProp.my
 June 05, 2018 23:20 pm +08



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Bina Puri sasar GDV RM430 juta daripada projek Opus

Tarikh kemaskini: 05/06/2018



KUALA LUMPUR, 5 Jun (Bernama) -- Kumpulan hartanah dan pembinaan, Bina Puri Holdings Bhd, menjangka dapat mencapai nilai pembangunan kasar (GDV) bernilai RM430 juta bagi projek Opus @ Kuala Lumpur.

Projek pembangunan kondo mewah oleh anak syarikat milik penuhnya, Star Effort Sdn Bhd telah meningkat daripada GDV sebanyak RM360 juta sejak pelancarannya pada Jun 2015.

Pengarah Eksekutif Kumpulan Bina Puri Datuk Matthew Tee berkata beliau menjangka Opus siap sepenuhnya menjelang akhir 2018, tiga bulan lebih awal daripada jadual.

"Onus adalah antara keberanian projek di bandar raya yang

AM EKONOMI POLITIK SUKAN RENCANA

DUNIA LAMAN MIKRO E-NEWSLETTER WEBTV INFOGRAFIK ARKIB

"Memandangkan lokasinya yang strategik dan berdekatan dengan menara mega Menara PNB 118, Opus bakal menarik permintaan untuk baki unit-unitnya," kata Tee pada sidang media di majlis menyempurnakan 'topping up' projek Opus yang melibatkan penguangan konkrit terakhir untuk kerja struktur bangunannya, di sini hari ini....

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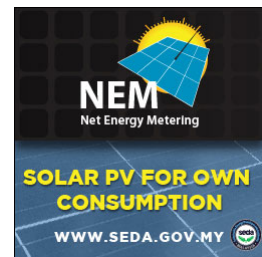
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高峰控股 (Bina Puri) 旗下 吉隆坡OPUS项目 (OPUS Kuala Lumpur) 6月5日举办封顶仪式

By: admin June 8, 2018 Highline 商讯, Happening 商讯, Happening(full) 38 Views

高峰控股 (Bina Puri) 旗下 吉隆坡OPUS项目 (OPUS Kuala Lumpur) 6月5日举办封顶仪式



高峰控股有限公司 (Bina Puri Holdings Berhad) 于2018年6月5日举办与欢庆旗下豪华公寓住宅项目吉隆坡 OPUS (OPUS Kuala Lumpur) 的封顶仪式。这是整个建筑架构工程的最后一步。OPUS项目的建筑进度按计划般进行, 并放眼提前3个月, 于2018年12月竣工。

这个项目的发展总值 (GDV) 自2015年6月启动至今, 已从3亿6000万令吉增长至4亿3000万令吉。

OPUS项目的现有销售量已达92%, 其中香港与中国的买家各占15%, 剩余的62%则是来自于本地购屋者。鉴于临近的PNB 118大楼建筑进度稳健推进, 剩余单位的需求依然受看好。销售量自2018年初开始逐步增加, 因民众逐步感受到这一带的显著潜能。

高峰控股集团执行董事Datuk Matthew Tee说: “我们已与包括Gorenje、Schneider Electric、Mitsubishi、

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Hormann、Bofi、Technogym、Tylo、Premtex、Niro、Perswood等著名品牌进行合作，成为我们的产品交付伙伴 (PDP)，并且纳入Goldmine Properties成为我们的行销伙伴。我们承诺运用高素质成品交付出 高素质房地产。不止如此，我们还高兴地宣布，我们是马来西亚首个将KEF音响系统纳入本身家具齐全单位的发展商。”

他补充说：“我们目前正在研究是否将剩余的25座单位售价进一步调升，因为OPUS项目是唯一一个最靠近PNB 118大楼的住宅项目。我们非常看好新政府领导下的市场展望，并且将继续发展更多高素质的房地产，以提升马来西亚人民的生活素质与时尚。”

高峰控股参与众多项目，诸如大道与高速公路、桥梁与枢纽、排水工程、填土工程、住宅与商业建筑物、酒店、医院、机场和政府部门等。

欲知更多详情，可浏览：www.binapuri.com.my。

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