

Every person  
and every effort,  
make a difference

*And together, we can become a  
**Force For Good***

*EdgeProp Best Managed & Sustainable  
Property Awards 2021 (BMPA) Winner in*

- 1 EdgeProp Responsible Developer:  
Building Sustainable Development Award
- 2 EdgeProp-ILAM Malaysia's Sustainable  
Landscape Awards for Elmina Central Park
- 3 Editor's Choice Award – Malaysia's Exemplary Sustainable  
Community Park 2021 for Elmina Central Park



Property

# Building Communities that Stand the Test of Time



PHOTO BY SUMAIRI MOHD SAMSI

*“What we wish for tomorrow, in a week’s time, or in a month, or two; or even in the coming years and for the generations that come after us, all depends on what we do today”.*



Edible community garden at Bukit Subang

The world we live in is driven by technology and data, but what if the answers to some of mankind’s most pressing questions like how to create sustainable communities, or how to meet our needs now without compromising the security of future generations, came not from algorithms but instead from nature?

Humans construct physical spaces based on individual preferences and then mitigate the consequences later, but that should not be the way. Nature has for aeons inherently adopted sustainability as a cornerstone of its design and is therefore the obvious path Sime Darby Property chooses to emulate in building timeless communities in Malaysia today and tomorrow.

With 24 active townships and integrated developments, as well as 19,811 acres of land bank to be developed, Sime Darby Property as a responsible property developer ensures that communities are planned and built with sustainable and future-proof elements.

### OUR SUSTAINABILITY ETHOS

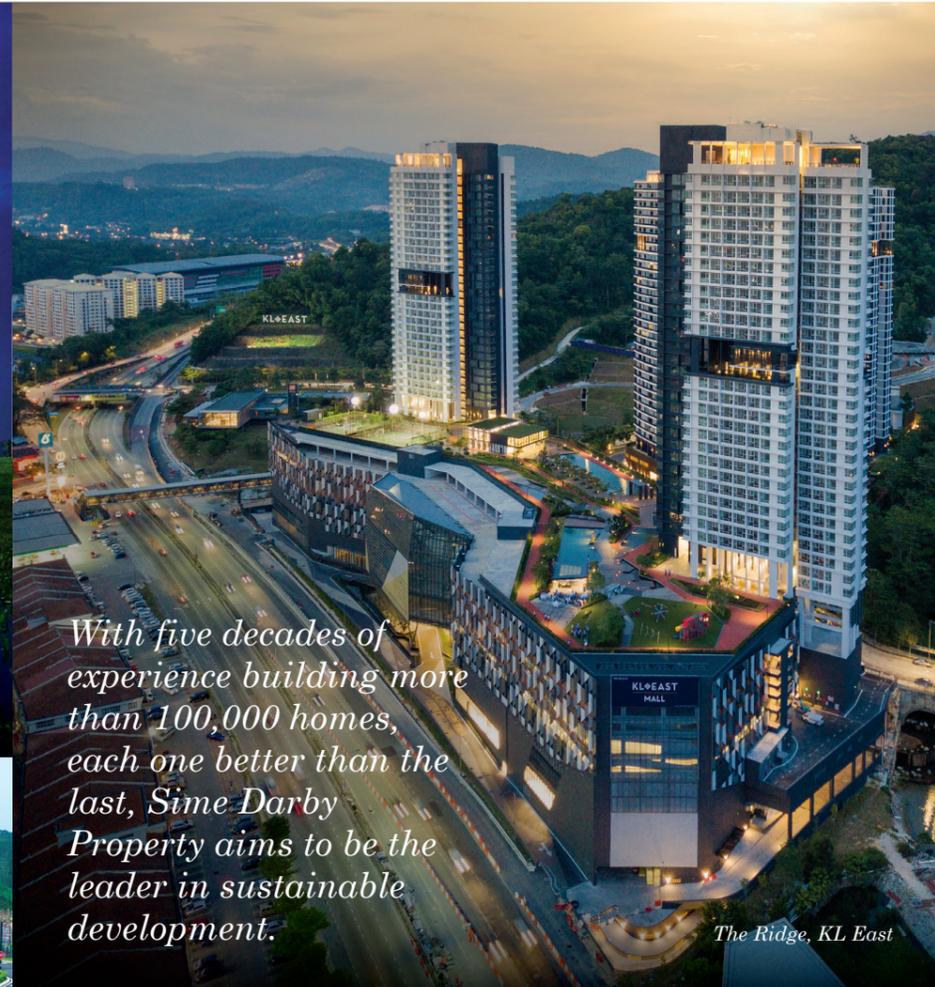
Sime Darby Property believes that economic prosperity and progress on climate change can be achieved simultaneously. Existing and ongoing



Elmina Rainforest Knowledge Centre (ERKC)

projects by Sime Darby Property clearly reflect the sustainability model that focuses on the three strategic spheres of People, Planet and Prosperity.

Its bread-and-butter City of Elmina is a great example of where these three spheres intersect. The Elmina Living Collection Nursery (ELCN) in collaboration with the Tropical Rainforest Conservation and Research Centre (TRCRC) aims to create an urban rainforest, and the Elmina Valley Farm facilitates planned community urban farming. The sustainable City of Elmina is also home to Malaysia’s first Inclusive Playground, a collaborative effort between Sime Darby Property and UNICEF.



The Ridge, KL East

*With five decades of experience building more than 100,000 homes, each one better than the last, Sime Darby Property aims to be the leader in sustainable development.*

Sime Darby Property has spearheaded various sustainable efforts within its developments including stormwater management, solar photovoltaic system, and Divergent Dwelling Design (D3). Other notable achievements include the lowering of maintenance fee through Green Renewable Energy at Cantara Residences, and the 83-acre green spaces at The Ridge. A project in the making is the 53-acre KL East Eco Park, a symbiotic haven that combines nature and contemporary architecture.

### SUSTAINABILITY FOR ALL

Sime Darby Property steadfastly contributes towards the betterment of society. Guided by the 18 Sime Darby Property 2030 Sustainability Goals, an estimated RM263 million was spent in 2020 in support of local businesses, developing affordable homes, cycling and jogging tracks, and urban farming. In addition, Sime Darby Property also collaborates with various business

partners whose expertise ranges from technical to community engagement and participation for the creation of sustainable communities.

A testament to its successful track record of investing in sustainable efforts since 2007 includes the recognition as the only Malaysian Property Developer that is CDP rated-C for carbon management and B- for Stakeholder Rating (SER). Sime Darby Property aspires to become Carbon Negative by 2030.



Elmina Central Park - EdgeProp-ILAM Malaysia’s Sustainable Landscape Award



TPCKL certified Audubon Cooperative Sanctuary for Golf



Community appreciation of frontliners through #BERSAMA Terima Kasih campaign

*Sime Darby Property envisions a world in which communities thrive within sustainable developments that epitomise great use of technology and innovation, without compromising the health and needs of future generations.*



*Together, we can build  
a better tomorrow*



Our vision to build sustainable communities is validated with this prestigious recognition. This achievement would not have been possible without our greatest asset

... YOU.

PHOTO BY WONG SIEW LEE

*Terima Kasih Malaysia*

We extend our gratitude to the judging panel, our relentless team and partners, and more importantly our valued customers. Our triple win is dedicated to each and every one of you.

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2020*



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POWER STATION**  
LONDON, UK



Sime Darby Property Berhad  
197301002148 (15631-P)

Kelvin Lee Chai  
Group Managing  
Director  
AME Development  
Sdn Bhd  
(2018)

Benjamin Teo  
Executive Director  
Paramount  
Property  
Development  
Sdn Bhd  
(2018)

Datuk Koe Peng Kang  
Senior Executive  
Vice President  
S P Setia Bhd  
(2018)

Sarena Cheah  
Managing Director  
Sunway Bhd  
property  
division  
(2019)

Datuk Joseph Lau  
Chief Executive Officer  
ParkCity Group  
(2019)

Aw Sei Cheh  
Chief Operating Officer  
Gamuda Land  
(2020)

Wee Boon Leong  
General Manager  
Tanah Sutera  
Development  
Sdn Bhd (2020)

Datuk  
Chang Khim Wah  
President & Chief  
Executive Officer  
Eco World  
Development  
Group Bhd  
(2021)

Datuk Azmir Merican  
Azmi Merican  
Group Managing  
Director  
Sime Darby  
Property Bhd  
(2021)

Datuk Lee Tian Hock  
Founder & Group  
Executive Deputy  
Chairman  
Matrix Concepts  
Holdings Bhd  
(2021)

## MALAYSIA DEVELOPERS'

# Hall of Fame



Which are Malaysia's  
finest real estate?  
Who are behind them?

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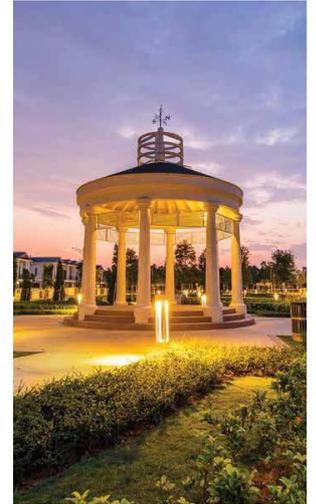
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# Editor's Note

**E**dgeProp Malaysia's Best Managed & Sustainable Property Awards is unique. Launched five years ago, it is the first of its kind — in Malaysia as well as in this part of the world.

The Awards judges, representing key stakeholders in the real estate industry in Malaysia and Singapore, make it their business to poke at and peer into details, processes, systems and spaces that are usually shielded from public scrutiny.

The Awards criteria say it all. Sustainability in a project extends beyond going green. No greenwashing here. Attributes such as safety, security, sustainable quality maintenance, notable value creation and quality indoor air are among the many attributes we seek in a winner.

For relevance in the new normal, another award criterion was added this year — and that was crisis preparedness.

Submission is free. Upon receipt of the awards submissions, judges shortlist candidates for site inspections and question-and-answer sessions. These detailed site inspections, for all intents and purposes, are nothing short of “free audits” performed on the shortlisted buildings and projects.

Covid-19 continues to reshape and recalibrate how we live. March 18, 2020 has brought on the start of a new normal that was once quite unimaginable.

Medical personnel were immediately identified as the nation's frontliners. As the cold reality sank in, the important roles of unsung heroes the likes of property managers came into light.

In recognising Malaysia's outstandingly-managed and sustainable real estate, we are also paying tribute to these unsung heroes behind the scene.

These are passionate, committed, creative and forward-thinking professionals who challenge themselves in pursuit of the Gold standard in excellent and sustainable property management practices.

At the same time, property managers need to work hand in hand with the equally committed — sometimes even more committed — members of the respective management bodies. These exemplary owners and residents of strata and non-strata properties in Malaysia understand and practise the very essence of communal living.

Needless to say, whether or not the building has been designed and built for quality sustainable upkeep is important.



## Malaysia's Responsible Developers

It was back in 2018 that the EdgeProp Malaysia's Responsible Developer — Building Sustainable Development Award was rolled out to honour the exemplary developers of Malaysia, the crème de la crème who share a common passion and commitment in building for sustainability.

Hence their exclusive memberships to the Malaysia Developers' Hall of Fame.

Members of this distinguished group care about the environment. They care about the interest of all their stakeholders. They care about the community at large. They are Malaysia's Responsible Developers.

This Malaysia Developers' Hall of Fame is not a social club; its membership comes with the heavy responsibility of fulfilling a commitment towards building sustainably and for sustainability.

As recognised advocates of sustainability, members of the Hall of Fame must strive to continually “sustain” their membership.

On our part, as the fourth estate, **EdgeProp Malaysia** will continue with our market scrutiny.

Results of EdgeProp Malaysia's Best Managed & Sustainable Property Awards have been audited by Deloitte Malaysia.

All members of the judging panel have signed non-disclosure agreements. Those with interest in any of the award submissions have abstained from deliberation and the casting of votes accordingly.

To all winners; you have successfully taken Malaysia a step closer towards being a top global destination of real estate investment. 🏡

## Au Foong Yee

Editor-in-chief & managing director  
EdgeProp Malaysia



LOW YEN YEING | EdgeProp.my

# Thank you



**Yang Berhormat  
Datuk Hajah Zuraida Kamaruddin**

Minister of Housing and Local Government Malaysia

*for being the guest of honour at*



# THE WINNERS

*At a glance*



## *EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021*



SIME DARBY  
PROPERTY  
BERHAD



MATRIX  
CONCEPTS  
HOLDINGS  
BERHAD



ECO WORLD  
DEVELOPMENT  
GROUP BERHAD

## *Editor's Choice Awards 2021*



ELMINA  
CENTRAL PARK

MALAYSIA'S EXEMPLARY  
SUSTAINABLE COMMUNITY  
PARK 2021



S11 HOUSE

MALAYSIA'S EXEMPLARY  
SUSTAINABLE HOME  
2021



VALENCIA

MALAYSIA'S OUTSTANDING  
SUSTAINABLE TOWNSHIP  
2021

## Below 10 Years

### Multiple-owned Strata Residential



### Specialised Category



### Retail



### Mixed Development (Entire)



### Single-owned Office in a Mixed Strata



## 10 Years and Above

### Multiple-owned Strata Residential



### Retail



### Non-strata Residential



### Specialised Category



# EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2021

## Landscape Planning



## Landscape Design



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*A selection of  
videoclips related  
to the Awards.*

Click on the  
thumbnails  
to watch.



Introduction  
Video

**CLICK  
TO VIEW**



Gala Night  
Video

**CLICK  
TO VIEW**



Malaysia  
Developers'  
Hall of Fame  
Video

**CLICK  
TO VIEW**

# Congratulations to the winners of



**EdgeProp**

## MALAYSIA'S BEST MANAGED & SUSTAINABLE PROPERTY AWARDS 2021



**EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021**

Eco World Development Group Berhad  
Matrix Concepts Holdings Berhad  
Sime Darby Property Berhad

**Editor's Choice Awards**

S11 House  
Valencia  
Elmina Central Park

**Below 10 Years Multiple-owned Strata Residential Category**

**GOLD:** Serai Bukit Bandaraya

**GOLD:** Westside III Desa ParkCity

**SILVER:** The Greens TTDI

**10 Years & Above Multiple-owned Strata Residential Category**

**GOLD:** Kiara Park Condominium

**SILVER:** Seni Mont'Kiara

**BRONZE:** Hampshire Residences

**10 Years & Above Non-strata Residential Category**

**GOLD:** Valencia

**Below 10 Years Single-owned Office in a Mixed Strata Category**

**GOLD:** Sunway GEO Tower

**Below 10 Years Mixed Development (Entire) Category**

**SILVER:** The FACE Platinum Suites

**Below 10 years Specialised Category**

**GOLD:** Frontier Park

**SILVER:** The International School @ ParkCity

**SPECIAL MENTION:** S11 House

**10 Years & Above Specialised Category**

**GOLD:** Sri KDU Schools

**Below 10 Years Retail Category**

**GOLD:** Sunway Velocity Mall

**10 Years & Above Retail Category**

**GOLD:** Sunway Pyramid

**GOLD:** The Waterfront @ ParkCity

**SILVER:** IPC Shopping Centre

**EdgeProp-ILAM Malaysia's Sustainable Landscape Awards — Landscape Design Category**

**GOLD:** Irama Wangsa

**GOLD:** Essex Gardens

**SPECIAL MENTION:** The Rainz @ Bukit Jalil

**SPECIAL MENTION:** The Rainz @ Bukit Jalil

**EdgeProp-ILAM Malaysia's Sustainable Landscape Awards — Landscape Planning Category**

**GOLD:** Hill Park @ Bukit Banyan

**GOLD:** Gamuda Gardens Central Park — Phases 1, 2, and 3

**GOLD:** Elmina Central Park

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# A cut above

## Honouring *responsible developers* and *best-managed properties* in the new norm



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my  
+ SAM FONG & PATRICK GOH | THE EDGE

●Text **Chelsea J Lim**

Established in 2017, EdgeProp Malaysia's Best Managed & Sustainable Property Awards enters its fifth instalment in 2021, seeking to recognise real estate that is managed with excellence and sustainability.

The awards ceremony in 2020 went into the virtual realm due to the Covid-19 pandemic, and following a full year of adjusting and accommodating our lives to the new norms, the ceremony in 2021 returned to its physical form.

The 2021 awards gala night was held on April 4 at One World Hotel, Petaling Jaya, graced by Housing and Local Government Minister Datuk Zuraida Kamaruddin.

EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021 was organised by EdgeProp Malaysia with Nippon Paint Malaysia and Panasonic Malaysia as partner and supporting partner respectively. It is endorsed by the Ministry and supported by the Real Estate and Housing Developers' Association Malaysia (REHDA), Malaysian

Institute of Property and Facility Managers (MIPFM), Malaysian REIT Managers Association (MRMA), the Building Management Association of Malaysia (BMAM), the Association of Property and Facility Managers Singapore, Architect Centre, and the Institute of Landscape Architects Malaysia (ILAM).

Guests were made up of major players in the real estate industry including property management practitioners and captains of leading property development companies.

It was a special evening in more ways than one as guests took the opportunity to catch up with one another face to face, albeit with their masks on, while maintaining social distancing. Strict Covid-19 standard operating procedures

(SOPs) were adhered to throughout the event.

**EdgeProp Malaysia** editor-in-chief and managing director Au Foong Yee said the awards are dedicated to Malaysia's Gold Standard of property management practices and sustainability.

"It is about recognising Malaysia's developments that are built and managed with excellence. It is about honouring Malaysia's responsible developers — developers who build for sustainability, developers who care for all their stakeholders, including the consumers," Au said in her speech.

Au noted that Covid-19 continues to reshape and recalibrate how people live — a new normal was set forth from the first Movement Control Order period which started on March 18, 2020.

"Medical personnel were immediately identified as the nation's frontliners. As the cold reality sank in, the important roles of unsung heroes, the likes of property managers, came into light. In recognising Malaysia's outstandingly-managed and sustainable real estate, we are also paying tribute to these unsung heroes behind the

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Gold, Responsible Developer Award and Editor's Choice Awards winners in a group photo with Zuraida and Au.

Winners of the Editor's Choice Awards 2021 (from left): S11 House owner and architect Dr Tan Loke Mun, Au, Zuraida, Sime Darby Property deputy chief operating officer — township development Appollo Leong representing Elmina Central Park and Gamuda Land director of club operations and township Tang Meng Loon representing Valencia.




**CLICK HERE**  
for more on  
the Awards  
[www.EdgeProp.my/  
Awards2021](http://www.EdgeProp.my/Awards2021)

← From **PREVIOUS PAGE**

project scene,” she says.

Hence, though the objective of the Awards remained the same as when it was conceptualised, the judging criteria put a spotlight on crisis preparedness of property managements in handling the pandemic and other crises.

Meanwhile, in her keynote address, Zuraida noted that property development is not merely for the sake of building houses for people to live in but to build homes that can last for generations.

“It’s not just about construction and development, but it’s about sustainability. We also need to conserve the environment,” she said, while urging industry players to embrace green technology to help ensure a development is sustainable in the long run.

“No point having fanciful buildings if we could not maintain them,” she added.

Besides the anchor awards, EdgeProp Malaysia’s Best Managed & Sustainable Property Awards 2021 also comprises the coveted EdgeProp Malaysia’s Responsible Developer: Building Sustainable Development Award, the EdgeProp Malaysia Editor’s Choice Awards and the EdgeProp-ILAM Malaysia’s Sustainable Landscape Awards.

### Setting high standards to be emulated

One of the highlights of the night was the unveiling of the Malaysia Developers’ Hall of Fame. Membership is exclusively accorded to winners of EdgeProp Malaysia’s Responsible Developer: Building Sustainable Development Award which was introduced in 2018.

Receiving the award and inducted into the Hall of Fame this year were Eco World Development Group Bhd, Matrix Concepts Holdings Bhd and Sime Darby Property Bhd.

Notably, Sime Darby Property’s 300-acre Elmina Central Park in City of Elmina, Shah Alam, Selangor received the EdgeProp Malaysia Editor’s Choice Award as Malaysia’s Exemplary Sustainable Community Park 2021. It also bagged the Gold of EdgeProp-ILAM Malaysia’s Sustainable Landscape Awards in the Landscape Planning category.

Other key winners for the night were Gamuda Land and Sunway Group, as they managed to bag several awards; while a number of projects managed by Henry Butcher Malaysia (Mont Kiara) Sdn Bhd (HBMK) also garnered accolades.

Meanwhile, Gamuda Land’s Valencia township in Sungai Buloh, Selangor continues to shine as it was EdgeProp Malaysia Editor’s Choice for Malaysia’s



EdgeProp Malaysia’s Responsible Developer: Building Sustainable Development Award 2021 winners (from left): Sime Darby Property represented by managing director Datuk Azmir Merican Azmi Merican, Au, Zuraida, EcoWorld president and CEO Datuk Chang Khim Wah and Matrix founder and group executive deputy chairman Datuk Lee Tian Hock.

Nippon Paint Malaysia representatives at the awards gala night led by Nippon Paint Malaysia assistant general manager of marketing Datin Wong Meng Lee (front) and Nippon Paint Malaysia national sales manager Matt Wong (far right).



Panasonic Malaysia led by Panasonic Malaysia managing director Cheng Chee Chung (first row, second from left) and Panasonic Malaysia managing director (QAFI Business Promotion Office) Ichiro Suganuma (third from left).

(From left): Nippon Paint Malaysia national sales manager Matt Wong, Malaysia Shopping Malls Association president Tan Sri Teo Chiang Kok, Rehda president Datuk Soam Heng Choon, Zuraida, Au, Panasonic Malaysia (QAFI Business Promotion Office) managing director Ichiro Suganuma, EdgeProp.my contributing editor Sharon Kam and EdgeProp Malaysia director of product development Alvin Ong.



Outstanding Sustainable Township 2021. It also won Gold in the 10 Years and Above — Non-strata Residential category. Valencia is no stranger to the Awards as the township won Gold in the same category in 2017 and Silver in the EdgeProp-ILAM Malaysia’s Sustainable Landscape Awards 2019.

Gamuda Land’s 50-acre Central Park (Phases 1, 2, 3) located within Gamuda Gardens township in north Sungai Buloh also won Gold in the EdgeProp-ILAM Malaysia’s Sustaina-

ble Landscape Awards under the Landscape Planning category.

Similarly, Hill Park @ Bukit Banyan in Sungai Petani, Kedah by Paramount Property Development Sdn Bhd won Gold as well in the Landscape Planning category.

The night was a triumphant one for HBMK as seven projects managed by the company were featured at the awards. They included Serai Bukit Bandaraya (Gold), Westside III Desa

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ParkCity (Gold) and The Greens TTDI (Silver) in the Below 10 years Multiple-owned Strata Residential category; Kiara Park (Gold), Seni Mont'Kiara (Silver) and Hampshire Residences (Bronze) in the 10 Years and Above Multiple-owned Strata Residential category; and Irama Wangsa (Gold) in the Edgeprop-ILAM Malaysia's Sustainable Landscape Awards (Landscape Design category).

Also winning Gold in the Landscape Design category was Essex Gardens @ Setia Eco Templer by S P Setia Bhd.

It was also a jubilant night for Sunway Group as the relatively new Sunway Velocity Mall, the much loved Sunway Pyramid shopping centre and Sunway GEO Tower took home Golds in their respective categories.

It was also heartening to see for the first time an individual home being featured at the Awards. S11 House in Petaling Jaya, the home of award-winning architect and past president of the Malaysian Institute of Architects (PAM), Dr Tan Loke Mun, was honoured with EdgeProp Malaysia Editor's Choice Awards — Malaysia's Exemplary Sustainable Home 2021. It also received a Special Mention in the Below 10 Years — Specialised Category of the anchor awards.

The EdgeProp Malaysia's Best Managed & Sustainable Property Awards attracted more than 40 submissions. This is no mean feat given the challenges from the Covid-19 pandemic. Of note is the diverse properties that entered the awards including educational institutions such as The International School @ ParkCity which won Silver in the Below 10 Years and Sri KDU Schools which took home Gold in the 10 Years and Above — Specialised categories.

Unlike previous years when judges visited shortlisted sites physically, visits were carried out virtually for a month long.

The judges for EdgeProp Malaysia's Best Managed & Sustainable Property Awards were Au as chief judge, REHDA deputy president Datuk Tong Nguen Khoong, MRMA president Datuk Jeffrey Ng, Architect Centre accredited architect and trainer Anthony Lee Tee, MIPFM president Adzman Shah Mohd Ariffin, BMAM committee member Richard Chan, Chur Associates founder and managing partner Chris Tan, and Association of Property & Facility Managers Singapore president Dr. Lim Lan Yuan.

The judges for Edgeprop-ILAM Malaysia's Sustainable Landscape Awards 2021 were Au and ILAM vice-president Assoc. Prof. Lar. Dr. Nor Atiah Ismail.

The results of the Awards were audited by Deloitte Malaysia. 



Landscape Design winners (from left): The RAINZ @ Bukit Jalil represented by Principal of Hoda Design Ho Peng Ming and Exsim Development Sdn Bhd head of marketing and corporate communications Michelle Siew, Au, Zuraida, Essex Gardens @ Setia Eco Templer represented by S P Setia senior executive vice president Datuk Koe Peng Kang and Setia Eco Templer general manager Dianne Chan, and Irama Wangsa represented by Irama Wangsa Joint Management Body chairman Zack Zauri and senior property manager of HBMK Yong Kai Yee.



Landscape Planning winners (from left): Gamuda Gardens assistant general manager Wong Siew Lee and project director of Gamuda Land Chu Wai Lune representing Gamuda Gardens Central Park, Au, Zuraida, Sime Darby Property deputy chief operating officer — township development Appollo Leong representing Elmina Central Park and CEO of Paramount Property Northern Region Ooi Hun Peng representing Hill Park @ Bukit Banyan.



Judges who attended the gala night (from left): Tong, Adzman, Tan, Au, Zuraida, Chan, Nor Atiah and Lee.



Au (centre) with the EdgeProp Malaysia team.

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Over 300 guests attended the gala dinner event on April 4.

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Winners of the 10 Years and Above Retail category from left: Ikano Corp shopping centre director Adrian Mirea and Ikano Corp general manager Karyn Lim representing IPC Shopping Centre, Au, Zuraida, Perdana ParkCity chief operating officer (West Malaysia) Tai Choon Seng and Perdana ParkCity group retail director Nelly Ooi representing The Waterfront @ Desa ParkCity, Sunway Pyramid mall general manager Jason Chin and Sunway Malls & Theme Parks CEO HC Chan representing Sunway Pyramid.



Winners of the Below 10 Years Multiple-owned Strata Residential category (from left): The Greens TTDI represented by HBMK associate director Lee Siang Ling and The Greens TTDI Joint Management Body (JMB) committee member Kuok Khooon Jay, Au, Zuraida, Westside III @ Desa Parkcity represented by Westside III JMB chairman Yeo Kian Ing and HBMK executive director Ronny Yong, and Serai Bukit Bandaraya represented by Serai JMB chairman Datuk Teo Chiang Quan and HBMK managing director Low Hon Keong.



Gamuda Land team taking a group shot.

(From left) Panasonic Malaysia's Ichiro, Matrix Concepts' Lee, EcoWorld's Chang, Zuraida, Au, Sime Darby Property's Azmir and Nippon Paint Malaysia's Matt seated at the VVIP table.



**CLICK HERE**  
to view Gala Night  
highlights!



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Team Setia capturing memories of the eventful night.



Team EcoWorld cheering.



Sunway Property and Sunway Malls teams.

# SUNWAY MALLS

## Malaysia's Best Managed Malls



We believe in delivering our best, no matter how far we have come and how far we can go. At Sunway Malls, we reinvent retail spaces into flourishing retail economies and social sanctuaries. Our achievement today is a testament of our commitment to excellence.



**GOLD**

Sunway Velocity Mall  
Retail – Below 10 Years



**GOLD**

Sunway Pyramid  
Retail – Above 10 Years

# What the *judges say*

## Au Foong Yee

**Awards Chief Judge; EdgeProp Malaysia editor-in-chief and managing director**

This is the fifth year of EdgeProp Malaysia's Best Managed & Sustainable Property Awards.

Awareness of an urgent need for well-managed and sustainable properties has risen and, ironically, the Covid-19 pandemic has helped drive home the point.

After helming the Awards in the last half decade, it is clear there are developers and property managers who are a far distant from the world-class Gold standard league. Sadly, they remain complacent. Nonchalant, they choose to dismiss sustainability as a marketing hype, even likening it to greenwashing.

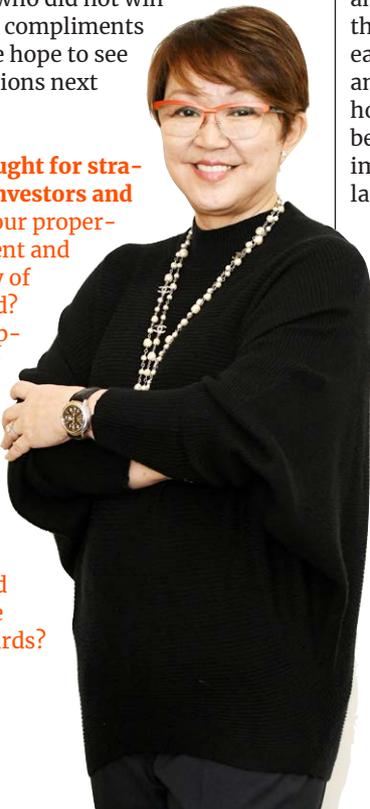
On the flip side is a refreshing group who relentlessly strive to benchmark themselves against the best-in-class. In so doing, they raise the bar on themselves.

This is what EdgeProp Malaysia's Best Managed & Sustainable Property Awards is about.

We have seen who the developers and property managers are, who year after year offer themselves for scrutiny by the Awards judges. Winning, for them, is a bonus. Kudos – you know who you are!

For those who did not win this year, our compliments for trying. We hope to see your submissions next year.

**Food for thought for strata property investors and tenants: Is your property management and sustainability of Gold standard? Has your property manager ever suggested getting a "free audit" from judges of EdgeProp Malaysia's Best Managed & Sustainable Property Awards?**



## Datuk Tong Nguen Khoong

**Real Estate and Housing Developers' Association Malaysia (REHDA) deputy president**



I was extremely impressed with the quality of all the submissions. It was a tough field and as judges, we had to probe deeply into the property management practices of each project to identify its unique features and differentiate it from the others. I am hopeful that the selected winners will be benchmarks for others to emulate in improving the property management landscape.

Those who were not selected as winners, the opportunity for them is to take the judges' feedback for further improvement, and perhaps re-submit as stronger candidates in future. For those still considering their participation, I would highly encourage it. The requirements in the submission process are already a good framework for further improvement, and if shortlisted, the opportunity for a thorough review and feedback from the panel of judges would be invaluable.



## Datuk Jeffrey Ng

**Malaysian REIT Managers Association chairman**

EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021 sent a strong message to owners and property managers, when even aging properties of 10 years and above could be well managed and still rise to the challenge. Gold standard rankings have been accorded to several well-deserved older properties such as Kiara Park, Valencia, Sunway Pyramid, The Waterfront @ ParkCity and Sri KDU Schools.

Having abstained from voting on Sunway properties, it is pleasing to note that Sunway has garnered a hat trick of three Gold wins!

Our challenge in this year's judging was the Covid-19 Movement Control Order restriction which hampered our site visits but this was mitigated by the virtual presentations by the participants.

