

StarSpecial

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MPA 2022



FIABCI

INTERNATIONAL REAL ESTATE FEDERATION
MALAYSIA

MALAYSIA PROPERTY AWARD™ 2022

To Recognize Excellence In Real Estate Development

The logo for EXSIM, where each letter is contained within a separate blue square.

NEW AGE INGENUITY

Benchmark of excellence



The trophy is represented by a butterfly emerging in all its radiance from the pupa.

REGARDED as the gold standard for real estate players, the Malaysia Property Award (MPA) has been honouring excellence in property developments since 1992.

This prestigious “Oscar Award” recognises innovation and outstanding achievements, motivating and guiding developers to create more award-deserving projects that benefit the community.

Thus it is the aspiration of every property developer in the country to take home this coveted title that celebrates projects which best embody distinction in all aspects of their creation.

Winners will then represent Malaysia to compete on the world stage at the FIABCI World Prix d’Excellence Awards.

MPA is known for its stringent evaluation process to reflect its reputation as the benchmark of excellence, and it is this high level of professionalism and transparency that makes the award so sought-after by developers.

In order to qualify and vie for the award, the participating projects must meet set criteria, which serves as a yardstick in their pursuit of continuous improvement and innovation with distinguished developments that stand out above the rest.

The evaluation process and judging criteria are independently conducted in an overall manner by evaluators, jury members and independent judges based on the entire project quality, including the preparatory stage and marketing strategy.

The award procedures, rules and regulations are adhered to, enforced and executed from the nomination stage, physical site visits and verifications, and judging.

FIABCI Malaysia

FIABCI Malaysia was established in 1975 to foster goodwill and understanding with international organisations and promote progress in developments through

better systems.

Leading the country’s property industry and fostering nation building, it provides an excellent networking and knowledge sharing platform for property developers, architects, contractors, consultants, professional estate agents, interior designers, investors and all those involved in real estate.

The organisation plays a vital role in supporting the real estate industry and helping to advance the interests of its members and the sector as a whole, creating business opportunities, and serving as a source of information and expertise for the public.

FIABCI Malaysia works closely with national and local governments to help shape policies and regulations, promote the adoption of best practices and standards, and provide a voice for the industry on a global level.

It also helps to improve the competitiveness of members through various educational and training programmes and introduces Malaysian development advancements to the world through international awards such as MPA.

The organisation is in constant effort to uphold the standard of the award, for example, continually reviewing the award criteria based on feedbacks and ensuring all pre-qualification of submitted projects are strictly adhered to.

FIABCI Malaysia with its robust foundation had successfully organised several major international events including FIABCI World Congress 2002 and FIABCI World Real Estate Congress 2015.

The French acronym for Federation Internationale des Administrateurs de Bien-Conselismobiliers which translates into International Real Estate Federation, FIABCI is a worldwide networking organisation whose membership is open to all professionals involved in the real estate industry.

Founded in 1951, every real



Firdaus with MPA organising chairman Dr Yu.

“The innovation, design and quality of the projects are exemplary and have set new benchmarks in the industry.”

Datuk Firdaus Musa

estate discipline is represented within FIABCI and its operations are spread over four principal regions – Africa, America, Asia Pacific, Europe and Near East.

Its chapters currently operate in 60 countries with 100 professional organisations and 3,000 individual professionals, with a combined membership of over one million.

FIABCI reaffirms its lasting commitment to real property issues by working together with the United Nations Organisation, participating in programmes with positive impact throughout the world.

Its role in the United Nations is to make recommendations and provide advice on matters such as property rights and housing for the poor.

FIABCI also represent the world’s real estate professions through its Special Consultative Status with the Economic and Social Council (ECOSOC) of the United Nations, which serves as a central forum for discussing international economic and social issues, and formulating policy recommendations.

Malaysia Property Award

FIABCI Malaysia president Datuk Firdaus Musa said MPA is by far the most coveted award in the

property development industry because of its rigorous evaluation which gives credibility to the winners.

“We would like to extend our heartiest congratulations to all the award recipients. Their projects are a testament of their dedication, out of the box approaches, innovative hard work and high expertise.

“Our profoundest commendations on all the submitted projects for the significant contributions they have made to the growth of the industry and the overall property market, which is currently on a good trajectory recovery.

“The innovation, design and quality of the projects are exemplary and have set new benchmarks in the industry,” he enthused.

Firdaus stressed on the importance of ESG (Environment, Social and Governance) and SDG (Sustainable Development Goals) policies in future property developments as the world becomes increasingly conscious of the need to protect the environment.

Combined with carbon free policy by 2030, he said it is imperative for the industry to take a leading role towards these efforts to ensure long-term viability and sustainability.

“Participants should always stay relevant and be sensitive to the ever-changing and emerging trends such as modern smart homes and co-living spaces, remain competitive and deliver what the market demands.”

FIABCI World president Susan Greenfield said the Malaysian property industry has the potential to be a leader in sustainable development, and MPA winners should continue to push boundaries and set new standards in this aspect.

“With the increasing demand for green buildings, sustainable practices and smart technologies, the industry has a unique opportunity to make a positive impact on the environment and the lives of citizens.

“I also believe the property industry will continue to be a major contributor to the economic growth and development of a country, as it has the potential to create more jobs, drive innovation and attract investment,” she added.

MPA organising chairman Dr Yu Kee Su said the competition was incredibly tight this year, but it also speaks of the quality of the property industry in Malaysia.

“The committee is committed to ensure that MPA continues to be a benchmark of excellence by maintaining the highest standards and that the awards reflect the latest developments of the industry.”

He added that there has been an increasing number of submissions that demonstrate a commitment to sustainability, green technologies and social responsibility.

“Once again, we would like to extend our warmest congratulations to all the winners. Their achievements are a testament to the excellence that is possible with commitment. They have demonstrated their incredible and impeccable strength by winning this prestigious award,” he concluded.

Malaysia Property Award Trophy

An award for the holistic habitat, the trophy is represented by a butterfly emerging in all its radiance from the pupa, a harmonious process that is essential in the real estate industry where the best is developed in a conducive environment.

It extols the virtues of nature, yet subjugates it to all that must be considered for man to habituate the earth. The FIABCI world on the one earth. The Malaysia Property Award exemplifies inspiration from all things beautiful and peaceful.

