Star Special

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FIABCI WORLD PRIX D'EXCELLENCE AWARDS 2023

FIABCI
INTERNATIONAL REAL ESTATE FEDERATION

FIABCI WORLD PRIX D'EXCELLENCE AWARDS 2023

8 JUNE 2023 (THURSDAY)

MIAMI, FLORIDA, USA

Sime Darby Property

FROM HOMEGROWN SUCCESS TO

At Sime Darby Property, our commitment to sustainability and community-building has earned us numerous awards and recognition. It now includes the dual-win at the prestigious FIABCI World Prix d'Excellence Awards 2023. Our City of Elmina has emerged the World Gold Winner in the Masterplan category.

WORLD GOLD WINNER
Master Plan Category

Malaysia's Pioneer City of Wellness
Featuring an impressive 300-acre Central Park and 90km of interconnected jogging and cycling track, the City of Elmina sets a new benchmark for liveable cities in Malaysia.

City of ELMINA

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FIABCI
INTERNATIONAL REAL ESTATE FEDERATION

INTERNATIONAL RECOGNITION.

And our Cantara Residences was crowned the World Silver winner in the Residential Mid Rise category. We are proud to receive these notable accolades from FIABCI, which acknowledge our visionary master planning and groundbreaking designs that continue to shape the future of real estate.

The City of Elmina, the World Gold winner of the FIABCI World Prix d'Excellence Awards 2023, is the first wellness-oriented township in Malaysia.

Photo by: JOSE LEE KONG HOONG

The City of Elmina is certified the best masterplanned township in the world by FIABCI, given its wealth of parklands and amenities that are focused on health and wellbeing.

World-class living landmark

THE epitome of a sustainable and future-ready township, the City of Elmina has wellness aspects integrated into all urban forms and designs to support a healthy and balanced lifestyle for residents.

This environmentally conscious 6,500-acre masterplan by Sime Darby Property Bhd emphasises the preservation of natural features as much as possible in providing wholesome quality living.

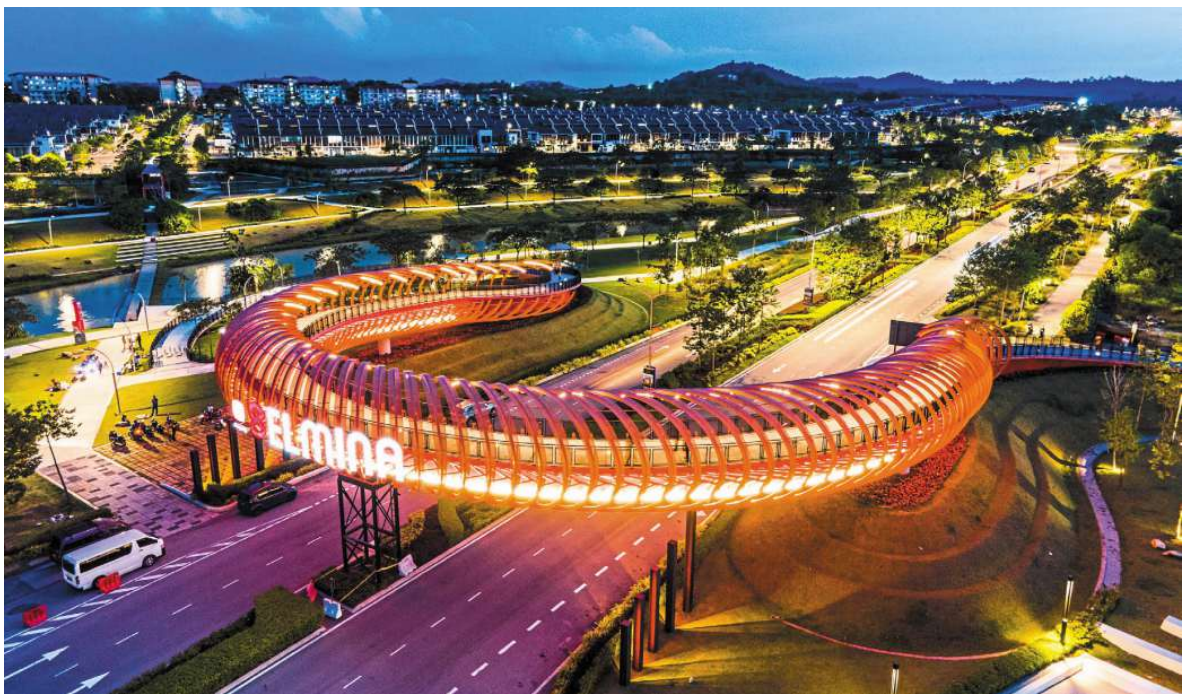
As one of the pioneers adopting the triple bottom line approach to People, Planet and Prosperity, the property developer has continuously championed innovation, sustainability and attaining environmental, social and governance (ESG) goals in all its endeavours transcending property development.

These had paid off handsomely when the City of Elmina was awarded the FIABCI World Prix d'Excellence Awards 2023 (World Gold Winner, Master Plan Category).

The recognition on a global stage has demonstrated Sime Darby Property's excellence in conceptualising and developing future-ready townships and resilient communities, as well as fostering a more sustainable future.

The highly coveted award is a testament to the township's visionary and holistic masterplan, whereby the community will continuously enjoy a host of wellness driven amenities and be assured that the City of Elmina will develop sustainably, elevating the quality of life and driving socio-economic success for the wider region.

This prestigious win for both the community and Sime Darby Property further validates the Company's purpose to be a Value Multiplier for People, Businesses, Economies and the Planet.



Sime Darby Property's City of Elmina raises the bar among its industry peers both locally and internationally through every aspect of the development.

Malaysia's first wellness-oriented township

Located in Shah Alam, Selangor, the City of Elmina was envisioned with wellness and liveability at the crux of its masterplan via the integration of the eight pillars of wellness – physical, mental, emotional, family, community, occupational, intellectual and environmental wellness.

Boasting 1,118 acres of sprawling parklands complemented by the 2,700-acre Bukit Cherakah Forest Reserve, the masterpiece comprises five townships, namely Denai Alam, Bukit Subang, Elmina East, Elmina West and Elmina Business Park.

With a masterplan spanning 40 years, the City of Elmina has seen over 11,000 units of completed homes since it commenced development in 2000, and is maturing swiftly with an estimated population of 45,000 to date.

Upon full completion, this iconic self-contained township will have approximately 36,000 homes with an estimated population of 150,000.

With its humble beginnings as one of Malaysia's oldest oil palm plantations, the City of Elmina had to overcome many challenges in the early years of its development.

The biggest one being the stormwater management/water retention on-site as well as the water retention issues downstream of Subang River at Kampung Kubu Gajah.

To address these, the river and pond system in the masterplan was upgraded to incorporate urban stormwater management strategies such as the construction of the Elmina Central Park, where the water flows through to the ponds for better water catchment.

The 300-acre Central Park is designed to be a temporary flood basin with parts of the park being able to accommodate up to Q1000 (1 in 1,000 years) flood events.

With the above design measures, the developer has successfully undertaken steps to floodproof the township from occurrences of heavy flooding.

Secondly, Sime Darby Property must embrace the challenge of developing a sustainable township where people and nature can co-exist in harmony in an inclusive living environment.

Hence, the Elmina Rainforest Knowledge Centre (ERKC) in partnership with Tropical Rainforest Conservation & Research Centre (TRCRC) was established.

TRCRC, a leading non-profit and industry expert on tropical rainforest conservation and ecology, runs the conservation programmes at ERKC with funding support from Sime Darby Property's philanthropic arm, Yayasan Sime Darby.

Positioned as the 'Gateway to Malaysia's Natural Heritage', ERKC strives to promote long-term reforestation initiatives and experiential biodiversity education for the community within and beyond the City of Elmina.

A part of ERKC is the Elmina Living Collection Nursery (ELCN) where a variety of Endangered, Rare and Threatened (ERT) tree species are nurtured, functioning as a seed and gene bank for future ecosystem and habitat restoration.

With both ERKC and ELCN in place, Sime Darby Property now has a constant supply of forest trees to be planted across its townships as well as supplied to external parties for reforestation initiatives.

Thirdly, the company has to ensure that its product planning is flexible enough to evolve according to market demand and preferences since the City of Elmina's development period spans 40 years.