Without question, the display of commitment, passion and leadership of owners and property managers are the key drivers to successfully-managed and sustainable properties. In the case of one Gold winner, some owners who are retired professional consultants, representing the Joint Management Body/Management Corporation, have used their experience and expertise to deal with the technical and practical aspects of management planning and problem solving.

It is also clear that continuous improvements and enhancements applied on the property provide a higher chance of winning as several previous participants who had not managed to win before, are now winners of the Awards.

Continues **NEXT PAGE** →

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## Dr Lim Lan Yuan

Association of Property & Facility Managers Singapore president

The year 2020 has been a difficult one for many of us due to Covid-19. The winners of EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021 should be congratulated for showing resilience and effective management despite the constraints and restrictions placed upon them.

Most of the winners have given their best efforts in keeping their properties safe and well. This year saw the entry of schools and innovative projects, thus expanding the scope of properties participating in the competition.

There is therefore no limit to what best-managed properties can offer. Future participants should attempt to showcase their unique features and management capabilities besides upholding maintenance and cleanliness standards.

## Adzman Shah Mohd Ariffin

Malaysian Institute of Property & Facility Managers president

It is very encouraging to see the healthy number of submissions this year despite the challenges brought on by the Covid-19 pandemic.

It was good to see previous participants coming back, having taken appropriate action to improve shortcomings raised in the past by the judges. This goes to show that the Awards has been able to drive property managers and owners to provide better service and to promote their properties.

I hope that those who did not succeed this year will come back next year to surprise the judges with the progress they have achieved. There is so much experience and ideas that can be shared to inspire and improve the property management faculty in Malaysia.



## Anthony Lee Tee

Architect Centre building inspector and trainer



It was heartening to see many innovative and proactive measures used by property managers and building owners in dealing with the pandemic.

Far-sighted property players recognise the importance in having their properties conceived with the "end in mind". The Design for Maintainability has surely gained traction. Here, common sense prevails as practical design features have direct correlations to long-term costs of the properties' running and upkeep, with sustainable levels of service charges and sinking funds; in short – future proofing!

I have seen significant improvements in compliance with mandated inspections especially in fire safety. And with the advent of Covid-19, indoor air quality is no longer merely a consideration for "comfort" but has escalated into "health and safety" factors.

I encourage property owners and managers to participate in this Awards. No similar award exists, with judging criteria that are intended to shape the future of property development and management for decades to come.

“**Common sense prevails as practical design features have direct correlations to long-term costs of the properties' running and upkeep, with sustainable levels of service charges and sinking funds; in short – future proofing!**”  
— Lee



## Chris Tan

Chur Associates founder and managing partner

We saw very committed efforts put forward despite the challenges in this new normal. This current unusual circumstance is a true challenge to community living in general and property management in particular. The belief in good property management could be seen in all the winners and this is a big leap forward for the industry to accelerate our vision as a developed first-world nation.

Good property management is the way forward in driving value in real estate. This Awards is a good benchmark for investors and how you can best future-proof your investments.

## Richard Chan

Building Management Association Malaysia committee member

The decision to submit an entry for this Award is already a huge effort. I understand the process as I have experienced the submission process of one of the winning malls before this.

For those who have participated, there should be a sense of pride for all the hard work put into the submissions. Winning is the icing on the cake.



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## EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2021

### Au Foong Yee

Awards Chief Judge; EdgeProp Malaysia editor-in-chief and managing director



Living with nature is never a marketing gimmick. Yet, some developers have succumbed to green-washing to push sales.

Consequently, the precious attributes of beauty, functionality and sustainability of the land and environment have been sidestepped for the sake of commercialisation.

Nature, creativity and sustainability can co-exist. All it takes is passion, commitment and most importantly, a strong sense of responsibility.

Scale, complexity, uniqueness, functionality and aesthetics are no barriers to creating a sustainable landscape. This is reflected in winners of EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2021.

Whether a project is intended for a niche neighbourhood (such as within a gated-and-guarded development) or to galvanise community building (public park), it is imperative that its landscaping be conceptualised, planned and executed hand in hand with nature and a sustainable upkeep in mind.

Otherwise, what is a boon could end up a bane.



### Assoc. Prof. LAr. Dr. Nor Atiah Ismail

Institute of Landscape Architects Malaysia (ILAM) vice president

This year's submissions brought home the fact that sustainable landscapes are not "just green spaces" but can be sustainable multi-functioning public places for man and nature. Overall, we see that landscape activities can create "socialising spaces" that foster the spirit of neighbourliness among the community.

The sustainable landscape design concept and content have also reached a significant level of holistic merging of man and nature. The natural design approach has been accepted as one of the best ways to link contextual areas around the development boundary, especially developments that are connected to natural forests and rivers.

It is also great to learn landscape maintenance has been accepted as a major key performance indicator of property management.

Notably, from this year, entries have been divided

into two categories, namely Landscape Design and Landscape Planning – a sign that this Awards has reached another level of sustainable landscape understanding.

I wish to congratulate all who participated in this Awards, especially those who have shown their passion and enthusiasm during the judging process, which was done online according to the new norms.

Heartiest congratulations to the winners! You have done a great job in elevating the standard of the Malaysian landscape industry. Please continue to "think big" about landscape and treat it as the foundation of the property as well as economic, social and environmental solutions for better health, wealth and prosperity of our nation.

I look forward to more projects that display the passion and action towards "living with nature" and "living in nature". 📌



# GAMUDA GARDENS



EdgeProp-ILAM Malaysia's Sustainable Landscape Award  
Landscape Planning Category  
**Gold Winner**  
Central Park

## Listening to what the land has to tell us

An important part of our master planning is listening to what the land has to tell us. Our land has blessed us with many resources, rolling terrain, beautiful hills, lush wetlands. So, we are able to work with nature.

We bring the water that runs off the land to flow it into natural ravines between hills to create lakes. We preserve the hills in our towns so we are able to have hilltop homes just as we have lakeside homes. The trees that were there long before we came, we preserve them and only transplant if we need to. As such, the essence of the place remains unchanged, only enhanced.

By listening to what the land has to tell us, it allows us to create enchanting opportunities. A sustainable town where people and nature can come together harmoniously.

Our heartfelt gratitude to EdgeProp for recognising the efforts that go into our mindful town-making.

GAMUDA LAND



A scenic donut boat ride in Central Park



Central Park is fast becoming a popular lifestyle haven for families



Leisurely horse-riding experience in Gardens Hill forest trail

Sincere<sup>TM</sup>  
Responsible  
Original

Bandar Serai Development Sdn Bhd  
(201301020260 (1050090-W))  
Gamuda Gardens Experience Gallery,  
Persiaran Gamuda Gardens 1, Bandar Gamuda Gardens,  
48050, Kuang, Selangor.  
Tel: 03 6037 2888

THE EDGE Top Property  
Developers Awards  
2020

THE EDGE - PEPS  
Value Creation Excellence  
Award 2012-2019

StarProperty  
AWARDS 2017-2020  
REAL ESTATE DEVELOPER  
STARPROPERTY ALL-STARS AWARD

Gamuda Gardens  
Experience Gallery

gamudaland.com.my  
03 2727 7416



# Valencia

## A town must stand the test of time

When we make a town, we think not only of what was there before us. We think also of what is yet to come. It's trying to do things right today, for a better tomorrow.

To achieve that, we believe in responsible town-making. When we first came across this land more than 20 years ago, it was an old and abandoned golf course. We retained the natural terrain so we can lay out homes on higher grounds, overlooking the fairways. We repurposed and enlarged the original clubhouse to create a village square in the heart of Valencia, where the community gathers and gets to know one another. We mindfully restored the land by selecting and planting the right flora species so people and nature can come together.

This is how we look at the details and how we plan for tomorrow, to make the town work for the people who call it home. Thank you EdgeProp for recognising our town-making efforts.



Malaysia's Outstanding Sustainable Township  
Editor's Choice Awards



10 Years & Above  
Non-strata Residential  
Gold Winner

Valencia, Sungai Buloh  
Actual Photo



Valencia Village Square



Surrounded By Rich Biodiversity



Homes Overlooking The Fairways

Sincere<sup>TM</sup>  
Responsible  
Original

Gamuda Land Sdn Bhd [200201005717 (573380-D)]  
Menara Gamuda, Block D, PJ Trade Center  
No. 8, Jalan PJU 8/8A, Bandar Damansara Perdana  
47820 Petaling Jaya, Selangor Darul Ehsan.

THE EDGE Top Property  
Developers Awards  
2020

THE EDGE - PEPS  
Value Creation Excellence  
Award 2012-2019

StarProperty  
AWARDS 2017-2020  
REAL ESTATE DEVELOPER  
STARPROPERTY ALL-STARS AWARD

f i  
Gamuda Land

gamudaland.com.my  
018 980 1888

## EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021



The Awards recognises buildings that show excellence in property management. This is the fifth year of the Awards. The call for entries began in mid-Oct 2020 and closed on Jan 11, 2021.

Submissions were open to:

- Any strata and non-strata buildings in Malaysia, managed either in-house or by any property manager
- Properties of any size and type in Malaysia
- Properties that were fully completed and have received the Certificate of Completion and Compliance or Certificate of Fitness for Occupation
- Properties that fully complied with statutory requirements (i.e. renewed licences, permits, approvals, etc.)

Properties that have previously won Gold were not entitled to enter for a period of three years from the year of winning.

The anchor awards offered various categories in two divisions based on the age of the property. The two divisions were: below 10 years, and 10 years and above. The categories were:

- Multiple-owned Strata Residential
- Non-strata Residential
- Single-owned Residential in a Mixed Strata
- Multiple-owned Strata Office
- Non-strata Office
- Single-owned Office in a Mixed Strata
- Mixed Development (Entire)
- Retail
- Specialised Category (for industrial, heritage buildings, parks, schools, etc.)
- Sustainable Affordable Housing (projects priced up to RM500,000)
- **NEW CATEGORY!** Repurposed Buildings (recycled or adaptive reused buildings)

The judging panel comprised representatives from EdgeProp Malaysia and industry experts, who made virtual site visits to shortlisted projects before the final decisions were made.

Those with interest in any of the submissions abstained from casting their votes accordingly.

The results were audited by Deloitte Malaysia and the winning projects were announced and honoured at an Awards Gala Night on April 4, 2021.

### AMONG THE MAIN JUDGING CRITERIA:

#### Maintenance

- Quality of M&E/building services
- Cleanliness and upkeep of facilities
- Special/key features of the building

#### Administration

- Standard operating procedures
- Transparency of accounts (financial governance, procurement process, etc.)
- Crisis management & preparedness (for e.g. disease outbreak, fires and national disasters)

#### Collections

- Debtor ageing/billing/collection ratio
- Proportion of debtors
- Collection procedures — notifications, reminders, warnings, etc.

#### Financial sustainability

- Adherence to budget (e.g. budget vs. actual expenditure)
- Cost optimisation initiatives and innovations such as energy-saving measures, water harvesting, design features or beautification projects and efficient supervision of maintenance work

#### Security

- Use of technology
- Proactive measures to enhance security

#### Community and communication

- Community building initiatives
- Procedures for tenant or occupant liaison such as booking for facilities and dispute resolution

#### Development value/yield

- Comparative growth in value over time
- Comparative rental yield

## EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021

This Award recognises property developers who are committed to building



developments that are designed and built for best-in-class property management. The winning developer must show commitment to building sustainable\* projects moving forward.

### JUDGING CRITERIA

- Project(s) must be completed with Certificate of Completion and Compliance or Certificate of Fitness for Occupation
- Details of the sustainable project(s) — architecture, design, construction methods, maintenance cost and effectiveness, crisis management and preparedness
- Vision, commitment and efforts made towards the building of sustainable development(s)
- Promotion of the following attributes demanded of a sustainable development:
  - Community living
  - Communications
  - Innovations
  - Respect for nature and environment

The award was based on submissions and the winners are decided by the editors of EdgeProp Malaysia.

## EdgeProp Malaysia Editor's Choice Awards 2021

Selected by the editors of **EdgeProp Malaysia**, the Editor's Choice Awards recognises excellence in a project, building or company that is committed to top-quality property management practices. The award is also accorded to any individual who has demonstrated an outstanding contribution towards the promotion of sustainable development in the Malaysian real estate sector.



## EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2021

This Awards benchmarks projects or spaces that are designed, built and maintained for sustainability. The winning project or projects can be indoors or outdoors, and be of all sizes.

Submissions were open to:

- Entrants who were certified landscape architects under ILAM (corporate, graduate or foreign member)
- Any property developers
- Projects that were fully completed for no less than 12 continuous months and were located in Malaysia

### JUDGING CRITERIA

- Ecological and environmental values
- Designed and built for cost-effective maintenance
- Community-oriented planning and design
- Functionality
- Aesthetics and creativity
- Placemaking

For 2021, submissions were divided into two categories.

#### Landscape Planning

- Participating project tended to be:
- Open to both public and private use
  - Of a substantial size/multiple land-use/mixed-development
  - Entailed a long implementation period
  - Involved numerous stakeholders

#### Landscape Design

- Participating project tended to be:
- For the exclusive use of a certain community
  - Situated within the confines of a development project
  - Single land-use development

The judging panel comprised representatives from **EdgeProp Malaysia** and the Institute of Landscape Architects Malaysia (ILAM) who, after shortlisting the entries, made virtual site visits, following which the final decisions were made. The results were audited by Deloitte Malaysia.

\* A sustainable development is one that meets the needs of the present and future without compromising the building maintenance.



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COATINGS  
EXPERT®**

# NIPPON PAINT

## HAS COATING SOLUTIONS TO FULFIL YOUR EVERY NEED

Aside from luxuriant colours, these days paint manufacturers provide an extensive array of functional solutions for both traditional and other built environments. One such company blazing a trail in the paint and coatings industry is Nippon Paint. Such is its emphasis on research, development and innovative design, that the company has transcended its status as 'The Paint Expert' to establish itself firmly as 'Malaysia's No. 1 Total Coatings Expert'.

Nippon Paint offers all-inclusive products catering to a wide spectrum of clients including those involved in architectural, protective, industrial, automotive and marine industries, providing comprehensive coating solutions for multiple segments and surfaces, as asserted in its pledge to turn "ordinary surfaces — from floors to roofs and everything in between — into extraordinary masterpieces!"

### FOUR KEY SEGMENTS SERVING DIFFERENT NEEDS

The company's concerted investment in pushing innovative boundaries and challenging the norm is reflected in its relentless and consistent achievement of product excellence. Commensurate with its status as a premier 'Total Coatings Solution' provider, Nippon Paint services four primary segments namely painting, protective coating, flooring and waterproofing.

In the paint category, for example, clients will be spoilt for choice, not just by the extensive array of formulations and colour palettes, but also by various pioneering solutions on offer which promote practical benefits.

### Painting-Anti-Microbial Solutions

Take for instance Nippon Paint Virusguard — the first anti-viral and anti-bacterial health solution deliberately concocted to champion indoor safety and better health. Formulated with 'Silver Ion Technology', the paint is scientifically proven to be 99% effectively against viruses and bacteria, thus ensuring that surfaces are safe to touch.

### Painting-Exterior Solutions

Meanwhile, to preserve the health of exterior surfaces, the new improved formula of Nippon Paint Weatherbond with sun proof, rain proof and anti-fungus features presents a long-term protective shield against the adverse effects of inclement weather, including efflorescence, as well as, fungal and algae growth. Equipped with a 7-year warranty, its new improved weather resistant solution clothes the paint with greater durability, and promises long-lasting colour to defer the need to repaint.

### Painting-Design Solutions

For the more artistically inclined, the company's 'Momento Series' introduces contemporary aesthetic alternatives. Comprising chic and stylish selections such as the 'Textured', 'Enhancer' and 'Designer' series for interiors. The trendy Momento Stone Art for exterior surfaces allowing to recreate intricate works of natural stone in your home. Royal Stone is a premium grade selection stone texture coating and gives a natural granite-stone finish. Classic Tile is a premium-grade selection of sandy ceramic textured coating.

### Protective Coating

Through its specially formulated anti-corrosion coating solutions, surfaces — including structural steelworks, metal bridges, vessels, pipes and storage tanks — that are prone to damage from corrosion, rust, and the detrimental effects of the environment can now easily be protected. Ranging from conventional to heavy-duty coatings, the anti-corrosion solution is ideal for use on metal, concrete and cement surfaces.

### Flooring Solutions

Nippon Paint also offers state-of-the-art flooring solutions, offering a range of products for industrial, commercial and car park. Formulated using either epoxy or polyurethane, its flooring systems combine colours with high performance and durability.

Boasting characteristics such as resistance to chemicals, dirt and changes in temperature, the hardy and environmentally-friendly products are ideal for industrial needs.

### Waterproofing Solutions

Similarly, Nippon Paint is well equipped with a range of waterproofing solutions to pre-empt and address problems and risks associated with water seepage and leakage. The company has developed product systems that range from liquid applied and sheet type membranes, to cementitious membrane. Resilient, seamless and long lasting, these all-inclusive coatings provide solutions for waterproofing defects in structures found above ground, in wet areas, and below ground.

Thanks to Nippon Paint's emphasis on conceptualisation and delivery of cutting-edge and sustainable coating solutions, the company has revolutionised the landscape of coatings, proving that there's so much more to coating than just colour on walls. It's no wonder then that the company has cemented its position as 'The Total Coatings Expert' and a regional powerhouse in the coatings industry.

**Call Nippon Paint  
for your Total Coatings  
Solution needs.**

**Customer Careline:**

**1-800-88-2663**

**Email:**

**customercare@nipponpaint.com.my**

**EdgeProp Malaysia's Responsible Developer:**  
Building Sustainable Development Award 2021

# Malaysia Developers' Hall of Fame



## Carrying the torch of sustainability

By **EdgeProp.my**

The EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award was introduced in 2018 as a premier award of EdgeProp Malaysia's Best Managed & Sustainable Property Awards (then known as EdgeProp Malaysia's Best Managed Property Awards).

The inaugural recipients in 2018 were **S P Setia Bhd**, **Paramount Property Development Sdn Bhd** and **AME Development Sdn Bhd**. They were joined by **Sunway Property** and **ParkCity Group** in 2019, followed by **Gamuda Land** and **Tanah Sutera Development Sdn Bhd** in 2020.

This year, the award went to three leading developers in the country – **Eco World Development Group Bhd**, **Matrix Concepts Holdings Bhd** and **Sime Darby Property Bhd**. Recipient of the Awards are automatically inducted as members of the Malaysia Developers' Hall of Fame.

The Award recognises property developers who are committed to building developments that are designed and built for best-in-class property management. Selected by EdgeProp editors or via submissions, the developers must display these key attributes: vision, commitment and significant efforts towards the building of sustainable developments in Malaysia.

All winners of EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award past and present are expected to continuously strive and uphold their commitment to be responsible developers, placing sustainability at the forefront of their visions and missions. It is their duty as responsible developers to ensure that their developments stand the test of time and that the communities in those developments thrive.

Indeed, the recipients of this award have shown their resolve towards this end despite the many challenges at home and globally, including those brought on recently by the Covid-19 pandemic.

Meet the 2018, 2019 and 2020 recipients of EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award as they share what the award has meant to them.

Continues **NEXT PAGE** →

## Responsible Developers 2018

### Datuk Koe Peng Kang

Senior executive vice president, S P Setia Bhd



“To us, the sustainability agenda is a journey, not a destination. The award which recognises us as a developer of sustainable developments is a validation of the values we have created not just for us, but for our purchasers, communities and stakeholders. It is a testament of our sustainability goals.

A sustainable development is one that creates or has a positive impact on its surrounding environment and community. We pride ourselves in not just building homes but sustainable communities for all.

Sustainable elements are carefully crafted and embedded throughout our project development lifecycles. They start from planning to design, to construction, right up to the analysis of social impact, economic costs and benefits to the surrounding

neighbourhoods and communities, not just for today but for generations to come.

Knowing that what we do today impacts so many lives and their future drives us to stay the course and remain committed to building sustainable communities for all.

This award recognises the effort put in to establish and drive sustainability as the foundation for all developments which is critical for the benefit of everyone and not just for the real estate industry. It provides added fuel to continue pushing for this agenda.

For Setia, our responsibility doesn't end with the handing over of homes but continues in the provision of supporting amenities and creating an environment that nurtures community liveability. Ultimately, a sustainable and thriving community is a measure of successful township development.”

### Kelvin Lee Chai

Group managing director, AME Development Sdn Bhd



“AME lives and breathes green! It is one of the basic tenets of our company – even the turquoise lines in our logo denote that stance.

We continuously strive to exceed the status quo, to ensure that every action embeds an eco-friendly practice, whether in planning the whole industrial park or an individual unit.

Winning the award puts AME prominently on the map of leading companies in Malaysia that prioritise sustainability in their business operations. This allows us to highlight to our stakeholders our commitment and pursuits in this area.

On a personal level, it has been a very rewarding experience to be recognised for our

efforts as we work towards building sustainable businesses and communities. To stay on course, it is important to have a clearly defined set of values, adhering to them in formulating business strategies and their execution.

We passionately believe that sustainability should be at the core of all businesses, where profits are not the sole determinant at the expense of social and environmental welfare.

Pushing the eco-conscious agenda generates long-term value for every stakeholder, because we believe that our actions today can have a positive impact on the larger society and nation.

I think the emphasis on sustainability actually brings out our role better: we are a property developer that wants to increase the value of the lands entrusted to us, to enrich the well being of all. The award motivates us to pursue greater achievements and make our brand synonymous with pro-environment actions.

More importantly, EdgeProp Malaysia's Best Managed & Sustainable Property Awards provides a reputable platform for companies to share ideas, learn about new approaches and benchmark against best practices. I think it is important to acknowledge that every sustainability-based initiative will create a virtuous cycle, and as industry players, we build on each other to create a better world.”

### Benjamin Teo

Executive director, Paramount Property Development Sdn Bhd

“Sustainability means different things to different people. For us at Paramount, it is about gaining the trust of our customers. And trust is earned when we consistently deliver quality products and services which meet the needs of our customers.

To be recognised for these efforts is truly an honour. I am proud of what the team has done and look forward to doing even better in the future.

Long before sustainability became a buzzword, it had already been embedded in our thoughts and actions even as far back as in the 1990s. During that time, Paramount was preparing to develop Bandar Laguna Merbok in Sungai Petani, Kedah. My father Datuk Teo Chiang Quan travelled all the way to Queensland, Australia to understand how to conserve the ecology along swampy riverbanks and apply it to our development. That was the level of commitment demonstrated towards sustainability even then.

We continue to operate in this spirit today, always guided by our company vision of “Changing lives and enriching communities for a better world”. Our properties are designed and built with our customers' interest and well-being in mind. For instance, customers want to enjoy good facilities but with lower management fees. We respond by working on designs which offer better space efficiency and lower maintenance cost.

Our obligations towards our buyers do not end after we hand over the properties. When we do things right, the rest will follow.

The award has given us a much-needed boost to continue doing what we do. This is important so that we can spread best practices, instigate dialogues and inspire others.”



## Responsible Developers 2019

### Datuk Joseph Lau CEO, ParkCity Group

“The EdgeProp Malaysia’s Responsible Developer: Building Sustainable Development Award in 2019 was recognition of the effort, aspiration and the vision of the company and more importantly, the support we receive.

What is more important is that ParkCity continues to serve the community and deliver quality projects that we are renowned for. A special thanks to all our staff, loyal customers, residents and consultants who in one way or another have helped us develop and maintain our townships into communities that embrace a healthy and well-balanced lifestyle, especially Desa ParkCity, which is one of the most liveable townships in Malaysia.

The core of ParkCity Group’s strategy is to remain innovative and introduce sustainable differentiated products that the community needs, based on our five brand pillars of Family, Neighbourhood, Community, Connectivity and Convenience. This has proven to be the right strategy for us and we will stay true to this.

With rising awareness of the importance of conserving nature’s resources, sustainable housing is becoming more popular and this award has helped us promote the consciousness in the real estate industry to incorporate sustainability in all aspects of their developments, which will benefit the society at large.”



### Sarena Cheah Sunway Bhd property division managing director

“We are humbled by the award, and it is an acknowledgement of the many efforts from each and every Sunway-ian who has been at work every day to create a future we all want to live in.

The Sunway Group is deeply committed to driving the United Nation’s 2030 agenda for sustainable development to build an inclusive and equitable world that gives opportunities for progress for everyone, without anyone left behind.

As envisioned by our chairman, sustainability is a long-term journey and lies at the heart of everything we do here at Sunway. It is not just an afterthought, but a mindset which has been deeply ingrained in the Group.

With that, there is a clear focus to stay the course in embracing and promoting sustainable developments that are purposeful and meaningful. We believe in doing well by doing good and strive to establish a positive, far-reaching impact for people, planet, and shared prosperity. This is our impetus for innovation and progress.

Embracing sustainability is no longer a choice, but an obvious necessity as we bear witness to the challenges faced by the environment and our people. As a Master Community Developer, we will continue to build the ecosystem for the communities to thrive.

The Responsible Developer Award brings to the fore the best practices in the real estate industry, and gives every one of us an avenue to learn from each other. More importantly, it showcases the practices that equate sustainability with profitability, and how sustainability is not a drain on finances but truly, a wellspring for innovation.”

## Responsible Developers 2020



### Aw Sei Cheh Chief operating officer, Gamuda Land

“EdgeProp Malaysia’s recognition of Gamuda Land’s efforts, both past and present, speaks to the heart of what we do as a sincere, responsible and original developer. Being a town-maker goes far beyond the bricks and mortar, it’s about the relationships we cultivate with the land and with our stakeholders, including our community and residents.

It can be challenging to balance the needs of a diverse set of stakeholders, and as such, EdgeProp Malaysia’s recognition of our efforts is both a resounding testament that we are heading in the right direction and a deeply appreciated reminder that being mindful in everything we do matters.

Gamuda Land was founded on visionary principles which have driven the company forward in the years since its establishment and continue to drive it forward through good times and bad.

These core principles, such as “listening to what the land has to tell us” and “a town is community”, form the bedrock of our beliefs, giving us the strength, motivation and

longer-term perspective to ride out challenges such as the Covid-19 outbreak.

We have also found that they closely align with what homeseekers are looking for in the new norm. Guided by these principles, we are driven to continuously think ahead and innovate our products to the next level.

It’s no secret that Covid-19 has impacted not just property, but economies across the board.

In these challenging times, consumers reassess their basic needs and desires, with housing and shelter as a priority. Now more than ever, homeseekers are scrutinising the places they stay in and properties on the market for quality, value and alignment with their needs and values. This applies to developers as well.

EdgeProp Malaysia’s Best Managed & Sustainable Property Awards has delivered a platform to showcase outstanding developers who are committed to not only plan, design and build sustainable developments but also walk the talk when it comes to shouldering the responsibilities of managing the developments for the longer term.

The award gives homeseekers an independent, uncompromising benchmark for quality while driving innovation within the industry itself.

### Wee Boon Leong General manager, Tanah Sutera Development Sdn Bhd

“This esteemed award has been a great source of motivation to both Sutera as a company and to me. It has certainly uplifted our confidence that we are indeed walking in the right path in terms of sustainability.

In short, winning this prestigious award is a strong testimony that we as a company, have continued to stay true to our vision – “to be a premier property developer that creates the best neighbourhood”.

More importantly, to the residents and volunteers who make these sustainability efforts possible, this eminent award is an affirmation that every individual can make a difference.

Remaining committed to this journey that we have ventured on may be arduous at times, but what keeps us going and growing is the unity of our community towards sustainability.

It is always a joy and motivation to see both the young and elderly residents living in our housing estates, volunteers from NGOs, students from surrounding schools and the general public, coming forward to participate in our numerous communal projects, such as food waste decomposition and recycling of used household items.

It is this “gotong-royong” spirit in the community that lightens our heavy load, warms our hearts and propels us forward on our course.

As developers, in one way or another, we shape the way people work, play, interact and live, and hence we have an important role to play as well as a responsibility to carry.

What we do today directly impacts our future generations, and we believe every one of us would want what is best for them.

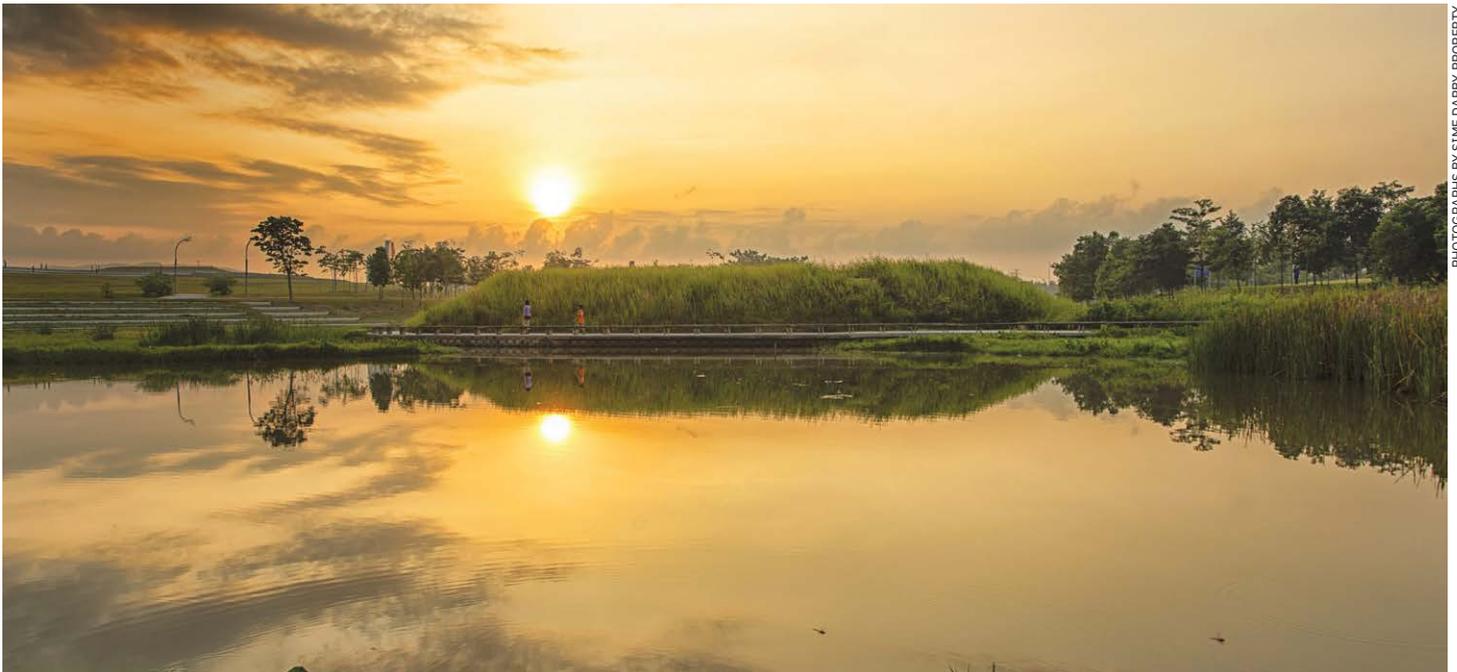
This prestigious award serves as a great encouragement and motivation to stimulate our industry to strive harder in building sustainable developments.”



EdgeProp Malaysia's Responsible  
Developer: Building Sustainable  
Development Award 2021

Sime Darby Property Bhd

# Set on being carbon-negative



PHOTOGRAPHS BY SIME DARBY PROPERTY

## Text Tan Ai Leng

One of the largest and oldest property developers in Malaysia with more than 100,000 homes built across two dozen townships, Sime Darby Property Bhd certainly has, in the words of its managing director, “decades of track record in developing sustainable communities”.