Symbolically, the five pillars depicted on the trophy enumerate the five continents in which FIABCI holds esteemed membership from the real estate fraternity.

Resort villa

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Curated by Matrix Concepts

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Artist's impression only.



Matrix Concepts' first project in Jakarta, Indonesia, the Menara Syariah, is scheduled to be completed by mid-2023.



A bird's eye view of Matrix Concepts' Bandar Sri Sendayan.

Driving success

NEVER stop learning and always strive for continuous growth and improvement. That is the ethos that drives Matrix Concepts Holdings Bhd (MCHB) group managing director Ho Kong Soon – who has just won the prestigious 2022 Property CEO award.

An engineer by profession, Ho has always been a visionary and is highly respected among property and real estate circles for his forward-thinking and innovative ideas which have not only helped the company navigate all manner of challenges, but also stay at the forefront of a highly competitive industry.

“The world is always changing. If you limit yourself to what you already know and get comfortable with where you are, you deprive yourself of the opportunity to grow further. Life never stops teaching either. So one has to constantly absorb new things and broaden their horizons,” Ho shared.

Such a mindset is something Ho instils in the MCHB family. He encourages all employees to constantly strive for greater things and supports their professional development through various initiatives. This strong team spirit is what got the company to where it is today.

“I'm delighted with the award but also humbled. This was only possible thanks to the support of MCHB's management team and the passion and dedication of employees across all levels. Everybody contributed in their own way and this has always been a pillar of all our achievements,” he added.

Ho received his accolade at the Malaysia Property Award 2022 Gala Dinner and Award Presentation Ceremony held at the Imperial Ballroom of One World Hotel in Petaling Jaya, Selangor, last night (March 18).

Journey of growth

Ho graduated with a Bachelor of Engineering degree from the University of Malaya in 1992 and started his career that same year as a project engineer with NS Industrial Development Sdn Bhd.

He was involved with the development of three projects in Negri Sembilan – the Allson Klana Resort Hotel, Kasturi Klana Park Condominium and Taman Semarak housing scheme.



(From left) Matrix Concepts Holdings Bhd founder and group executive deputy chairman Datuk Seri Lee Tian Hock, chairman Datuk Haji Mohamad Haslah Mohamad Amin and Ho pictured during the company's recent AGM.

In 1994, he was promoted to project manager in the same company and put in charge of the feasibility study and initial planning stages of the sprawling 6,000-acre Nilai New Township.

A year later in 1995, he joined Potential Region Sdn Bhd as project manager and was involved in the development of a 220-acre orchard homestead resort in Port Dickson and a neighbourhood of residential houses in Sri Senawang, both also in Negri Sembilan.

He came aboard Matrix Concepts Group as director and general manager in 1997 and oversaw the implementation of projects like Taman Bahau and Seri Telawi in the same state. His capable leadership and vast experience saw him promoted to group deputy managing director in 2012, and subsequently group managing director in 2018.

This saw Ho spearheading MCHB's efforts in developing innovative and award-winning property projects not only in Negri Sembilan but also across Malaysia.

A notable one is the ongoing Bandar Sri Sendayan mega township in Seremban West which is part of the Malaysia Vision Valley (MVV) 2.0 new economic growth region and promoted development zone driven by a public-private partnership.

The development sprawls over 7,200 acres today, with 1,382 acres acquired recently in August 2022 for RM460mil. Ho was instrumental in negotiations for this freehold purchase, which is the biggest land deal in Malaysia in terms of size in over five years.

Comprising luxury homes, commercial projects, an exclusive country club and green spaces, Bandar Sri Sendayan excels as a sustainable township within the Greater Klang Valley Conurbation. Fully functional and self-sustaining, there is everything for current and future generations.

This commitment to building sustainable communities which offer a high quality of life for residents is something Ho takes pride in. And nothing epitomises it better than Resort Residence 2, Bandar Sri Sendayan's latest and last premium residential parcel.

Targeted at discerning home buyers seeking the best of both worlds – green surroundings and proximity to a bustling town – its two-storey superlink homes feature open-concept layouts and premium finishing. What's more, there is a 6.3-acre lake park within the secured enclave.

“At MCHB, we always strive to create value not only for buyers but also the communities of our developments at large. As a respon-



Ho won the coveted 2022 Property CEO award.

sible community developer, the prompt delivery of good quality homes is not enough. We also want to innovate and craft bespoke living experiences that enhance people's lives and build thriving and sustainable communities for Malaysia,” Ho added.

Outside of Negri Sembilan, MCHB is also constructing Bandar Seri Impian, a new mixed township development spanning over 1,000 acres in Kluang, Johor.

Under Ho's stewardship, the company also diversified and expanded its presence beyond Malaysian borders. It has since embarked on projects in Australia and Indonesia. In the former, MCHB has launched M.Greenvale, a 10-acre development comprising 79 bungalows just outside the CBD of cosmopolitan Melbourne, Victoria. It is their second project in the city, following the successful M.Carnegie which was completed in August 2018.

In Indonesia, MCHB is developing an initial 8.9-acre plot in Pantai Indah Kapuk 2 (PIK 2) in the northern part of the bustling capital Jakarta. The area is earmarked as an international waterfront city and Islamic Financial District.

It will become the financial pulse of the city akin to New York's famed financial district. Scheduled to be complete by mid-2023, the Menara

Syariah Twin Towers features modern and future-ready workspaces in a pair of 29-storey blocks.

Making a mark

Besides the physical developments, Ho's astute leadership has also propelled the company to very good results financially. This saw MCHB winning The Edge Billion Ringgit Club (BRC) award in 2017 for the highest return on equity (ROE) over three years for companies with a market capitalisation not exceeding RM3bil. It was their sixth straight year doing so.