Thus, it must constantly innovate and improve the home designs by enhancing key features to provide more value to the market, and design larger format homes with more green spaces to cater to post-pandemic lifestyles.

The developer has also introduced FittingsPlus+ in its linked homes encompassing built-in air-conditioning piping, instant water heaters, booster pump, outdoor water filter and metal security grilles.

Some of the residences are also fitted with solar panels to reduce carbon footprint and enable energy bill savings.

These features not only provide extra value and hassle-free move-ins for purchasers but also distinguish Sime Darby Property from its competitors.

Preserving Mother Nature

As a responsible property developer, Sime Darby Property understands the critical role it plays in shaping the communities in which it operates.

A community is only as strong as its most vulnerable members, and that's why it is committed to building inclusive and resilient communities that support and uplift all members, regardless of backgrounds or circumstances.

The developer believes that investing in wellness-centric features and amenities will elevate the quality of life, and by virtue of this, create irreversible value for its property developments and surrounding ecosystems.

Besides the Central Park that is a natural extension of the adjacent forest reserve, the City of Elmina's masterplan also comprises 90km of scenic interconnected jogging and cycling tracks, a wellness hub and the Elmina Inclusive Playground.

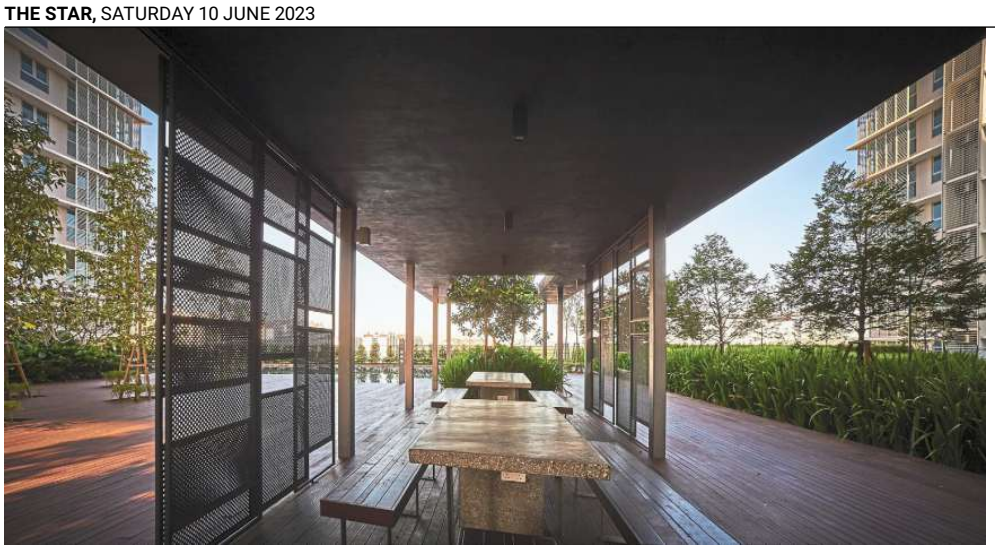
The majestic Central Park is made up of six distinctive themed parks, namely the Community, Urban, Arts and Cultural, Forest, Wildlife and Sports Parks.

Additionally, the township is also dotted with 480 acres of natural greenery and pocket parks alongside open social spaces for residents to enjoy a wide spectrum of outdoor activities.

The City of Elmina aims to plant 210,000 trees at full completion, with a minimum of 10% from ERT species.

Existing terrain such as rivers and hills are retained while the river valley is widened to form the Elmina River of Life. The application of urban biodiversity principles facilitates the creation of a biodiversity corridor within the township.

Overall, Sime Darby Property's purpose to be a Value Multiplier for People, Businesses, Economies and the Planet is exemplified by the City of Elmina's holistic masterplan, which proves that nature can coexist peacefully with a well-planned development that has a clear strong sustainable agenda.



Recognised at the FIABCI World Prix d'Excellence Awards 2023, Cantara Residences was designed with sustainability in mind, demonstrated by its innovative outlook to home living.

Cantara Residences is an internationally renowned development by Sime Darby Property.

Bridging communities together

IN an increasingly disconnected world, it is more vital than ever for residential developments to nurture a sense of community.

Having shared spaces where people come together can help bridge differences and foster ties that would ultimately create a better quality of life for all.

That was Sime Darby Property's vision when it conceptualised the landmark Cantara Residences in its award-winning township of Ara Damansara in Selangor.

Its name, which derives from the Arabic word for 'bridge', is a nod to its unique architectural feature – a 168m-long, double-storey, living Sky Bridge that links four 23-storey blocks.

The development has now received global recognition, as Cantara Residences won World Silver under the Residential Mid Rise category at FIABCI's World Prix d'Excellence Awards 2023.

This followed its earlier win in the same category at the FIABCI Malaysia Property Award 2022 recently in March. Both accolades are a testament to its distinctive design and premise.

When Cantara Residences was completed in May 2020, it earned an entry to the Malaysia Book of Records for 'The Longest Residential Sky Bridge' in the country.

Sime Darby Property sees the FIABCI World Prix d'Excellence Awards as a significant milestone for the company and one that speaks volumes about its long-standing dedication to excellence, sustainability and innovation.

It underscores the company's commitment to delivering high-quality and innovative residential developments that cater to the needs and preferences of modern home-buyers.

Additionally, it is also a testament to the work that TEAM Sime Darby Property put into creating world-class projects that raise the benchmark of residential developments globally and elevate the standards of design, construction and sustainability.

Elevated premise

Cantara Residences arose from a confluence of ideas to create a distinctive, innovative, sustainable and marketable product that stood out against the township's many conventional buildings.

It was envisaged to become an iconic landmark for Ara Damansara, with the design addressing concerns of shared spaces and social needs in modern society while offering a multiplicity of indoor and outdoor spaces specific to the Malaysian context.

The goal was to create an urban resort living destination surrounded by a lush environment emulating Malaysia's tropical forests. However, there were some height constraints to be addressed.

Ara Damansara is located under the flight path of planes from the nearby Sultan Abdul Aziz Shah Airport (Subang Skypark Terminal), hence any structure is subjected to a maximum height limit of 122m by the Civil Aviation Authority of Malaysia (CAAM). This forced architects to get creative in maximising the permitted gross floor area.

They decided to create an extraordinary living experience by designing a cantilevered 'Living Sky Bridge' that currently houses 24 units of the development's overall 888 serviced residences.

These became some of the most sought-after units once Cantara Residences went on the market. The project has since sold out.

Additionally, the Sky Bridge's Level 18 rooftop was also designed to be a recreational area that connects the community. There is lush landscaping and several wellness facilities.

While construction was costlier and more challenging than conventional structures, the Living Sky Bridge gave the development a higher property value, asset value proposition and marketability.

Sustainability was another key factor. Cantara Residences was designed and built with a variety of environmentally-friendly features so that it may achieve the Green Building Index (GBI) Gold certification.

This includes photovoltaic panels, regenerative lifts, LED lighting with sensors for common areas, rainwater harvesting for landscaping and sustainable building materials.

Distinctive design

Cantara Residences' four towers are laid out in a staggered position so residents enjoy better privacy in every unit.

These are sized between 646sq ft and 2,077sq ft and are oriented to face true north and south. It effectively minimises heat generated by direct sunlight and mitigates the heat island effect common in urban high-rises. Sliding louvres on corner units provide extra shade while the use of low-emissivity glazing all around reduces ultraviolet (UV) light penetrating interior spaces.

Riding the wave of the global sustainability movement, Cantara Residences features 3.2 acres of common facilities set within a refreshing urban forest.

The 3.2 acres of shared facilities at Cantara Residences are also surrounded by a revitalising urban forest, which has helped to increase the number of greeneries by 200% since the start of development.

These greeneries are spread across the Sky Bridge's rooftop as well as the resort-styled podium on Level 6, where the infinity pool, sauna, steam room, Jacuzzi, aqua gym, reflexology path and multi-purpose hall are located.

Cantara Residences, which also has 13 retail units on the ground floor, was designed and built using cutting-edge techniques to ensure safety, durability and comfort.

The use of Industrialised Building Systems (IBS), Starken autoclaved aerated concrete (AAC) bricks and reinforced lightweight concrete wall panels not only made construction greener and more efficient, but also gave the finished structure similar strength to conventional buildings whilst having less impact on site surroundings.