Ara Damansara in Petaling Jaya, Bandar Bukit Raja in Klang, City of Elmina and Bukit Jelutong in Shah Alam, Putra Heights in Subang Jaya, Bandar Ainsdale in Seremban, Serenia City in Sepang and Bandar Universiti Pagoh in Johor are among its key developments.

The company currently has 19,977 acres of undeveloped land bank with an estimated gross development value of RM86.9 billion. Listed on Bursa Malaysia in Nov 2017, Sime Darby Property now has a market capitalisation of RM4.38 billion, as at April 3, 2021. The company also has a presence in the UK, Singapore, Australia and Vietnam.

“We place great emphasis on both sustainability and growth. We have been doing this for the past 40 years,” Sime Darby Property group managing director Datuk Azmir Merican Azmi Merican tells **EdgeProp.my**. It comes as no surprise therefore that Sime Darby Property has been bestowed the EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award at EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021.

Over the last decade, the property arm of Sime

Above: The Central Park in the 6,500-acre City of Elmina development.

Left: The Bukit Subang Community Chili Farm is part of Sime Darby Property's community urban farming programme.



Darby Bhd has cranked up its emphasis on sustainability. Its efforts to develop sustainable communities cover a wide range of elements including addressing climate change, improving a community's overall quality of life, as well as to be a force for good. This is best seen at one of its latest townships — City of Elmina in Shah Alam, Selangor.

In the 6,500-acre City of Elmina, the developer has partnered with the Tropical Rainforest Conservation and Research

Centre to set up and operate the Elmina Rainforest Knowledge Centre focusing on environmental education and conservation, research and development and other green activities.

It has also set up an Endangered, Rare and Threatened Native Tree Nursery within the township's Central Park as an extension of the 2,700-acre Subang Forest Reserve adjacent to the park. At the same Awards, the 300-acre Elmina Central Park

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**EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021**

## Sime Darby Property Bhd

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has garnered a Gold of EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2021. It has also received the EdgeProp Malaysia Editor's Choice Awards – Malaysia's Exemplary Sustainable Community Park 2021.

"With a huge forest reserve next to the township (City of Elmina), education is one way to gather the residents in the surrounding areas to learn to love the forest and contribute their parts to protect it," emphasises Azmir.

### Anchored by sustainability goals

As part of its efforts to tackle climate change, Sime Darby Property has embarked on a journey to achieve its ambition to become a carbon-negative developer by 2030 – which essentially means the carbon it produces will be completely offset by the carbon it removes.

While setting sustainable targets and implementing them across property projects may incur additional cost and consume time, Azmir believes they are vital as all businesses, regardless of sectors, should have a long-term plan anchored by sustainability goals.

"We don't see any serious companies staying relevant if they don't have a sustainable agenda. You cannot just be in the business for money. You have to be sure that you are doing the right thing for the planet and for the people," Azmir stresses.

"If you take from the planet and don't give back, you will be in trouble in the long-term," he adds.

Such a mindset, he says, is well practised across the world, citing large institutional investors such as BlackRock, which has made it clear that it will not invest in companies that do not focus on sustainable issues.



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

“  
**You have to be sure that you are doing the right thing for the planet and for the people.**”  
– Azmir

### Inclusive communities

Beyond environment conservation, the developer believes that being a sustainable developer is about shaping thriving and inclusive communities in building an environment for all, regardless of income groups or social status, says Sime Darby Property head of safety and sustainability Mohd Razif Mohd Yusoff.

For instance, in the planning of affordable housing, the developer also considers indoor air quality as well as layouts that maximise indoor ventilation and natural light.

He cites the Harmoni Apartment project in the City of Elmina as an example. Even though the unit built-ups are only 850 sq ft, it comes with three bedrooms and two bathrooms to cater to the needs of a small family. Due to its design, ventilation is enhanced and so, indoor temperature is lower, reducing the need for air-conditioning and electricity, thus reducing the carbon footprint of the project. The Rumah Selangorku project also comes with an urban farm that promotes the “Garden to Table” concept.

Meanwhile, City of Elmina's Central Park features the UNICEF Inclusive Playground which was designed and built to enable children of all abilities to play together as equals. It is also aimed at creating opportunities for inter-generational interaction within families and social cohesion of the wider community.

These are among developer's commitment in educating its residents to embrace sustainable and inclusive community living.

Moving forward, Sime Darby Property is looking at accelerating its sustainability efforts by introducing its Concept Home 2.0, a prefabricated home that could be manufactured in a controlled factory environment before being transported to the construction site to be assembled.

This could promote the use of sustainable materials, reduce labour cost, as well as achieve its goal to be low- or carbon-neutral, says Azmir, adding that the company is eyeing to roll out the project in 2030. Although property buyers and homeowners may still yet to be concerned with reducing their carbon footprint, Azmir feels that it is the developer's responsibility to do its part for Mother Earth by using construction technology. 🏡



The 850 sq ft Harmoni Apartment project in the City of Elmina is designed for better air ventilation and this helps in reducing energy usage

**EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021**

## Matrix Concepts Holdings Bhd



Over 50% of the buyers of the 6,000-acre Bandar Sri Sendayan development are from Klang Valley

PHOTOGRAPHS BY MATRIX CONCEPTS HOLDINGS

# 'The goal of a township is to be self-sustaining'

●Text **Tan Ai Leng**

With over 25 years of experience in the industry, Matrix Concepts Holdings Bhd has taken it up a notch and come into the forefront of property development in the country when it started its flagship township of Bandar Sri Sendayan in Negeri Sembilan.

In developing the 6,000-acre township southwest of Seremban, the company is guided by its belief that it would not be perfect if it does not generate vibrancy and be self-sustaining for eons to come.

This is reflected in the township's master plan — from its varied components, to its infrastructure and facilities placement, to the design of each precinct and the design of each home and building.

Besides the basic amenities like schools, hospitals and retail elements that serve residents' daily needs, of note are the components that aim to provide a healthy living environment as well as commercial and industrial components that could lead to job creation, and business and investment activities, thus bringing commercial value and vibrancy not only to the township but the surrounding areas.

For its vision and commitment to value creation and the sustainability of the township, Matrix Concepts has received EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021 at EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021.

"Many were reluctant to buy a unit here in Seremban initially as location was their main concern, but today, over 50% of the buyers are from the Klang Valley areas," Matrix Concepts group executive deputy chairman Datuk Lee Tian Hock tells **EdgeProp.my**. The township is about 40 minutes' drive from Kuala Lumpur.

"The change in the buyers' mindsets have proved that we did the right thing to attract not just locals but also those working in the Klang Valley to live here," adds the 63-year old who founded the Seremban-based development company in 1996.

Matrix Concepts was listed on Bursa Malaysia in May 2013. The company's market cap was RM1.6 billion as at April 3, 2021.

Its group managing director Ho Kong Soon believes that the self-sustaining elements of the township and the potential job and business opportunities there are the key factors that have attracted Klang Valley buyers to invest or to live in Bandar Sri Sendayan.

Among the amenities and landmarks in the township, which has an estimated gross development value of RM8.13 billion, are Sendayan TechValley, the Royal Malaysian Air Force (TUDM) Academia as well as leisure and recreational facilities like the recreational clubhouse, Sendayan X-Park and a 26-acre green park.

Sendayan TechValley is home to manufacturing and services providers as well as multinational companies such as Hubei Dijian Construction, Schmidt-Clemens, Daihatsu, Akashi Kikai and Hino.

To date, the 1,000-acre Sendayan Tech Valley has created at least 6,500 jobs benefiting the estimated 40,000 population who currently reside in the township.

With increased vibrancy, Bandar Sri Sendayan is coming into its own not just as an industrial hub but a popular place to live in Negeri Sembilan. This also echoes Matrix Concepts' objective of making this township contribute to the growth of the state.

To enhance connectivity between the township and other major business hubs in the Klang Valley, the company has added a new tunnel access from Mambau to Bandar Sri Sendayan and also a dual-carriage access from Seremban 2 to Bandar Sri Sendayan.

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**EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021**

## Matrix Concepts Holdings Bhd

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PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my



### Cost-efficiency and competitiveness

Since its inception, Matrix Concepts has always positioned itself as a provider of quality homes at "great value". It is also focused on fulfilling real market demand.

Ho says the company is able to keep the prices of their properties competitive while maintaining a decent profit margin without compromising on the quality of their homes or buildings.

While many developers have seen decreased sales, Lee reveals that Matrix Concepts has recorded substantial bookings for its homes even during the Movement Control Order period which was implemented due to the Covid-19 pandemic in 2020.

He notes that the bookings were from a pool of interested buyers who had visited and viewed the units in Bandar Sri Sendayan before the Covid-19 outbreak. The pandemic, in fact, had sped up their buying decisions.

"While being stuck at home, many started thinking about what they really needed for a home. A comfortable space with lifestyle offerings and living environment close to nature came across many people's minds," says Lee.

"Our products met exactly what the buyers wanted. We did not change the design of the houses because of the recent crisis. From the planning stages, our aim was to create desirable homes, although along the way, we have refined the details such as the ceiling heights, the landscape design, and beautifying the community areas while keeping in mind ease of maintenance and management," he adds.

“**While being stuck at home, many started thinking about what they really needed for a home. A comfortable space with lifestyle offerings and living environment close to nature came across many people's minds.**” – Lee

### Expanding its footprint

From Negeri Sembilan, Matrix Concepts has ventured into other states with various mixed development projects such as the Chambers Kuala Lumpur serviced apartment in KL city centre, Kluang Southgate and Bandar Seri Impian in Kluang, Johor. The developer has delivered 31,598 properties as of end-Feb 2021.

It also expanded its footprint to Australia in Melbourne with M.Carnegie, a low-rise boutique apartment launched in 2016, and M.Greenvale, which offers bungalow lots, in 2019.

Meanwhile, in Indonesia, the company is undertaking the development of the Islamic Financial District located at Pantai Indah Kapuk 2 township in North Jakarta. 📍

## Going the extra mile in employee safety

During the first Covid-19 Movement Control Order (MCO) on March 18, 2020, all construction works in Malaysia were forced to stop abruptly for an indefinite period.

Without hesitation, the senior management of Matrix Concepts Holdings Bhd immediately gathered all its workers, who were living in several places, into one proper accommodation with food and necessities provided to make sure they were all living in a safe environment.

When construction work was allowed to resume end-April, the company decided to delay the resumption of work for another two weeks to allow for swab tests to be done on its workers, the cost of which was borne by the developer. This was to ensure everyone was safe to go back to work, says Matrix Concepts group executive deputy chairman Datuk Lee Tian Hock.

A delay of one week could result in an estimated loss of around RM80 million to RM90 million but "we were willing to bear the losses rather than risk our employees' safety as business is not just about profits", says Lee.

Despite being late in resuming operations, he notes that the company has managed to catch up with construction progress as workers are willing to work an extra two hours a day. The company's cash flow has returned on track by Nov 2020.



Sendayan TechValley has created at least 6,500 jobs for the residents in Bandar Sri Sendayan.

# BEST TOWNSHIP DEVELOPMENT



One chapter ends.  
A new one begins.

We at Matrix celebrate our wins by raising the bar. Where we continue to work towards leaping over it. Because that's our concept of excellence. It's ever-changing. Ever-growing. And ever-thriving. So this win? It's merely a beginning.

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**EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021**

**Eco World Development Group Bhd**

# Building for tomorrow



PHOTOGRAPHS BY ECO WORLD DEVELOPMENT GROUP

## Text Tan Ai Leng

Many will associate Eco World Development Group Bhd (EcoWorld) with handsome homes set amidst idyllic environments with well-crafted landscaping, parks and other recreational spaces. In fact, an EcoWorld project is easily recognisable – from the majestic grand entrances, well-manicured lawns, pretty water features, gazebos, emblem fencing and homes that have a thematic architectural design – these are all part of EcoWorld's DNA.

More significantly however, is that beneath all that impressive instalments lies a desire to create communities that thrive and townships that stand the test of time. In recognition of EcoWorld's commitment in building sustainable communities, it has received the EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award at EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021.

Many have seen how the EcoWorld DNA works its magic in creating place-making elements in many of its developments such as Eco Majestic in Semenyih, Eco Sanctuary in Teluk

Panglima Garang and Eco Grandeur in Sungai Buloh. It currently has 20 projects across Penang, Johor and the Klang Valley. In Kuala Lumpur, it is jointly developing the iconic Bukit Bintang City Centre with UDA Holdings and the Employees Provident Fund.

While many are amazed by the landscaping and opulent design of the townships, EcoWorld president and CEO Datuk Chang Khim Wah stresses that aesthetics are but one of the elements in the planning and building of liveable environments with long-term value creation – the keys to sustainability.

"Sustainability is not an afterthought. In any development it requires an insightful thinking in the planning process. We need to see how every component in the township can complement

each other. The aim is to create an ecosystem that preserves nature and provides a good living environment, yet offers ease of maintenance," Chang adds.

Citing one of its earliest projects, Eco Tropics in Pasir Gudang, Johor, Chang says many have failed to see the growth potential for a housing development in the town due to its proximity to industrial areas, coupled by its distance from Johor Bahru (JB) city centre.

However, this did not discourage the EcoWorld team from coming up with innovative ideas for the 991.6-acre site.

"Instead of focusing on its disadvantages, we looked at opportunities that we could create from the land," says Chang.

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Above: The 1,400-acre Eco Grandeur is EcoWorld's largest township.

Right: Well-crafted landscaping is one of the features that attract homebuyers to EcoWorld's projects.



**EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021**

**Eco World Development Group Bhd**

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This resulted in dividing the land into two separate developments – the residential enclave of Eco Tropics and a green business park called Eco Business Park III.

Amenities such as schools, retail and commercial components were included in the master plan to create a self-sustaining township.

“Next, we built an interchange link to the Senai–Desaru Expressway, connecting other areas to the eastern part of JB while shortening travel time from Eco Tropics to JB city, Senai International Airport and other places,” says Chang, adding that the enhanced accessibility has encouraged more people from outside Pasir Gudang to visit the township.

Launched in 2013, the township development, which is now close to 50% completed, has raised the image of Pasir Gudang, attracting the working population in Pasir Gudang as well as people in the surrounding areas to live here.

“We are not only transforming the land but also turning it into a growth catalyst for the area and its surroundings. The prices of houses in neighbouring housing estates have gone up, and with more developers coming to the Pasir Gudang area, the infrastructure there has improved as well,” says Chang.

**Sustainability Committee**

To achieve its sustainability goals, EcoWorld has set up a Sustainability Committee chaired by Chang. The committee aims to ensure that the company meets its commercial objectives and protects stakeholder interests while being responsible to the community and environment.

The Sustainability Committee drives the group’s sustainability initiatives and reports its progress on a half yearly basis to the board for feedback and endorsement.

The Committee is supported by the Economic Council, Green Council and Social Council, whose main responsibilities are to assist in monitoring



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

“Every decision made is based on the long-term value it gives, hence it must be sustainable. This is echoed in our core task and belief that we are ‘Creating tomorrow and beyond.’” – Chang

the progress of the initiatives and achievements of key performance indicators (KPIs).

The KPIs include green building certifications, electric vehicle accessibility, provisioning of open spaces and natural environment, growing of valuable and quality foliage, employee turnover (staff attrition rate at 12%), employee satisfaction, opportunities for employee training and contribution to the local community.

In addition, EcoWorld’s commitment to sustainability has received recognition from Bursa Malaysia by being included as one of the constituents of the FTSE4Good

Bursa Malaysia (F4GBM) Index in Dec 2020. Launched in Dec 2014, F4GBM Index measures the performance of public-listed companies in Bursa Malaysia which demonstrate strong environmental, social and governance practices.

“A lot of questions during every project planning are related to our pursuit of a balance between profit and sustainability. Every decision made is based on the long-term value it gives, hence it must be sustainable. This is echoed in our core task and belief that we are ‘Creating tomorrow and beyond,’” Chang concludes. 📌

Eco Tropics has changed the landscape of Pasir Gudang in Johor.



**ECOWORLD**  
CREATING TOMORROW & BEYOND

**EdgeProp**  
MALAYSIA'S BEST MANAGED  
& SUSTAINABLE PROPERTY  
AWARDS 2021



The future is not envisioned by one man alone.  
It is a collective effort.  
At EcoWorld, we believe in co-creating your future together.  
Together, we innovate to improve our lives.  
Together, we nurture & support a thriving community.  
Together, we build a future for generations.  
Because here in EcoWorld, #YouBelong.

**#You  
Belong**  
Co-Creating The Future Together

Editor's  
Choice

Malaysia's Outstanding  
Sustainable Township 2021

+

10 Years and Above  
Non-strata  
Residential

GOLD

Valencia

Text Jay Wong

Gamuda Land's award-winning boutique township development, Valencia in Sungai Buloh, Selangor continues to shine as it has once again bagged the Gold in the 10 Years and Above Non-strata Residential category of EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021, having already achieved the feat at the inaugural Awards in 2017. As the Awards criteria stand, Gold winners are only eligible to re-enter the same category after three years.

In recognition of the developer's and Valencia's property management team's relentless and inspiring commitment towards sustainable development and management of the project's premises and its amenities, the township has also been accorded the coveted EdgeProp Malaysia Editor's Choice Awards: Malaysia's Outstanding Sustainable Township 2021.

Undoubtedly, Gamuda Land has spared no effort to ensure that Valencia continues to serve as a happy home for its community of diverse expatriates and locals.

Managed by Gamuda Land Property Services Sdn Bhd (a subsidiary of Gamuda Land, the property arm of Gamuda Bhd), the 278-acre gated community offers 887 landed homes comprising a mix of semi-detached homes, bungalows and terraced homes. The mainly freehold units are spread across four precincts, namely the North Golf Precinct, South Golf Precinct, Hill Court Precinct and Garden Precinct (leasehold).

The beauty of this development is that this is the country's sole development with a residents-only 54-acre nine-hole golf course and clubhouse. Residents also have access to the Village Square's specialty shops and services.

Of note is the landscaping within

# No resting on its laurels

## Project quick facts

Project name	Valencia
Land area	278 acres
Number of units	887
Occupancy rate	92%
Collection rate	99%
Developer	Gamuda Land

Valencia which has been seamlessly blended together — the trees, streams, lakes, rolling fields and golf course all existing in harmony with one another. In 2019, at EdgeProp Malaysia's Best Managed & Sustainable Property Awards, Valencia's landscape won Silver in the EdgeProp-ILAM Malaysia's Sustainable Landscape Awards.

Residents here are treated to plenty of undulating greens accompanied by quaint and picturesque lakes that have remained well-groomed and tidy over the years since the first homes here were established in 2003. The township has since been fully completed in May 2012.

## Value appreciation

Homes from this development have become highly sought-after within the Sungai Buloh area and especially among golf aficionados.

"As a homeowner in Valencia, I love seeing different luxurious resort-style houses sitting nestled amid our rolling green terrain and lush foliage, with picturesque lakes and green walkways in the background," says Loh Pik Sim.

PHOTOGRAPHS BY GAMUDA LAND



Above: Always a picturesque scene at Valencia.

Below: The rolling hills at Valencia are always well-groomed.

The 57-year-old real estate agent who has been living in Valencia since 2006 adds that the development is akin to living in a nature park in the city where birds chirp in the background while residents enjoy walking, jogging, golfing or a cup of tea in the garden terrace.

"The landscaping has been beautifully well-managed. I also appreciate Valencia's community, especially its friendly residents coming from diverse backgrounds, with many being expats as well. Of course, we also appreciate the peace of mind we get, thanks to Valencia's good security practices," says the mother of three.

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Editor's  
Choice

Malaysia's Outstanding  
Sustainable Township 2021



10 Years and Above  
Non-strata  
Residential

GOLD

Valencia



The homes are  
nested within  
nature.

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According to Gamuda Land, the value of the homes in Valencia has appreciated by up to 170%, especially the terraced homes, from their initial price of RM610,625 in 2001 to a recorded sale of RM1.65 million in 2020.

“Semi-detached units and bungalows have appreciated 150% and 158% respectively, from initial prices of RM938,313.50 and RM1,953,500 respectively in 2002 to sale prices of RM2.35 million and RM5.05 million in 2020,” says Gamuda Land club operations and townships director Tang Meng Loon.

**Keeping busy**

The management of the neighbourhood comes under Valencia's Working Committee which works closely with the residents. Monthly meetings are held with the Valencia House Owners Association committee members.

Since its first Gold win at the Awards, various new property management and maintenance initiatives have been taken including conducting golf course subsoil drainage, renovation of a clubhouse space into a Gamuda Parks reading corner, building a new basketball/futsal court at the clubhouse's rooftop and resurfacing of the tennis courts.

Sustainability and digital transformation measures have also been taken, such as the launch of the township's garden and landscape compost programme; the laying of fibre optic cables for security system upgrades; the installation of new IP and PTZ cameras, RFID scanners and stickers for vehicle management; and the introduction of the GL Mobile App platform which provides a chat function, community feedback service as well as community activity and event announcements.

It has also upgraded to a new visitor management system which allows its security department to record and monitor all visitors' entry and exit at the guard house. This has been timely in light of the Covid-19 pandemic.

Notably, as a preventive measure against the spread of the coronavirus into the community, Covid-19 tests are conducted every 14 days for staff and security guards; and every 30 days for contract workers.

**Continuous upgrades**

Valencia is currently mid-way through its five-year golf course upgrading programme that's due to end by 2022.

“Under the programme, we have purchased new equipment that helps improve greenery cutting times, along with improved fuel efficiency and reduced noise output from its petrol engines, thus streamlining costs while maximising results for the township management team as well as owners and residents,” says Tang.

Also in the programme are planned upgrades to the development's clubhouse including enhancements to the swimming pool this year, followed by improvements to the gym and ladies' changing room in 2022.

“Valencia is a testament of our mindful town-making and our commitment to planning sustainably for the future. Such initiatives will keep the township's infrastructure in pristine condition to stand against the test of time by using the latest technologies available,” says Tang.

Despite being an 18-year-old development, Tang adds that they are committed to the long-term maintenance plans of all these facilities, as well as in all their younger townships such as Gamuda Gardens, twentyfive.7 and Gamuda Cove. 📍



Loh: The development is akin to living in a nature park in the city.



Tang: Valencia is a testament of our commitment to planning sustainably for the future.

# Panasonic



Keeping you safe indoors



Wall-mounted Room Air Conditioner



Cassette Type Air Conditioner



Air-e Ceiling Mounted nanoeX Generator



Portable nanoeX Generator

## INHIBITS NOVEL CORONAVIRUS\* with nanoeX up to 99.99%

Test results: novel coronavirus activity inhibited

Test of a generator of nanoeX

### Overview

The objective of this test was to determine if nanoeX inhibit the activity of the SARS-CoV-2 virus. Gauze saturated with SARS-CoV-2 virus solution was exposed to a generator of nanoeX from a distance of 15cm in a 45L box for 2 hours. Over 99.99% of the activity of the SARS-CoV-2 virus was inhibited.

### Details

[1] Testing organisation: TEXCELL (France). [2] Test subject: Novel Coronavirus (SARS-CoV-2). [3] Test volume: 45L enclosed box (400 mm x 350 mm x 350 mm). [4] Exposure time: 2 hours. [5] Exposure distance: 15cm.

\*Novel Coronavirus causes Covid-19. It does not guarantee consumers' immunity against virus and bacteria. \*Test results may differ subject to the distance and area of air quality exposure.



Notes: [1] The virus infectious titer was measured and used to calculate the inhibition rate. [2] This verification was designed to generate basic research data on the effects of nanoeX on the Novel Coronavirus in laboratory conditions. It was not designed to evaluate product performance. Photograph is for illustrative purposes.

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QUALITY AIR FOR LIFE

Editor's  
Choice

Malaysia's Exemplary  
Sustainable Community  
Park 2021

+

EdgeProp-ILAM  
Malaysia's Sustainable  
Landscape Awards 2021  
— Landscape Planning

GOLD

Elmina  
Central Park



PHOTOGRAPHS BY SIME DARBY PROPERTY

# Going all out to engage the community

Text Chelsea J Lim

Many have flocked to Elmina Central Park, drawn by its Insta-quality. Its colourful Rainbow Bridge and Iconic Bridge, for instance, sparked a social media buzz in 2020 and have continued to lure visitors to the park. The park has also been a source of creative inspiration for landscape photographers as well as wedding and product photo shoots.

This vast 300-acre park of the 6,500-acre City of Elmina township development along the Guthrie Corridor in Shah Alam, Selangor is certainly not an ordinary park. At EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021, Elmina Central Park was crowned a Gold winner of the EdgeProp-ILAM Malaysia's Sustainable Landscape Awards in the Landscape Planning category. In addition, the park also bagged the EdgeProp Malaysia Editor's Choice Award as Malaysia's Exemplary Sustainable Community Park 2021.

City of Elmina is made up of several smaller developments including Denai Alam, Bukit Subang, Elmina East, Elmina West and Elmina Business Park. It is expected to be fully developed by 2040. Its current population stands at 45,000 and it will eventually serve about 150,000 people. The development area used to be a palm oil plantation known as Elmina Estate, the name which developer Sime Darby Property has retained in homage to its past.

The Elmina Central Park is made up of several smaller parks, namely the Sport Park, Urban Park, Community Park



and Art & Cultural Park, which can be enjoyed by both City of Elmina residents and the public. There is also a Forest Park bordering the 2,700-acre Subang Forest Reserve.

Because of how large the central park is, the Iconic Bridge and Rainbow Bridge were built to link the smaller parks and to bridge the residential areas to the commercial hub.

Led by Sime Darby Property deputy chief operating officer, township development Appollo Leong, Elmina Central Park has been holistically planned, designed and implemented, making it unlike any other in the country.

The design of the park and its facilities reflect the eight pillars of wellness that make up the City of Elmina's core DNA – community, emotional, physical, occupational, family, intellectual, environment and mental. Hence, you can find here the UNICEF Inclusive Playground, the Elmina Community Farm, and the Elmina Rainforest Knowledge Centre (ERKC).

As the park lies adjacent to the Subang Forest Reserve, the developer saw this as an opportunity to collaborate with the Tropical Rainforest Conservation Research Centre

Continues **NEXT PAGE** →

Top: One of the insta-worthy bridges at Elmina Central Park.

Above: The Elmina Rainforest Knowledge Centre.

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— Landscape Planning

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Elmina  
Central Park

← From PREVIOUS PAGE

(TRCRC) to create an off-site conservation area, thus extending the forest into Central Park.

To achieve that, a nine-acre Elmina Living Collection Nursery (ELCN) was established in Oct 2020 on the fringes of the forest reserve, with its main function to germinate seeds from endangered, rare and threatened (ERT) native tree species found in the forest reserve. Meanwhile, the ERKC was set up for visitors to learn about the tree planting programme as well as other sustainability activities.

"This is an initiative by the team at Elmina to educate the community on the importance of conserving our natural heritage and biodiversity," says Sime Darby Property group managing director, Datuk Azmir Merican Azmi Merican.

### Catering to all aspects

Meanwhile, the 36-acre Community Park, also called "the park next door", is a park designed strategically at a walking distance to the residential areas to encourage people to get outdoors and adopt a healthy lifestyle.

"At the same time, the Community Park serves to nurture a strongly-knit and all-inclusive community through facilities like the UNICEF Inclusive Playground," Azmir highlights.

The UNICEF Inclusive Playground was completed in Nov 2020 in a joint collaboration with UNICEF. The playground features balancing logs, stepping stones, sensory poles and swings which are designed for children of all abilities.

Running and maintaining the vast central park is no easy feat. Leong says the challenge lies in two main areas – maintenance and community engagement.

"It is all about putting in the nec-



The UNICEF Inclusive Playground is the first of its kind in Malaysia.

PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my



Leong: It is all about putting in the necessary substance and activities to activate the park.



Azmir: The team is regularly brainstorming innovative ideas and adopting the latest market trends to meet the community's lifestyle needs.

Below: The park is open to both residents and the public.

essary substance and activities to activate the park," Leong says. To do that, they have engaged with organisations that have the expertise in community building, wellness and the environment such as TRCRC to ensure the water and forest tree species planted in the park receive proper maintenance.

Another sustainability initiative in the park is the Elmina Community Farm. The edible gardening and urban farming programme was established in Jan 2019 to promote sustainable living.

The farm has brought together a community that shares a common interest in gardening, not just to tend to the farm, but to even cook and share with each other what they have harvested.

"The team at Elmina is constantly exploring ways to utilise the ample space at the Elmina Central Park, such as to transform the park into an event space to bring fun and excitement for the residents and public," says Azmir.

"The team is also regularly brainstorming new, innovative ideas and adopting the latest market trends to meet the community's lifestyle needs. As we grow and broaden our views to a more holistic sustainability approach, we will focus our efforts on areas that matter most to our stakeholders," he adds. 📍



Editor's  
Choice

Malaysia's Exemplary  
Sustainable Home 2021

+

Below 10 Years  
Specialised  
Category

SPECIAL  
MENTION

S11 House

# One man's sterling model of a green home

The pool at the garden is where the family enjoy hosting their friends.



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

## Text Natalie Khoo

About a decade ago, award-winning architect and past president of the Malaysian Institute of Architects (PAM), Dr Tan Loke Mun, set out on a mission to find out if he could achieve the Malaysian Green Building Index (GBI) Platinum – the highest rating level – for a single home, which led to the birth of the S11 House, Malaysia's first GBI Platinum-rated house.

The three-storey residence on elevated ground lies in a quiet cul-de-sac in Section 11, Petaling Jaya, Selangor.

Thanks to Tan's "experiment", what was originally an old dilapidated bungalow has been transformed into a stunning, sustainable and functional home to the Tan family of four who lives there with their two dogs Toffee and Silky, some koi fish and a few chickens.

"I cannot believe that the house is now almost 10 years old but it still runs like a well-oiled green tropical

machine. We haven't had any major maintenance and upkeep costs and we are still enjoying the house like it's new.

"We now have 10 years of experience living in it as proof that green and sustainable buildings are doable, easy to maintain and also well worth the effort," Tan tells **EdgeProp.my**.

Recognising the home as a sterling example of a landed home built with holistic sustainable attributes, S11 House has been honoured with EdgeProp Malaysia Editor's Choice Awards – Malaysia's Exemplary Sustainable Home 2021 at EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021. It has also received a Special Mention in the Below 10 Years – Specialised Category of the anchor awards.

The S11 House has a clear north-south orientation for all its openings and windows. Meanwhile, the east and west walls are coated in heat-reflective paint in camouflage motif.