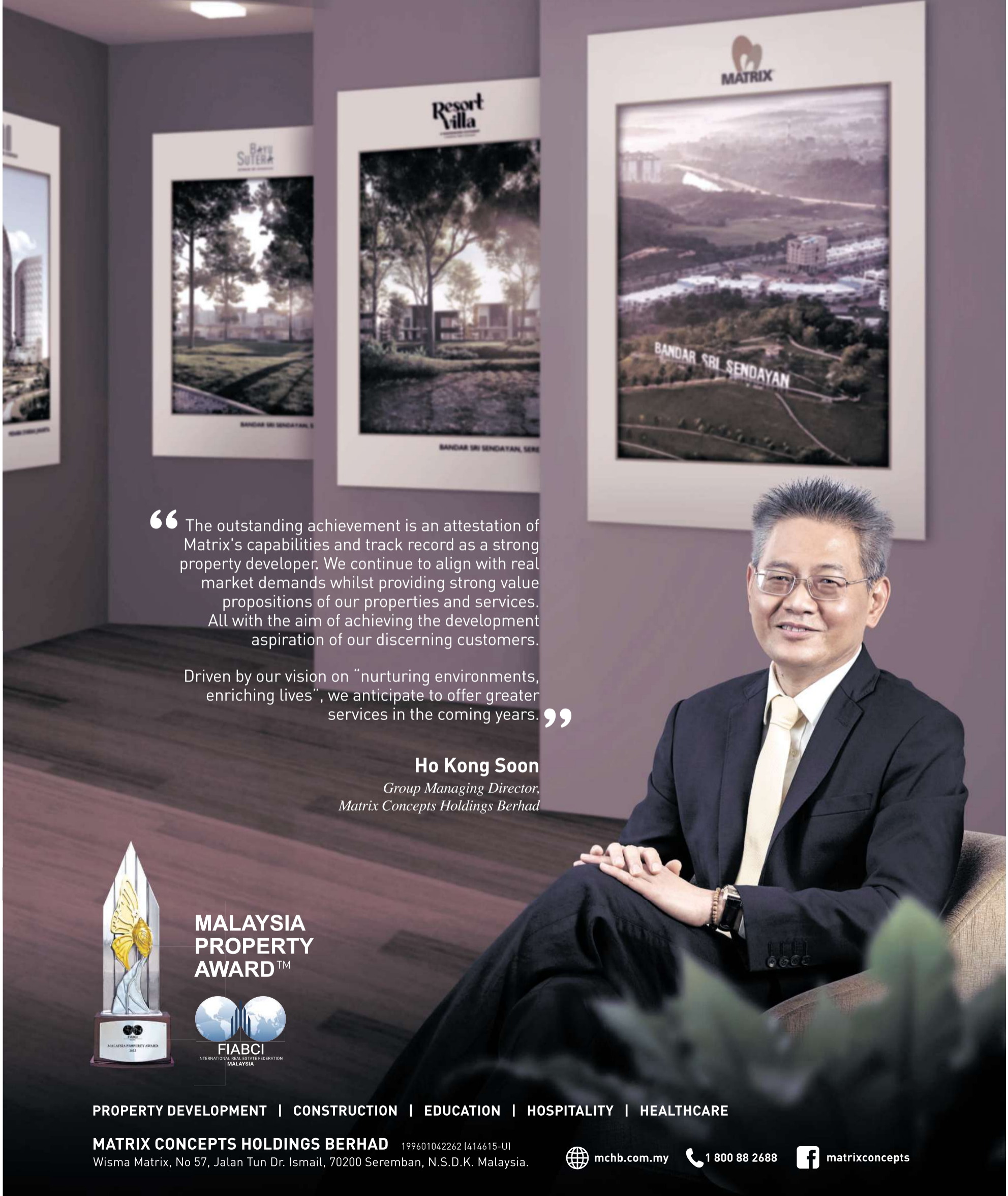
The Edge's Property Excellence Awards (TEPEA) also named MCHB among the country's Top Ten Developers in 2021 and 2022. Ho himself was honoured with the Outstanding Property CEO Award 2022.

Another feather was added to MCHB's cap when it was ranked No.1 in the list of Top 10 companies for Market Capitalisation of RM1bil and above by the 2022 Malaysia Developer Awards.

All these cement MCHB's reputation as a Malaysian property developer known not only for building high-quality homes and townships, but also creating sustainable communities for the future. Besides property development, the company is also involved with education, healthcare and hospitality.



MALAYSIA PROPERTY AWARD™
PROPERTY CEO 2022
MR HO KONG SOON



“ The outstanding achievement is an attestation of Matrix's capabilities and track record as a strong property developer. We continue to align with real market demands whilst providing strong value propositions of our properties and services. All with the aim of achieving the development aspiration of our discerning customers.

Driven by our vision on “nurturing environments, enriching lives”, we anticipate to offer greater services in the coming years.”

Ho Kong Soon
*Group Managing Director,
Matrix Concepts Holdings Berhad*



**MALAYSIA
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PROPERTY DEVELOPMENT | CONSTRUCTION | EDUCATION | HOSPITALITY | HEALTHCARE

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Property

DOUBLE WIN.

Sime Darby Property is dedicated to elevating the quality of life and creating value for communities by designing sustainable master plans and pushing the boundaries of architectural excellence. Our unwavering purpose to be a value multiplier for people, businesses, economies and the planet continues to remain steadfast.