Building Information Modelling (BIM) solutions were also crucial as they provided the design team with clear views of the physical and intrinsic properties of the development in 3D.

This allowed structural, architectural, mechanical, electrical and plumbing aspects to be visualised and potential problems identified, long before the first brick was laid.

Despite the intricacy of Cantara Residences' design, it obtained a QLASSIC score of 82% in August 2020. This further underscored Sime Darby Property's commitment towards quality and reaffirms its status as one of the country's most reputable developers.

Ideal location

Residents enjoy good connectivity as Ara Damansara is a mature township situated near major expressways and vast networks of rail lines, affording easy access to various parts of the city.

Cantara Residences is also a transit-adjacent development (TAD), being just 500m from the Lembah Subang LRT station. The Ara Damansara and Lembah Subang LRT stations are also nearby.

Other amenities in the vicinity include Sime Darby Medical Centre Ara Damansara (3km) and the Subang Skypark Terminal (5km). The Kuala Lumpur city centre is within 13km.

Advancing forward

Today, Cantara Residences has become an iconic landmark that enhances the Malaysian urban skyline. It is a priceless legacy to be admired and enjoyed by generations to come.

Sime Darby Property remains committed to developing this award-winning Ara Damansara township, guided by its Purpose to be a Value Multiplier for People, Businesses, Economies and the Planet.

Its Vision is to Advance Real Estate as a Force for Collective Progress in Harmony with the Planet's Resources. Winning the FIABCI World Prix d'Excellence Awards reflects Sime Darby Property's dedication towards excellence and innovation in all its projects.

Keep an eye out for Sime Darby Property's upcoming launch this year. It will be another freehold with purely residential title development in Ara Damansara.

The low-density project with three- to four-bedroom layouts will suit buyers from all walks of life. It has good access to the neighbourhood's retail offerings and is within walking distance to Lotus's Hypermarket and Oasis Square.

Get first-hand information by scanning the QR code on this page.

The clubhouse's impressive 50m-long saltwater swimming pool.

i-Park features energy-saving end-to-end solar PV solutions.

Boost for industrial sector with infinite possibilities

GREAT value creation is often the result of diverging from the norm and doing something new.

Where industrial properties are concerned, this includes making them more than just utilitarian structures and significantly enhancing the human experience for the people working inside.

That was the case with AME's benchmark game-changing i-Park @ Senai Airport City in Johor, which introduces healthy and relaxing lifestyles to the fast-paced world of business and industry.

Its pioneering 'Industrial Resort' concept not only creates a new benchmark for how people work, live and play today; but also lays foundations for companies operating here to grow their capital and flourish in the long-term.

Cheryl Lim, director of Ipark Development Sdn Bhd, said the trendsetting development stemmed from a desire to change the general perception of industrial properties, which tend to be negative due to factors like poor management or infrastructure upgrading being restricted.

"We sought to change that. So in 2011, we began developing modern and managed industrial parks under the i-Park brand – the first two being i-Park @ SILC and i-Park @ Indahpura.

"In 2017, we launched our third industrial park project, i-Park @ Senai Airport City, with an upgraded Industrial Resort concept. The aim was to create a conducive environment for a good work-life balance," she shared of the RM1.369bil development.

Spanning 191.4 acres of freehold land, it was built over three phases and comprises detached and semi-detached factory units that are highly-functional and customisable with one-stop business and service solutions with speedy delivery.

But what truly sets i-Park @ Senai Airport City apart from others of its kind is the integrated clubhouse with sports and recreational facilities, outdoor parks, a well-managed workers' accommodation and a commitment towards environmental, social and governance (ESG) practices.

This novel approach was one of the key factors in making it a World Gold Winner under the Industrial Category of FIABCI's prestigious World Prix d'Excellence Awards 2023.

i-Park @ Senai Airport City is a clean and green ESG industrial development.

Environmental monitoring is done monthly to keep surroundings clean and compliant with local authority guidelines.

Added value with ESG

i-Park @ Senai Airport City's clubhouse, called the i-Privilege Club, synergises two concepts that are normally quite opposite in nature – work and relaxation.

A modern space equipped with a host of plush indoor and outdoor amenities, it underscores the development's unique premise of nurturing healthy work-life integration.

Club members can enjoy a fully-equipped gymnasium, health studio, badminton court, tennis court, futsal court, sand volleyball court, basketball court, outdoor amphitheatre, jogging tracks, cycling lane and a 50m-long saltwater swimming pool. There's also a cafe and multi-functional hall that can host corporate and social activities alike.

"We strive to build a community and our involvement does not end at the point of selling or leasing. We want to maintain sustainable long-term relationships with our purchasers and tenants and regularly organise business functions or festive celebrations within the i-Park community."

"Besides networking, these also serve as a platform for information and knowledge exchange, opening up avenues for potential business collaborations," Lim said.

Complementing the standalone clubhouse is a scenic, lakeside recreational park. Having such amenities near a workplace can also be instrumental in attracting and retaining talent. To date, i-Park @ Senai Airport City has created over 6,000 white and blue collar job opportunities.

These factory units with green building features come either ready-built or customisable to suit specific needs. Gross floor areas range from 30,000sq ft all the way up to 300,000sq ft which are suitable for large-scale operations. There is the option for lease or outright purchase.

With AME having over 25 years' of experience in industrial development and construction, it keenly understands companies' ever-changing business and operational requirements.

The entire park is fully-guarded with 24-hour security control with CCTV surveillance. It is equipped with high-speed broadband and top-notch power, water and natural gas supply.

i-Park @ Senai Airport City's commitment to ESG is also evident in its workers' accommodation called i-Stay, which has approximately 2,005 beds.

Compliant with Malaysia's Jabatan Tenaga Kerja and the Internationally Responsible Business Alliance guidelines, it is located within walking distance of the factories and connected with covered walkways equipped with solar street lighting.

The accommodations are split into male and female blocks and have biometric security access and turnstile entry points at every single block, ensuring the safety of workers. This close proximity to the park also allows businesses to reduce or save costs associated with workers' transportation, while increasing their productivity and cutting down on social problems.

The blocks are also equipped with entertainment facilities such as Astro and free Wi-Fi at common areas, table tennis equipment and arcade game machines.

There is also a park gym, first-aid room, multi-purpose hall, launderette, canteen, mineral water vending machine and grocery shop. A digital ATM (SOCASH Solutions) and cashless online remittance system also makes it easy for both employers and employees to handle incoming and outgoing payments, including to the latter's home countries.

Also appealing is i-Park @ Senai Airport City's strategic location within Flagship E of Iskandar Malaysia, the main development corridor in southern Malaysia.

It is surrounded by matured townships such as Senai, Kulai, Kempas, Impian Emas and Skudai, while being near the Senai International Airport.

There's also easy accessibility to major ports like Tanjung Pelepas and Pasir Gudang, as well as major arteries like the North-South Expressway and Second Link Expressway which link to Johor Baru, Singapore or the central and northern regions of Peninsular Malaysia, giving businesses an edge in logistics and reach.

A success story

Since opening, i-Park @ Senai Airport City has attracted numerous local and international companies which make up 36% and 64% of occupants respectively.

The multinational firms calling it home hail from the USA, China, Singapore, Australia, Japan, the UK, Netherlands, France, Germany, Denmark, Switzerland and Taiwan.

These span the gamut of sectors including pharmaceutical and medical devices manufacturing, warehousing and storage, electrical and electronics manufacturing, research and development, plastic injection moulding, assemblies, trading and precision engineering.

"With a strong track record of quality construction and well-managed industrial park developments, AME has played a key role in attracting foreign direct investments into Malaysia.

"The companies' high-value manufacturing and high-tech solutions help to move the local manufacturing ecosystem up the value chain," Lim pointed out.

She saw the FIABCI World Prix d'Excellence Awards as fitting recognition for the company's efforts in elevating the standards of industrial parks, as well as its team members' hard work and dedication.

"We are truly proud that our end products have enjoyed such overwhelming response. We'll continue to innovate and be a benchmark for future industrial parks. Moving forward, our focus will be on Industry 4.0 and 5G technologies, renewable energies, GBI-compliant buildings and further emphasis on ESG to enhance customers' business values and attract more high-tech operations here," Lim said.