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“It is important to decide from the onset what you really need which can be quite different from what you think you want.”  
– Tan



Editor's  
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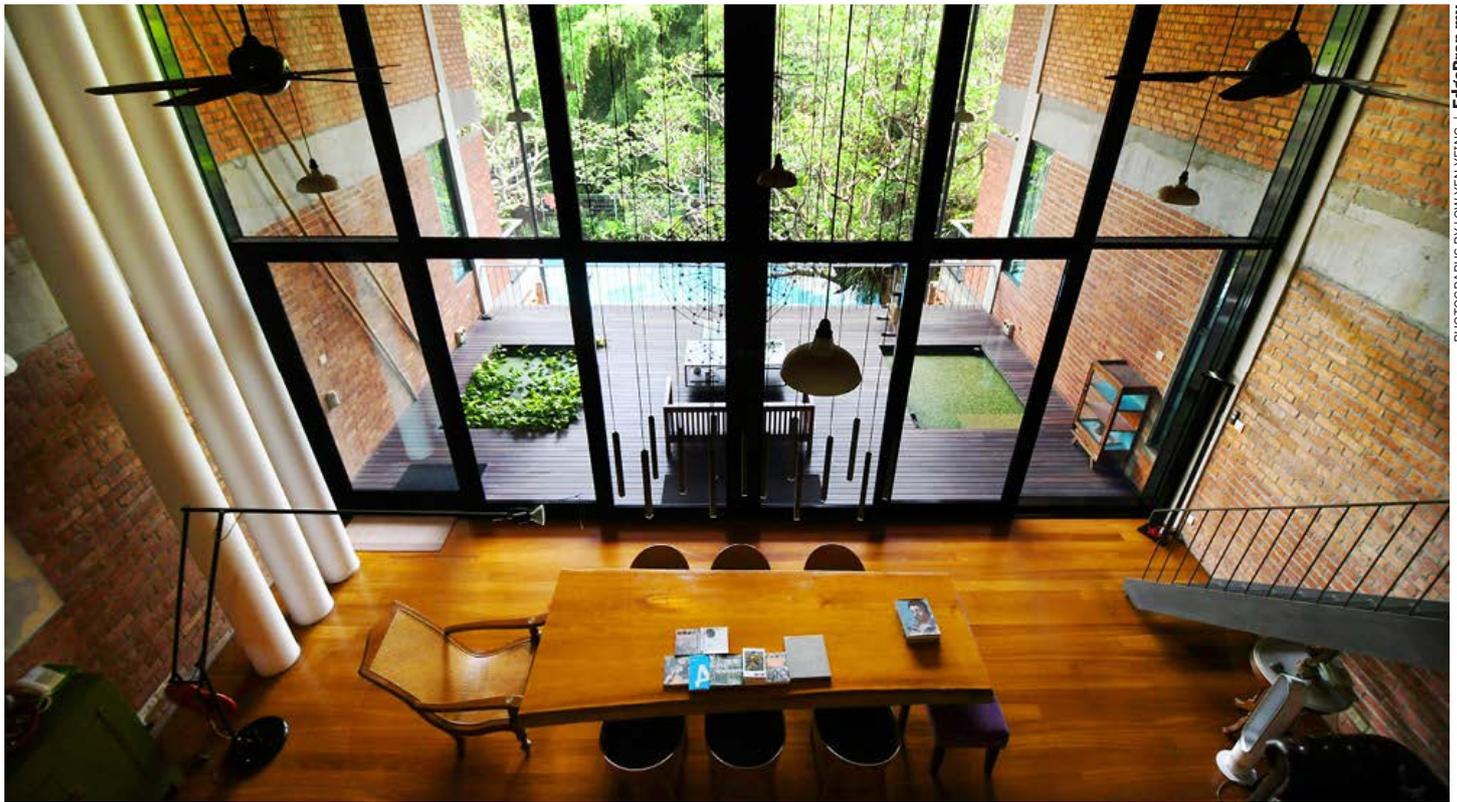
Malaysia's Exemplary  
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Below 10 Years  
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Category

SPECIAL  
MENTION

S11 House



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

← From **PREVIOUS PAGE**

A wire netting screen of fruit and vegetable climbers adds shade to reduce heat gain into the house.

In S11'S expansive garden, large frangipani trees tower over the home. Five of them have come with the original grounds. In fact, their beauty was what drew Tan to purchase the 13,000 sq ft site in the first place.

The ground floor of the house reaches out to the garden in front where a swimming pool surrounded by lush flora lies, while a koi pond sits at the opposite side of the house.

The house design not only promotes cross-ventilation but also evaporative cooling. Other distinct green features are the solar energy panels, the black-water treatment where the effluent is used for garden irrigation, wind turbines and roof extraction fans, daylight tubes, and an insulated roof.

**Debunking the myth**

Tan believes that sustainability practices, if implemented from the onset, are not only inexpensive but will also save money in the long run. Contrary to common belief, green buildings are not necessarily more costly to build.

"The experimentation carried out on S11 House was all done on tight and financially-logical budgets. The only item I would have deemed costly a decade ago were the solar PV (photovoltaic) panels. However PV costs have dropped so much that they are now a no-brainer in terms of finan-

**Some features of a sustainable home**

1. Well-insulated roof to keep heat out
2. North-south orientation of windows and openings
3. Rainwater harvesting
4. Low-E glass and double glazing to keep heat out
5. Solar-reflecting external paint
6. Low-VOC paints and coatings for all finishes
7. FSC-certified timber for flooring
8. Solar hot water system
9. Solar PV on roofs
10. Wind turbines for heat extraction
11. Recycled building materials where they are available
12. Native landscaping
13. Composting household and garden waste



Above: The core of the home is the double-height family room on the first floor that has seven-metre high sliding glass doors overlooking the garden in front.

Left: The bookshelves are made from recycled plywood.

cial logic and viability," Tan shares.

When Tan built this house, he put in 5kWp of solar PV panels on the roof. The cost for 1kWp was about RM25,000 then with payback in about 40 years, but with the government's incentives and grant through its Suria Scheme, the payback has been reduced to about 12 years.

"In Feb 2020, I added 20kWp of solar PV which now costs only RM4,000 per kWp. Basically, with 25kWp of solar PV on my roof, I can generate enough electricity to power the entire house. I don't need any more electricity from the power company," he says.

The dwelling is now essentially a Net Zero Energy house but Tan is now looking into incorporating battery storage technology to take it to the next level of self-sufficiency and future-proofing.

**Lessons learnt**

To those thinking of building their own green homes, Tan says it is important to decide from the onset what you really need which can be quite different from what you think you want.

"Set a practical budget not just for the construction and fit-out but also a realistic budget for upkeep and maintenance.

"Sustainability concepts must be incorporated early in the design or it will be more costly later on. So, decide to go green early as it will save you money during construction and in the subsequent maintenance of the building," Tan advises.

Without doubt, like Tan, you would also need extraordinary passion and the commitment to see your green home dream come true. 🏡

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**GOLD**

Gamuda Gardens Central Park (Phases 1, 2 and 3)

# A model for biodiversity

● **Text Chelsea J Lim**

From its humble beginnings as an abandoned rubber plantation and waste dumping ground, this 810-acre site in north Sungai Buloh, Selangor has been transformed into what is now the picturesque township of Gamuda Gardens.

Born from Gamuda Land's mindful planning, comprehensive and sustainable design strategies, anchoring this development is the Central Park – the heart and soul of the township.

What's not to love when there are not one but five cascading lakes and two waterfalls to feast our senses on? The lakes and waterfalls make up the wetland portion of the vast bio-diverse ecosystem of the 50-acre park. Together with the lush greenery and undulating lawns, the green lung is also a social and recreational hub for the community.

"To Gamuda Land, developing a township is more than just brick and mortar – it is also about mindful planning and bringing people together, to create a community that will look out for one another.

"Beyond just places to live in, people want to be part of something bigger, a place where they can be part of a healthy community and enjoy being close to nature," says the chief operating officer of Gamuda Parks and head of landscape, Khariza Abdul Khalid.

This pet-friendly park is open to both residents in the township as well as the public. It offers numerous recreational facilities including a 5.5km jogging loop, a 1.5km forest trail where horse-riding activities are available, Adventure

Playland, viewing towers and pavilions, picnic boat rides on the lake and bicycle rental for the community to explore the park on wheels.

The Central Park development consists of four phases. The first three phases were completed in April 2019 while Phase 4 comprising Lake 5 and the wetlands is currently ongoing.

The three completed phases of the Central Park in Gamuda Gardens have so impressed the judges at the EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021 that it has been awarded the Gold in the Landscape Planning category of EdgeProp-ILAM Malaysia's Sustainable Landscape Awards.

Gamuda Land's townships have also won in previous years' awards. Its Horizon Hills in Iskandar Puteri, Johor Bahru won a Gold in 2020, while its Valencia township in Sungai Buloh is a multiple winner, having won Golds in both 2017 and this year, on top of EdgeProp Malaysia Editor's Choice Awards: Malaysia's Outstanding Sustainable Township 2021.

Gamuda Gardens Central Park receives an average of 2,000 visitors in a day when there are events held, attracting not just residents of Gamuda Gardens, but also those from Kepong, Damansara, Rawang and Sungai Buloh.

As of early 2021, about 562 homes in the township have been completed. It will take about another decade till full completion when it will have 6,200 residential units. Meanwhile, the upcoming Gamuda Gardens City Centre will have an Adventure-tainment Zone offering retail and entertainment features including the Skyline Luge ride attraction.

Continues **NEXT PAGE** →

PHOTOGRAPHS BY GAMUDA LAND



“

Beyond just places to live in, people want to be part of something bigger, a place where they can be part of a healthy community and enjoy being close to nature.”

— Khariza



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Gamuda Gardens Central Park (Phases 1, 2 and 3)



PHOTOGRAPHS BY LOW YEN YEN | EdgeProp.my

In line with Gamuda Land's core principle, Central Park has been planned and designed to be sustainable in the long run.



← From **PREVIOUS PAGE**

Above:  
Waterfalls and lakes  
form the wetland  
portion of the  
park's bio-diverse  
ecosystem.

### Sustainable practices

Central Park manifests Gamuda Land's core principle, that is to "listen to what the land has to tell us" when developing a project.

Guided by Gamuda Parks Biodiversity Policy in minimising environmental impact across all Gamuda Land's townships, built structures of the Central Park have been designed to coexist with nature. The Central Park's playgrounds for instance, have been built according to the existing terrain with minimal hill-cutting.

"Instead of manicured landscapes which place an emphasis solely on aesthetics, we have opted for a more mindful and sustainable approach by selecting native plants to attract the right biodiversity elements," says Khariza. Notably, this and other conservation efforts have helped attract several native and non-native bird species to the parkland in recent times.

According to her, choosing the right type of species is integral and research needs to be done before a decision can be made on the type of flowers or trees to plant, with priority given to those that do not require much maintenance and are ecologically benefitting. To date, close to 8,000 trees have been planted at Central Park, of which 77% are native species while 33% are classified as having conservation importance.

With such a large and bio-diverse ecosystem at the park,

the Gamuda Gardens team, led by its township manager, is constantly looking for ways to minimise maintenance costs by adopting sustainable practices.

For example, the lakes, which are an integral part of the township's stormwater retention system, are self-sustaining as their flowing water naturally mitigates oxidation and stagnant water.

In mitigating maintenance costs, integrated rainwater harvesting, reuse of natural materials from the project site, and recycling and repurposing activities have been implemented. This includes a biomass disposal system where plant waste is turned into products or fertilisers for use in Central Park.

Future initiatives are already in place. To curb electricity and cost consumption, Khariza notes that the way forward for Central Park is to start adopting clean energy through solar power by installing photovoltaic panels in selected facilities.

Besides that, a tree planting campaign will be launched at Gamuda Gardens Central Park under Gamuda Land's #OneMillionTrees initiative, with the target of planting a million trees throughout Gamuda Land developments by 2023.

The numerous innovative practices have restored the land, water-bodies and biodiversity at the site. Khariza stresses that efforts would be continuously put in for the improvement of the park. "Biodiversity audits will continue to help us benchmark our sustainability efforts," she adds. 📍

EdgeProp-ILAM Malaysia's  
Sustainable Landscape Awards  
2021 — Landscape Planning

**GOLD**

Hill Park @ Bukit Banyan



PHOTOGRAPHS BY PARAMOUNT PROPERTY

## The pride and joy of the community

●Text **Jay Wong**

Nestled within the undulating verdant hills of Paramount Property's 520-acre Bukit Banyan township in Sungai Petani, Kedah is a 25-acre recreational park known as Hill Park @ Bukit Banyan.

The park, which won a Gold at the EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2021 in the Landscape Planning category at EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021, is one of today's most popular public parks not just in

Sungai Petani but in the northern region. Located 70m above sea level, it also houses the highest playground in Kedah.

Named after the hardy Banyan tree, this development with its generous greenery has been created to meet the community's need for a healthy living environment.

Hence, the developer has envisioned Hill Park to be a space for the community "to play, exercise, enjoy the sunrise, take photographs, catch butterflies, and do some bird-watching", Paramount Property (Northern Region) CEO Ooi Hun Peng tells **EdgeProp.my**.

"We see this hill park as a place where people from all walks of life can come together and connect with nature," he says, adding that RM3 million had been spent to create the hill park.

Different parts of the township are all linked to the forest-like hill park, which also boasts a Lakeside Garden at its foothill.

Paramount Property is no stranger to Sungai Petani, having developed its first township there, Taman Patani Jaya, over four decades ago. Bukit Banyan is Paramount's third township in Kedah, which currently offers about 5,000 affordably-priced landed homes within eight gated-and-guarded precincts; and a 13-acre commercial centre. In late 2020, the developer acquired 137 acres of land for the expansion of the township.

### The landscaping came first

Notably, in this development, the green spaces and landscaping were done before the construction of the homes. Exceeding the local council's minimum requirement of 10% green spaces in a project, Bukit Banyan boasts 18.42%, with Hill Park constituting 4.7% of that.

"Work on the hill park began in Sept 2013 and was completed some two-and-a-half years thereafter, prior to the official launch of the Bukit Banyan township in Nov 2016," says Ooi.

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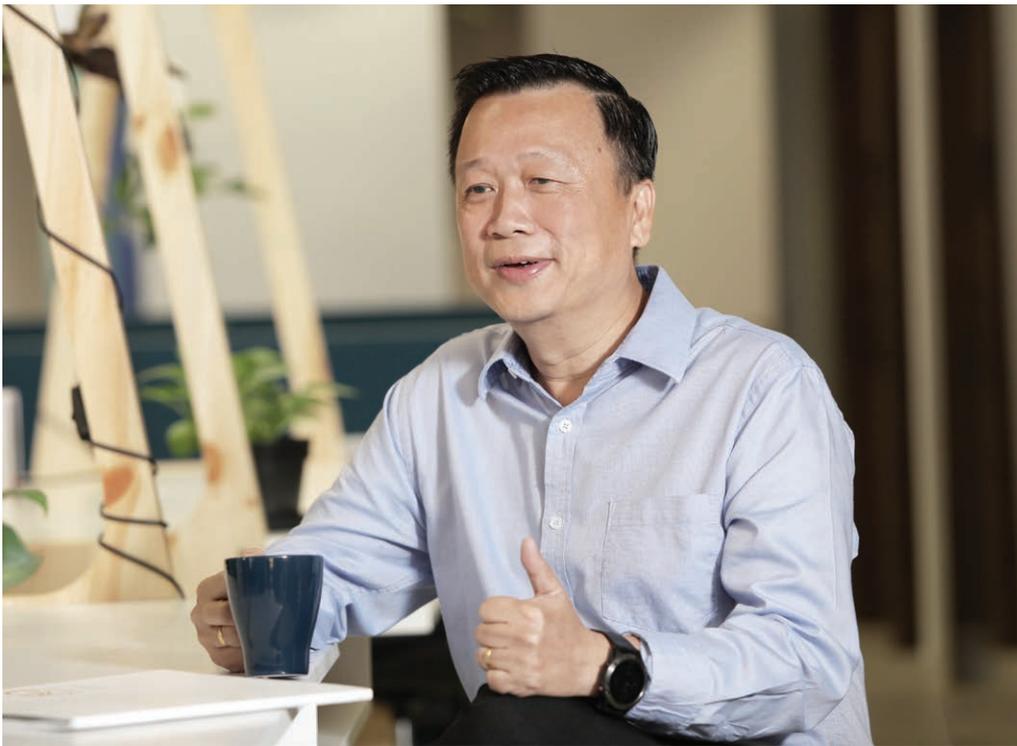


Residents get to catch the breathtaking sunrise over the park every morning.

EdgeProp-ILAM Malaysia's  
Sustainable Landscape Awards  
2021 — Landscape Planning

**GOLD**

## Hill Park @ Bukit Banyan



“ We see this hill park as a place where people from all walks of life can come together and connect with nature.” — Ooi

PHOTOGRAPHS BY PARAMOUNT PROPERTY



Children love the wall-climbing section.



The qi garden.

← From **PREVIOUS PAGE**

As homeowners began to move in, they were able to immediately enjoy the already matured landscaped environment of the township.

The Sungai Petani population also benefits from Hill Park as it is open to the public. “All the facilities are free for all, as well as a 100-bay car park for non-residents,” Ooi shares.

Myriad facilities are offered within Hill Park’s eight themed gardens including rock-climbing walls, walking and jogging track, exercise stations, qi garden, maze walk, rope climbing, gazebos and even a tree-house made from repurposed Chengal hardwood.

“The wood came from the old Fung Keong shoe factory in Klang, Selangor – the current site of our Berkeley Uptown development,” says Ooi.

Various activities regularly held on the park grounds include line dancing, Zumba classes, tai chi and qi gong. Keeping the elderly in mind, the latter two are held mid-way up the hill at the qi garden which is conveniently equipped with toilets.

The park is most busy during sunrise and sunset, where the wall-climbing section and the giant maze are especially popular with kids.

“You can wake up at 6.30am, take a five-minute jog up the hill to enjoy the

sunrise, then head home for breakfast before going to work,” Ooi enthuses.

The park is one of the reasons Bukit Banyan is popular among homebuyers in Sungai Petani. According to Ooi, the homes in Bukit Banyan have seen significant appreciation in value. The double-storey terraced homes launched in 2012 at RM270,000 are today priced around RM400,000.

### Flora and fauna-friendly

The original landscape of Hill Park has been well-integrated into the site as many existing trees in the area such as Banyan and Pulai trees have been transplanted at the foot of Hill Park. Boulders excavated from the site have been used to create the bases for benches and planter boxes.

After a flat plateau was formed, soil rejuvenation was conducted for the regeneration of vegetation while a drainage system was incorporated to prevent soil erosion. Vegetation, including trees and shrubs, were chosen based on their practicality, ease of maintenance and cost-effectiveness to minimise horticultural maintenance costs.

Various fruit trees such as mango, soursop, rambutan and Musang King durian are planted at the Orchard Park garden mainly for educational purposes. The most recent enhancement are some 200 sakura trees.

Birds have been flocking to the lush greenwood too. Bukit Banyan resident and amateur birder Dr Vijay Kumar MK has compiled and documented over 60 species of fowl in the area into a field guide called “The Birds of Bukit Banyan”.

### Long-term maintenance

The local council Majlis Perbandaran Sungai Petani takes care of the grass-cutting while the developer maintains the shrubs and trees as well as the play facilities in Bukit Banyan. To reduce energy costs, LED lights with timers are used in public areas and solar power lights the main Bukit Banyan signage.

“We had an understanding with the council to hand over Hill Park a year after its launch. However, since the development of Bukit Banyan is expected to carry on until 2027, we will continue to take responsibility for part of the maintenance, with the view to fully hand over Hill Park once the entire township is completed,” explains Ooi. 📍



# Living up close to nature in an award-winning township

## Winner of EdgeProp-ILAM Malaysia's Sustainable Landscape Award 2021

Bukit Banyan is the first and only elevated township in Sungai Petani with a 25-acre Hill Park. A majestic park with nine distinctive gardens and play areas thoughtfully designed to meet the healthy pursuits of the young and old, **Hill Park @ Bukit Banyan** is where families bond and indulge in holistic leisure.



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The Majestic Hill Park @ Bukit Banyan

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**GOLD**

**Essex Gardens @ Setia Eco Templer**



PHOTOGRAPHS BY SETIA ECO TEMPLER

# An ode to nature

Text **Chelsea J Lim**

Misty mornings, cool breezes, rolling forests and gurgling brooks – these are what you can take pleasure in at Setia Eco Templer, Rawang, Selangor.

The 195-acre Setia Eco Templer township by S P Setia Bhd is set between the Kanching and Templer's Park Rainforest Reserves while the hills of Bukit Takun serve as its backdrop.

Recently completed in 2019 is the 55-acre Essex Gardens, the largest residential phase in the township with

234 landed homes comprising bungalows, semi-detached houses and link villas that are designed to emulate an English countryside albeit in a tropical setting. Its name is derived from the hometown of Sir Gerald Templer, whose journey to Malaya is part of the inspiration for its design concept that is anchored by its landscaping.

The landscaping in Essex Gardens and Setia Eco Templer displays the developer's sustainability and environmental consciousness from the get-go as it serves to preserve and enhance the area's natural beauty and ecosystem.

Top: Essex Gardens is inspired by Sir Gerald Templer's hometown in Essex.

Bottom: O<sub>2</sub> Lagoon is the confluence of Carson Creek and Alresford Creek.

Construction of the homes and facilities was done with minimal environmental impact and carved according to the natural terrain and original topography while buffer zones were created next to the Templer's Park Rainforest Reserve to protect its wildlife from noise created by human activity.

Besides the numerous pocket gardens and facilities, like the Essex Play Park and the Watcher's Cove, there is the Natural Park. Created next to a buffer zone, it is a designated bird-watching park and wetland. It also acts as a meeting point between the neighbourhood and the Templer's Park Rainforest Reserve. This park is where some 250 of the site's original trees have been kept to preserve the existing bird-nesting sites.

Another highlight of Essex Gardens is its waterways. Out of the nine creeks which were discovered on the Setia Eco Templer development site, the residents of Essex Gardens have the privilege of six of these flowing through their grounds.

Not only are they aesthetically pleasing and a natural habitat for fauna, they also function as part of the area's drainage system and as stormwater retention ponds for the irrigation of communal areas. On top of that, they are also natural security barriers to discourage intruders.

The Setia Eco Templer team has also found a healthy population of indigenous fish and aquatic plants in the six creeks as well as in the Rangkap River flowing along the western border of



Continues **NEXT PAGE** →

EdgeProp-ILAM Malaysia's  
Sustainable Landscape Awards  
2021 — Landscape Design

**GOLD**

**Essex Gardens @ Setia Eco Templer**

← From **PREVIOUS PAGE**

Essex Gardens. Inspired by this discovery, the team has created breeding grounds along the waterways for the fish to flourish.

The meticulous attention given to its landscaping is undeniable. At the EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021, Essex Gardens was a Gold winner of the EdgeProp-ILAM Malaysia's Sustainable Landscape Awards in the Landscape Design category.

### Opportunity to raise awareness

The sustainable strategies implemented at Essex Gardens have contributed to ease of maintenance while cost is kept relatively low. Among these measures are the transplanting and preservation of the original trees at the site; selecting plants that offer long-term sustainability; as well as preserving indigenous fish and aquatic plants, and flora and fauna. The project also uses LED garden lights and solar power. Notably, it uses solar-powered mosquito eliminator instead of fogging.

"With the abundance of nature at their doorsteps, the landscape in Essex Gardens is designed to encourage its residents to engage more with nature," says S P Setia senior executive vice president Datuk Koe Peng Kang.

It also offers the developer the opportunity to educate and raise awareness among its residents on sustainability and their roles in conserving the environment.

"The residents enjoy Essex Gardens so much that they want more varieties of flora and fauna to be added, but sometimes this may be harmful to the ecosystem of the park. Foreign species may be threats to the native species. Some may not understand the philosophy of why the waterway, for instance, has been created a certain way with certain species of fish. We have residents who have tried to add various types of fish including the Haruan into the river but it could eat up all the native species in the river," recalls Koe.

Yet, their eagerness should not be dampened. What is important is to teach the community about the ecosystem at Essex Gardens, says Koe. "They (residents) do these things because they believe in it and want to contribute to it (the ecosystem). They have seen and experienced it. They know the value that has been created and



Top: The cottage garden concept is complemented by pocket gardens.

Above: The plant selections of the pocket gardens were inspired by the colours of the crown jewels of England.

they want to be a part of it."

Sustainability is not just a big part of developing Essex Gardens and Setia Eco Templer, but a principle widely applied to every S P Setia's Eco phase which began with Setia Eco Park in Setia Alam.

The developer believes that projects must be built in harmony with nature. "If you do not live in harmony with nature, nature will punish you, to some extent," he says.

Therefore, Koe opines that it is important to believe in the concept of sustainability and even more impor-



Koe: With the abundance of nature at their doorsteps, the landscape in Essex Gardens is designed to encourage its residents to engage more with nature.

tantly, to extend this belief to every team member in a project.

"The challenge is to hold on to your belief (in sustainability) even if people make fun of you. As developers, we have the responsibility to create things that will last for generations. We can harness our power to make life more sustainable. Otherwise, it is a waste of effort."

Koe hopes that going forward, Essex Gardens and Setia Eco Templer residents will be motivated to be more in touch with the rich nature that surrounds them, and more importantly, live in harmony with its flora and fauna. 📍



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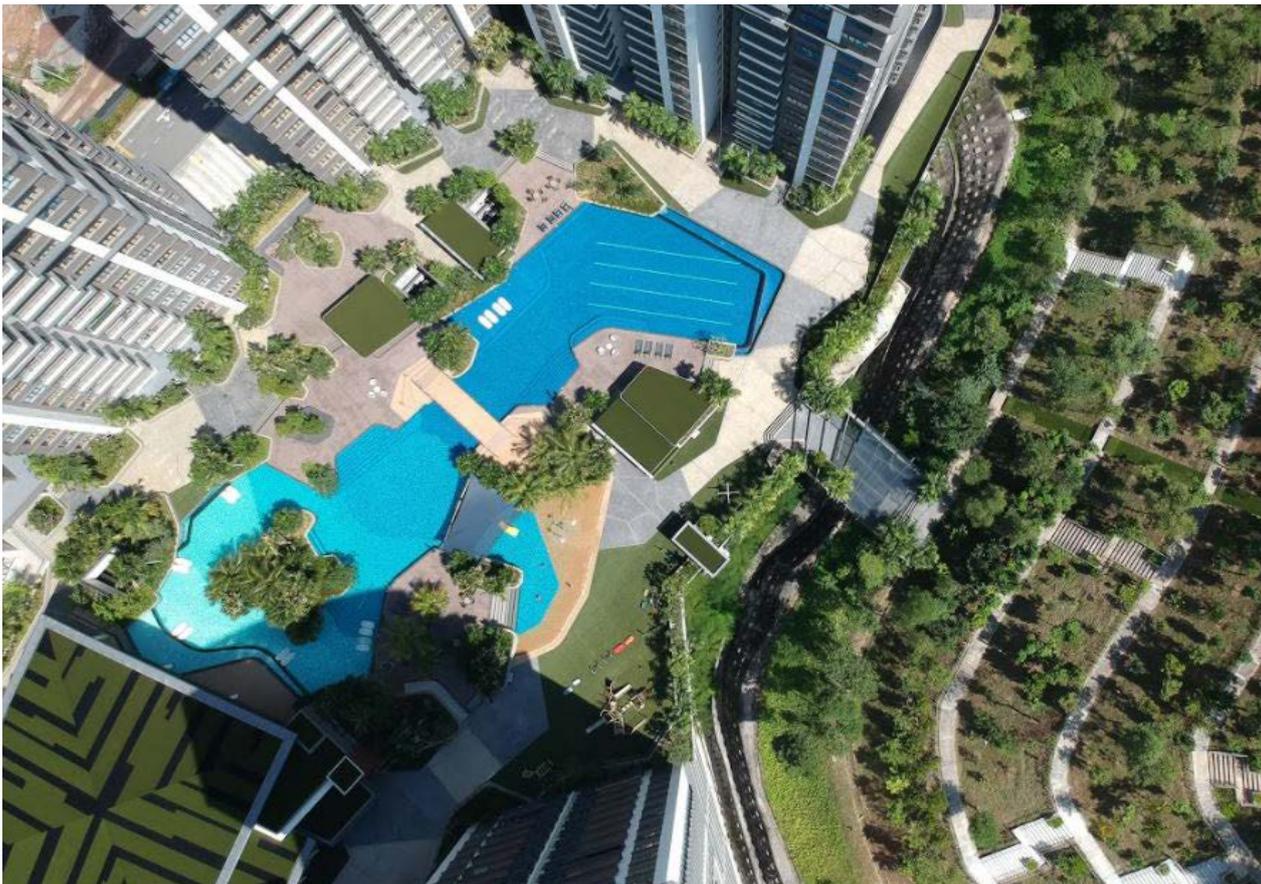
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EdgeProp-ILAM Malaysia's  
Sustainable Landscape Awards  
2021 — Landscape Design

**GOLD**

Irama Wangsa

PHOTOGRAPHS BY IRAMA WANGSA



Left and below:  
Irama Wangsa  
combines resort-style  
living with nature.

# A green haven so inspiring

●Text Jay Wong

Dedication and passion in tending to their “garden” are common traits shared between the residents and the Joint Management Body (JMB) at Irama Wangsa – a Gold winner in the Landscape Design category of EdgeProp-ILAM Malaysia’s Sustainable Landscape Awards 2021 at EdgeProp Malaysia’s Best Managed & Sustainable Property Awards 2021.

Located in Section 10 of Wangsa Maju, this luxury condominium draws inspiration from the Huacachina Oasis in Peru and provides its residents with a resort-living experience just some 6km away from Kuala Lumpur city centre.

Built by World Finder Resources Sdn Bhd (a member of Benéton Properties Group), the development welcomed its first residents in June 2018. About 90% of its 655 units are currently occupied with an estimated 1,100 residents calling this place home.

The nine-acre condominium offers vibrant and diverse greenery consisting of rainforest trees and plants to create a peaceful and relaxing sanctuary. At sunsets, the landscape gets beautifully illuminated, transporting its residents away



from the hustle and bustle of city life into a tranquil haven.

Taking centre stage in this “oasis” is an exclusive four-acre hill park which is linked via a bridge to the other facilities on Level 6 such as the clubhouse, swimming pool, other water features and a children’s playground.

On the hill park is a multi-level jogging track which is more akin to a jungle trail while a tree house at the top offers a panoramic view.

According to 43-year-old resident Norhaizah Alias, she enjoys the ambience of Irama Wangsa, which is tranquil and relaxing especially after a long day.

“The greenery is always so soothing,” adds the housewife and mother of one.

Continues **NEXT PAGE** →

EdgeProp-ILAM Malaysia's  
Sustainable Landscape Awards  
2021 — Landscape Design

**GOLD**

## Irama Wangsa



Zack appreciates all the residents' ideas for Irama Wangsa.



← From **PREVIOUS PAGE**

### A concerted effort

The residents are so appreciative of their beautiful surroundings that they often take part in landscaping activities to further enrich and nurture the green spaces.

Some residents have even taken their own initiatives to grow new plants such as fruit trees and to come up with ideas to enhance the green areas such as the planting of lemongrass to help repel mosquitoes.

The passion has caught on, and subsequently, even more residents have joined in on the green effort, which has brought about the establishment of a landscape and garden sub-committee under the Irama Wangsa JMB.

This committee share their ideas and suggestions with the JMB to ensure the green environment, which is an intrinsic part of their home, is well maintained.

There is no denying the excitement in Zack Zauri when he talks about the landscaped environment of Irama Wangsa, particularly the hill park.

"I am glad there are many residents who enjoy the beautiful landscape and I am even happier to know they have an abundance of wonderful ideas to be applied on the common area such as the hill park," says the JMB chairman.

Certainly, he adds, the upkeep of Irama Wangsa's landscape shouldn't just be left to the condominium's property manager Henry Butcher Malaysia (Mont Kiara) Sdn Bhd and the gardeners.

"It will definitely be better to have the participation and contribution from everyone living in Irama Wangsa," Zack says, adding that some homeowners have also started growing their own balcony gardens.

The JMB engages a landscaping maintenance service provider and four gardeners to carry out maintenance works on a daily basis.