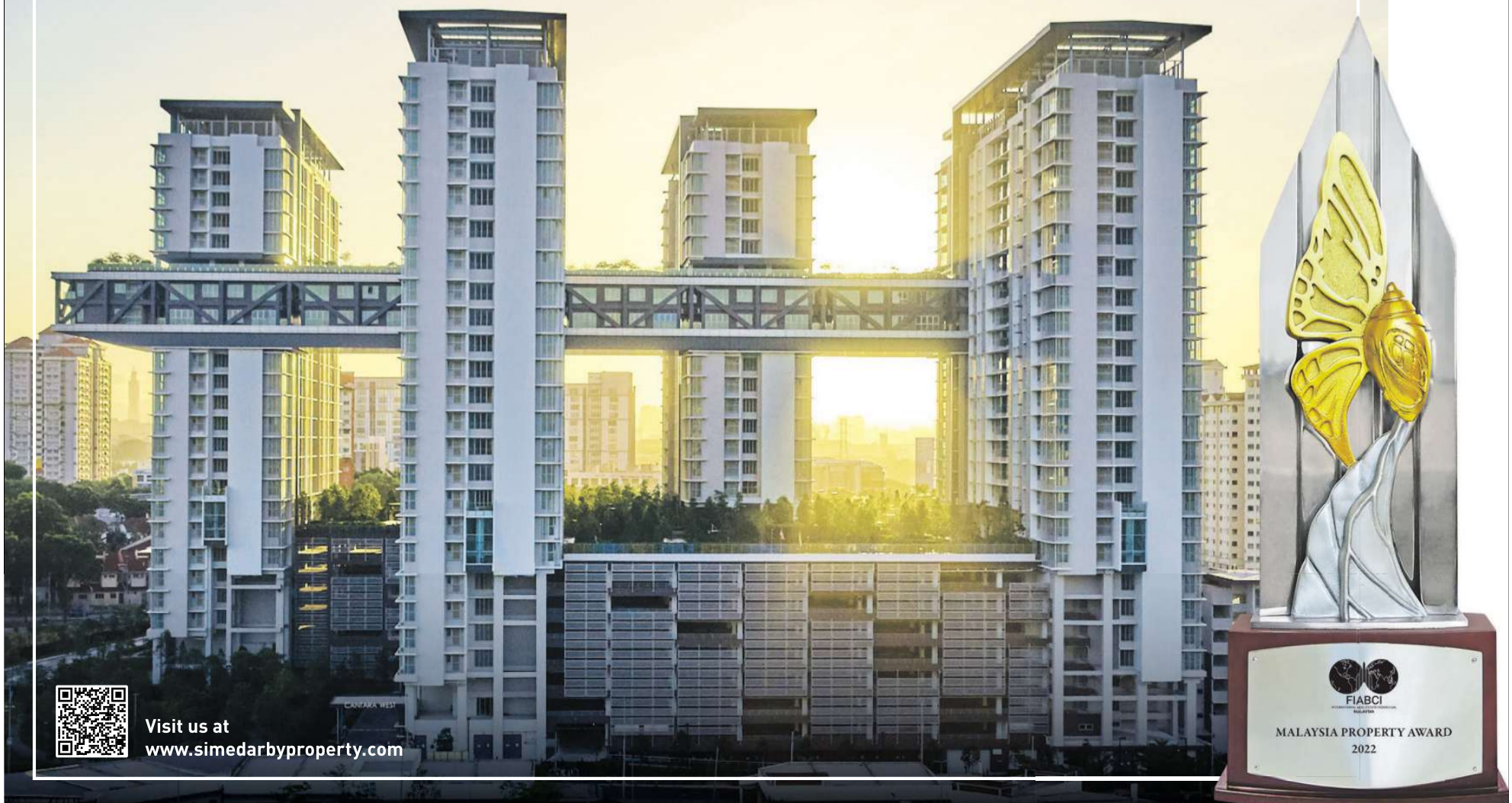


CANTARA
RESIDENCES
ARA DAMANSARA



WINNER
Residential Mid Rise
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Malaysia Book of Records
"The Longest Residential Sky Bridge"
in the country - March 2022



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DOUBLE SUCCESS.



We are proud to receive two notable accolades from FIABCI-Malaysia, which acknowledges our visionary master planning and groundbreaking designs as we move forward to shape the future of real estate.



City of
ELMINA



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.



Bridging and nurturing communities



Cantara Residences sets a new standard for sustainable, connected living in Ara Damansara.



AS one of Malaysia's most distinctive developments, Cantara Residences is the bridge that connects people to the lifestyles they dream of.

'Cantara' means 'bridge' in Arabic and this is reflected in its design philosophy, which is to be a residential development that nurtures connected communities through a thoughtful blend of modern comfort, green features, excellent amenities and great accessibility. This won it many admirers and allowed the project to be fully sold out.

Located in Sime Darby Property's award-winning Ara Damansara township in Selangor, it is an area landmark thanks to its architecturally iconic and gravity-defying Sky Bridge that connects its quartet of 23-storey towers.

Measuring 168m-long, the double-storey Sky Bridge was recognised by the *Malaysia Book of Records* as 'The Longest Residential Sky Bridge' in the country shortly after Cantara Residences was completed in May 2020.

Winning the Best Residential Mid-Rise category at the Malaysia Property Award 2022 adds another feather in Cantara Residences' cap and is a testament to the project's outstanding premise.

Connecting communities

Established on a 7.12-acre parcel, Cantara Residences has redefined Ara Damansara's skyline. Its four residential towers are laid out in a staggered position so the 888 serviced residences within enjoy better privacy. Units are sized from 646sq ft to 2,077sq ft and are oriented true north-south.

These clever design choices effectively minimise heat generated by direct sunlight and mitigate the heat island effect common in urban high-rises.

Cooler homes are not only more comfortable to live in but also help residents save on energy bills as there is less need for constant air-conditioning. Sliding louvres on corner units provide extra shade while low-emissivity glazing is used all around to reduce ultraviolet (UV) light.

These, along with the extensive use of photovoltaic panels on the rooftop, contribute to Cantara Residences' lower energy consumption. Additionally, it also



Cantara Residences features 3.2 acres of common facilities set within a refreshing urban forest.

encourages its community to adopt low-carbon lifestyles and use of electric vehicles (EVs) with the provision of on-site charging stations.

As a lush, landscaped haven designed to nurture sustainable growth, Cantara Residences features 3.2 acres of common facilities set within a refreshing urban forest contributing to 200% increase of greenery from the start of the development.

The greenery is spread across the resort-styled podium on Level 6 and atop the iconic Sky Bridge on Level 18. As the latter also houses duplex units and penthouses, it quickly earned the nickname 'the Living Sky Bridge'.

The Sky Bridge also serves as a breathtaking backdrop for wellness and recreational facilities. There is a gym for residents to work out and breezy spaces to enjoy panoramic 360° views of the Kuala Lumpur and Petaling Jaya skylines.

This sustainable and innovative approach to design won the project GBI Gold accreditation and also underscores Sime Darby Property's passion to set new engineering benchmarks. Indeed, the company is well known in Malaysia and has a long history of delivering high-quality projects.

Head back down to Level 6 and one can bask in another sanctuary of rejuvenation and wellness. The resort-inspired facilities here include an infinity pool, sauna, steam room, jacuzzi, aqua gym, reflexology path and multipurpose hall, to name a few.

Innovative design

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.

As Ara Damansara is located

under the flight path of planes from Skypark Subang Airport, any structure is subjected to a maximum height limit of 122m by the Civil Aviation Authority of Malaysia (CAAM).

This pushed the architects and development team to get creative to achieve the desired development plot ratio. They incorporated some of the residential units on the outer flanks of the car park podium and others in the cantilevered Sky Bridge.

Such structures would have been wishful thinking several decades ago. However, modern reinforced concrete, steelworks and computer modelling have allowed for construction buildings that would withstand the test of time.