Currently, AME is developing another new industrial park, i-TechValley, also at Iskandar Malaysia's Flagship B, through its wholly-owned subsidiaries Pentagon Land Sdn Bhd and Greenhill SILC Sdn Bhd.

This ESG-driven and sustainable development will span over 170 freehold acres and enjoy the same excellent accessibility, world-class infrastructure and excellent network of amenities.

Its detached factories are designed for optimum functionality and are built with modern aesthetics and innovation solutions. Units are both ready-built or fully-customisable to suit the requirements of local and international corporations. Sizes range from 30,000sq ft to 300,000sq ft and above, with options for lease or outright purchase.

One of its clusters has been designated to be a pharmaceutical and medical hub, and has thus far successfully garnered investment from notable multinational corporations including three US-based pharmaceutical giants.

For more on AME's industrial park developments, kindly visit www.amedev.com.my

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Industrial Resort . Infinite Possibilities

Where Work Meets Life, Where Industrial Meets Nature

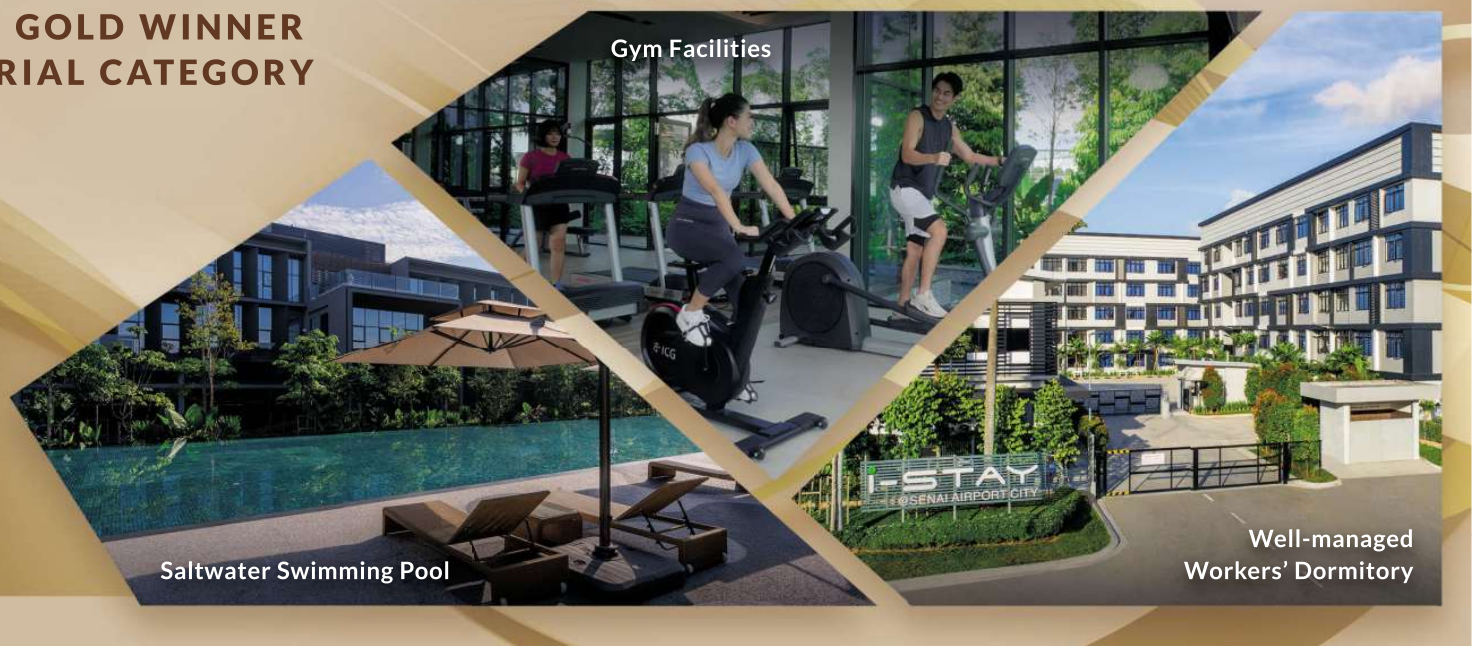
As a leading provider for industrial space solutions with more than 25 years of experience, AME is delighted to present our Award-Winning Industrial Park. Designed with green features and lush landscapes, our well-managed industrial park is moving forward as a sustainable development with ESG integration that fosters a healthy work-life balance for our tenants, who benefit from top-of-the-line facilities. We are proud to offer this comprehensive master planning, which has won awards for its innovative design and commitment to sustainability.

FIABCI WORLD PRIX D'EXCELLENCE AWARDS 2023

WORLD GOLD WINNER INDUSTRIAL CATEGORY

MALAYSIA PROPERTY AWARD 2022

WINNER OF INDUSTRIAL CATEGORY



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Honouring eminence in real estate's splendour

THE prestigious FIABCI World Prix d'Excellence Awards recognises projects that best embody excellence in all real estate disciplines involved in its creation.

It illustrates FIABCI's ideal of 'providing society with the optimal solution to its property needs' and is awarded by an international panel of judges comprising top real estate professionals and experts. Overall merits are the prime determinant, rather than just aesthetics, functionality or size.

The accolades therefore represent an outstanding achievement on the part of the winners, bestowing them with the right to use the coveted and exclusive FIABCI World Prix d'Excellence Awards logo.

Winning projects and companies also gain access to a unique international platform with FIABCI's extensive network of over 60 member countries and 120 real estate professional organisations.

This makes the FIABCI World Prix d'Excellence much more than just a beauty contest. Rather, it represents projects that are truly a cut above the rest!

Judging

Two groups of real estate experts take part in the judging process – the Judges and Oversight Panel.

They are formed from FIABCI chapter presidents and members, past judges, past Oversight Panel members, representatives principal members, academic members and other real estate professionals from around the world.

The Awards Secretariat takes into consideration the number of entries, number of judges, preferred categories and professional orientation, then assigns judges accordingly.

The goal is to have a roughly equal number of judges in each category, and to have as many judges scoring each category as possible.

Moreover, all judges have to abstain from judging in categories that have a project submission from their home country.

The Oversight Panel is made up of judges with at least two years' experience and is appointed by the FIABCI World President under recommendation from the FIABCI World Prix d'Excellence Committee president.

Their first role is to judge the assigned categories and projects, with the second being participating in the Oversight Panel meeting which confirms the final results. This year, it was held in the middle of March.

Awards Categories

1. Affordable Housing – for affordable residential projects by public or private sector developers. These must adhere to affordable housing policy, criteria, guidelines, rules and regulations, including ceiling prices, enforced by the respective governments or authorities.

2. Environmental – for projects that rehabilitate or conserve existing environments, such as ex-mining lands, polluted rivers, landfills, or land that has been severely damaged by industrial use.

3. Heritage – for restoration or conservation of old buildings that have been identified by the relevant authorities for heritage conservation or preservation.

Any such building has to be restored to its original condition as best as possible. The building, after restoration, can be for any usage depending on the owner. Thus, the same building may enter more than one category.

4. Hotel – for all types of hotels and service apartments (built on commercial land) that are strictly operated as commercial accommodations.

5. Industrial – for industrial buildings, industrial parks, technology parks, warehouses, factories and other similar developments.

6. Master Plan – for master development concept plans that have been approved by the relevant authorities for human dwelling townships or residential housing estates. If it comprises many phases, at least one phase must be completed and operational for a year to be eligible.

7. Mixed-Use Development – for projects that comprise at least three or more main components of properties, where those properties are physically and functionally integrated with covered pedestrian connections, such as a development that blends residential, commercial, office and retail uses. Auxiliary facilities and service outlets are not counted.

8. Office – for office buildings, office parks, office complexes and other similar developments.

9. Public Infrastructure/Amenities – for projects undertaken by governments or authorities, or projects financed by public funding or government allocations and subsidies, such as government buildings, hospitals, roads, bridges, airports, stadiums, parks and more.

10. Purpose-Built – for private-funded projects or buildings that do not comply with other categories, such as private hospitals, airports, bus terminals, universities, schools, etc.

11. Residential High Rise – for apartments, service apartments, condominiums and residential development buildings of 26 storeys and above.

12. Residential Mid Rise – for apartments, service apartments, condominiums and residential development buildings of 11 storeys to 25 storeys.

13. Residential Low Rise – for landed housing projects, housing estates and residential development buildings of up to 10 storeys.