To date, there are more than 20 types of trees and plants grown in the project's landscaping to help achieve the intended Peruvian oasis aesthetics. Among the notable flora gracing the grounds are creeping daisies, fiddle leaf trees, giant sword ferns, bird's nest ferns, palm trees, yellow walking iris and Cigar Calathea. As foreign as these plants may sound, they are in actual fact native plants commonly found in Malaysia – making them a sturdy selection that requires little effort to upkeep.

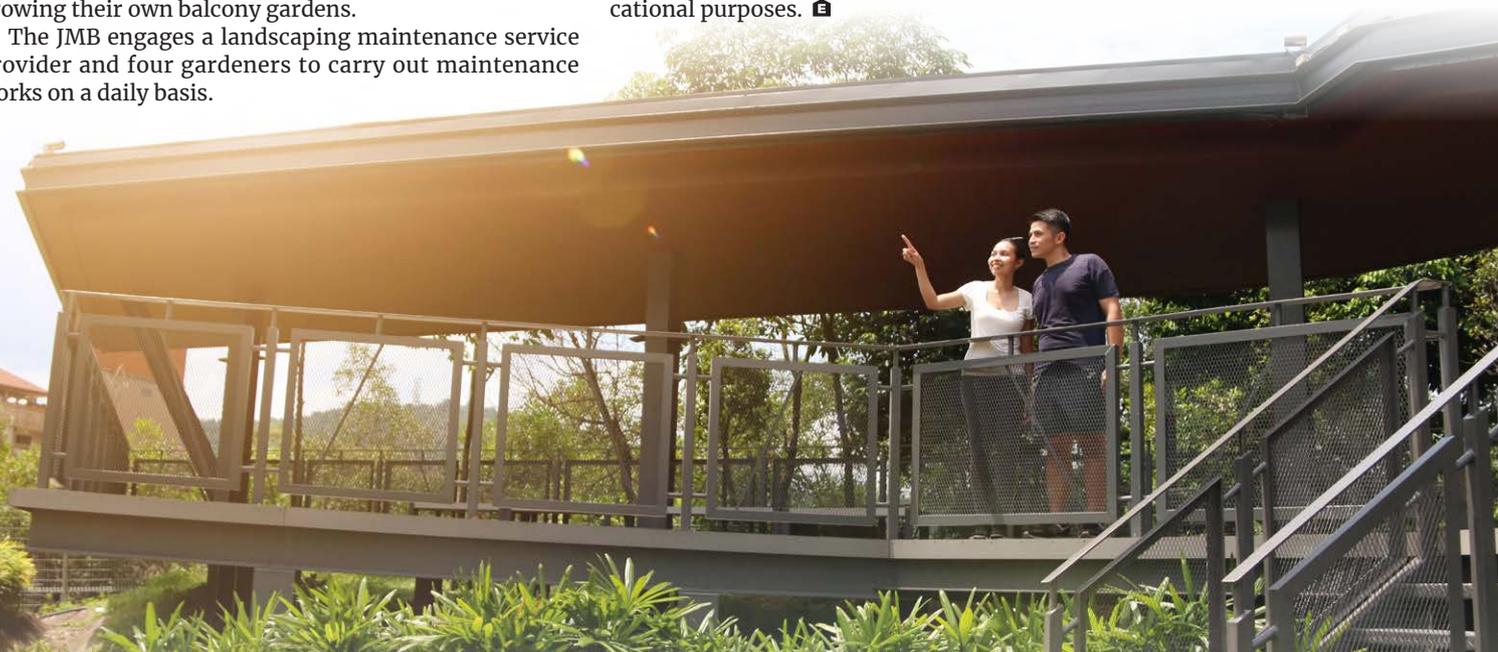
To bolster safety around the hill park area, rope railings have been installed along the multi-level jogging tracks, while staircases have been equipped with handrails on both sides. The treehouse located on the hilltop has been surrounded by metal fencing as an added safety measure. Meanwhile, routine inspection of the hill slopes is done every six months.

Sustainable maintenance measures include the collection of dried leaves for composting purposes and a rainwater harvesting system which helps to keep costs in check.

The JMB is now looking at adding more fruit trees, composting stations and to begin labelling trees for educational purposes. 📌

Children especially love the wading pool area.

Take a stroll through nature at Irama Wangsa.



10 Years and Above  
Retail

**GOLD**

**Sunway Pyramid**

# A mall to be emulated

● **Text Natalie Khoo**

The Sunway Pyramid shopping mall with its iconic lion head main entrance is one of the most popular shopping malls in the Klang Valley. Located in Bandar Sunway, Selangor, it attracts about three million visitors per month, prior to the Covid-19 pandemic.

Already 24 years old, the flagship asset of Sunway Real Estate Investment Trust stays relevant by constantly introducing new facilities, tenants and attractions to keep in step with consumer needs while ensuring the entire complex is kept running well.

At EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021, Sunway Pyramid has emerged as a Gold winner in the 10 Years and Above – Retail category. Sunway Velocity in Kuala Lumpur, another mall developed by Sunway Group, has also won Gold in the Below 10 Years – Retail category.

At the Awards in 2019, Sunway Property, the property development arm of Sunway Group, received the EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award for its vision, commitment and efforts towards the building of sustainable developments in Malaysia.

Sunway Malls and Theme Park CEO HC Chan says Sunway Pyramid adopts

the "continuous optimisation process" in its management and maintenance. "We have a management system that enables us to keep track of preventive as well as corrective maintenance. With these essential maintenance plans in place, we are able to preserve our building and its assets efficiently. Such optimisation balances the need of the present without compromising the needs of the future," says Chan.

## Massive mall upgrade

Since its completion in 1997, the biggest upgrading of the mall took place in 2007, when RM550 million was spent to double the mall size and increase the mall's net lettable area (NLA) to 1.7 million sq ft.

"Since then until 2019, we invested another RM41 million in stages to upgrade and extend our boulevard area, increase our NLA and effectively improve our yield. New dining and retail experiences were introduced such as Malaysia's first Hai Di Lao hotpot restaurant and the Asian Avenue. Our NLA today has grown to two million sq ft," Chan shares, while occupancy is around 98%.

The mall was also the first to introduce the Car Park Guiding System to guide motorists to the nearest vacant spot, he adds.

Meanwhile, a RM16.8 million chiller plant retrofitting exercise has saved the



Chan: We have a management system that enables us to keep track of preventive as well as corrective maintenance.



Chin: We will be introducing a tenant portal next where most communication can be made through the system, further promoting an active two-way communication between landlord and tenant.

mall more than RM3 million in annual energy cost since 2012.

"This project has exceeded the mall's energy efficiency target within a year of project completion. It delivers a plant room efficiency of 0.75 kW/RT or less, and has exceeded the target of 30% reduction in chiller plant energy consumption," Sunway Pyramid general manager Jason Chin highlights.

A few years ago, the mall also gave a RM2.5 million facelift to the main entrance facade, not just for aesthetic reasons but more importantly, to reduce energy used in cooling the area.

Continues **NEXT PAGE** →

The Sunway Pyramid shopping mall with its iconic lion head main entrance is one of the most popular shopping malls in the Klang Valley.



10 Years and Above  
Retail

**GOLD**

## Sunway Pyramid

← From **PREVIOUS PAGE**

“The objective was to reduce the hot air infiltration into the building by creating a double-layer glass door,” Chin explains.

### Knowledge transfer

By virtue of its flagship status, Sunway Pyramid acts as a Centre of Excellence (COE) for all malls under the Sunway Group.

“The COE is crucial especially when a new mall is in the pipeline. The best practices tried, tested and documented by the COE are replicated in the newer malls such as Sunway Putra Mall, Sunway Velocity Mall and Sunway Big Box Retail Park. The COE enables transfer of knowledge and best practices to take place in a seamless manner across all its malls as new recruits will train at Sunway Pyramid before beginning their journeys at their respective malls. By grooming in-house, we are able to cascade the quality and expectations of Sunway and Sunway Malls,” Chan elaborates.

The COE also develops standardisation of procedures and crisis manuals. For the Covid-19 pandemic for example, the COE heads sat down with the centre manager of each mall to design the Covid-19 standard operating procedures (SOPs). “This ensures there is uniformity in the SOPs. Any crisis that arises is guided by a COE crisis manual, so crisis management is handled professionally,” says Chan.

### Food CPR Programme

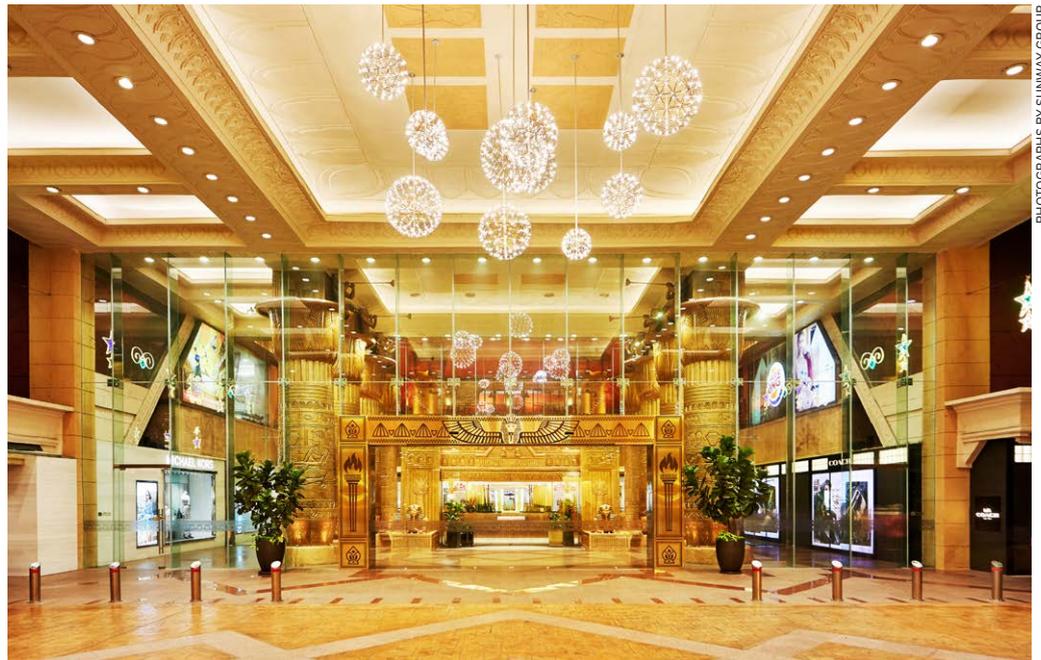
In line with the United Nations Sustainable Development Goals, Sunway Malls initiated the Food CPR (compost, plant, rescue) in 2009 with the aim to reduce the estimated 879 tonnes of food waste that goes into landfills annually.

To date, the campaign has garnered a total of 35 F&B partners and has saved 69,000kg of waste from the landfill. The public can collect bags of the compost for free at Sunway Pyramid.

### Digitalisation — the way forward

The mall management believes that to manage the mall efficiently, it must incorporate technology into its daily operations. For instance, Sunway Pyramid’s tenants can bring up issues to the mall management’s attention via a digital community platform known as RetailTECH.

“With this, technical and operational issues can be resolved quickly. And because it is digital, there will be



PHOTOGRAPHS BY SUNWAY GROUP

## Kudos to the team



In congratulating Sunway Pyramid on winning Gold in the 10 Years and Above – Retail category of EdgeProp Malaysia’s Best Managed & Sustainable Property Awards 2021, Sunway Bhd property division managing director Sarena Cheah describes it as a well-deserved win for Sunway Pyramid’s management team.

“There are so many aspects to look at for a mall of over 20 years – from maintenance to capable management to financial sustainability and relevance, among others.

“Sunway Pyramid is our flagship mall and winning this award is a testament that we can maintain our commercial buildings well,” she adds.

A few years ago, the mall also gave a RM2.5 million facelift to the main entrance facade.

### Project quick facts

<b>Project name</b>	Sunway Pyramid
<b>Land area</b>	820,070 sq ft
<b>Built-up</b>	<b>Gross floor area:</b> 2,454,795 sq ft (excluding car park)
<b>Occupancy rate</b>	97.8%
<b>Collection rate</b>	84%
<b>Developer</b>	Sunway Group

a record of the entire process for easy reference and book-keeping.

“We will be introducing a tenant portal next where most communication can be made through the system, further promoting an active two-way communication between landlord and tenant. This tenant portal shall include modules from all departments including marketing, leasing and finance,” says Chin.

Meanwhile, also introduced was the Unified Payment Terminal (UPT) that accepts a variety of cashless payments ranging from e-wallets to debit and credit cards for hassle-free shopping. Hence, retailers no longer need multiple terminals to accept payments, thus reducing their terminal rental cost. “We have seen over 90% of our retailers utilise cashless payments,” says Chin.

Sunway Group may introduce Sunway eMall in the second quarter of 2021. “All in all, we want to create a seamless shopping experience for our visitors, both physically and digitally,” says Chin. 📧

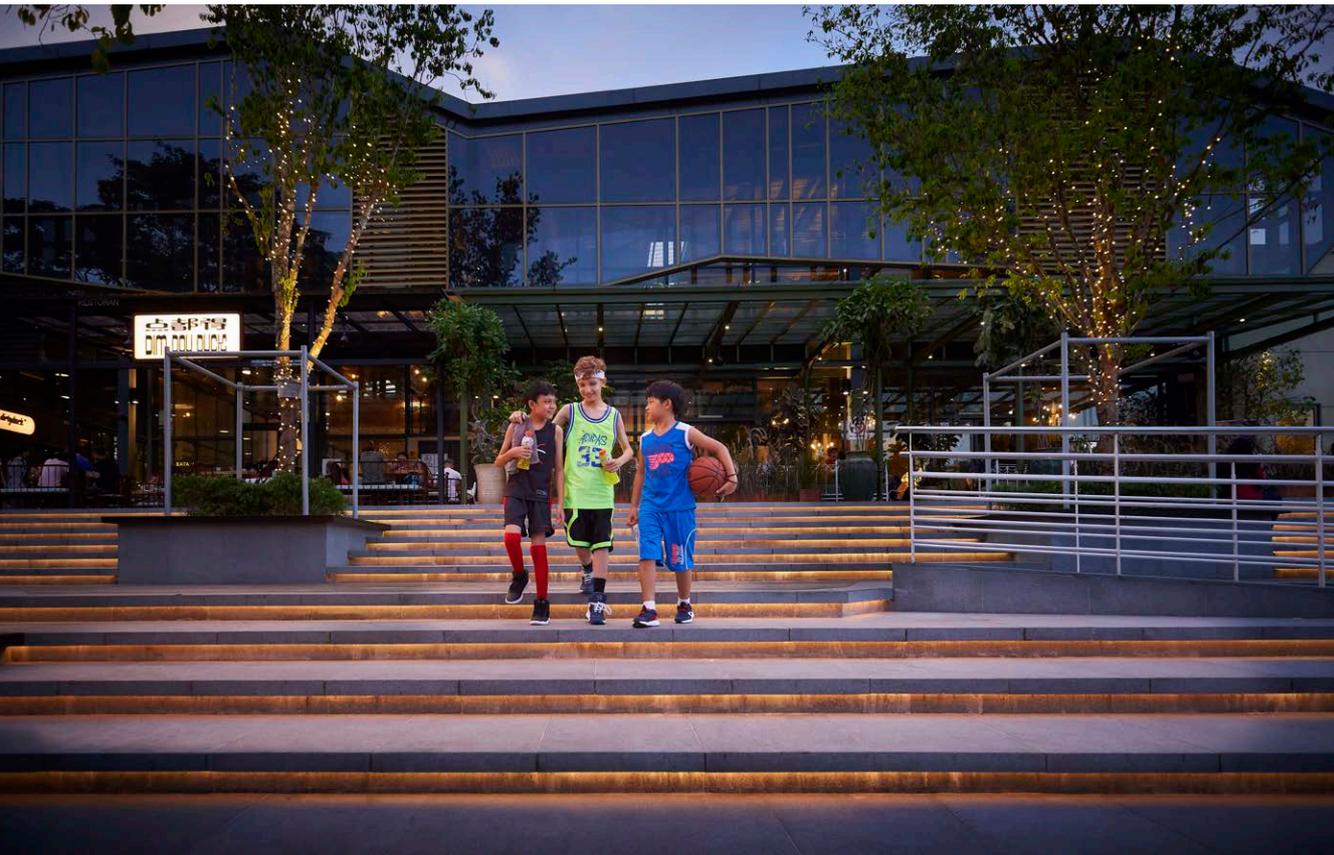


Strict SOPs are observed at the mall at all time

10 Years and Above  
Retail

**GOLD**

The Waterfront @ ParkCity



The Waterfront is often a hub of activity. It is a place for grocery shopping, retail therapy, good eats and hang-out.

PHOTOGRAPHS BY PARKCITY GROUP

# Staying true to its purpose

●Text **Natalie Khoo**

At a time when conventional “big-box” malls dominated the market, ParkCity Group, the developer of award-winning township Desa ParkCity in Kuala Lumpur, opted to build an open-concept, family-oriented retail centre in the township instead. The goal was to rise above convention in creating a mall that serves the needs of the local community.

Completed in June 2008, The Waterfront @ ParkCity (The Waterfront) is located on a prime site next to the township’s 13.19-acre Central Park with a 6.34-acre man-made lake.

“We believed the concept of a community mall would draw a new landscape to the retail environment in Malaysia. The Waterfront was planned as a neighbourhood mall to serve the community of Desa ParkCity,” ParkCity Group CEO Datuk Joseph Lau tells **EdgeProp.my** following The Waterfront’s Gold win in the 10 Years and Above Retail category of EdgeProp Malaysia’s Best Managed & Sustainable Property Awards 2021.

Introducing the new mall concept

was a challenge as Desa ParkCity was a new residential development then.

“Not only was it an unknown address, but we also had to move both retailers’ and consumers’ mindsets from the enclosed air-conditioned mall to the open-air street mall concept. We had to have constant engagement with the community and retailers. Our persistence helped us break this barrier,” Lau shares.

Owned and managed by Renown Point Sdn Bhd, a subsidiary of ParkCity Group, tenants of The Waterfront with 124,471 sq ft net lettable area, were selected to deliver a variety of offerings to meet everyday needs such as F&B, grocery, leisure, education and health care.

Today, The Waterfront has an estimated footfall of 400,000 a month comprising not just Desa ParkCity residents but also people from as near as Kepong to as far as Cheras and Klang. Many of them are also regular visitors to the Central Park, a popular pet-friendly park which in 2020 won Gold at EdgeProp Malaysia’s Best Managed & Sustainable Property Awards

Continues **NEXT PAGE** →

“We want to continuously improve in building a sustainable living environment for our community and society in general,” – Lau



10 Years and Above  
Retail

**GOLD**

## The Waterfront @ ParkCity

PHOTOGRAPHS BY PARKCITY GROUP

← From **PREVIOUS PAGE**

in the 10 Years and Above-Specialised Category. The latest retail centre in the township called Plaza Arkadia also bagged the Gold in the Below 10 Years Mixed Development (Entire) category that year. ParkCity Group itself was a recipient of EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award in 2019. One of its latest projects in Desa ParkCity is ParkPlace which saw a strong take-up of more than 86% within one single weekend launch in Sept 2020.

### Emphasis on sustainability and the community

As an open-concept mall, most of The Waterfront's outlets have double-shop frontage, thus providing ample natural ventilation. Trees are also planted at the open carpark to reduce carbon footprint.

"The green concept flows seamlessly between the retail centre and the green outdoors (the Central Park). This helps to cool and improve air quality," says Lau.

Residents are encouraged to walk to the park and they can do that easily and safely via wide walkways. Among security measures taken are CCTV cameras, frequent site visits by the security team as well as a 24-hour hotline.

The Waterfront is often a hub of activity as the tenant mix and community activities here are aimed at bringing people together.

Like the Central Park, The Waterfront attracts pet lovers too as most of the outlets at The Waterfront welcome pets.

The mall is also a favourite spot to usher in the new year with its 8 to 10-minute-long fireworks display. Although the usual celebrations could not be held to welcome 2021 due to the Covid-19 pandemic, the developer was undeterred and had transformed the Park Entrance at The Waterfront into a Magical Wonderlights show instead.

Besides festive events, other com-



### Project quick facts

<b>Name</b>	The Waterfront @ ParkCity
<b>Land area</b>	5.12 acres
<b>Built-up</b>	<b>Gross floor area:</b> 180,387 sq ft <b>Net lettable area:</b> 124,471 sq ft
<b>Number of units</b>	91 retail lots
<b>Occupancy rate</b>	99.74%
<b>Collection rate</b>	95%
<b>Owned &amp; managed by</b>	Renown Point Sdn Bhd (ParkCity Group subsidiary)
<b>Developer</b>	Perdana ParkCity Sdn Bhd under ParkCity Group

Above: The Park Entrance at The Waterfront was transformed into a Magical Wonderlights show where visitors could enjoy an enchanting experience to welcome the new year 2021.

Below: Completed in June 2008, The Waterfront is located on a prime site next to the 13.19-acre Central Park with a 6.34-acre man-made lake.

community engagement activities regularly held at The Waterfront are markets and bazaars, kids' carnivals, fitness boot-camps and others. The retail centre also hosts a Food Charity Box and a Recycling Centre which provides weekly collections.

### Refreshed look

Despite following a strict property maintenance regime on The Waterfront, ParkCity knew it was time for an upgrade after 10 years. Hence, in 2018, the Group spent some RM15 million to refresh The Waterfront facade, enhance the tenant mix, and to improve traffic circulation and visitor experience.

The new additions were 5,000 sq ft retail space, 20 retail outlets, new escalators and lifts, a grand staircase from the ground floor to the first floor and a new entrance from the Central Park to the first floor. The upgrades have paid off as seen in the mall's 99% occupancy. New outlets include Jibby by The Park by The Serai Group, Naughty Babe Dirty Duck, and Italian restaurant Eatalia by Brava.

"The new offerings are in line with the growth and needs of the community.

"To us, sustainable property management is a commitment to deliver on our promise and standards set for the township and its assets. We want to continuously improve in building a sustainable living environment for our community and society in general," Lau concludes. 📌





THE  
waterfront  
@PARKCITY

**GOLD WINNER**

EDGEPROP MALAYSIA'S BEST MANAGED  
& SUSTAINABLE PROPERTY AWARD 2021

*The 10 years & Above Retail Category*



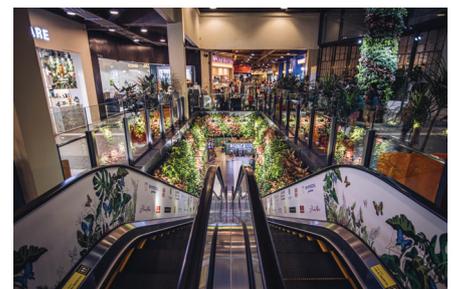
**FAMILY • NEIGHBOURHOOD  
COMMUNITY • CONVENIENCE • CONNECTIVITY**

Presenting the embodiment of the 5 pillars of PARKCITY brand DNA, The Waterfront is an open-concept neighbourhood mall with thoughtfully crafted tenant mix and activities, drawing people together and creating a sense of community living.

Nested at the heart of Desa ParkCity township, The Waterfront provides superb accessibility and ample amenities to the surrounding community to socialise and replenish their daily necessities.

Coupled with our brand DNA and clear conscience to build sustainable community spaces, we owe it to the people of our community to build a thriving yet wholesome place to belong.

Thank you for your continuous support that drives us to build greater homes and a community that people want to live in.



10 Years and Above  
Multiple-owned  
Strata Residential

**GOLD**

## Kiara Park Condominium



PHOTOGRAPHS BY KIARA PARK

Kiara Park boasts a huge green lung of over 400 trees, including majestic mahogany species towering up to nine storeys.

# A community built on mutual respect

●Text **Natalie Khoo**

**A**ged three decades, Kiara Park is the oldest condominium in Taman Tun Dr Ismail, Kuala Lumpur, but it is well kept and more importantly, has remained relevant to its residents. It is no surprise, therefore, Kiara Park Condominium won Gold in the 10 Years and Above Multiple-owned Strata Residential category of EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021.

Kiara Park Management Corporation (MC) secretary Lawrence Loh, who has been a resident since 2008, shares the MC's goals are to maintain the building structures, amenities and landscape in keeping with current standards to enhance its value; and to encourage a harmonious living environment at Kiara Park.

According to Loh, the residents work hand in hand with Kiara Park Management Corporation and appointed property manager Henry Butcher Malaysia Mont Kiara Sdn Bhd (HBMK) to reach these goals. Some even share

their personal resources to deal with problems and to come up with innovative solutions, thus helping to keep maintenance cost down.

"At Kiara Park, we love to DIY—from designing, fabricating and installing components like the pool lights and street lights to planning the data communication cables for the guardhouses. To repaint our structures, we go to the extent of procuring paint directly from manufacturers," says Loh.

The 11-acre resort-style development houses 351 residences in seven 4-storey blocks and one 18-storey high-rise. It comes with various facilities amidst a matured landscape including 400 trees. According to the MC, Kiara Park unit prices have appreciated almost tenfold from the developer's selling price. One unit on the ground floor transacted for over RM900 psf in 2020.

"While Kiara Park has a wonderful family-centric social environment, there is an underlying drive to ensure our development does not become dated and irrelevant. Currently, about

Continues **NEXT PAGE** →



Morning tai-chi exercise under the mahogany tree.

10 Years and Above  
Multiple-owned  
Strata Residential

**GOLD**

## Kiara Park Condominium

PHOTOGRAPHS BY KIARA PARK



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

Above: Evening view of the clubhouse and swimming pool.

From left: Kiara Park MC chairlady Yap Siew Hong, Loh, Wong, Debbie Ho, one of the earliest parcel owners who has served many terms in the MC and Kiara Park MC member Zhou Wenjie.



### ← From PREVIOUS PAGE

15% of our residents are expatriates, many of whom are owners who have made Kiara Park, in their own words, their kampung," says MC immediate past treasurer Andrew Wong who has lived there for the for more than 13 years.

### Making hard decisions for the good of all

In the late afternoons, the condominium is often busy with residents enjoying its facilities such as the swimming pool, badminton court, tennis court, gym and skating rink. "Hence, we faced a bit of a challenge during the Covid-19 Movement Control Order period when we had to restrict the amenities' use. We are grateful for a courageous MC who was willing to make decisions, regardless how unpopular, for the well-being of our community," says Wong.

Another instance when the committee's decision drew criticisms was when the main guardhouse was re-designed, until the MC explained its reasons.

"The widening of the lane allowed fire trucks sufficient headroom to enter our grounds while an added washroom and pantry made life easier for our guards as well as anyone needing to answer an urgent call of nature. We also added a covered waiting area to fend off the rain and sun.

### 👁 Project quick facts

<b>Project name</b>	Kiara Park Condominium, TTDI
<b>Land area</b>	11 acres
<b>Unit Built-ups</b>	689 sq ft - 2,411 sq ft
<b>Number of units</b>	351
<b>Occupancy rate</b>	93%
<b>Collection rate</b>	90%
<b>Developer</b>	TTDI Development Sdn Bhd

"Today, all residents enjoy the extra functionality of the upgrade and we'd like to think there is growing trust among residents in the MC and their decisions," says Loh.

He also recalls the initial hue and cry over the cost of replacing the old lift system in the high-rise block especially from those who did not live in that block.

"However, with a reminder that all residents were in this together no matter which block we live in, tension among residents was assuaged. In our experience, most dissenting views are due to technical ignorance, while some are penny-pinchers. These are usually resolved with rational dialogue or a vote at our annual general meeting," Loh adds.

Both Loh and Wong believe that an MC needs courage to make hard, informed decisions and be willing to take responsibility for every one of them.

Meanwhile, HBMK has served Kiara Park for over 18 years, sharing the many ups and downs of managing the property with the MC.

"We truly appreciate the opportunity to serve the community of Kiara Park, from which we have gained a rich experience. We would not have come so far if it weren't for the great support from the MC as well as residents," says HBMK managing director Low Hon Keong.

### Keys to success

According to Loh and Wong, behind the successful management of Kiara Park are the "generous residents who expend their professional expertise, personal time and financial resources to serve the needs of the community; a team of technically-competent, relationally-compatible, passionate individuals with integrity in the MC, assisted by a supportive property management team; and a shared vision to keep Kiara Park great for a long time to come".

"Sustainable property management is not merely about managing a building but cultivating a mutually-respectful and harmonious community. What's the use of a lovely development with constant strife and self-centredness among residents?

"Harmony breeds unity and a communal spirit where people willingly serve for the good of all," states Wong. 📌

10 Years and Above  
Specialised  
Category

**GOLD**

**Sri KDU Schools**

SKIS was set up in 2011.



PHOTOGRAPHS BY SRI KDU INTERNATIONAL SCHOOL

# Planting sustainability values from young

Text **Jay Wong**

Sri KDU Schools is a familiar name within the education fraternity in the country. It started in 2003 as a private education institution with Sekolah Sri KDU that uses the national curriculum for its primary and secondary classes.

In Sept 2011, Sri KDU International School (SKIS) was set up, offering the UK curriculum for Years One to Nine, IGCSE (International General Certificate of Secondary Education) for Years 10 to 11 and the International Baccalaureate Diploma Programme for Years 12 to 13. In 2017, SKIS became the first school in the nation to be awarded Gold for the Education Development Trust's International School Quality Mark.

Located on a 12-acre plot in Kota Damansara, Petaling Jaya, Selangor, Sri KDU Schools are currently an asset under Alpha Real Estate Investment Trust (REIT). In fact, it is part of Alpha REIT's maiden acquisitions in Aug 2017 as the first REIT in Malaysia focused on education-related assets.

Appointed by Alpha REIT to manage the schools, Henry Butcher Malaysia Property Management (Selangor) Sdn Bhd (HBMPM), working with the in-house management

## Project quick facts

<b>Project name</b>	Sri KDU Schools Kota Damansara
<b>Land area</b>	12 acres
<b>Built-up</b>	589,033 sq ft
<b>Number of units</b>	Two blocks of 3- and 4-storey primary school, a 3-storey secondary school, and a 6-storey international school with sports facilities
<b>Developer</b>	Paramount Corp Bhd
<b>Owner</b>	Alpha REIT

team, has kept Sri KDU Schools' buildings and facilities in good condition over its 18 years of operation, resulting in a deserving Gold in the 10 Years and Above – Specialised Category of EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021.

"Sri KDU has been built and designed sustainably, and being deeply part of the students' education process, they've managed to continue doing so.

"With such values ingrained from young, the students will continue to adhere to the principle of sustainability well into their adulthood, not just from a brick and mortar perspective but also in terms of human capital and knowledge capital," says Alpha REIT Managers CEO Shireen Iqbal Mohamed Iqbal.

Other than Sri KDU, Alpha REIT also has Eaton International School and The International School @ ParkCity (ISP) under its portfolio. ISP received Silver in the Below 10 Years – Specialised Category of the Awards.

"We attribute the good condition of

the schools to our progressive maintenance and preventive programme. Over the last 10 years, there has been no major upgrade conducted. Our facilities have been very well taken care of with a quarter of our budget dedicated to the maintenance of our buildings, equipment and facilities," says HBMPM director Grace Goh.

The premises comprise a primary school in two blocks of 3 and 4 stories, a 3-storey secondary school, and a 6-storey international school. Among notable facilities within the schools are its fields, classrooms, swimming pool, labs for information and communications technology, science, cookery as well as design and technology.