The use of Starken autoclaved aerated concrete (AAC) bricks and reinforced lightweight concrete wall panels not only eased the construction process but gave it similar strength to conventional brick walls. These also had higher green ratings.

The support of Industrialised Building Systems (IBS) also enabled Cantara Residences to be built faster, and with better quality and less impact on site surroundings.

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

The technology allowed for seamless aligning of structural, architectural, mechanical, electrical and plumbing aspects, ensuring that potential problems were identified long before the first brick was laid.

Despite the intricacy of Cantara Residences' design, it successfully obtained a QCLASSIC score of 82%



Cantara Residences was designed and built with sustainability, demonstrated by its GBI Gold accreditation.



Cantara Residences' Sky Bridge is recognised by the *Malaysia Book of Records* as 'The Longest Residential Sky Bridge' in the country.



Cantara Residences allows residents to live, work and play – with nature at the heart of their experiences.

in August 2020. This again underscored Sime Darby Property's commitment towards quality in its developments.

Excellent location

Residents enjoy unparalleled convenience and connectivity as Ara Damansara is a matured township situated near major expressways and a vast network of rail lines, making it easy to access other parts of the city and beyond.

Cantara Residences is a transit adjacent development (TAD), being less than 500m from the Lembah Subang LRT station. Also close by is the Ara Damansara LRT station.

Other nearby amenities include Sime Darby Medical Centre Ara Damansara just 3km away, Subang Skypark Terminal at 5km and Kuala Lumpur city centre within 13km.

The township itself has everything to offer without being excessively crowded. Ara Damansara's landed homes, low and high-rise residences and commercial properties are all developed around dedicated garden precincts and commercial centres.

From luxurious resort-styled villas to stylish serviced suites, retail outlets, recreational centres and offices, it is a conducive backdrop to enjoy the good life.

The latest addition here is Maya Ara Residences. Launched in October 2021, its open units with built-ups ranging from 764sq ft to 1,055sq ft and a starting price of RM594,800 are 100% taken up.

The excellent take-ups for both

Cantara Residences and Maya Ara Residences are further testament to the township's outstanding appeal.

Sime Darby Property remains committed to growing the award-winning township, guided by its purpose to be a Value Multiplier for People, Businesses, Economies and the Planet, as well as a vision to advancing real estate as a force for collective progress in harmony with natural resources.

Keep an eye out for its 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 within walking distance to Lotus's Hypermarket and Oasis Square.

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

Register now for our Upcoming Launch in Ara Damansara!





Championing a life of wellness



Currently home to over 45,000 residents, the City of Elmina has proven to be one of Klang Valley's top residential township choices with an environment that is liveable, inclusive and sustainable. — Photo by Lee Cheow Keong



The City of Elmina proves that nature can thrive alongside a well-planned development with a strong sustainable agenda.

MALAYSIA'S first wellness-oriented township, the City of Elmina has indeed lived up to expectations by clinching the prestigious Malaysia Property Award 2022 (Masterplan Category).

Located in Shah Alam, Selangor, this benchmark masterpiece by Sime Darby Property Bhd is akin to a living piece of art that combines wholesome quality living with the solace of nature.

An embodiment of the developer's sustainability goals, the 6,500-acre integrated masterplan comprises residential, commercial and industrial components, and expansive parks and open spaces.

Surrounded by the beauty of Mother Nature, the development consists of five townships, namely Denai Alam, Bukit Subang, Elmina East, Elmina West and Elmina Business Park.

Having commenced in 2000, this RM30bil mega undertaking has a masterplan that spans 40 years. The development started with Bukit Subang, followed by Denai Alam in 2005 and expanded to the three remaining townships, forming a conurbation along the Guthrie Corridor Expressway (GCE).

The City of Elmina has seen over 11,000 units of completed homes and is maturing swiftly with an estimated population of 45,000. Upon full completion, this iconic destination will have approximately 36,000 homes with an estimated population of 150,000.

Designed for multi-generational living, the open-plan homes seamlessly draw residents closer to their serene natural environment. This green-inspired community beckons with its holistic and inspiring living experiences.

The 300-acre Elmina City Centre will be gradually developed from 2024, and will house serviced apartments, mixed-use commercial buildings, a transit hub with direct access to future LRT and MRT extensions, offices, a wellness and hospitality hub, as well as an integrated education corridor.

The Elmina Lakeside Mall, offering over 200,000sq ft of al fresco retail space for residents to indulge in various dining and leisure options, is currently under construction and slated for completion by the first half of 2024.

Elmina Education Hub, which is designed to cultivate global-ready students, is growing with numerous national and vernacular schools in the pipeline. Up and coming international schools have also shown keen interest in setting up here.

Part of the award-winning City



The City of Elmina's masterplan embodies eight pillars of wellness to promote a balanced lifestyle amid natural surroundings without compromising convenience and connectivity.

of Elmina is also the 1,500-acre Elmina Business Park, the largest freehold business park in the Klang Valley and the first wellness-oriented industrial masterplan in Malaysia.

It features a complete industrial ecosystem offering high-grade industrial developments fully equipped with facilities and amenities such as recreational parks, sports avenues and a proposed business support centre with a co-working space.

With a master development plan of 20 years, Elmina Business Park will comprise 1,300 industrial units alongside 183 commercial units, with employment projections of 35,000.

Nature-friendly landmark

The City of Elmina had its humble beginnings as one of Malaysia's oldest oil palm plantations, with its name paying homage to the rich heritage of the Elmina Estate of the past.

The development captured the 'Spirit of Plantation' by preserving the graceful way of living where community spirit is alive and well, and where family time is treasured.

The masterplan was crafted to embody all aspects of life based on the 'eight pillars of wellness' as a guiding philosophy, as well as in line with Mercer's Quality of Living Survey assessment of international liveability.

Inspired by the estate community, it also adopted placemaking principles to ensure that all urban forms and designs are integrated with wellness elements including the homes, landscapes and amenities to enable a healthy and balanced lifestyle for residents.

From the onset, the City of Elmina was master-planned as a wellness-centric, environmentally sensitive and liveable city as Sime Darby Property believes that key to developing a great and thriving township is sustainability and liveability.

Boasting 1,118 acres of sprawling parklands complemented by the 2,700-acre Bukit Cherakah Forest Reserve, the township is planned with a scenic 90km interconnected jogging and cycling track, and a 300-acre Central Park.