14. Resort – for beach resorts, hill resorts, theme parks, marinas and other related developments that are mainly used for relaxation or recreation, attracting visitors and families for holidays, vacations or long-term stays; which attempts to provide all-in-one or most of a vacationer's wants on the premises, such as food, drinks, lodging, sports, entertainment, and shopping.

15. Retail – for shopping malls, shopping centres, hypermarkets and other similar developments.

16. Sustainable Development – for projects or buildings that incorporate renewable, recycled, energy-efficient, energy-saving, eco-friendly, green-compliant or green-certified materials, resources and features, to meet the needs of the present without compromising the ability of future generations to meet their own needs. This includes initiatives and actions to preserve natural resources in and around the development.

Past FIABCI World Prix D'Excellence (2022) Gold Awards winners with their trophy and awards.

Jordi Ribo, FIABCI World President 2021-2022, delivering his keynote speeches to all the attendees at the 2022 awards dinner.

Dr Yu, FIABCI World Prix Secretariat presented his opening speech at the awards dinner (2022).

Past FIABCI World Prix D'Excellence (2022) Silver Awards winners with their trophy and awards.

Attendees enjoying themselves at the 2022 awards dinner.

FIABCI World Prix d'Excellence Gold and Silver award trophies, a prestigious accolade accompanied by international recognition, becomes the object of desire for real estate profession world widely.

The pinnacle of excellence

LIFE is reflected by the vibrant colours of a rainbow after the rain at The Rainz @ Bukit Jalil, a winning formula that earned the development the prestigious FIABCI World Prix d'Excellence Awards 2023 (World Silver Winner, Residential High-Rise Category).

Conceived around the concept of resort living at home, the rainbow represents the wide array of life's qualities at this tropical sanctuary by esteemed developer EXSIM.

"We will honour this mandate by delivering more sustainable developments for the community nationwide. This marks an important milestone and serves as an inspiration for us to continue striving towards being better.

"This recognition also signifies the accumulated efforts of a determined, unified and visionary team at EXSIM in making dreams doable!," enthused EXSIM Corporate Affairs & Branding director, Michelle Siew.

A strong believer in continuous innovation, Siew said EXSIM aims to grow its foothold as a game-changer in the industry and spread its brand beyond Malaysia.

"Spurred by the success and positive response to our projects, let us look forward to a greater horizon together while constantly employing New Age Ingenuity to pioneer a better tomorrow for all," she exclaimed.

Elaborating on its 'recipe' in crafting world-class developments, Siew said nature has always taken centre stage in every EXSIM project by respecting, revitalising and giving credit to Mother Nature.

"We take great pride in combining form and landscape to glorify the wonders of modern architecture. We also believe in functionality, for when beauty meets practicality, the results will always be extraordinary!."

To date, EXSIM has 36 developments under its belt with two projects outside of Selangor and Kuala Lumpur – 22 Macalisterz @ George Town, Penang, and The Stallionz @ Ipoh White Times Square, Perak.

Moving forward, the developer will stamp its mark in Kelantan, Sabah, Johor and Terengganu with high rise and hospitality developments.

Mana Mana Hospitality, a brand fully supported by EXSIM, provides seamless property management services such as housekeeping, operations, marketing and property management to accord a hassle-free property investment experience with a whole string of benefits.

EXSIM will also be relocating its corporate office to the new EXSIM Tower in Millerz Square @ Old Klang Road. As the team is rapidly growing, the company is determined to create a work space that inspires collaboration and continuous growth.

Established in 2008, EXSIM has gone on to redefine industry standards with its premium developments. Its maiden undertaking, Nouvelle Industrial Park Lot 10 @ Kota Damansara was named Industrial Category winner in the Malaysia Property Award (MPA) 2015.

Managing director Lim Aik Hoe then went on to clinch the acclaimed Property Man in MPA 2017 followed by The Rainz @ Bukit Jalil in MPA 2022 (Residential High-Rise Category).

The Rainz is designed to be in complete harmony with nature.

The needs of any lifestyle are easily met with the myriad of amenities.

Beauty at every turn

Designed to be in complete harmony with nature, The Rainz features 624 units of spacious residences ranging from 1,513sq ft to 1,930sq ft and complemented by 2.5 acres of family-oriented lifestyle facilities, lush greeneries and tranquil water features.

The abundance of activities available to residents will surely make living here ever-engaging, yet maintaining a soothing distance from the hectic pace of city living.

Top notch amenities include Hanging Bridge, Maze Garden, Camping Zone, Sky Garden, Sky View Deck and Sky Floating Lounge, set against the backdrop of scenic vistas and the glittering lights of Bukit Jalil.

To present the integration between human and nature by creating 'a rich and sustainable urban rainforest home', The Rainz's green area covers 29.5% of the total project acreage of 5 acres.

The diversity of plants comprises around 250 trees such as Kempas, Kayu Arang and Meranti and 16,000 shrubs that are planted on facilities to achieve the concept of urban rainforest.

This not only serves as an aesthetic perspective to the community recreational purpose but also improves the human well-being and natural environment (acts as dust and noise barrier).

Other green features are rainwater harvesting, living green skin on the building wall to regulate the temperature, and integrated eco-pond to reduce flooding and stormwater runoff as well as acting as pollution control and habitat creation.

Located within the burgeoning Bukit Jalil in Kuala Lumpur, The Rainz is nestled amid a wealth of amenities providing its residents stellar convenience.

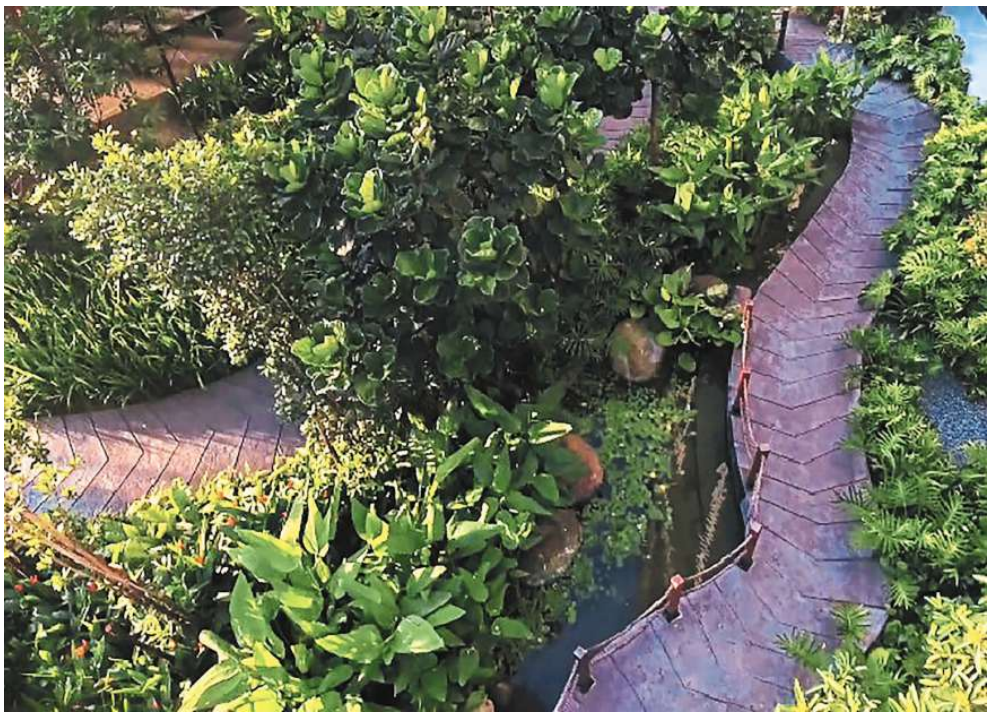
It is accessible through a number of major highways and connected by the LRT Awan Besar Station. Schools, university campus, golf resort, recreational park and shopping malls are all within close proximity.

Environmental awareness coupled with exemplary lifestyle living – this is the important philosophy that EXSIM holds dear to its heart when it comes to The Rainz.

Come home to an immaculate sanctuary where seamless contemporary design intertwines with the beauty of nature at every turn, expressing an all-encompassing space crafted for the larger life.

Pulling together its stunning location, premium facilities and generous unit sizes, The Rainz @ Bukit Jalil is the perfect home to create precious memories.