The school also offers specific facilities to help expand the students' creativity through art, music, dance and singing.

Recently, with the absence of students on school grounds due to the Covid-19 pandemic, the school utilised the opportunity to accelerate its maintenance programme.

"All three schools (primary, secondary and international) just had a fresh coat of paint for their internal and external walls. We also took the opportunity to upgrade our ageing AstroTurf field to the latest version," says HBMPM associate director Raymond Ng.

## Conservation efforts

Sri KDU has managed to bring sustainability to the fore by involving and educating the students on conservation efforts such as reducing energy and water consumption.

Continues **NEXT PAGE** →



Goh: One of the main ways of reducing the schools' consumption is through education. The school is exposing young students to global warming issues and teaching them ways of conservation.



Shireen: Sri KDU has been built and designed sustainably, and being deeply part of the students' education process, they've managed to continue doing so.

10 Years and Above  
Specialised  
Category

**GOLD**

## Sri KDU Schools



Chong: We have learnt how to maintain assets like Sri KDU even more effectively and we hope we will be able to set a new baseline for the education industry to follow.

← From **PREVIOUS PAGE**

From way back in 2011, they have been made aware that schools constitute as much as 10% of the total domestic water demand, based on data by the Department of Irrigation and Drainage. A strategy suggested by the Academy of Sciences Malaysia (2015) was to engage consumers, and schools in particular, in helping to better manage water supply through conservation.

Through various initiatives, during pre-pandemic times, Sri KDU Schools were able to save up to 30% in terms of water consumption, Goh shares. The schools also embarked on the Royal Bank of Canada's Blue Water Project from March 2020 to Feb 2021.

"One of the main ways of reducing the schools' consumption is through education. The school is exposing young students to global warming issues and teaching them the ways of conservation," says Goh.

"We also have a recycling garden where the students upcycle certain materials into pots and are taught how to create compost to help fertilise the garden. Additionally, the school has a zero single-use plastic bottle policy," adds Ng.

Contributing to the school's conservation efforts, a rainwater harvesting system was installed.

"We use it for toilet flushing and garden irrigation," says Goh, while Ng points out the system has enabled them to save up to 5% of total water usage in 2020.

Other impressive feats towards eco-friendliness were the installation of solar panels some two years

ago and an automatic climate control system three years ago, at the international school.

"Although it does not fully power the entire building, it does provide clean energy for the fourth and fifth levels of the building," says Sri KDU Schools deputy chief operating officer Chong Yee Wah who leads Sri KDU Schools' in-house management team.

Meanwhile, in air-conditioned areas of the school, the automatic climate control system will regulate the facilities to remain at 24 degrees Celcius, regardless of the external environment's temperature. The system saved the management up to 28% in utility costs.

Chong shares they are currently looking to expand the climate control system to the primary and secondary schools while more solar panels will be installed.

Even after being hit by the pandemic, the school still maintains a positive outlook for the future.

"We have learnt how to maintain assets like Sri KDU even more effectively and we hope we will be able to set a new baseline for the education industry to follow," says Chong.

PHOTOGRAPHS BY SRI KDU INTERNATIONAL SCHOOL



Left: Sri KDU primary school wing.



Below: SKIS' library.



The well-maintained sports facilities at Sri KDU Schools.





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**Sri KDU Schools, Kota Damansara**

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Below 10 Years  
Retail

**GOLD**

Sunway Velocity Mall



# Leading the way in regeneration

● Text **Jay Wong**

**K**uala Lumpur's Cheras has certainly received a significant boost with the opening of Sunway Velocity Mall (SVM) in 2016 as it quickly became a new landmark for the area.

The mall is one of five components that make up the 23-acre Sunway Velocity development which also comprises the four-star Sunway Velocity Hotel, Sunway Medical Centre Velocity, signature retail stores, offices as well as residences. The RM4 billion Sunway Velocity is the biggest development project on Jalan Peel.

The development, with the eye-catching mall in particular, has brightened up its immediate vicinity with colour and vibrance – breathing new life into an area which, despite being a food hot spot, used to be run-down and cluttered with squatter settlements, old car workshops and other small businesses.

Built by Sunway Group and managed by Sunway Velocity Mall Sdn Bhd, the challenge was to create a catalyst for growth to arrest the area from sinking into irrelevance and catapult it into a shopping and leisure destination – a feat they have undoubtedly achieved.

At the EdgeProp Malaysia's Best Managed & Sustainable Property

Awards 2021, SVM was awarded Gold in the Below 10 Years – Retail category.

"I would like to congratulate the team, all my colleagues in Sunway, the tenants of the mall and everyone who has played a part in this," says Sunway Bhd property division managing director Sarena Cheah who points out that it is a well-deserved win for the mall's management team.

Cheah adds that as a Master Community Developer, they intend to remain a lifelong co-investor within all its townships for the sake of the respective communities.

Cheah explains that its unique "build, own and operate" business model helps to create a win-win proposition by offering synergistic facilities and amenities to help make its communities more holistic.

"There are many aspects to look at for a mall – maintenance, capable management, financial sustainability and relevance, among others. SVM's win is a testament that we can manage our commercial buildings well."

When it officially opened its doors in 2016, it was with 80% occupancy rather than 50–60% commonly achieved by new malls.

"Cheras and its more than 100 residential precincts were obviously under-served. There was a large

Continues **NEXT PAGE** →

Above: The Vanity Atrium at the mall.

## 📌 Project quick facts

<b>Project name</b>	Sunway Velocity Mall
<b>Net lettable area</b>	1 million sq ft
<b>Number of retail units</b>	400
<b>Occupancy rate</b>	98%
<b>Collection rate</b>	74%
<b>Developer</b>	Sunway Group



Below 10 Years  
Retail

**GOLD**

## Sunway Velocity Mall



PHOTOGRAPHS BY SUNWAY VELOCITY MALL

← From **PREVIOUS PAGE**

void in terms of a world-class mall, carefully integrated developments and a mass cluster of retail brand offerings covering fashion, leisure and entertainment as well as F&B,” says SVM general manager Phang Sau Lian.

During pre-pandemic times, the mall welcomed up to 1.3 million visitors monthly. This has fallen to 800,000 due to the Covid-19 movement restrictions but occupancy has remained at a strong 98%.

### Getting back on track

“We opened at SVM on March 3, 2020, two weeks before the start of the first Covid-19 Movement Control Order (MCO) on March 18,” says Nanyang Cafe business development head Denise Lee Sze Lei.

“It was very challenging after having poured a large amount of investment into the business.

“Thankfully, we were provided with rental waivers and flexible operating times while our feedback was always heard. Because of this, we believe that the worst has passed and the good times will soon arrive! We truly feel secure and cared for by the mall,” says Lee.

To overcome the detrimental effects of the pandemic, SVM focused heavily on its crisis management and business continuity plan which helped tenants pull through the MCO and Conditional MCO periods where traffic was close to zero. The mall undertook many sales-driven campaigns, among other efforts, to help boost sales and bolster the confidence of patrons and tenants.

“We increased our temperature checks to twice daily, increased our sanitisation schedule and made sure that check-ins were complied with to help minimise the risk of infection



Plenty of palatable provisions at the Food Street.

for all malls’ and retailers’ staff and of course, the community,” shares Phang.

An initial investment of RM350,000 was used to acquire and engage equipment and sanitisation services including an Ultraviolet Germicidal Irradiation, and an infrared and facial detection thermometer at all entrances. A Hygiene, Safety & Health Guidelines manual was also created for all its business partners.

### Upcoming upgrades

With one million sq ft of net lettable area and 4,800 parking bays, the mall consists of seven levels, five precincts and two link bridges to the Cochrane and Maluri Mass Rapid Transit Stations. It functions smoothly as a result of its solid management and operations team of 126 employees, guided and supported by Sunway Malls’ Centre of Excellence and Sunway Property & Facility Management teams.

“SVM has set aside about RM60 million for progressive enhancements



Phang: SVM has set aside about RM60 million for progressive enhancements in which some have been completed, some are in progress and some are in the pipeline.

in which some have been completed, some are in progress and some are in the pipeline,” Phang reveals.

It is currently widening the pathway at Jalan Peel to help expand the area for al-fresco dining while converting a stretch of fashion outlets leading towards the main atrium into an F&B belt to be completed in 2022. It is also exploring ways to expand its Basement 1 car park facilities to provide an additional 39,000 sq ft of mall space, planned for 2023.

SVM’s retail tenants can also look forward to a new online sale avenue, earmarked for launch in May, to help boost their turnovers.

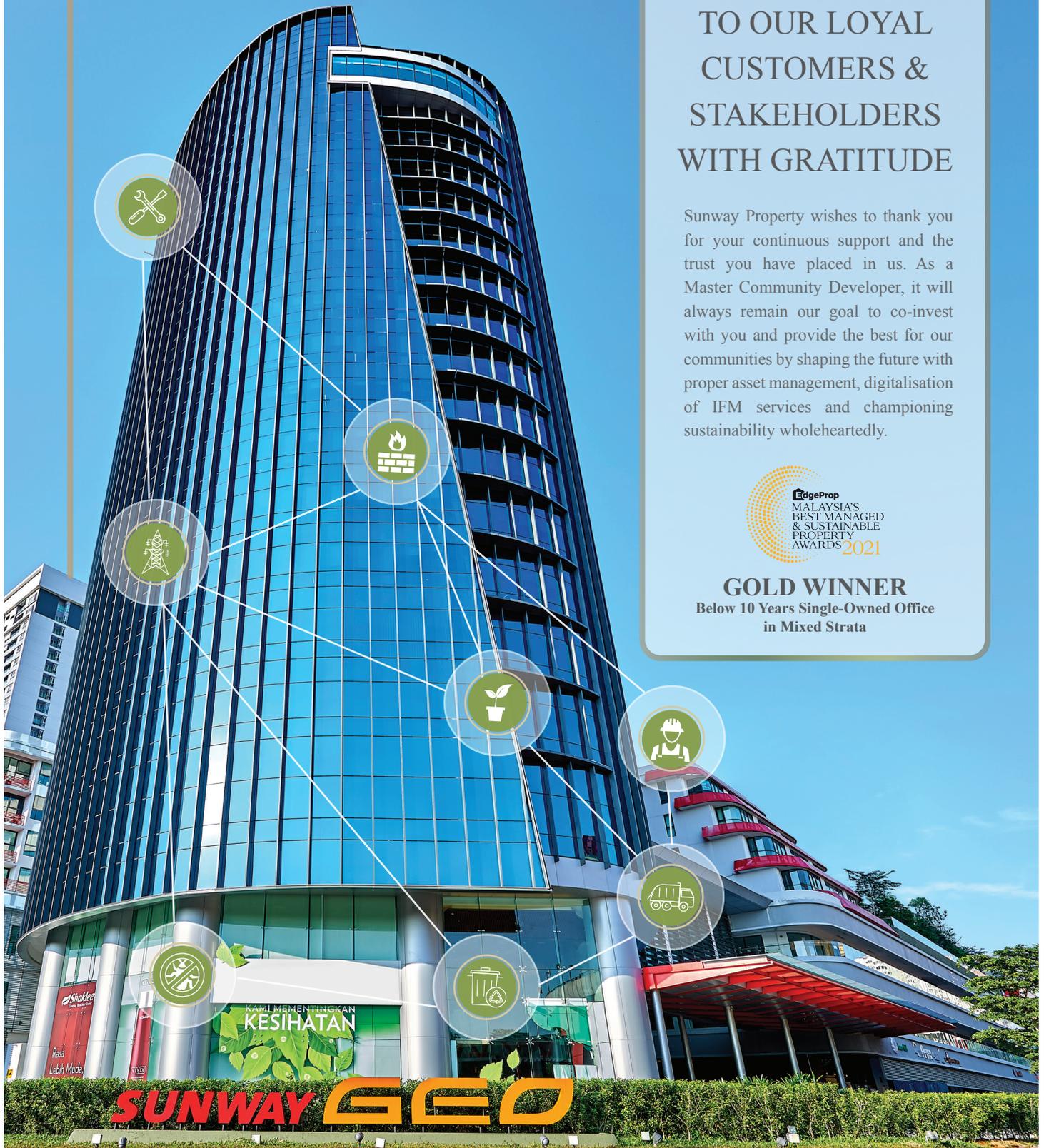
Meanwhile, Sunway Velocity TWO (SV2) will be built on an 8.4-acre site, situated directly opposite SVM. The land was acquired in 2020 and will have an estimated gross development value of RM2 billion to be developed over the next 10 years. SV2 will comprise four residential towers, office blocks and retail units at the podium level. 📍

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**GOLD WINNER**  
Below 10 Years Single-Owned Office  
in Mixed Strata



# SUNWAY GEO

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Below 10 Years  
Single-owned Office  
in a Mixed Strata

**GOLD**

Sunway GEO Tower

# Putting together a high-performing asset

Text **Natalie Khoo**

Located in Bandar Sunway, Selangor is Sunway GEO, a brand new commercial centre which features an office tower known as Sunway GEO Tower.

Sunway GEO is integrated within the larger Sunway South Quay development that consists of residential, commercial and institutional components with a combined gross floor area of about 10 million sq ft surrounding a 20-acre lake.

Sunway GEO comprises Sunway GEO Avenue, which was completed in 2017, featuring the 17-storey Sunway GEO Tower, three storeys of retail shops and four storeys of flexi suites and kiosks; and Sunway GEO Sense, a 36-storey serviced apartment completed in 2018.

Although part of the mixed stratified development of Sunway Geo Avenue, its developer Sunway Group decided, after much consideration, that it was best to retain Sunway GEO Tower as an investment property.

"We retained the property so that we could manage it in alignment with the interest of the larger community in Bandar Sunway and of the Sunway GEO community itself," Sunway Property and Facility Management (Sunway PFM) chief operating officer Cheng Jew Keng tells **EdgeProp.my**. Sunway PFM is Sunway Group's asset management firm. Furthermore, he adds, it is a known fact that stratified developments in Malaysia are challenging to manage.

The developer believes that the success of the office tower and its tenants will depend not only on Sunway PFM's ability to manage the property well but also in being able to work hand in hand with the Joint Management Body (JMB) of Sunway GEO Avenue. This in turn will ensure that the entire integrated development is well-managed, leading to capital appreciation and creating a healthy community for all stakeholders.

"Sunway Property will remain a part of the community for long-term growth in terms of ensuring good property management, good traffic and capital appreciation, aligned with the interests of the community; while

PHOTOGRAPHS BY SUNWAY GROUP



Sunway GEO Tower has managed to secure an impressive 100% occupancy rate until 2023.

providing leadership in equitable and sustainable maintenance, management and improvements of the commercial development," says Cheng, adding that this is in line with Sunway Group's unique build-own-operate business model to ensure the sustainability of its communities.

The move to retain the office tower has augured well for Sunway GEO Tower as it won Gold at EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021 in the Below 10 Years – Single-Owned Office in a Mixed Strata category.

On the award, Sunway Bhd property division managing director Sarena Cheah says, as a master community developer, it has to ensure the livability of its neighbourhoods as well as the success of its communities.

## Project quick facts

Project name	Sunway GEO Tower
Land area	182,954 sq ft
Built-up	236,369 sq ft
Number of floors	17
Occupancy rate	100%
Collection rate	98%
Developer	Sunway Property

"Good property management is the lifeblood of our sustainability ambitions. It ensures the wellbeing of our communities, decreases our impact on the environment, as well as ensures healthy value for stakeholders," she says.

## Ensuring a strong tenant mix

Cheng highlights that by creating a single sizeable ownership (en bloc ownership) of the Sunway GEO Tower corporate office under Sunway Geo Sdn Bhd, the owner is able to ensure a strong tenant mix and consistent footfall for businesses within the project.

"With the different components having different use intensities on its common M&E services, facilities and common properties such as roads,

Continues **NEXT PAGE** →

Below 10 Years  
Single-owned Office  
in a Mixed Strata

**GOLD**

## Sunway GEO Tower



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parks, landscapes, etc, we adopt a fair and equitable administration that is aligned with the Strata Management Act for all components within the mixed-use stratified development,” says Cheng.

He also highlights that to prevent the lack of control over the management and financial accounts of the JMB, Sunway Geo Sdn Bhd contributes in terms of finances and financial management expertise to the JMB, ensuring financial sustainability for the entire development.

“Additionally, with our experience and data-driven insights, we know that one of the most important things for office tenants, besides energy consumption and rental, is to optimise productivity, health and wellbeing of their workforce.

“We believe that these insights have contributed to the high-satisfaction rate we have achieved from all tenants (99% overall satisfaction), which directly correlates to an average collection rate of 98% across 2018 to 2020 and good occupancy rates across all integrated components,” says Cheng.

One of the advantages of being part of Bandar Sunway is the ability to tap onto the surrounding amenities already built or being planned.

The Sunway GEO development is connected via a covered walkway to the commercial centre of Bandar Sunway, which is built, owned and operated by Sunway Group with seven million sq ft of world-class integrated facilities including Sunway Medical Centre, Sunway University, Sunway Pyramid, Sunway Lagoon, Sunway Resort Hotel & Spa, and Sunway Innovation Labs (Sunway iLabs), among others,

PHOTOGRAPHS BY SUNWAY GROUP



“  
The integrated nature of the development allows the occupants to enjoy the many amenities located within Bandar Sunway.” — Cheng

Above: Sunway GEO comprises Sunway GEO Avenue, featuring the 17-storey Sunway GEO Tower, three storeys of retail shops and four storeys of flexi suites and kiosks; and Sunway GEO Sense serviced apartments.

encouraging low carbon car-free mobility and traffic for businesses.

Cheng notes that although Sunway GEO Tower, which has 180,227 sq ft in net lettable area, has managed to secure an impressive 100% occupancy rate until 2023 – with tenants including Shaklee and Accenture – they are certainly not resting on their laurels.

The focus has already shifted to efforts in ensuring Sunway GEO Tower remains a high-performing asset beyond 2023 and to make it an anchor investment that leads the development of the Sunway South Quay waterfront commercial precinct.

This upcoming precinct consists of two integrated commercial developments which houses modern retail, office, cultural and educational facilities. Included in this development is an underground traffic dispersion plan from Sunway GEO and Sunway South Quay commercial precinct to the Shah Alam Expressway (KESAS) link, says Cheng. 📍

Sunway The Good Run 2019 was one of the events held at Sunway GEO Avenue.



Below 10 Years  
Multiple-owned  
Strata Residential

**GOLD**

## Serai Bukit Bandaraya

PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my



The low-density condominium is home to high-profile individuals.



The property manager of Serai Bukit Bandaraya strives to provide 5-star service for its residents.



One of Serai's facilities is a saltwater heated infinity pool with a view.

# It pays to be tenacious

Text **Chelsea J Lim**

Located in Jalan Medang Serai in the high-end enclave of Bukit Bandaraya in Kuala Lumpur's Bangsar, this super exclusive condominium takes its name from the road it sits on.

When it was developed, Serai was envisioned to up the conventional expression of luxury in condo living. From its marble-finished open concept lobby to its 50m-long heated saltwater infinity swimming pool, residents of the six-acre development enjoy a host of premium facilities such as a concierge service, fine dining facility, linear park with jogging track, lounge, gym and other recreational facilities. The condominium also accords panoramic views of its surrounding neighbourhoods and KL city centre.

With a low density of 121 units in two 21-storey towers, the minimum built-up here is 4,025 sq ft.

Designed in the shape of a tiara, Serai is home to high-profile individuals who demand exclusivity, privacy and security.

This also means that its owners and residents expect a standard of management and maintenance that ensures the property is kept top-notch and is able to serve up the promised posh lifestyle. That has been the challenge for property manager Henry Butcher

Malaysia (Mont Kiara) Sdn Bhd (HBMK), which has been the property manager for Serai since the developer management period following the project's completion in 2016.

After having participated in the EdgeProp Malaysia's Best Managed & Sustainable Property Awards year after year since 2018, its tenacity has finally paid off as Serai Bukit Bandaraya has been awarded the Gold in the Below 10 Years Multiple-owned Strata Residential Category at the 2021 edition of the EdgeProp Malaysia's Best Managed & Sustainable Property Awards.

"Our motivation (to enter the Awards) stems from the desire to keep improving. Besides, we get to have a professional team of judges to give us valuable feedback so that we can make continuous improvements," says HBMK executive director Low Hon Keong.

"We are honoured the Awards has recognised Serai as one of the best managed and sustainable developments in the country," he adds.

### Transparency and open communication

Low says there is no compromise when it comes to managing such a high-end property. "Transparency is imperative. This is what has enabled us to manage the project from developer

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### Project quick facts

Project name	Serai Bukit Bandaraya
Land area	Six acres
Unit built-ups	4,025 – 6,913 sq ft; 13,991 and 15,742 sq ft for penthouses
Number of units	121
Occupancy rate	Nearly 80%
Collection rate	100%
Developer	BRDB Developments Sdn Bhd

Below 10 Years  
Multiple-owned  
Strata Residential

**GOLD**

## Serai Bukit Bandaraya



PHOTOGRAPHS BY SERAI JMB



Low says HBMK will continue to work with our service providing to make improvements on Serai.

← From **PREVIOUS PAGE**  
management period to Joint Management Body (JMB) period and the soon to-be-formed Management Corporation,” Low says.

“We always have open communication among all parties, particularly the developer, management committee and residents. We have managed to resolve almost all the management and maintenance issues via effective communication,” he shares.

For instance, HBMK worked with the developer to carry out some changes to the building including adding louvres onto parts of the facade after it had been found that the lobby area would be wet after a downpour. The added feature does not stick out like a sore thumb as it has been carefully designed to fit into the aesthetics of Serai.

Another issue that posed a prob-

lem to the residents was the frequent lift breakdowns. In response, a special task force was set up to tackle the problem where HBMK and the JMB would have monthly meetings with the lift service provider on improving the situation.

“This resulted in the installation of a new software system for all the lifts, which is a preventive and remote lift management system. The lift service provider also has to provide a monthly report to the management team to monitor the performance of the lifts. The lift issue has improved a lot ever since,” he says.

Meanwhile, other changes or upgrades made include the addition of electric vehicle charging points at the request of the residents and the upgrading of the MySerai Community App and visitor management system.

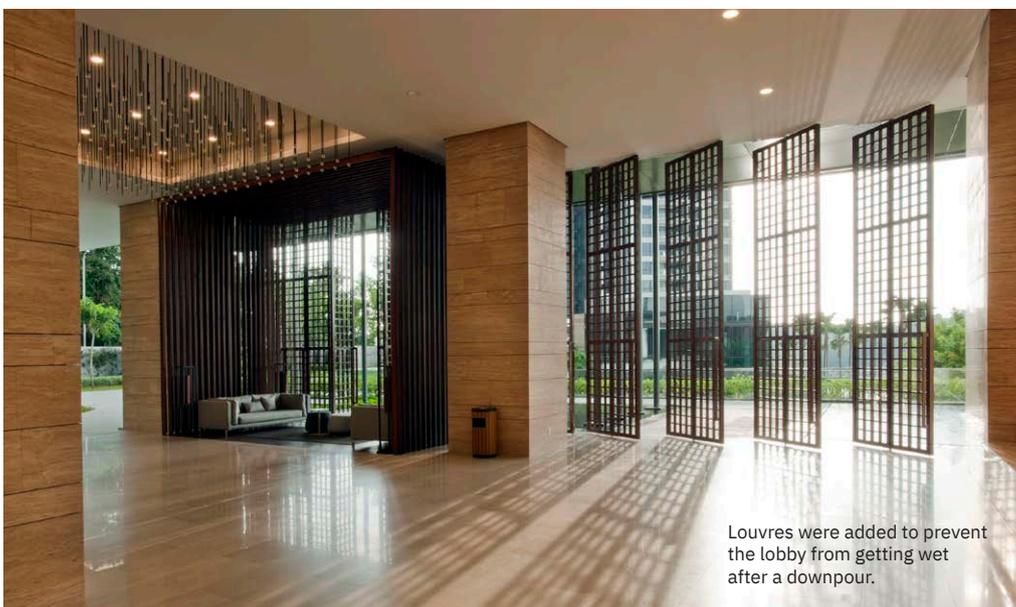
Moving forward, Low highlights that teamwork and knowledge would ensure that the condominium continues to be better and is well taken care of.

“The management team will continue to work with our service providers to manage, attend to complaints and to make improvement plans for the benefit of the residents and to enhance the value of Serai,” Low says, adding that as of 2020, collection rate of service charges is at 100% despite it being 80% occupied.

He adds that active engagement between HBMK, JMB committee members and residents through formal and informal sessions to understand the needs of the residents will continue while appointed service providers will continue to be evaluated with strict performance indicators to ensure the quality of the services provided. 📧



Top and above: Serai Bukit Bandaraya offers premium facilities.



Louvres were added to prevent the lobby from getting wet after a downpour.



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 <p><b>Bronze Winner</b></p> <p><b>HAMPSHIRE RESIDENCE</b> <i>Above 10 Years Multi-own Strata Residential</i></p>	 <p><b>Silver Winner</b></p> <p><b>SENI MONT KIARA</b> <i>Above 10 Years Multi-own Strata Residential</i></p>	 <p><b>Silver Winner</b></p> <p><b>The GREENS TTDI</b> <i>Below 10 Years Multi-own Strata Residential</i></p>
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<p><b>6</b> <b>Award Winners</b></p> 	<p><b>1</b> <b>Award Winner</b></p> 	<p><b>3</b> <b>Award Winners</b></p> 	<p><b>5</b> <b>Award Winners</b></p> 	<p><b>7</b> <b>Award Winners</b></p> 
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**HENRY BUTCHER MALAYSIA (MONT KIARA) SDN BHD (1148822-P)**  
**UNIT D4-3-3, SOLARIS DUTAMAS, NO.1 JALAN DUTAMAS 1, 50480, KUALA LUMPUR**

Below 10 Years  
Multiple-owned  
Strata Residential

**GOLD**

Westside III @ Desa ParkCity



Regular communication and adherence to rules help to maintain order in the pet-friendly condominium.



PHOTOGRAPHS BY LOW YEN YENG | EdgeProp.my

# Pet-friendly and thriving

● **Text Chelsea J Lim**

A pet-friendly condominium is an exception rather than the norm in Malaysia because, understandably, its consequential complications require much prudent and tactful control. Notwithstanding that, Desa ParkCity has taken it in its stride and proved that nothing is too difficult to handle if you have a diligent and professional team in your management.

Developed by the ParkCity Group, the township in Kuala Lumpur already hosts a highly popular Central Park that welcomes pets.

In Westside III, one of the township's latest additions, which was completed in Dec 2018, it is a common sight to see residents with their pets going about their daily lives in the condominium.

The 47-storey tower with 469 units also offers premium lifestyle facili-

ties which include 12 sky gardens and walking track, water amusement park, adventure playground, tennis court, gym and a few differently-themed swimming pools.

Although the pet-friendly policy and array of facilities offer an enviable lifestyle in a high-rise strata development, a harmonious community

**“Everyone is different. Some will comply and some you will have to approach personally.” – Yeo**

living would not have been achieved if not for the dedication and hard work of the Westside III Joint Management Body (JMB) and professional property manager Henry Butcher Malaysia (Mont Kiara) Sdn Bhd (HBMK).

Thanks to the strong collaboration

between the JMB and HBMK, Westside III won Gold in the Below 10 Years – Multiple-owned Strata Residential Category of EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021.

JMB chairman Yeo Kian Ing believes choosing the right property manager that is able to meet the JMB's expectations is crucial when it comes to managing a high-end property like Westside III. However, that does not mean every task is left to the appointed property manager.

“We work very closely together. The committee members and the HBMK team share thoughts and ideas in dealing with issues. For instance, I will first find out what HBMK intends to do and if I think there are things that I can recommend, I will chip in,” Yeo says, revealing that his background in operations management has helped somewhat.

Continues **NEXT PAGE** →

Below 10 Years  
Multiple-owned  
Strata Residential

**GOLD**

## Westside III @ Desa ParkCity

← From **PREVIOUS PAGE**

Westside III has multiple channels of communication and one of those channels is a Facebook group specifically catered for pet owners to communicate with each other and share information on the related dos and don'ts.

Yeo points out there are rules that apply to pet-owning residents to be mindful of their fellow residents, like their pets must be in strollers and carriers in common areas and passenger lifts.

### Handling crisis

This dynamic relationship between HBMK and the JMB committee has been tested time and again. For instance, in 2020, the residents not only had to cope with the challenges brought on by the Covid-19 pandemic, but also endure frequent water cuts, of which one major disruption lasted almost a week, involving more than a thousand areas following contamination at Selangor's water treatment plants.

In light of these water woes, the JMB and HBMK building manager Yenny Yap have come up with a water crisis management plan to ensure the Westside III community is well-prepared whenever it happens.

The plan entails gauging the water volume in the water tanks at Westside III. "After figuring out how long we can last without water, we would take the necessary steps to reduce water consumption such as by cutting off water supply to the common areas," Yap explains.

The management has also installed a water breaching inlet after the bulk meter, which will be used, if needed, during water cuts.

To handle the Covid-19 pandemic,



Yeo (third from right) with members of the JMB.

PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

### Project quick facts

<b>Project name</b>	Westside III @ Desa ParkCity
<b>Land area</b>	4.27 acres
<b>Unit built-ups</b>	1,077 – 1,927 sq ft
<b>Number of units</b>	469
<b>Occupancy rate</b>	75%
<b>Collection rate</b>	95%
<b>Developer</b>	Perdana ParkCity Sdn Bhd

the management has also prepared comprehensive standard operating procedures (SOPs) in accordance with government regulations.

However, Yeo and Yap agree of all the challenges they face, the biggest is always the people.

"Everyone is different. Some will comply and some you will have to approach personally," Yeo admits.



Above & below: The facilities are fully booked almost daily.

### Laying a strong foundation

When it comes to sustainability in property management, Yeo shares that it is important to set a strong structure so that when the next JMB committee comes in, they are able to continue with a system which has been tried and tested and avoid ad hoc measures.

"Hence, whatever we are doing now, we will want to institutionalise it," he says.

He adds that it is also beneficial to have continuity within the JMB committee. "The word sustainability may sound beautiful but if you do not have the right people (in the JMB) and the right organisation, things will crumble within a few years.

"If the JMB committee members were to change every time, imagine how confusing it would be if there was a frequent change of direction from the old to the new committee. So it is important to maintain the right members within the JMB," Yeo opines. 📌



Below 10 Years  
Specialised Category

**GOLD**

**Frontier Park**

# An industrial park that feels like home

Text **Chelsea J Lim**

In Desa Cemerlang, Ulu Tiram, Johor is an industrial park that has lifted the profile of industrial properties in the state to a new level. Embracing and applying the essence of strata community living, Frontier Park is an industrial park managed within a gated-and-guarded enclave that offers facilities to promote community interaction and living. These facilities include a lush two-acre central park, an amphitheatre with a capacity for 800 people, sports courts and a modern workers dormitory adjacent to the central park.

Designed on the concept of “home for business”, the award-winning industrial park added another accolade to its name when it emerged as a Gold winner at EdgeProp Malaysia’s Best Managed & Sustainable Property Awards 2021 in the Below 10 Years – Specialised Category.

Frontier Park was launched in 2014 and completed in 2016. It makes up Phase 2 of a larger industrial development in the area by WB Land Sdn Bhd.

“We focus on security, maintenance and property management services so that our operators can focus on their businesses,” notes Kevin Woon, director of Frontier IP Management Sdn Bhd, WB Land’s property management company.