The crown jewel of City of Elmina – the majestic Central Park – is essentially an urban rainforest replanted with native forest trees including ERT (Endangered Rare & Threatened) species.

Comprising six distinctive themed parks, namely the Community, Urban, Arts and Cultural, Forest, Wildlife and Sports, there will be an abundance of green amenities for the public to connect and rejuvenate amid nature.

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.

The holistic masterplan exemplifies the developer's purpose to be a Value Multiplier for People, Businesses, Economies and the Planet, proving that nature can thrive alongside a well-planned development with a strong sustainable agenda.

As such, the Elmina Rainforest Knowledge Centre (ERKC) was

established in partnership with Tropical Rainforest Conservation & Research Centre (TRCRC).

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 ERT tree species are nurtured, functioning as a seed and gene bank for future ecosystem and habitat restoration.

Even the Elmina logo concept, the 'Seed of Life' is inspired by the oil palm seed. The seed is split into half, in a symbolic interlocking pattern that forms the number '8' to reflect the eight elements of wellness; community, environmental, intellectual, family, occupational, physical, emotional and mental.

Accessibility assured

Discover a balanced and healthy lifestyle enveloped by luscious greenery without compromising convenience and connectivity at the City of Elmina.

This freehold township, set along the rapidly growing Guthrie Corridor Expressway (GCE), is well connected to an extensive network of highways including GCE, Kuala Lumpur-Kuala Selangor Expressway (LATAR), North Klang Valley Expressway (NKVE) and the newly opened Damansara Shah Alam Highway (DASH).

A stone's throw away are also educational institutions, hospitals, shopping malls, a golf course and recreational club, key infrastructures and other lifestyle conveniences.

Visionary developer

As one of the foremost property developers in Malaysia, Sime Darby Property has carved its niche as a reputable force with 50 years of experience in building sustainable communities.

With 25 active townships and developments under its belt, the developer has a wide reach encompassing assets and operations across the country, and even in the United Kingdom as part of a Malaysian consortium that developed the iconic Battersea Power Station in Central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm Yayasan Sime Darby (YSD) actively implement various social welfare initiatives to assist underprivileged communities living within and nearby its townships.

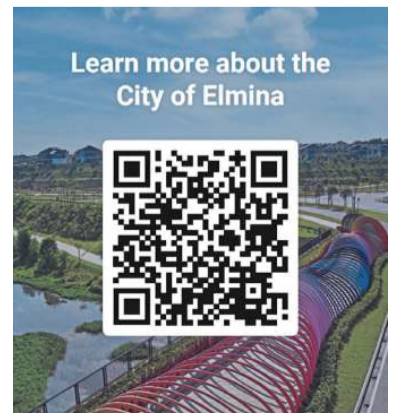
The award-winning developer has garnered numerous international and national industry accolades throughout the years. In 2022, the Group remained a top property developer in The Edge Malaysia's Top Property Developers Awards, achieving the feat for the 11th year running.

The Group is also a consistent recipient of the BCI Asia Awards for Top 10 Developers (Malaysia) and was accorded a Platinum ranking in the Property Development category for Putra Brand Awards 2022.

It was also named Top 10 in the Top-of-the-Chart (RM1bil and above) category under the FIABCI-Malaysia and Star Media Group's Malaysia Developer Awards 2022.

As a recognised brand with an established track record, Sime Darby Property is further poised to take on the next 50 years and beyond! It is aligned with the purpose of paving the way for communities, the environment, businesses and the economy to thrive for generations to come.

Learn more about the City of Elmina





Lush greenery in overall development of i-Park@Senai Airport City.

Trailblazing growth in industrial parks

AME is banking on its track records and strong presence in the industrial park development in Malaysia to continue attracting clients from all over the world.

Property Development Division director Cheryl Lim said over the years, the company has proven its expertise and capability in developing well-planned and well-managed industrial parks in Malaysia.

“As one of the leading developers for industrial park projects in Malaysia, we have been able to change the landscape of industrial properties. We drive towards ESG industrial development by creating clean and green environment, highly functional industrial buildings with renewable energy, monthly environmental monitoring, Jabatan Tenaga Kerja (JTK) and Internationally Responsible Business Alliance (IRBA)-compliant workers’ accommodation, sports and recreational facilities and so on. All these elements can enhance customers’ business values,” she said.

“Back In 2011, we took a bold step by developing a modern, well-managed industrial park under the i-Park brand,” said Lim.

The first two i-Park were i-Park@SILC and i-Park@Indahpura then in 2017, the third product i-Park@Senai Airport City was launched.

AME’s i-Park@Senai Airport City project is an upgraded version that introduced an industrial resort concept which the company is truly proud of.

The most important thing is that the development has created a work-life balance working environment with clubhouse facilities including saltwater swimming pool, indoor gym, fitness studio, badminton courts and multifunction hall.

Other outdoor recreational facilities are sand volleyball court, futsal court, tennis court, multipurpose court, jogging tracks, outdoor amphitheatre within walking distance from the operator’s factory located within i-Park.

Work-life balance industrial development provided convenience, promoted healthy lifestyle and welfare to attract and retain

talent pool in Johor, created more than 6,000 job opportunities for both white and blue collar workers.

The development also encompasses well-managed and self-sustained workers’ dormitories – i-Stay that complies with JTK and IRBA requirements. The workers’ dormitory capacity can fit approximately 2,005 beds.

The benefits of having i-Stay in i-Park@Senai Airport City include it being within walking distance to the workplace, thus saving costs on workers’ transportation, low medical leave that increases workers’ productivity as well as reduction in social problems.

Lim said among the facilities available at the dormitory are separate male and female blocks with biometrics security system, entertainment such as Astro and free WiFi at common areas, table tennis equipment, arcade game machines, park gym, digital automated teller machines (SOCASH Solutions) and online remittance system, first-aid room, multipurpose hall, laundrette shop, grocery shop, canteen and mineral water vending machine.

“With over 25 years of experience in industrial development and construction activities, our team of professionals cater to the specific needs of the business operations,” she said.

The needs include ready-built industrial units and provision of customisation services, including renovation fit-up, highly efficient and fast speed delivery, option to lease or outright purchase and end-to-end solar PV solution and green building features.