The Eco Pond is a thriving mini ecosystem that provides oxygen for healthy fish and plants.



Lush greeneries to offer a refreshing respite.

THE RAINZ
@BUKIT JALIL

EXSIM
NEW AGE INGENUITY

FIABCI WORLD PRIX D'EXCELLENCE AWARDS 2023

Residential High Rise Category

Thank You For The Recognition

WE MADE IT!

Another achievement unlocked and another venture gained. We are immensely grateful and honoured to be recognized for another milestone we are passionate about. Our belief and your trust in us will continue to fuel and inspire us to create more innovations.

exsim.com.my

Setia V Residences stands tall in the blue-chip address of Gurney Drive, Penang.

The O2 Lagoon of Essex Gardens at Setia Eco Templer is where two naturally existing creeks, Carson Creek and Alresford Creek converge.

Two-gold accolade for crafting quality homes

A BRAND synonymous with quality, reliability and value creation, S P Setia excelled by clinching two World Gold at the FIABCI World Prix d'Excellence Awards 2023.

The accolades were for Setia Eco Templer (Master Plan Category) and Setia V Residences (Residential High Rise Category), two exceptional developments that are self-sufficient with abundance of lifestyle amenities for residents to live, learn, work and play.

The stunning Balinese-inspired homes of Setia Eco Templer in Rawang, Selangor.

Setia Eco Templer

Built on the belief that there is beauty in all forms of nature, the 194-acre former golf course was designed around nine obscure creeks in an endeavour to preserve its primal charm.

Thus the project's signature landmark - the Legend of Nine Creeks - was born.

Crafted amid the Bukit Takun monolith and flanked by Templer Park and Kanching Eco Forest Park, this extraordinary eco-themed masterpiece in Rawang, Selangor, has over 30% of its land size dedicated to Mother Nature.

From verdant greenscapes and age-old groves to tranquil lakes and natural creeks with a thriving ecosystem, Setia Eco Templer represents the brand's eco-conscious pursuits and commitment to sustainability practices.

The original site's series of existing water bodies, flora and fauna and their innate habitats as well as the land topography were preserved and enhanced.

One of the most unique developments in Malaysia, the project boasts stunning views of the majestic forest reserve, cooler temperatures and fresher air compared to the city.

This sustainable eco-township is one of the few masterplan developments in the country to incorporate a forest reserve view.

The forest-sensitive design also includes a green buffer zone next to the forest reserve to protect the forest fauna and an open park at the end of the buffer zone dedicated as a bird-watching park and wetland.

The residential enclave of English, Peranakan and Balinese-themed architectural designs offer exclusive resort-style living experiences cradled in the arms of nature but set in the modern world.

The distinct concept is such that every residential parcel features limited edition and low-density units with their own thematic gardens, complemented by commercial lots, a clubhouse and lifestyle hub.

All landed homes come with sustainable and innovative features such as solar water heating system, fibre optic and smart home system to provide residents with a future-proof home.

Envisioned as a tribute to journeys and cultures, the structural and aesthetic designs, layout, colour schemes and landscaped environs were works of inspiration from Templer Park.

The park was named after Field Marshal (Tun) Sir Gerald Walter Robert Templer, a senior British army officer appointed as a High Commissioner and Director of Operations in 1952 during his service in Malaya.

The developer drew inspiration from his journey to Malaya that took him from the immaculate estates of an English home to the exotic influences of the Malay Archipelago, and the unique cultural diversity of the Peranakan era.

With long-term sustainability in mind, all the gardens and open spaces including the commercial parcel were designed for easy maintenance, low energy consumption and water efficiency in addition to being environmentally and people-friendly.

Location wise, Setia Eco Templer is connected by a network of highways and expressways including the Rawang Bypass, Guthrie Corridor Expressway (GCE), LATAR Expressway and NKVE.

Accessibility has been further improved with the Setia Eco Templer Interchange, providing efficient ingress and egress points for smoother and safer traffic flow.

Designed to be more than just a place of shelter, Setia Eco Templer is laced with bold pursuits to challenge convention and gentle approaches in injecting the brand's LiveLearnWorkPlay philosophy for nurturing wholesome communities.

Setia V Residences

Located in the blue-chip address of Gurney Drive in Penang, Setia V Residences is an uber-luxury sea-fronting development that exemplifies strategic location, panoramic views and unparalleled facilities.

Just like its location which represents a status symbol of wealth, stature and prestige, the project exudes exclusivity and levels of refinement that are second to none.

Those in pursuit of luxury have always been drawn to this neighbourhood of elegant bungalows from its colonial era days, and Setia V Residences provides the rare opportunity for those who wish to live in residences reminiscent of the opulent bungalows in a highly desirable but land-scarce destination.

Long and linear with an existing heritage bungalow onsite, the site inspires an architectural journey of preservation, innovation and change for this already illustrious locale.

This iconic development is driven by the desire to maintain and extend Gurney Drive's rich urban fabric while at the same time, harness views of the Andaman Sea and historic George Town.

The highlight of the project is the onsite heritage bungalow, meticulously preserved at the main entrance point, a homage to the historicity of the site.

Setia V Residences consist of two soaring towers of 48 (Tower A) and 31 (Tower B) storeys, one at each end of the plot linked by a long-span podium built directly over the heritage bungalow which currently is being served as the residence management office.

A modern solution for a perennial problem, the podium negated the need for new columns that would obstruct or damage the bungalow. Functionally, it maximised land use by doubling as the carpark podium block with a sky bridge to link both towers.

A striking silhouette on the skyline, Tower A is one of the tallest residential developments in Penang with 106 stunning residences ranging from 2,624 sq ft to 7,119 sq ft while Tower B features 72 generously-sized units ranging from 1,376 sq ft to 1,869 sq ft.

Residents are pampered with top-notch facilities such as squash court, yoga deck, dance studio, BBQ garden and concept kitchen, spread over 11 levels for their pure indulgence.

To reduce its carbon footprint, large screens and trellises were used to encase the podium to provide partial shade from the sun and mitigate the heat island effect.

LED lights that are controlled by a digital timer are installed at all the recreation and congregation spaces.

Adding to Setia V Residences' appeal is its optimum accessibility which places residents at the centre of it all; daily conveniences, premier education and medical institutions and entertainment.

George Town is less than 3km away while Penang's best hawker fare and local cuisine, high-end malls and seafront attractions are within walking distance.

Setia

AN EVERLASTING DRIVE TO AIM HIGHER

The possibilities keep us going. For big dreams are ours to turn into reality, the glass ceilings are there for us to shatter. With all that we do, we aim high.

Our goal of reaching high has brought us great rewards. We are once again humbled to be recognised as the World Gold winner at the prestigious **2023 FIABCI World Prix d'Excellence Awards** for **Setia Eco Templer** in the **Master Plan category** and **Setia V Residences** in the **Residential High Rise category**.

To be recognised by such an esteemed award body is a great honour and a motivation to keep our eyes towards the skies above and the great possibilities that lie beyond them.

Stay Together. Stay Setia
livelearnworkplay

NO. 1 14-TIME WINNER THE EDGE MALAYSIA Top Property Developers Awards 2005-2006, 2010-2013, 2016-2020 2022

17-TIME WINNER FIABCI World Prix d' Excellence Awards (Gold)

17-TIME WINNER FIABCI Malaysia Property Awards

11-TIME WINNER KINCENTRIC Best Employer MALAYSIA 2021 Formerly an Aon Best Employers 2013 Best of the Best - Malaysia 2011 Overall Best - Malaysia

Celebrating the best of the best

"GREETINGS! We hope that you are doing well.

In another year of celebrating the best of the best in real estate development, we are also thrilled to embrace two new chapters.

A warm welcome to Georgia and Italy who participated in the FIABCI World Prix d'Excellence Awards for the very first time, and in doing so, set a new and incredible benchmark for the future.

Not only was it a significant milestone in our organisation's history, it also underscored the growing global presence and influence of the real estate industry.

The awards are a valuable recognition of the excellence that we bring to everything we do.

This unique platform recognises projects that embody the highest standards of quality, innovation, sustainability as well as community impact, and is well-attended and supported by the community (including real estate developers, government and banking).

The participation of Georgia and Italy further enriched the diversity of projects and brought perspectives from different regions which contributed to a more comprehensive and global evaluation of real estate excellence.