## Project quick facts

Project name	Frontier Park
Land area	63 acres
Unit built-ups	6,341 – 66,737 sq ft
Number of units	64
Occupancy rate	100%
Collection rate	100%
Developer	WB Land Sdn Bhd

## Overcoming challenges together

The 63-acre Frontier Park has attracted mainly small and medium-sized enterprises and a few multi-national corporations operating in the 64 semi-detached and detached industrial units.

To ensure that Frontier Park remains as a modern industrial development offering a holistic environment is not without its challenges. In fact, one of the biggest the management team had to face was during the prolonged lockdown in March 2020 due to the Covid-19 pandemic.



This modern industrial park offers a holistic environment.

PHOTOGRAPHS BY WB LAND SDN BHD



“Sustainability must be incorporated in the planning, design and management for the longevity of the park.” – Woon

During the Movement Control Order (MCO) period, the management team had to work from home, but they still had to be wary of possible infections that could happen on the ground at the industrial park. The team also had to ensure that the assets of their operators in the industrial park were well taken care of without compromise.

Woon recalls that the management team had to work closely with the operators so that everyone had a common understanding that security and hygiene were to be their top-most priority.

“[During the MCO] we had to ensure the security team was ready at all times to safeguard the premises while at the same time, ensuring their food and essentials were available.

“We have also enhanced entry screening procedures, more frequent patrols and cleaning work at the common areas,” says Woon, reiterating that health and safety will not be compromised no matter how tough the conditions.

The prompt response by the management team against the pandemic had also helped the operators in the industrial park bounce back to resume their businesses as soon as the market opened up again.

Overcoming such and other challenges together takes good communications and a healthy relationship between the management team and the operators.

“We conduct surveys and often check with the business operators to get their views and suggestions on improving the park management. This helps us to identify where we have done well and where we need to put in more effort and attention,” shares Woon.

Woon notes that sustainability must be incorporated in the planning, design and management for the longevity of the park. The main goal of the management team is to be an effective, fair and transparent body to ensure its long-term sustainability.

“Believing in this and in line with our policy of being end-user oriented, we adopt a long-term view in all that we do,” he says.

Every party involved in the management of Frontier Park – from its unit owners, business operators, service providers to the management personnel – they all share a common goal in ensuring that it is managed sustainably for the benefit of all stakeholders, he adds.

Notably, occupancy and collection rates are both currently at 100%.

“We believe we have won the business operators’ buy-in and commitment to work with us to ensure a sustainable and conducive environment for them to operate their businesses,” Woon concludes. 

10 Years and Above  
Retail

SILVER

IPC Shopping Centre

# Sustainability is at its core

Text **Natalie Khoo**

Located in the suburb of Mutiara Damansara, Petaling Jaya (PJ) in Selangor, IPC is the first of many shopping centres anchored by the IKEA home furnishing store in Malaysia and in the region – set up by global corporation Ikano Group's IKEA Southeast Asia and Mexico.

According to IPC Shopping Centre (IPC) general manager Karyn Lim, all IKEA and Ikano businesses have to adhere to global safety and security standards as well as audits set forth by the Ikano Group.

"In particular, we have to adhere to the IWAY standard which is a guiding principle based on international conventions and declarations. We also have the yearly SecCheck and IKEA Blue – a safety and security audit that ensures all IKEA and its shopping centre business units adhere to our global standard of mitigating risks and maximising the safety of our shoppers and co-workers while safeguarding the business and brand," she tells **EdgeProp.my**.

Managed by Ikano Corp Sdn Bhd, the mall, which opened its doors in Dec 2003, won Silver at EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021 in the 10 Years and Above – Retail category.

The mall was rebranded from Ikano Power Centre to IPC Shopping Centre in 2011. Following that, the mall underwent a RM200 million redevelopment in 2017.

"Besides reconfiguring the layout of the mall, we also wanted to live up to the Group's sustainability business core, so we improved our building and operational structures in accordance to Malaysia's GBI (Green Building Index) and LEED (Leadership in Energy and Environmental Design) green building certification requirements with the use of major green apparatus such as solar energy, rain water harvesting plant, and energy and water efficiency system and mechanism," says Lim.

## Project quick facts

Project name	IPC Shopping Centre
Land area	244,947 sq ft (Excludes IKEA)
Built-up	Gross leasable area 424,033 sq ft
Number of units	145
Occupancy rate	98%
Collection rate	85%
Developer	Ikano Corp Sdn Bhd



Lim: We are here for the long run and we want to continue being a staple for the community as their home away from home.

Following the refurbishment, the mall's interior now has a Scandinavian feel and a family-friendly concept with facilities such as indoor playgrounds, family rooms and kid-friendly toilets while its retail offerings are

focused on home and living, F&B and lifestyle needs.

"We also improved our external driveway and created a direct drop-off point to the supermarket floor at LG1, as well as added two link bridges connecting IPC and IKEA to The Curve shopping mall at Level 1, creating a more seamless connectivity to the surrounding commercial components (in Mutiara Damansara Commercial Centre) as one shopping destination," Lim notes, adding that the mall attracts some 15 million visitors a year.

## Promoting waste reduction

The IPC team is not just fervent about managing the mall well but to create an impactful change in environment conservation especially waste reduction.

IPC's Recycling and Buy Back Centre (RBBC) began with a six-month trial project in 2009 focused on managing daily general waste through segregation. The response was so overwhelming that the RBBC has now become a go-to place for the PJ community when it comes to recycling their trash and disposing selected hazardous waste (light bulbs, batteries and fluorescent tubes) properly.

"On average, we collect more than 45 tonnes of recyclable waste monthly excluding the food waste that we collect from all our F&B tenants and our centre's daily general waste," Lim notes.

## In for the long run

Lim highlights that the retail climate in the Klang Valley has become more challenging, hence it is important for IPC to secure a long-term and sustainable business plan.

"For IPC, we will continue with our 'meeting place' master plan by improving our tenant mix and retail diagram organically, introducing more community-driven campaigns as well as growing our phygital (physical and digital) strategy," shares Lim.

"We are here for the long run and we want to continue being a staple for the community as their home away from home. We believe a shopping experience is shaped not only by the variety of retail offerings but also in the smaller details which usually tend to be overlooked. This includes comfort, security, convenience and happiness," she concludes. 📍

PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my



After 12 years in operation, the mall underwent a RM200 million redevelopment in 2017.

10 Years and Above  
Multiple-owned  
Strata Residential

SILVER

Seni Mont'Kiara



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

## In step with the times

Text Chelsea J Lim

As a luxury condominium in the expat enclave of Mont'Kiara, Kuala Lumpur, Seni Mont'Kiara (Seni MK) certainly pulls no punches when it comes to lifestyle facilities.

The highlight of its three-acre recreational plaza is two Olympic-sized swimming pools set within an island-concept design by renowned landscape architect Karl Princic. Other facilities include tennis and squash courts, gym, a tai chi/yoga platform, Jacuzzi and a resort-style pool deck.

Developed by Amair Resources, the 8.83-acre project comprises two 40-storey towers and two 12-storey blocks housing a total of 605 units. Each unit comes with its own private lift lobby. In line with the art-themed concept of the project, the four residential towers are named after painters Picasso, Van Gogh, Dali and Monet.

Since its completion in Aug 2010, the

condominium has remained popular among expat tenants and homeowners looking for exclusivity. As of Nov 2020, occupancy is at 90%, of which 41% are tenants. The average collection rate of service charges is around 97%.

Such impressive figures would not have been achieved without the necessary upkeep especially when it boasts premium lifestyle facilities. At EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021, Seni MK has emerged as the Silver winner in the 10 Years and Above Multiple-owned Strata Residential category.

Appointed as the property manager of Seni MK about seven years ago, Henry Butcher Malaysia (Mont Kiara) Sdn Bhd (HBMK) has taken several improvement initiatives since 2018 to retain the high-quality living standards at the condominium.

These include upgrades to the guardhouse, CCTV system and the installation of electric vehicle charging points. Besides that, an unused area in the con-

### Project quick facts

Name	Seni Mont'Kiara
Land area	8.83 acres
Unit built-ups	2,400 – 9,085 sq ft
Number of units	605
Occupancy rate	90%
Collection rate	97%
Developer	Amair Resources

dominium was transformed into an indoor activity area.

"We realised that Seni MK did not offer a lot of space for children as we could see them running around the hallway. This was worrying as it might pose a danger for themselves and to others as well," says Shereen Abdullah, chairlady of the Management Corporation (MC).

She explains that the upgrades were taken to meet the needs of residents in keeping with the times and to remain attractive to tenants.

Continues **NEXT PAGE** →

10 Years and Above  
Multiple-owned  
Strata Residential

SILVER

## Seni Mont'Kiara

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To achieve more sustainable energy usage and spending, timers were implemented for air-conditioning in certain areas while conventional lights in the facility rooms were replaced by LED lights. An internal maintenance crew was also set up to attend to minor repairs instead of having to hire external service providers.

All the fundamentals of property management have been applied at Seni MK such as daily morning briefings and inspection walkabouts around the development to ensure that all facilities are functional for the residents.

"After a few years, the new feel was gone. So it boils down to maintenance and so, whatever needs to be improved, we have to do it," says Shereen.

Launched at an average RM741 psf, unit prices here have risen to around an average RM799 psf as of 3Q2020.

### Effective communication

Managing director of HBMK Low Hon Keong says Seni MK's residents are well-informed residents who are exposed to high quality living standards. Meeting their expectations forms the management team's biggest challenge besides keeping the facilities in pristine condition.

"This is a matured and high-end neighbourhood where each resident knows his or her rights. When they have queries, they would expect a fast response. So you have to equip yourself with a lot of knowledge and be on your toes," says Low, adding that the HBMK team is on standby 24/7 to accommodate any request by residents. This also means maintaining efficient communication with residents.

The decade-old condominium's building manager Jacky Ling shares



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

More than a decade on, Seni MK still looks as good as new.



Ling: Managing Seni MK is not only about the building but also the residents.



Shereen: We want to move with the times and if something is good, we will adopt it.

that managing Seni MK is not only about managing the building or the MC members. "It is also about managing the residents."

With 600-over units, sub-committees have been created to take charge of specific areas. A system has then been developed among the MC and sub-committees towards effective communication and efficient work.

Good communication is even more pertinent during the Covid-19 pan-

demic and [in the beginning] the management team had to experiment with various means of communication to make sure all relevant information was delivered to residents without any confusion.

"During times of crisis such as the current pandemic, the right information is crucial," stresses Low.

The property management mobile application JagaApp, which has been implemented at Seni MK since 2018, has proved even more useful during the pandemic as it has provided a seamless registration process for visitors to the condominium. It also allows residents to book facilities, lodge complaints, access application forms and check notices uploaded by the management.

"We want to move with the times and if something is good, we will adopt it so that the attractiveness of Seni MK will always be there," Shereen says.

She and the HBMK team concur that the way forward for Seni MK is to keep on modernising and improving the condominium where necessary. One major project they are currently looking into is the repainting of the entire condominium. 📍

An unused area in the condominium was transformed into an indoor activity area.



Below 10 Years  
Specialised  
Category

SILVER

The International School @ ParkCity

# A safe and comfortable learning environment



PHOTOGRAPHS BY THE INTERNATIONAL SCHOOL @ PARKCITY



Above: ISP's classrooms cater to arts, technology and science subjects.

Right: ISP offers facilities that nurture academic, social and physical development of their students.



## Text Chelsea J Lim

Some of the most important developmental growth phases of children are spent in learning institutions. Therefore, a well-managed school in the most conducive learning environment possible is vital to their positive development.

Located within Desa ParkCity, Kuala Lumpur, The International School @ ParkCity (ISP) is a partnership between Brighton Education Group Sdn Bhd and Perdana ParkCity Sdn Bhd. With its doors first opened in 2011, its current student intake is about 1,000 students ranging from the Early Years to A-Levels.

The school buildings comprise two 6-storey academic blocks; a 5-storey administration and library block; a 4-storey multipurpose block; and a 7-storey academic block with a swimming pool.

Besides its 58 classrooms, ISP is fully equipped with various facilities catering to the students' academic, social and physical developments such as a sports hall, cafe and canteen, multipurpose halls that can be converted into an auditorium, swimming pool, library and classrooms that cater to arts, technology and science subjects.

Having acquired ISP in 2017, Alpha Real Estate Investment Trust (Alpha REIT), the country's first education-focused REIT, then appointed professional property manager Henry Butcher Malaysia Property Management (Selangor) Sdn Bhd (HBMPM) to oversee ISP's management and maintenance together with an in-house management team.

Their teamwork in managing the school has earned ISP a Silver in the Below 10 years – Specialised Category at the EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021. Another school asset under the REIT's portfolio, Sri KDU Schools, won Gold in the 10 Years and Above – Specialised Category.

"Our priority is to be able to provide a safe and comfortable environment for the students," says director of HBMPM Grace Goh.

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Below 10 Years  
Specialised  
Category

SILVER

## The International School @ ParkCity

PHOTOGRAPHS BY THE INTERNATIONAL SCHOOL @ PARKCITY



The in-house team and HBMPM ensure the facilities are in top-notch condition.

### Project quick facts

<b>Project name</b>	The International School @ ParkCity
<b>Land area</b>	131,696 sq ft
<b>Built-up</b>	260,977 sq ft
<b>Number of units</b>	Two 6-storey academic blocks; a 5-storey administration and library block; a 4-storey multipurpose block; and a 7-storey academic block with swimming pool
<b>Owner</b>	Alpha REIT
<b>Developer</b>	ParkCity Group



“**HBMPM comes in on a monthly basis but we are also on standby 24/7.**”  
— Goh



“**With so many students coming in everyday, we must be ready to handle anything.**”  
— Dalton



“**Education is not about business. It is about growing people.**” — Shireen

#### ← From PREVIOUS PAGE

In managing a school like ISP, she adds, there are certain things that have to be taken into consideration in the best interest of the students.

For instance, there are set particular timings for maintenance works to be carried out in order not to disturb the classes or the students in anyway. Therefore, work has to be done after school hours or during the school holidays.

To ensure the safety of the students in all circumstances, the team also needs to be prepared for the unexpected, says ISP director of education Andrew Dalton.

“With so many students coming in everyday, we must be ready to handle anything,” Dalton says.

While the day-to-day maintenance is done by the ISP in-house team of six people, together with an external security team of eight people and 16 cleaners, HBMPM would carry out inspections on the property on a monthly basis. This arrangement works well for both parties and Alpha REIT.

“We come in on a monthly basis but we are also on standby 24/7. This means that if there were an emergency or crisis, we would be there,” Goh stresses.

HBMPM’s role is to make sure they take good care of the bricks and mortar while ISP representatives cover the heart and soul of the school, says Alpha REIT CEO and executive director Shireen Iqbal Mohamed Iqbal.

“Education is not about business. It is about growing people. As students flourish, the education institution flourishes along the growth trajectory. This

is where we see ourselves – in providing quality education,” says Shireen, while describing Alpha REIT as a long-term custodian of ISP and a partner in education.

“As developers build more schools, we give them back by buying schools so that they can reinvest in building better-quality schools to increase the value of education. It’s a long-term investment but it’s really worth it,” she adds.

### A matter of education

Running a school does not come cheap and excessive electricity consumption becomes a concern, what more with the many facilities provided in the school. Hence, several steps towards greater sustainability have been taken, such as using LED lights and installing a rain-water harvesting system.

While these initiatives are important, Dalton points out the way to achieve long-term sustainability is through education.

“Sustainability is embedded in our day-to-day curriculum. It’s just a part of what we do. We need to regularly remind students about it,” says Dalton.

Winning the award will spur ISP to provide even higher quality service and ensure the leaders of tomorrow flourish.

“We will not allow complacency to creep in but to be committed in anything we do. There is always room for improvement. We continually strive to be better than yesterday and that is a constant message in the school, including to our teachers and students,” Dalton adds. 📌

Below 10 Years  
Multiple-owned  
Strata Residential

SILVER

The Greens TTDI

# The value in forging strong bonds

Text Natalie Khoo

Located in one of the most sought-after addresses in the Klang Valley, The Greens TTDI at Taman Tun Dr Ismail (TTDI), Kuala Lumpur is a modern high-end serviced apartment situated along Jalan Wan Kadir. It features two towers housing 163 units, six retail units and various lifestyle facilities. It is home to both expatriates and Malaysians including the who's who in the Klang Valley.

"We make every effort in building and maintaining strong ties with our residents and retail owners through frequent communication: emails, surveys and one-on-one. We want to know what they think, and how we can enhance and improve our service offerings. Through this, the building management has been able to resolve many issues in a timely and efficient manner," The Greens Joint Management Body (JMB) committee member Kevin Kuok tells **EdgeProp.my**.

Kuok is also the managing director of Bellworth Developments Sdn Bhd, the property arm of LGB Group, the developer of The Greens.

Having been managed by Henry Butcher Malaysia (Mont Kiara) (HBMK) since Dec 2019, the development won Silver in the Below 10 Years Multiple-owned Strata Residential category of EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021.

This is its first win although it participated in the Awards in 2019 under a different property management company.

"Since we have taken over the man-

agement of The Greens, we have engaged with the residents, so that they understand what and how we are improving the building management," says HBMK managing director Low Hon Keong.

"We've also worked hard to bridge the communication gap with the residents so that we know what their needs and expectations are," he adds.

## Increased collections and property value

Completed in Jan 2016 and currently 85% occupied, The Greens has seen a steady improvement in its service fee collection rate rising from 30% in 2016, to 50% in 2017, to 70% in 2019, and by 2021 it is now about 90%. Kuok says that the credit must go to the dedicated ground crew and building manager, HBMK.

"Together with the building's JMB,

## Project quick facts

Project name	The Greens TTDI
Land area	1.8 acres
Unit built-ups	1,445-3,832 sq ft
Number of units	163
Occupancy rate	85%
Collection rate	93%
Developer	Bellworth Developments Sdn Bhd

The Greens TTDI features two towers housing 163 units, six retail units and various lifestyle facilities.

they have fostered a strong camaraderie with the residents and retail owners. End of the day, everything comes down to strong relationships, and mutual trust and respect for each other," adds Kuok.

According to the developer, the current market price for Tower A units is about RM1,100psf compared with

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Below 10 Years  
Multiple-owned  
Strata Residential

SILVER

## The Greens TTDI



The Greens TTDI has carefully preserved the natural and built environment.

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RM1,000 psf in 2018, a 9% rise over three years. Meanwhile, Tower B units currently command about RM1,250 psf, which is a rise of 12% from RM1,100 psf in 2018.

“Values have risen because of the strategic location, superb architecture and great facilities,” Kuok states, while Low believes that efficient property management will help sustain the property’s values.

Linked to Menara LGB office tower, The Greens has a retail podium called Greens Terrace with six retail units all owned and managed by Bellworth. Here, one will find restaurants such as Kenny Hill Bakers, La Moon Thai Restaurant and The Other Half cafe, just to name a few.

Kuok emphasises that its residents demand very high standards of safety and security. At Greens Terrace for example, there is one access for residents and another for visitors and tenants. Resident access (to the retail outlet) is through the glass entrance on the ground floor. They can only enter with a special access card. Meanwhile, CCTV cameras are strategically and discreetly



Kuok (left) and Low both believe that efficient property management will sustain the property’s value.

placed around the building. Not only that, the building is designed in such a way so as to minimise the likelihood of trespassing and “wrong turns”.

### Preventive maintenance

Kuok highlights that The Greens has reached the end of its first life cycle, which means the building’s mechanical and electrical assets are also nearing the end of their lifespans.

“Hence, we have appointed a service manager to look into this, where we monitor all essential assets to minimise the likelihood of breakdown. Our forecast budget should be sufficient to ensure all assets are in top condition,” says Kuok.

“Moving forward, we have also implemented an annual planned preventive maintenance audit because asset deterioration is a fact of life for every development,” Kuok says.

Kuok is an avid believer that sustainable property management requires a holistic approach that maximises

cost savings, and reduces energy consumption and environmental impact.

“It’s more than just the infrastructure of a building, such as the insulation, lighting and air conditioning. At The Greens, we also use LED lights, harvest rainwater and encourage recycling.

“Beyond that, in our developments in TTDI, we were careful to preserve the natural and built environment. We didn’t remove the trees, and in fact preserved the surrounding greenery. We did not impose on our surrounding environment. The bustling wet market, kopitiam, children playing in the park ... this is where the old embraces the new.

“This legacy of sustainability now rests on the management committee, and we intend to continue for generations to come. It requires financial resources, and long-term planning. But it starts with truly caring for the needs of the community and the environment,” Kuok concludes. 📍

The spacious lobby lounge of The Greens.



Below 10 Years  
Mixed Development  
(Entire)

SILVER

THE FACE Platinum Suites



PHOTOGRAPHS BY PLATINUM VICTORY

Text Jay Wong

## Staying on top of challenges

Just a 15-minute stroll from Suria KLCC in Kuala Lumpur city centre is the imposing 51-storey THE FACE Platinum Suites along Jalan Cendana, off Jalan Sultan Ismail. Home to luxury serviced residences and the five-star THE FACE Suites hotel, it forms the first phase of the 4.75-acre THE FACE mixed development by Platinum Victory Holdings Sdn Bhd (PV).

To be developed over three phases, THE FACE marks PV's maiden foray into the luxury residences and hospitality market.

Completed at end-2015 with a gross development value of RM1 billion, THE FACE Platinum Suites is managed by PV's property management arm Platinum Victory Property Management Sdn Bhd, together with the building's Joint Management Body (JMB) and the hotel, which is integrated with the residences.

Managing the property has not been easy especially in light of the Covid-19 pandemic. Despite the challenges, THE FACE Platinum Suites has proved its mettle, earning it a Silver in the Below 10 years – Mixed Development (Entire) category of EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021.

### Thinking out of the box

Being a hybrid of fully-furnished SoHo-concept serviced residences and hotel, it is able to offer a range of residential options from own-stays, short-term and long-term stays to typical hotel stays.

The developer has retained 200

of the total 733 units for the hotel, but over the years, as many as 288 residences have been converted into short-term rental (such as Airbnb) status by their owners.

These short-term rental units can be self-managed by owners or by the property management. Should the owners wish, the units can be converted back into residences anytime.

"The majority of our owners treat their units as their own retreat homes but some do not mind leasing theirs out on a short-, mid- or long-term basis," says PV executive director Gan Yee Hin.

According to PV, the unexpectedly long travel restrictions and border closures stemming from the Covid-19 outbreak beginning in early 2020 could have pushed even more unit owners to convert their residences into Airbnb units.

With only 15% local owners, 5% belonging to the developer and 80% of the units bought by foreigners predominantly from China and Taiwan, many owners have been unable to visit their "home away from home", explains the developer.

Gan adds that during pre-pandemic times in 2019, THE FACE Platinum Suites, in its entirety, was operating at an average of 98% capacity. That dropped to 90% in 2020, albeit still an impressive achievement.

Both residents and guests alike are able to access all facilities



Gan: During pre-pandemic times in 2019, THE FACE Platinum Suites, in its entirety, was operating at an average of 98% capacity.

such as the infinity sky pool, sky lounge and the gym on the rooftop on Level 51. Other amenities include a restaurant, cafe and bar, multipurpose halls, concierge and 24-hour security with CCTV feeds.

"The building management implements sophisticated security and access control systems that come with extensive CCTV coverage to ensure its residents enjoy a safe and pleasant experience," says THE FACE Platinum Suites JMB chairman Joey Leong Yu Joe.

He was also impressed by the high-quality fixtures, furnishings, efficient use of space, as well as the extensive list of amenities offered.

According to the property management team, the JMB and the team have over time fine-

### Project quick facts

Project name	THE FACE Platinum Suites
Land area	4.75 acres
Unit built-ups	850 sq ft to 1,490 sq ft
Number of units	733
Occupancy rate	90%
Collection rate	92%
Developer	Platinum Victory Holdings Sdn Bhd

tuned their workflows and procedures to improve the quality of work and to prolong the lifespan of the equipment used in the building.

This has led to vital cost-savings for tenants and residents alike, a boon especially during challenging times.

Technology has also proven to be vital during times of crisis and PV has stayed on top of things with the PV Homes App. The app allows for efficient owner-tenant management as well as easy dissemination of information. In future, owners will be able to make online payments as well as invite and pre-register guests.

"We are now aiming to hand over the keys to owners of the second phase, THE FACE Victory Suites by the end of 2021," says Gan. Similar to Phase 1, it will consist of fully-furnished serviced residential units and a hotel. 🏠

10 Years and Above  
Multiple-owned  
Strata Residential

BRONZE

## Hampshire Residences



PHOTOGRAPHS BY LOW YEN YEING | EdgeProp.my

# Evolving is key

● Text **Jay Wong**

Amenities, facilities and location are the main qualities that Hampshire Residences possesses. Built by Zelan Bhd (a subsidiary of Tronoh Consolidated Malaysia Bhd), this is one of the earliest luxury high-rise residential projects in Kuala Lumpur city centre (KLCC).

Since its completion in 2009, Hampshire Residences has had to contend with newer and more modern projects that have mushroomed in the KLCC vicinity over the years. Nevertheless, despite its age and the surrounding competition, the Hampshire Residences Management Corporation (MC) has succeeded in keeping the property looking and functioning well, while protecting its value.

Comprising two 33-storey towers housing a total of 388 units ranging from 753 to 2,399 sq ft, the development has been recognised with a Bronze in the 10 Years and Above – Multiple-owned Strata Residential category of EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021.

“This is truly a living oasis for the

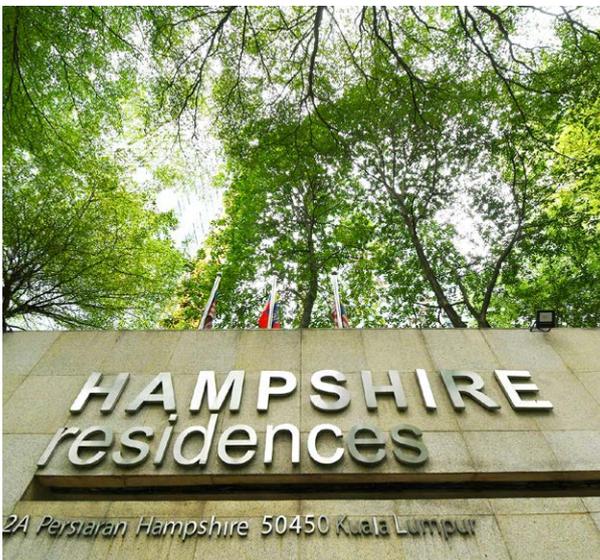
family right in the middle of the KL metropolis,” exclaims 42-year-old oil and gas professional Matthew Choo. The ex-chairman and current management committee member explains that his family was looking for a property that could offer security, access to ample facilities, proximity to key city localities and attractions, and an investment with an upside in value appreciation.

“Hampshire Residences has all these attributes in addition to being located on the quiet street of Persiaran Hampshire. A short eight-minute stroll will get you to Suria KLCC and there is access to two train lines (one existing and one in future),” he adds.

The project also has an impressive line-up of facilities and services including a resort-style swimming pool, 24-hour concierge and security, sauna, barbecue area, Jacuzzi, playground, lush green surroundings, gym, dance studio, a multipurpose hall and indoor games room. There is also a sundry shop and laundry facilities within the building itself.

Its average price has risen from RM630 psf at initial launch to RM1,123 psf in 2021.

Continues **NEXT PAGE** →



### 👁 Project quick facts

Project name	Hampshire Residences
Land area	2.55 acres
Unit built-ups	753 to 2,399 sq ft
Number of units	388
Occupancy rate	70%
Collection rate	91%
Developer	Zelan Bhd

10 Years and Above  
Multiple-owned  
Strata Residential

BRONZE

## Hampshire Residences

PHOTOGRAPHS BY HENRY BUTCHER



“While most of the feedbacks are on things amiss in the condo, the occasional positive comments assure the management that its actions are acceptable to the majority,” Choo adds.

Since the management committee is made up of volunteers, a large part of this communication and feedback-mechanism has been delegated to the building manager and the team from Henry Butcher Malaysia (Mont Kiara) Sdn Bhd (HBMK).

“The concerns of the homeowners are collated by the building management team before being brought to the management committee along with proposed solutions.

“Similarly, smaller issues and disputes are dealt with by the building manager, while bigger issues have been deliberated together with the management committee. So far, this has been working very well for us,” he says. The MC’s efforts have also resulted in a 91% collection rate of service charges in 2020.

### Efficient cost management

With the help of HBMK, Hampshire Residences has kept up with the times, slowly morphing and modernising its management and maintenance towards greater efficiency and sustainability.

Fortunately, the design of the project has helped keep maintenance at a lower cost. For instance, it allows for maximum natural light and ventilation, and this helps to reduce energy usage.

“Our facilities are mainly designed with glass walls and panels, such as the gym, meeting room, multipurpose hall, indoor playground, library and other common areas,” says HBMK’s appointed property manager for Hampshire Residences Syireena Mohamed Subri.

“The residential floors and fire

emergency staircases also have window panels to take full advantage of natural lighting and ventilation,” she points out.

Where lights are needed, the management has begun using LED lights. In addition, all common area lighting and air conditioning units now operate on timer settings while the water feature is also set to run for limited hours to help reduce utility cost.

“Due to the age of the building, it was also time to give it a fresh coat of paint (in Aug 2020), patch up some cracks, clean the external windows and reseal a few of them, as well as rectify a few leaks here and there,” Syireena recounts.

Upgrades were also made. “One of the main additions was the installation of an electric vehicle charging station. Meanwhile, we also installed a surge protector for the security CCTVs, modernised the visitor management system and installed a facial temperature reader to mitigate the Covid-19 pandemic.”

Besides that, a breaching inlet was added at an incoming pipe in preparation for times of water disruption. Water can then be pumped from a water tanker into a suction tank to help refill their storage.

Plans are afoot to change the current water feature into a landscape area to bring about a “greener” feel to the development. Additionally, the barbecue area will soon have a roof above it so that residents will be able to use it even during inclement weathers.