“We offer ready-built or flexible tailor-made factories that are fully customisable to suit the specifications of local and international corporations,” said Lim.

The focus is in big scale factory size with the gross floor area ranging from 30,000sq ft to 100,000sq ft for the standard unit as well as 200,000sq ft and above for larger and custom-built factories.

The strong selling point of i-Park industrial development projects is the strategic location within



Our team of professionals cater to the specific needs of the business operations, says Lim.

Iskandar Malaysia surrounded by matured townships such as Senai, Kulai, Kempas, Impian Emas and Skudai.

The projects are accessible via the North-South Expressway and Second Link Expressway with easy access to Johor Baru town and Singapore, Senai International Airport, Port of Tanjung Pelepas and Johor Port.

“Johor’s close proximity with Singapore is also an added advantage as businesses and companies operating in Iskandar Malaysia have the best of both worlds,” she said.

It is a well-known fact that Johor and Singapore have been complementing each other in economic activities resulting in a win-win situation for both parties.

AME has successfully attracted major investments from multinational corporations (MNCs) from Malaysia and other countries in various sectors.

The sectors include pharmaceutical and medical devices manufacturing, warehouse and storage, electrical and electronics, research and development, plastic injection moulding, assemblies, trading and precision engineering and more.

The company’s i-Park@Senai Airport City has become “A Home for Multinational Companies” from Australia, China, Denmark, France, Germany, Japan, Netherlands, Switzerland, Taiwan, the United States and many more with high value manufacturing products and high-tech solutions.



ESG industrial development with clean and green environment.



The 50m saltwater swimming pool.



Energy saving end-to-end solar PV solution.



Laundrette shop inside workers’ dormitory.

i-Park@Senai Airport City successfully attracted more than 64% of multinational corporations and 33% of local companies to date that make up overall occupants of the park and yet becoming the most happening and conducive workplace for locals as well as foreign expertise and international workers.

On winning the Malaysia Property Award (Industrial Category) Lim attributed the achievement to continuous commitments from the company’s team members who continue to work hard to strive for the better.

“Action speaks louder than words and we truly believe and are proud that our end products have such an overwhelming

response,” she said.

Moving forward, AME aims towards a 5G industrial park, Industrial 4.0 as well as promote renewable energy, Green Building Index (GBI) to create an environment, social and governance (ESG)-compliant industrial development that enhances customers’ business values.

“We hope to attract high-technology or more different industries like medical and pharmaceutical, data centre, R&D centre, electronics and electrical, semiconductors and aerospace engineering. AME will continue its role to become the benchmark for future industrial park development not only in Malaysia but also in the region.” Lim said.

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@SENAI AIRPORT CITY

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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.



MALAYSIA PROPERTY
AWARD 2022

**WINNER OF
INDUSTRIAL
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Saltwater Swimming Pool

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Sweet returns of sustainable efforts

FINALLY after 20 long years, a journey that is fraught with challenges and sacrifices, Kedah-based Encomas Group has settled into its very own sustainable office building.

This proud achievement is made all the more meaningful when Encomas House won the Malaysia Property Award 2022 in the Purpose-Built Category.

Group managing director Datuk Rick Cheng Wooi Seong said his team is over the moon as Encomas is the only company in Kedah to have won the prestigious FIABCI twice.

The first accolade was for Caffe Diem which won the Heritage (Restoration/Conservation) Category in 2018. The cafe, housed in a 127-year-old building, is the first homegrown third-wave specialty cafe in Alor Setar.

Located along Jalan Pumpong, Encomas House is architecturally outstanding with its timeless design. It is a masterpiece that reflects the identity of the Group, a green, innovative and back-to-nature developer.

"We were highly motivated to build Encomas House as our dream is to have our own office building before we turn 20. Our first office was in a rundown rented wooden shop house before moving to the living room of the owner's house.

"We even had to operate from containers while waiting for our old office to be completed. Ironically, the site for Encomas House was offered to us 15 years ago but we could not afford to buy the land then and have to pay six times more now," elaborated Cheng.

He said financing of the construction was the biggest obstacle and it took them seven years to complete Encomas House because they had to generate enough profit in stages without affecting the company's cash flow.

"We did take out bank loans but most of the financing was from our own fund/profit. We are very conservative in terms of cash flow and this was how we survived the Covid-19 pandemic.

"We had to bite the bullet to undertake such a grand project but this will be our very own office building after two decades.

"Now we need not have to worry about getting kicked out from rented premises or rental hike.

"Encomas House is not just an asset but also an intangible asset in terms of branding and marketing," he explained, adding that the most important aim was to provide a comfortable and safe place for his team to work in.

There is a spacious pantry for the staff, a green place for them to relax and even a childcare facility.

"Our office is very small, under 10,000sq ft in terms of size. Nothing to shout about but how many companies can claim that their office has its own riverbank and private jetty as well as almost century-old trees in the courtyard!"

Architecturally outstanding

Encomas House was initially envisioned as a 'temporary' sales gallery.

"So we are neither in the office nor residential category, and since we are neither here nor there, the building is classified as purpose-built," laughed Cheng.

Constructed using as much natural materials possible, the one-and-a-half-storey structure had retained the best of the past (the trees, river



Over half of the external facade is made up of recycled clay bricks while the other half comprise plastered and glass walls.

reserve and canal) while encouraging creativity and innovation for a sustainable future.

"We provided protection for the environment and facilitated regeneration for the community. Over half the external facade is made up of recycled clay bricks and the other half cement plastered and glass walls.

"We got the bricks that were rejected or overheated from a local brick factory here. The bricks were first to fulfil the green requirement and also we wanted the 'aged' look for our building."

The front facade is simple in design, yet makes a bold architectural statement while the slightly reflective clay brick wall with its random protruding bricks beckons artistically.

Cheng said the building can easily be adapted for future use and expansion as the piling is designed for three storeys. The flexible spaces within can be converted into multiple functions depending on requirements.

"In fact, it can even be transformed into a house! It is human-centric since we designed it with our needs and comfort in mind."

Frankly speaking, he said it was expensive and difficult to construct a 35ft-tall column-free (on the outside) brick wall, which is the signature mark of Encomas House.

"My team was initially reluctant to undertake the task until I showed them a photo of St Mark's Campanile in Venice. This 320ft-tall brick tower was built during the 12th century so why can't we construct a 35ft-tall brick wall in the 21st century?"