Our esteemed panel of international judges meticulously evaluated each submission based on rigorous criteria that included architectural and design, development and construction, environmental impact, sustainability, financial and marketing, as well as community benefits.

Some criteria varied in a few select categories.

As we look towards the future of the global real estate industry, we are filled with hope and optimism.

The sector plays a vital role in the economic development of nations and I am confident that it will continue to thrive despite current global challenges and uncertainties.

The participation of new countries in the FIABCI World Prix d'Excellence Awards not only promotes healthy competition but is also testament to the resilience and potential of the industry.

We hope more countries will enrich our awards programme in the future and foster even greater collaboration and exchange of ideas among our global community of real estate professionals who constantly seek to expand horizons.

Let us come together to celebrate excellence in real estate development and honour the visionaries and innovators who are shaping the future of our industry!"

Susan Greenfield
FIABCI world president

'Create sustainable solutions to global challenges'

"IT was a great honour to be president of the FIABCI World Prix d'Excellence Awards committee as we have witnessed an outstanding array of projects from across the globe that showcased the best of innovation, sustainability and excellence in the real estate industry.

The awards hold great significance as it is a platform that recognises and celebrates exceptional achievements in the built environment, setting benchmarks for excellence in the real estate profession worldwide.

Winning this prestigious award not only signifies outstanding accomplishment but also demonstrates a commitment to excellence, something which would serve as an inspiration to the entire real estate community.

Our judging process was rigorous and stringent, with a panel of esteemed experts carefully evaluating each project based on a set of comprehensive criteria.

The winners of this award have exemplified exceptional quality and have risen above the competition due to their unparalleled standards of excellence.

Our heartfelt wishes for the awards are to continue witnessing projects that are not only excellent in their design and sustainability, but also positively impact the communities they serve.

We hope to see projects that create sustainable solutions to pressing global challenges such as global warming, promote inclusivity and diversity, and foster economic and social development.

To the developers, we encourage you to continue raising the bar and setting new standards of excellence for the real estate industry.

We would also like to express our deepest gratitude to the esteemed panel of judges, the diligent oversight panel, and the hardworking FIABCI World Prix secretariat for their unwavering commitment to the awards' integrity and success.

This expertise and dedication have been invaluable in ensuring that this prestigious event maintains its high standards and remains a beacon of excellence.

Once again, congratulations to all the winners of the FIABCI World Prix d'Excellence Awards 2023.

Your achievements are a testament to the exceptional talent, innovation, and dedication of the real estate community and we look forward to witnessing the continued impact of your projects on the global stage."

Jordi Ribo
FIABCI World Prix d'Excellence Awards Committee president

Adopt new trends to remain relevant at forefront of industry

"IT IS with great pleasure that we extend our congratulations to all participating countries, including Taiwan, Malaysia, Indonesia, Germany, Philippines, Austria, Hungary, Singapore, Vietnam, the USA, Brazil, Australia and India.

We were also delighted to welcome two new countries, Georgia and Italy, to the competition this year.

Their presence has added to the diversity and richness of this event.

We commend all the winners for their outstanding contributions to the real estate industry, and for their dedication to excellence in design, construction, and sustainability.

This commitment serves as an inspiration to us all and we hope that these achievements would encourage others to strive for the same levels of excellence in all that they do.

As we reflect on the key trends shaping the global real estate industry today, we are reminded of the importance of sustainability, innovation, and resilience.

These trends are not only critical for addressing current challenges but also for building a better future for generations to come.

We encourage all winners to embrace and adopt these new trends to ensure that their projects remain relevant and at the forefront of the industry.

We would also like to take this opportunity to express our sincere gratitude to the judges, oversight panel, FIABCI HQ, Prix Partner and media partners, whose tireless efforts made this event possible.

We appreciate this support and commitment to promoting excellence in the real estate industry.

Once again, congratulations to all the participants and winners, and thank you to the media and sponsors.

We look forward to this continued support in the coming years."

Dr Yu Kee Su
FIABCI World Prix Secretariat secretary

Advertorial

Thriving green spaces for business and industry

A SLICE of the Malaysian tropical rainforest flourishes in the heart of Kuala Lumpur and has transformed traditional notions of office spaces.

In the internal atrium of the 26-storey Menara Hap Seng 3 is a 91.55m-high vertical green wall.

Known as The Living Wall, it is a thriving example of how nature can be incorporated into mankind's built environment to enhance the daily experiences of the occupants within.

Its section even mimics an actual rainforest's layers - with Levels 5 to 14 akin to the darker forest floor with plants that need less sunlight, Levels 15 to 19 being the canopy layer with denser foliage and Levels 20 to 25 being the emergent layer with plants bathed in sunlight.

Not only does this act as one big ecosystem to cool and lower the building's carbon footprint, it also anchors the tower with local context and strengthens its Malaysian identity.

This and other green features were keys to Menara Hap Seng 3 winning the Gold award under the Office category of FIABCI's World Prix d'Excellence Awards 2023.

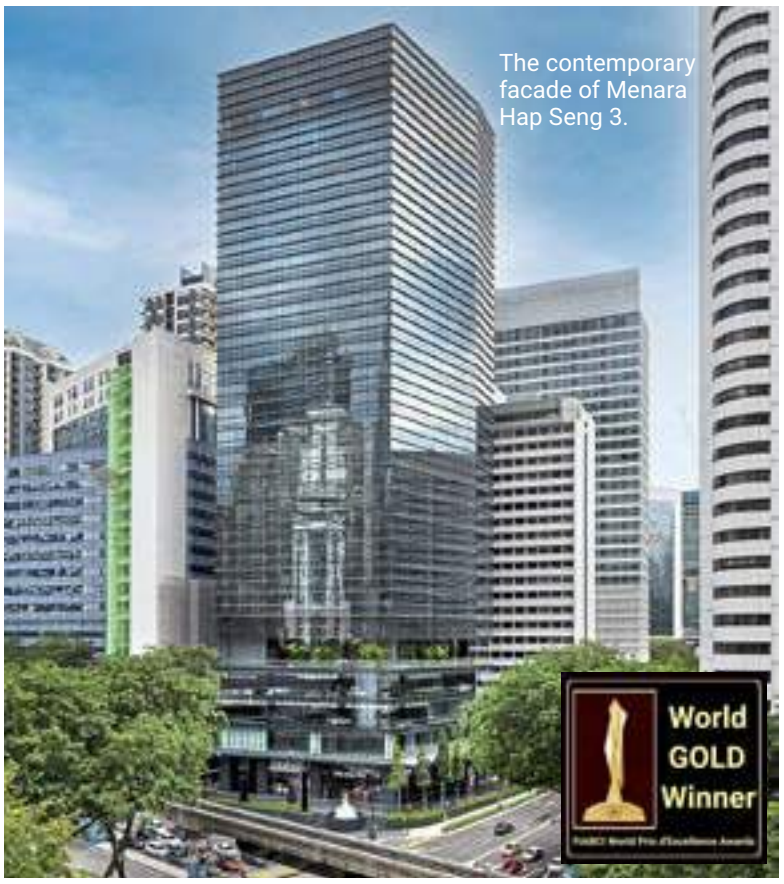
Earlier, the tower also won the same category in the Malaysia Property Award 2022 and earned a listing in the Malaysia Book of Records for the 'Highest Indoor Green Wall'.

Hap Seng Land chief operating officer David Khor said this was testament to Hap Seng Group's efforts in promoting green initiatives and going the extra mile to create comfortable spaces.

"While closing off the internal atrium would have maximised leasable areas, we felt it necessary to improve the spatial experience and visual comfort of the people working in the building.

"By injecting a refreshing and uplifting ambience, we can transform what are normally prosaic office environments into something inspiring.

"As a responsible developer, our consistent objective is to create properties that have as many green features as possible. Such buildings not only add value to tenants' operations but also cultivate green awareness and improve the urbanscape for generations to come," he shared.



The contemporary facade of Menara Hap Seng 3.

The soaring green wall of Menara Hap Seng 3 is a sight to behold.

The aerial night view of Hap Seng Business Park.

A special landmark

Menara Hap Seng 3 stands tall at the intersection of Jalan Sultan Ismail and Jalan P. Ramlee in Kuala Lumpur's golden triangle, and was designed by the acclaimed American architecture practice Skidmore, Owings & Merrill (SOM).