“We will also be installing more fire alarms for all common corridors as well as upgrade and replace old equipment such as treadmills, pumps and air-conditioning units to avoid frequent rectification expenses,” says Syireena. 📍

“

We will upgrade and replace old equipment such as treadmills, pumps and air-conditioning units to avoid frequent rectification expenses.”  
— Syireena

“

The concerns of the homeowners are collated by the building management team before being brought to the management committee along with proposed solutions.”  
— Choo

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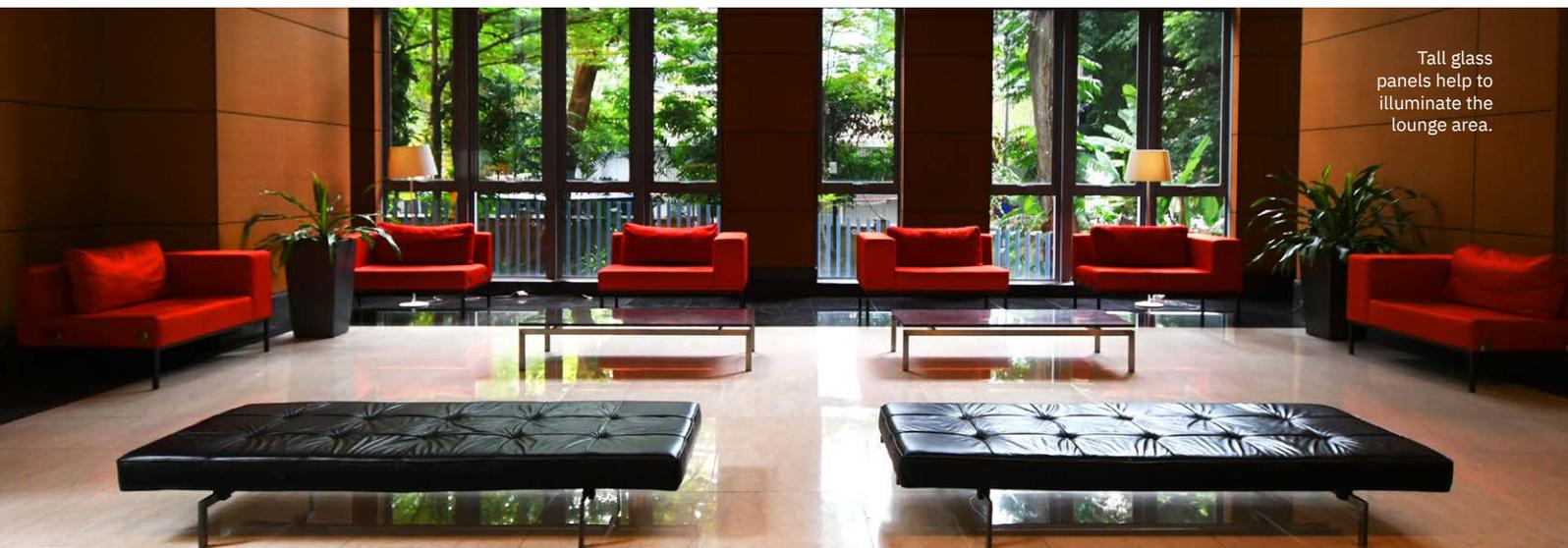
### From rough waters to smooth sailing

Maintaining the host of facilities in tip-top condition has its challenges, what more when owner-occupiers make up less than half of the total occupied units here. Most of the owners are foreign investors, with a majority of them renting out their units mainly to expatriates.

With about 60% of the owners in the development being foreigners, it was hard at first to achieve the 50% quorum needed for the MC’s annual general meetings.

“It was necessary for us to notify our residents and owners well in advance through emails, registered post and personal communications. Given ample time, homeowners can consider and raise any issues or requisition for motions by themselves or via their respective proxies,” says Choo.

He stresses the need for regular and honest communication between homeowners and the management to ensure the overall well-being of the community is taken care of.



Tall glass panels help to illuminate the lounge area.



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The idea behind EXSIM developments is to create spaces that both glorify the wonders of modern architecture as well as nature's grand design. In every EXSIM project, nature takes centre stage as the starting point from which everything else stems forth. This is well reflected in our motto 'New Age Ingenuity', championing a reinvention of living spaces for the 21st century urbanite - one step into the future, and at the same time a step back to nature.

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SPECIAL  
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## The Rainz @ Bukit Jalil

PHOTOGRAPHS BY EXSIM GROUP



Serenity isn't hard to find at the eco-pond.

# An urban forest home experience

### Text Jay Wong

Located in Bukit Jalil, Kuala Lumpur and standing next to the Shah Alam Expressway (KESAS), The Rainz condominium is a dwelling where its residents can relax and unwind amidst verdant greens.

Indeed, its developer, the Exsim Group, strives to create developments that showcase the wonders of nature along with modern architecture.

Based on that principle, The Rainz's landscape designer went to work and the result is an urban rainforest concept that has earned The Rainz a Special Mention under the Landscape Design category of EdgeProp-ILAM Malaysia's Sustainable Landscape Awards 2021 at EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021.

Completed on May 14, 2018, the five-acre development comprises three towers of 35 levels each (including seven parking levels) housing a total of 624 units with sizes ranging from 1,513 sq ft to 1,930 sq ft.

Already impressive with its myriad facilities, what brings it a notch higher is how these have been integrated with the rainforest-themed landscape to provide residents with a warm resort-like environment.

Its facilities include a multi-purpose plaza, trampolines, park, herb garden, forest trail, bicycle/jogging track, forest terrace, pool lounge, water playground, scented garden, sprint track, reflexology path, maze garden

and eco-ponds. One of the highlights is a hanging bridge, where residents can take the opportunity to challenge their mettle and face their acrophobia head-on.

At the very top, aptly bearing the "Sky" moniker, are several facilities such as a dining area, lounge, floating lounge, garden, BBQ terrace, viewing deck and pavilion. Here, residents can enjoy breathtaking views of the city skyline, graced by the Petronas Twin Towers.

Moving closer to the ground, the development's landscape has been conceptualised to bring its residents closer to nature through the creation

of "a rich and sustainable urban rainforest home".

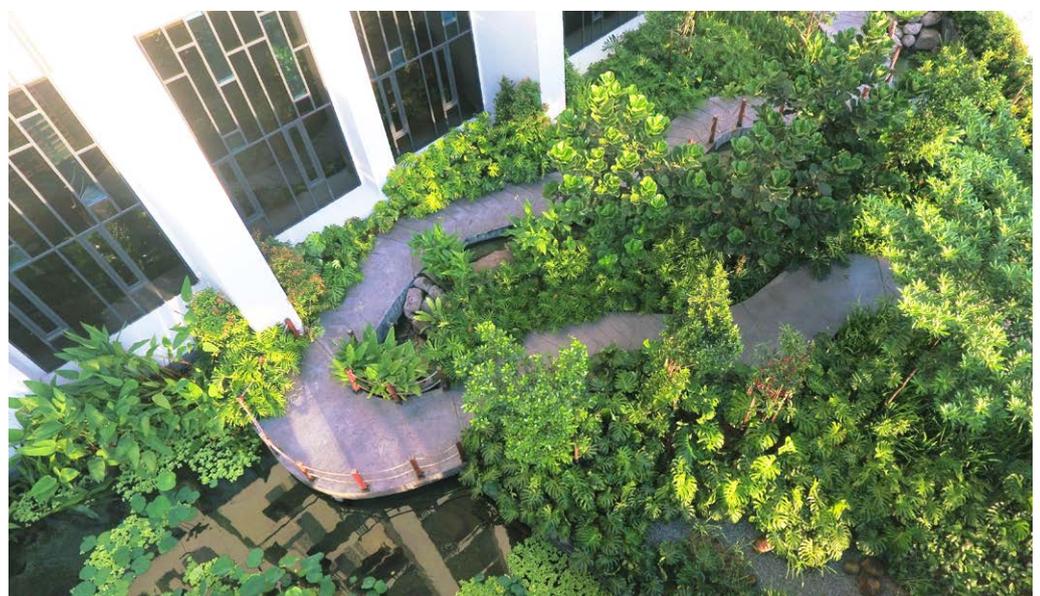
"One of my favourite activities is to wander through the beautiful scented garden located on the podium facility floor (Level 8)," says The Rainz Joint Management Body (JMB) chairman Kenny Lau.

"I would take a moment to simply bask in its calming atmosphere and if time permits, I would head over to the eco-pond for a short stint of relaxation – looking at the fishes and gazing at the lotus flowers," he enthuses.

Lau shares that because his wife enjoys cooking, her favourite spot is

Continues **NEXT PAGE** →

The rainforest-themed landscape provides a warm resort-like environment.



“The abundance of trees and shrubs acts as a natural filter against noise and dust while helping to cool the development’s surroundings and provide greater oxygen levels.” — Ho

PHOTOGRAPHS BY EXSIM GROUP



as high as you might think. At just RM8,000 per month, it is a small fraction of our current monthly service charge collection,” reveals Exsim Group corporate communications head Michelle Siew, adding that the collection rate is almost 80%.

**Not just beautiful, but functional**

“The abundance of trees and shrubs acts as a natural filter against noise and dust while helping to cool the development’s surroundings and provide greater oxygen levels,” explains Ho.

To reduce water usage and wastage, the development recoups used water during fire drills and tests. The use of a rainwater harvesting system has also helped to reduce water consumption for the landscape’s irrigation.

“The eco-pond located on the facilities floor which has been endowed with a walkway, water plants, rocks, gravel and fish helps to reduce flooding and stormwater runoff,” adds Ho.

The pond is a low-maintenance facility that has a natural filtration system utilising eco-sand with microbes and a layered combination of stone, gravel and rocks on top as well as water plants to help maintain water pH-levels and provide a form of bio-filtration.

Going forward, Exsim intends to delve a little deeper into further improving the maintenance programme of its “urban forest” and contribute further to its sustainability levels. 🏡

the herb garden where lemongrass, pandan leaves and chillies, among others, have been planted and residents are allowed to harvest them.

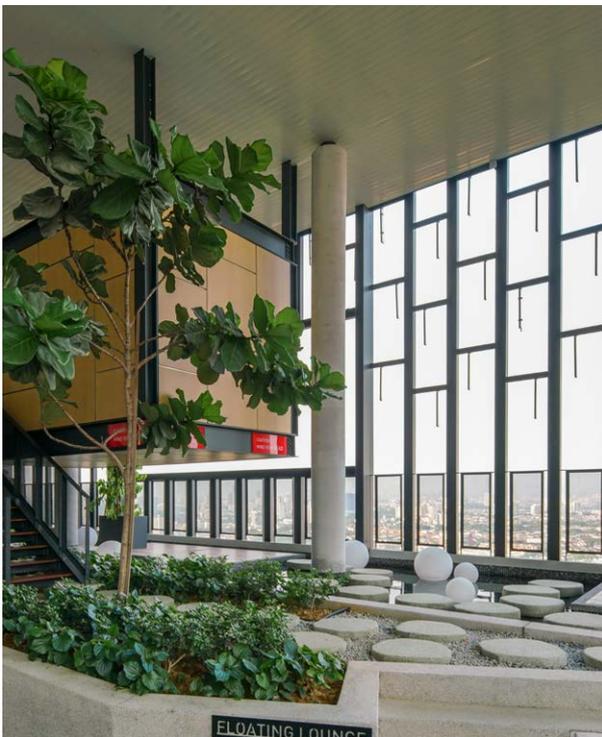
Many native rainforest trees have been planted, including species such as Kempas, Kayu Arang, Meranti Tembaga, Bunga Tanjung, Tembusu, Alstonia scholaris and Pulaui, to name a few. In terms of diversity, The Rainz is actually home to some 250 trees and 1,600 shrubs.

For a bigger dose of oxygen, take a stroll through the forest trail and three experiential pathways – Fernium Walk, Calathium Path or Heliconia Garden – and allow Mother Nature to ignite your senses to new appreciations.

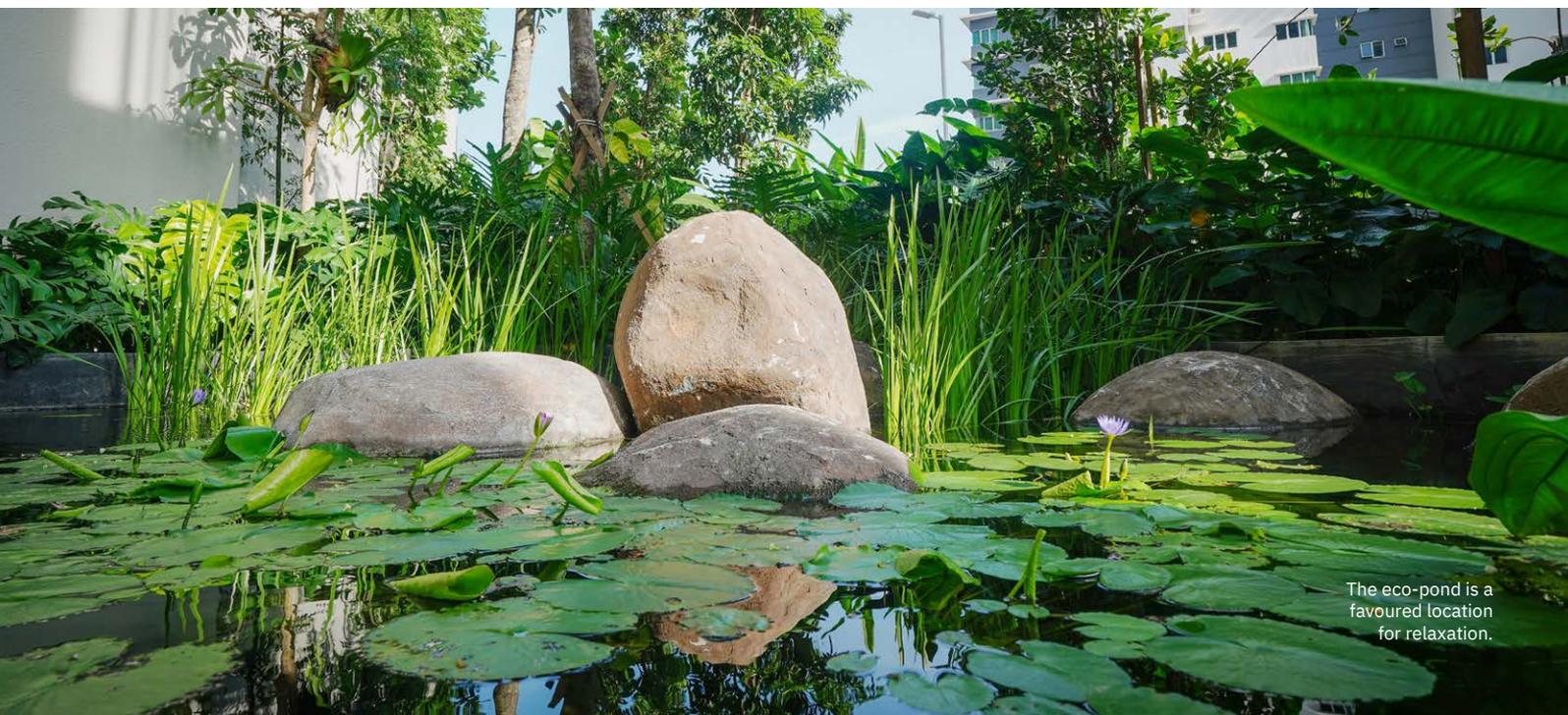
The overall planting works have cost Exsim roughly RM2.5 million.

“The plants took about a year to mature and when it was time for residents to take vacant possession in 2018, they were about 75% in bloom for them to enjoy,” says Hoda Design landscape architect Ho Peng Ming.

“In terms of maintenance, it isn’t



The Floating Lounge.



The eco-pond is a favoured location for relaxation.



**RM92,000/mth**

**Gelang Patah, Johor Bahru, Johor**

**Type:** Factory

**Built-up:** 70,000 sq ft **Land size:** 196,000 sq ft

**Adeline Lee** (REN 02761)

ESPRIT ESTATE AGENT SDN BHD (E (1) 1448)

+6016 715 2226



**RM855,000**

**Aurora Cyberjaya, Cyberjaya, Selangor**

**Type:** Terraced house **Tenure:** Leasehold

**Built-up:** 2,227 sq ft **Land size:** 1,679 sq ft

**Bedroom:** 5 **Bathroom:** 5

**Ahmed Jamalilal** (REN 46915)

IQI REALTY SDN BHD (E (1) 1584)

+60111 002 1120



**RM3,900,000**

**Jalan Dwitasik 2, Cheras, Kuala Lumpur**

**Type:** Shoplot **Tenure:** Leasehold

**Built-up:** 7,869 sq ft **Land size:** 2,090 sq ft

**Bathroom:** 8

**Aizat Ghazali** (REN 41528)

HUNT PROPERTIES (BANGI) SDN BHD (E (1) 1498/3)

+6013 298 8738

**Done Deal**

*Rented*

**RM4,800/mth** (RM5.74 psf)

**Serviced apartment at Pavilion Suites, Jalan Bukit Bintang, Kuala Lumpur**



**Concluded by: Eugene Pang** (REN 30525)

Arden Estates Sdn Bhd (+6016-272 4228)

**When:** Nov 2020



**RM3,280,000**

**Bangi Golf Resort, Bangi, Selangor**

**Type:** Bungalow **Tenure:** Leasehold

**Built-up:** 5,801 sq ft **Land size:** 22,000 sq ft

**Bedroom:** 5 **Bathroom:** 5

**Alps Joon Kiat Tan** (REN 18124)

ORIENTAL REAL ESTATE SDN BHD (E (1) 1503)

+6010 215 3233

## Noteworthy

- Freehold
- Built-up: 836 sq ft
- Two bedrooms; one bathroom
- Fully-furnished high-floor unit
- Facilities: Infinity pool, water jets, wading pool, gym, spa room, indoor Jacuzzi, function room
- Amenities: Several shopping malls and public transportation



Developed by the Pavilion Group, Pavilion Suites Kuala Lumpur is a luxury freehold serviced apartment project located next to Pavilion Kuala Lumpur mall.

Arden Estates Sdn Bhd real estate negotiator Eugene Pang said he concluded the deal even without physical viewings.

According to Pang, the tenant was renting another one-bedroom apartment in the same development and was hunting for a bigger unit to suit his working-from-home needs.

“The tenant was in Langkawi when the unit was available for rent. He immediately took up the unit after watching the virtual walk-through video as he was afraid the property would be taken up by others,” he added.

“There are only two such units [bigger built-ups] on every floor and the monthly rental is less than 5% higher than his current lease of the one-bedroom unit,” Pang noted.

According to the latest available data on **EdgeProp Research**, two units of Pavilion Suites exchanged hands in 2020 with an average transaction price of RM2.61 million or RM2,179 psf.

As at Feb 2021, 49 units of Pavilion Suites were listed for sale on **EdgeProp.my**. The average asking price was RM3.04 million or RM3,379 psf.

Meanwhile, 44 units were looking for tenants with an average asking rental of RM6,250 or RM6.60 psf.



**RM320,000**

**Pekan Meru, Klang, Selangor**

**Type:** Terraced house **Tenure:** Freehold

**Built-up:** 800 sq ft **Land size:** 1,200 sq ft

**Bedroom:** 3 **Bathroom:** 2

**Anuar** (REN 26671)

ALAM HARTA REALTY (E (3) 1687)

+6014 992 2042



**RM2,880,000**

**Sultan Abdul Aziz Shah Golf & Country Club, Shah Alam, Selangor**

**Type:** Semidee house **Tenure:** Leasehold

**Built-up:** 5,000 sq ft **Land size:** 7,416 sq ft

**Bedroom:** 5 **Bathroom:** 4

**Arif Ms** (REN 41296)

AZMI & CO (ESTATE AGENCY) SDN BHD (E (1) 0553)

+6013 624 7821



MAN BUKIT

**RM738,900**

**Kampung Baru Seri Kembangan, Seri Kembangan, Selangor**

**Type:** Residential land **Tenure:** Leasehold  
**Land size:** 7,389 sq ft

**Bernard Lau** (REN 46114)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD  
(E (1) 0452/8) +6012 689 2399



**RM3,500,000**

**Tropicana Golf & Country Resort, Tropicana, Selangor**

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 4,800 sq ft **Land size:** 6,200 sq ft  
**Bedroom:** 6 **Bathroom:** 6

**Bryant Be** (REN 09246)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6016 208 1426



**RM720,000**

**Taman Bukit Anggerik, Cheras, Selangor**

**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 1,936 sq ft **Land size:** 2,390 sq ft  
**Bedroom:** 5 **Bathroom:** 4

**Chris Lim** (REN 20985)

ARBORLAND & CO (KL) SDN BHD (E (1) 1184/1)  
+6016 995 5607

**Done Deal**

*Sold for*

**RM1,388,888** (RM789 psf against land area)

**Three-storey shophot at Taman Danau Kota, Kuala Lumpur**



**Concluded by: Meifen Low** (REN 06451)

OneWorld Real Estate (+6012-653 0714)

**When:** Jan 2021



**RM1,000,000**

**Taman Tasik Semenyih, Semenyih, Selangor**

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 2,000 sq ft **Land size:** 5,005 sq ft  
**Bedroom:** 6 **Bathroom:** 3

**Christine Peter** (REN 38005)

CID REALTORS SDN BHD (E (1) 1855)  
+6018 462 8818

## Noteworthy

- Leasehold
- Built up: 5,280 sq ft
- Land size: 1,760 sq ft
- Six bathrooms
- Easy accessibility via Middle Ring Road 2 (MRR2), Jalan Tun Razak (via Bulatan Pahang) and the Duta-Ulu Kelang Expressway (DUKE)



Located along the bustling Jalan Genting Klang, Taman Danau Kota is one of the mature housing estates in the Setapak area of Kuala Lumpur.

Meifen Low from OneWorld Real Estate said although the 3-storey shophot is located in Taman Danau Kota, it does not directly face the main road, which offers the business owner a quieter environment while having good accessibility.

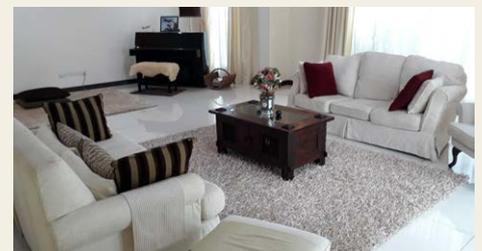
Nevertheless, the growth potential remains intact for the row of shophots as there are many new developments around that area which could attract crowds to the commercial area in Taman Danau Kota, added Low.

According to her, the unit was selling below market price and the buyer who had been looking for a good bargain in this area snapped it up within a short time.

According to **EdgeProp Research**, one shophot changed hands in 2020 with a price tag of RM2.61 million or RM1,136 psf.

As at early Feb 2021, four shophots at Taman Danau Kota were listed for sale in **EdgeProp.my** with an average asking price of RM1.77 million or RM548 psf and three rentals listed at RM4,013 per month or RM2.87 psf.

Planning to buy or sell a home? With **EdgeProp's FREE transacted price tool**, you can check past transaction prices for any property by name or area and make an informed decision.



**RM4,200,000**

**Jalan SHB 7, Subang Heights, Selangor**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 6,117 sq ft **Land size:** 5,300 sq ft  
**Bedroom:** 6 **Bathroom:** 7

**Chua Gs** (REN 01131)

REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)  
+6012 276 6580



**RM1,850,000**

**Lake Valley, Batu 9 Cheras, Selangor**

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 4,365 sq ft **Land size:** 3,200 sq ft  
**Bedroom:** 7 **Bathroom:** 7

**Elvie Ho** (REN 22102)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6012 303 3788



**RM3,500,000**

**Kristal Court, Shah Alam, Selangor**

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 4,426 sq ft **Land size:** 13,000 sq ft  
**Bedroom:** 7 **Bathroom:** 8

Fairuz Syima (REN 48230)  
IQI REALTY SDN BHD (E (1) 1584)  
+6013 245 1282



**RM680,000**

**Taman Melewar, Gombak, Kuala Lumpur**

**Type:** Terraced house **Tenure:** Leasehold  
**Built-up:** 1,650 sqft **Land size:** 1,650 sq ft  
**Bedroom:** 4 **Bathroom:** 3

Hannaan Khairy (REN 44082)  
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)  
+6017 460 4640



**RM7,000,000**

**Damansara Idaman, Ara Damansara, Selangor**

**Type:** Bungalow **Tenure:** Freehold  
**Built-up:** 6,508 sq ft **Land size:** 9,283 sq ft  
**Bedroom:** 6 **Bathroom:** 7

Ikhwan Arbain (REN 31788)  
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)  
+6014 372 5971



**RM2,613,600**

**Leisure Farm, Gelang Patah, Johor**

**Type:** Residential land **Tenure:** Freehold  
**Land size:** 26,136 sq ft

Iris Laughton (E 1301)  
IQI REALTY SDN BHD (E (1) 1584/3)  
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**RM2,200,000**

**Seksyen 14, Petaling Jaya, Selangor**

**Type:** Bungalow **Tenure:** Leasehold  
**Built-up:** 5,000 sq ft **Land size:** 9,540 sq ft  
**Bedroom:** 4 **Bathroom:** 4

Jane Wong (REN 01192)  
REAPFIELD PROPERTIES (SJ) SDN BHD (E (1) 0452/2)  
+6019 221 1370



**RM850,000**

**Damansara Seresta, Bandar Sri Damansara, Selangor**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 1,300 sq ft  
**Bedroom:** 3 **Bathroom:** 2

Jenice Yap (REN 25995)  
REAPFIELD PROPERTIES (HQ) SDN BHD (E(1) 0452)  
+6017 223 3208



**RM2,300,000**

**Rimba Riang, Kota Damansara, Selangor**

**Type:** Residential land **Tenure:** Leasehold  
**Land size:** 17,351 sq ft

Jennifer Yap (REN 01757)  
REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6012 324 0238



**RM3,480,000**

**Berjaya Times Square, Kuala Lumpur**

**Type:** Retail unit **Tenure:** Freehold  
**Built-up:** 675 sq ft

Jenny Yong (REN 16094)  
PROPNEK REALTY SDN BHD (E (1) 1800)  
+6016 208 3348



**RM350,000**

**D'Kiara Apartment, Puchong, Selangor**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 900 sq ft  
**Bedroom:** 3 **Bathroom:** 2

KK Sah (REN 23736)  
TOTAL REALTY SDN BHD (E (1) 1572)  
+6016 637 5097



**RM1,920,000**

**Sunway Montana, Ampang, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 4,200 sq ft **Land size:** 2,132 sq ft  
**Bedroom:** 5 **Bathroom:** 5

Leane Wong (REN 23378)  
TECH REAL ESTATE SDN BHD (E (1) 1537)  
+6017 280 9663



**RM515,000**

**Seventeen Residences, Petaling Jaya, Selangor**

Type: Condominium **Tenure:** Freehold  
**Built-up:** 550 sq ft  
**Bedroom:** Studio **Bathroom:** 1

Liza Tieo (REN 31111)

HECTARWORLD REALTY SDN BHD (E (1) 1589/3)  
+6017 608 3961



**RM850,000**

**Ukiran Alam Impian, Shah Alam, Selangor**

Type: Terraced house **Tenure:** Freehold  
**Built-up:** 2,200 sq ft **Land size:** 1,920 sq ft  
**Bedroom:** 5 **Bathroom:** 6

Lyana Aziz (REN 19369)

WEISE PROPERTIES INTERNATIONAL CONSULTANTS  
SDN BHD (VE (1) 0241) +60112 638 8720



**RM469,000**

**Nilai Impian, Nilai, Negeri Sembilan**

Type: Terraced house **Tenure:** Freehold  
**Built-up:** 1,800 sq ft **Land size:** 1,480 sq ft  
**Bedroom:** 4 **Bathroom:** 3

Nienie Zainal (REN 22193)

WEISE INTERNATIONAL PROPERTY CONSULTANTS  
SDN BHD (VE (1) 0241) +6019 600 3236



**RM848,000**

**Kiara Park, Taman Tun Dr Ismail, Kuala Lumpur**

Type: Condominium **Tenure:** Freehold  
**Built-up:** 1,400 sq ft  
**Bedroom:** 3 **Bathroom:** 2

Rueben Raj (REN 40248)

REAPFIELD PROPERTIES (PUCHONG) SDN BHD  
(E (1) 0452/8) +6017 224 8885



**RM9,639/mth**

**Menara UOA, Bangsar, Kuala Lumpur**

Type: Office **Tenure:** Freehold  
**Built-up:** 2,142 sq ft

Sandy Lim (REN 05454)

CID REALTORS SDN BHD (E (1) 1855/2)  
+6016 301 2015



**RM5,200/mth**

**St Mary Residence, Jalan Tengah, Kuala Lumpur**

Type: Condominium **Tenure:** Freehold  
**Built-up:** 1,442 sq ft  
**Bedroom:** 2 **Bathroom:** 2

See Chak Yan (REN 00995)

MERIDIN PROPERTIES SDN BHD (E (1) 1525)  
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**RM900,000**

**Alam Impian, Shah Alam, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,638 sq ft **Land size:** 2,638 sq ft  
**Bedroom:** 5 **Bathroom:** 5

Shah (REN 08625)

PTLM REAL ESTATE SDN BHD (E (1) 1741)  
+6019 900 0772



**RM406,000**

**Kinta Riverfront, Ipoh, Perak**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,223 sq ft **Bedroom:** 3 **Bathroom:** 2

Steven Eng (PEA 2310)

GS REALTY SDN BHD (E (1) 1307)  
+6018 954 0680



**RM2,688,000**

**Jalan Rahim Kijai, Taman Tun Dr Ismail, Kuala Lumpur**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 2,400 sq ft **Land size:** 4,200 sq ft  
**Bedroom:** 4 **Bathroom:** 3

Swiss Tan (PEA 2710)

IQI REALTY SDN BHD (E (1) 1584/4)  
+6013 228 8881



**RM9,500,000**

**Jalan Kapar, Klang, Selangor**

**Type:** Factory **Tenure:** Freehold  
**Built-up:** 30,008 sq ft **Land size:** 49,986 sq ft  
**Bathroom:** 8

Tay Yen Sing (REN 29659)

TECH REALTORS PROPERTIES SDN BHD (E (1) 1492)  
+6012 335 0520



**RM830,000**

**Taman Sri Bintang, Segambut, Kuala Lumpur**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,200 sq ft **Land size:** 1,540 sq ft  
**Bedroom:** 3 **Bathroom:** 2

Tien Lim (PEA 1576)

CID REALTORS SDN BHD (E (1) 1855)  
+6019 337 4492



**RM360,000**

**The Loft @ ZetaPark, Setapak, Kuala Lumpur**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 677 sq ft **Bedroom:** Studio **Bathroom:** 1

Tony Yap (REN 23582)

AMBER REALTY (E (3) 1482)  
+60115 646 8129



**RM3,925,800**

**Astana Residence, Presint 8, Putrajaya**

**Type:** Semidee house **Tenure:** Freehold  
**Built-up:** 6,456 sq ft **Land size:** 6,758 sq ft  
**Bedroom:** 6 **Bathroom:** 7

Warda (REN 18466)

IQI REALTY SDN BHD (E (1) 1584)  
+6017 616 2788



**RM3,280,000**

**Jalan Pedas, Rembau, Negeri Sembilan**

**Type:** Agricultural land **Tenure:** Freehold  
**Land size:** 7 acres

William Tan (PEA 1315)

IQI REALTY SDN BHD (E (1) 1584)  
+6014 313 1931



**RM600,000**

**Ampang Putra Residency, Ampang, Selangor**

**Type:** Condominium **Tenure:** Leasehold  
**Built-up:** 1,506 sq ft **Bedroom:** 4 **Bathroom:** 4

Wilson Ng (REN 25583)

IQI REALTY SDN BHD (E (1) 1584)  
+6012 298 9779



**RM1,650,000**

**Taipan 1, Ara Damansara, Selangor**

**Type:** Shoplot **Tenure:** Freehold  
**Built-up:** 5,160 sq ft **Land size:** 1,650 sq ft  
**Bathroom:** 6

Wong Mei Fong (REN 32252)

REAPFIELD PROPERTIES (HQ) SDN BHD (E (1) 0452)  
+6012 202 3711



**RM559,000**

**Setia Impian 4, Setia Alam, Selangor**

**Type:** Terraced house **Tenure:** Freehold  
**Built-up:** 1,800 sq ft **Land size:** 1,400 sq ft  
**Bedroom:** 4 **Bathroom:** 3

Zarifi Ederis (REN 47162)

PTP REALTY SDN BHD (E (1) 1904)  
+6012 660 7668



**RM200,000**

**Camelia Court, Nilai, Negeri Sembilan**

**Type:** Condominium **Tenure:** Freehold  
**Built-up:** 750 sq ft **Bedroom:** 3 **Bathroom:** 2

Zuraini Zallin (PEA1699)

RESCOM REALTY (VE (3) 0244)  
+6019 663 1526

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