While the vertical green wall is its most distinctive aspect, less obvious but equally important are the green features that earned it LEED Gold Certification from the American Green Building Council.

This includes the use of an Energy Management System (EMS) to monitor, manage and control power consumption, a highly-efficient chiller plant, rainwater harvesting, water-efficient sanitaryware, low-emissivity double glazing facade, CO2 monitoring, water leak detection system and use of system formwork during construction.

The tower was completed in early 2020, just before the Covid-19 global pandemic hit. While this posed a temporary challenge in attracting tenants for the office and podium spaces, the group's reputation and eventual market rebound has led to a surge in demand.

"At that time, most companies froze their expansion plans, putting new space acquisitions on hold or under review. Others had adapted to the new norm of working-from-home.

"But the building's good design coupled with our networking and track record allowed us to secure a good take-up rate. Our in-house project and leasing team are adept at meeting and delivering on potential tenants' commercial and technical needs," Khor said.

He added that the tower's green features have also proven attractive, particularly to multinational companies, who increasingly seek such spaces which align with their corporate values.

Menara Hap Seng 3 is also a Grade A office building and Malaysia Digital (MSC) Cybercentre. It also won a bronze in the Asia Pacific Space Designer Association (APSDA) Awards 2021 for Public Space and achieved a CIDB QLASSIC (Quality Assessment System for Building Construction Works) score of 86%.

In designing the building, much attention was also paid to the surrounding macro context and issues like vehicular traffic flow, pedestrian circulation and urban connectivity.

Menara Hap Seng 3 was built on the site of the old Hap Seng Star Mercedes-Benz showroom, next to the first Menara Hap Seng which was formerly MUI Plaza and acquired in 2004.

A second tower, Menara Hap Seng 2, was built in 2014. The Mercedes-Benz showroom has since moved back into the retail podium of Menara Hap Seng 3. All three towers are now seamlessly linked via pedestrian bridges and underground car park levels in what is now collectively called Plaza Hap Seng.

Hap Seng Land chief operating officer David Khor.

Being just 1km from Bukit Bintang and KLCC is advantageous. The plaza has become a dynamic urban ecosystem allowing people to easily traverse the immediate area and nearby city centre to access a myriad of F&B outlets, retail shops, banks, clinics, other offices and more.

Two monorail stations, Bukit Nanas and Raja Chulan, are within 500m of the site. A further two LRT stations, Dang Wangi and KLCC, are 700m and 1,200m away respectively.

Double honours

The FIABCI World Prix d'Excellence Awards 2023 proved a double celebration for Hap Seng Group as its Hap Seng Business Park (HSBP) also took Silver award under the Industry category of FIABCI's World Prix d'Excellence Awards 2023.

Enjoying a prime location next to the prominent Megawati roundabout in Section 23 of Shah Alam, the 20-acre development with 1.38million sq ft of floor space stands out from other enclaves of its kind due to an emphasis on contemporary and clean architecture design as well as segregation of vehicular traffic and visitors.

Its masterplan has clear zoning strategies, with commercial components that are open to the public juxtaposed against a highly-secured and restricted-access warehousing zone.

A similar approach was taken to segregate traffic, with lighter passenger cars, vans and motorcycles channelled to the basement level while heavier vehicles like trucks and container trailers utilise the ground floor. Not only does this ease traffic flow, it also helps ensure security, safety and operational efficiency.

True to its vision to reinterpret and redefine the market of industrial developments, HSBP's commercial block, known as Unity Square, features F&B outlets, offices and retail areas open to the public and tenants' workers alike, allowing the latter to socialise and relax during break times.

This is augmented by a recreational park with basketball court, jogging track, foot reflexology walking path, bench seating, cascading amphitheatre seats and a 'river' (elongated water feature with fountains and al-fresco pods), providing even more avenues for social interactions and a better work-life balance.

Its basement carpark also has landscaping with skylights to enhance the sense of place and differentiate itself from the typical image of being dark and dingy underground parking floor.

Khor said they did detailed research on existing industrial developments and held consultations with various industry stakeholders and end-users to ascertain their diverse needs and requirements before coming up with HSBP, which was completed in 2020.

"This allowed us to produce universal, practical and flexible designs that have proven popular with industry players, a fact seen in the high take-up rates here," Khor pointed out.

HSBP comprises different typologies of warehouses and industrial buildings, including three-storey detached and five-storey semi-detached units which are rather new to the market and ideal for having corporate HQs, showrooms, R&D centres, light manufacturing and warehousing all under one roof to optimise functionality.

There is also a block of six-storey flatted warehouses with high floor-to-ceiling height, eight cargo lifts and as much as 30 loading/unloading bays to cater to a wide array of warehousing and logistics needs.

The gated and guarded development also enjoys a strategic location in a matured, logistics-centric and easily-accessible industrial hub, making it appealing for potential tenants and multinational corporations seeking to expand operations.

Like all of Hap Seng's developments, HSBP also incorporates green features and achieved the highest score of GreenRE Gold Final certification for an industrial development in the Klang Valley.

Buildings use Low-E (low emissivity) glass, north-south window openings for non-airconditioned blocks, solar-ready roofs, skylights, high Solar Reflectance Index (SRI) roofs, water-efficient fittings, siphonic rainwater discharge system, indoor air quality management and sound insulation, while street lighting is 100% LED.

This allows it to fill the gaps and enhance the overall ecosystem of logistics and warehousing spaces in Shah Alam's industrial zone.

For more information about the company's projects, visit https://www.hapsengland.com/

FIABCI World Prix d'Excellence Awards 2023 World Gold Winners

AFFORDABLE HOUSING CATEGORY	SkyAwani 2 Residences Malaysia
ENVIRONMENTAL CATEGORY	Rehabilitation of Provincial Highway 9 Taiwan
HERITAGE CATEGORY	The Medelan Italy
HOTEL CATEGORY	Prater Glacis Superbude & Zoku Austria
HOTEL CATEGORY	Sentosa Hotels Cluster Singapore
INDUSTRIAL CATEGORY	i-Park@Senai Airport City Phase 1 & 2 Malaysia
MASTER PLAN CATEGORY	Setia Eco Templer Malaysia
MASTER PLAN CATEGORY	City of Elmina Malaysia
MIXED-USE DEVELOPMENT CATEGORY	The Medelan Italy
OFFICE CATEGORY	Menara Hap Seng 3 Malaysia
PUBLIC INFRASTRUCTURE/ AMENITIES CATEGORY	1895 War Memorial Park Taiwan
PURPOSE-BUILT CATEGORY	Ca' Tron H-Campus Italy
RESIDENTIAL HIGH RISE CATEGORY	Setia V Residences Malaysia
RESIDENTIAL MID RISE CATEGORY	Jui Residences Singapore
RESIDENTIAL LOW RISE CATEGORY	KIUBO First Mobile Apartments Austria
RETAIL CATEGORY	IKEA City Center Vienna Austria

FIABCI World Prix d'Excellence Awards 2023 World Silver Winners

ENVIRONMENTAL CATEGORY	Renewed Habitat at Heya Bridge Taiwan
ENVIRONMENTAL CATEGORY	HEITO1909/Pingtung County Park Taiwan
HERITAGE CATEGORY	MNB Supervisory Center & Money Museum Hungary
INDUSTRIAL CATEGORY	Hap Seng Business Park Malaysia
MASTER PLAN CATEGORY	Lisi Green Town Georgia
OFFICE CATEGORY	Arena Business Campus A Hungary
OFFICE CATEGORY	Meama Georgia
PUBLIC INFRASTRUCTURE/ AMENITIES CATEGORY	HUNGEXPO Budapest Convention Center Hungary
PUBLIC INFRASTRUCTURE/ AMENITIES CATEGORY	Cycle Bridges of Lake Tisza Hungary
PUBLIC INFRASTRUCTURE/ AMENITIES CATEGORY	Adjarabet Arena Georgia
PURPOSE-BUILT CATEGORY	Celadon Sports & Resort Club Vietnam
RESIDENTIAL HIGH RISE CATEGORY	The Rainz @ Bukit Jalil Malaysia
RESIDENTIAL MID RISE CATEGORY	Cantara Residences Malaysia
RESIDENTIAL LOW RISE CATEGORY	Favorite Spring Austria
RESIDENTIAL LOW RISE CATEGORY	Flatco Apartmenthouse Hungary

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