"We built the internal structure with reinforced concrete and laid the bricks the traditional way, giving us a solid wall with the 2ft thickness acting as a sound barrier and heat insulation."

He said Encomas House is both socially and environmentally sustainable. However sourcing for sustainable construction materials with certifications was very challenging in Kedah.

"We went through great lengths to collaborate and help local businesses meet the green requirements, clinching Encomas House the status of the first GreenRE Platinum-certified building in Alor Setar."

The building also has a low CUI index where instead of using plaster to cover the bricks and generate unnecessary waste, the design showcases the raw architecture of the structure.

Architect Muhamad Azimin Shafie designed the office as a U-shaped structure to maximise natural lighting circulation and the view of the landscaped courtyard and river.



Jetty Encomas House is a floating pontoon similar to those on Chao Phraya River in Bangkok.



The Sales Gallery in Encomas House.

Adopting the minimalist look, the interior is dotted with local art pieces and antique furniture in support of local arts and culture.

A ceiling-high cabinet, dubbed the Hall of Fame, filled with Encomas's accolades accumulated over the years covers one side of the reception.

Being a GreenRE Platinum building and with a limited budget, the building was not designed to be luxurious but comfortable.

Encomas House's location beside Sungai Anak Bukit added to the challenges of the development. Strict erosion and sedimentation control strategies have to be implemented to minimise and prevent pollution to the river.

Water from the river is harvested for landscape irrigation, especially for the four decades-old trees – Pokok Hujan, Pokok Pucuk Putat, Pokok Asam and Pokok Chempedak – that were preserved during construction.

River beautification

Sungai Anak Bukit was the main transportation route in the early 18th century. Cheng said Encomas took it upon itself to beautify and maintain the riverbank behind Encomas House and he believed that the river beautification contributed towards their FIABCI recognition.

"We believe we can do a better job caring for our own riverbank

and the surrounding environment. But we did give an undertaking to the authority that once the beautification of Sungai Anak Bukit reaches our doorstep, we will hand over the care of our river reserve land back to them."

Their jetty with a floating pontoon is also the only jetty approved by the authority for private use on the condition that in time of emergencies like flood and official visits, the state government is allowed to use the jetty for the mentioned purposes.

Heritage buildings revitalisation

Like people, a building too has stories to tell. It is simply exciting to have its former inhabitants, the colourful stories and rich history woven into a building.

As we all know, heritage buildings are an integral part of a city's charm and character. And with more and more people embracing the preservation ethos, adaptive reuse of old buildings has emerged as a major force in today's real estate market.

And Cheng is one of them. He has a strong passion for heritage buildings, which he said could be attributed to the fact that he was from a third-generation construction family, plus his background as a civil engineer.

"Conservation of heritage buildings not only represents the single most visible aspect of our past his-

tory and culture, it also provides a sense of identity and continuity in a fast changing world for future generations."

His first preservation effort undertaken for Caffe Diem not only earned him the Malaysia Property Award but also the FIABCI World Prix d'Excellence Award.

It took 18 painstaking months to restore the beauty and nostalgia of a 127-year-old derelict building and transform it into the hip and trendy Caffe Diem@Pekan Cina.

Cheng said the restoration of Caffe Diem brought about a domino effect for the entire town and was the catalyst that set off the transformation of the otherwise sleepy Pekan Cina, the earliest town in Alor Setar, into a vibrant tourist enclave.

"I am proud to have given a new lease of life to an otherwise crumbling building that had been left empty for decades. The building started off as a prison in 1896 and then an opium den, budget rooms and retail shops before it was abandoned.

"Heritage buildings are timeless and so when we created our own purpose-built office, we wanted a place that is timeless as well.

"Give it another 100 years, Encomas House will still look beautiful, down to earth and close to nature... truly an architectural gem that will make us proud!" he exclaimed.

ENCOMAS

another prestigious project



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www.encomas.com

A pillar for the performing arts



The stylish lobby of PJPAC. — Photo by PJPAC



Stage 1 Theatre of PJPAC is Malaysia's newest proscenium theatre. — Photo by PJPAC

ALL civilised and developed societies have one thing in common – a strong and thriving arts industry. And key to that, is having world-class facilities.

Leading the way in Malaysia is the Petaling Jaya Performing Arts Centre (PJPAC), strategically located inside 1 Utama's newest extension, 1 Utama E, in the transit-oriented development of Bandar Utama, Selangor.

It comprises a 684-seater, fully-equipped proscenium theatre (Stage 1 Theatre), an experimental black box (Nero Event Space), as well as a talent and creative incubator space (Incubator).

PJPAC's objective is to provide premium quality spaces and facilities to aid the cultivation of talent within the local arts and entertainment industries. At the same time, it also caters for corporate and commercial events including private shows, launches, conferences and more.

This creates opportunities for all Malaysians and empowers communities by maximising participation in the engaging, inspiring and entertaining cultural scene of Petaling Jaya and the greater Klang Valley.

Theatre manager Brian Kwan said PJPAC's interior design concept was based on three key strategies – adaptive, flexible and scene transition – while the main theme of retro sci-fi was meant to evoke the 1960's depiction of futurism.

"This represents the best of our past and also our hopes for the future. We believe that respecting and appreciating history would help in the cultivation and growth of the arts moving forward.

"When one walks into PJPAC, they will experience the Malaysian performing arts scene in all its glory.

"Our spaces host productions by respected legends and present-day heroes alike," Kwan shared.

These factors were what made PJPAC a standout winner in the Purpose-Built category of the Malaysia Property Award 2022.

State-of-the-art facilities

PJPAC's Stage 1 Theatre is Malaysia's newest proscenium theatre and equipped with both cutting-edge production equipment and versatile acoustic architecture.

This includes a 10m x 5m P3.9 LED screen, Follow Spot tracking system, and a 40-bar active coun-



The 30.40.50. Dance Performance held at Nero Event Space. — Photo by Keith Liow

ter-weight fly system that allows for multiple set changes and even flying a performer across the stage. At 970sq m, it is the largest proscenium theatre in Selangor.

Many aspects of its design took into account common shortcomings across the industry such as the lack of dressing rooms and back-stage space, as well as insufficient technical equipment.

"The owner, being an avid theatre-goer, intended to create a well-designed space that addressed the challenges faced by local performing arts groups at other Malaysian theatres.

"We engaged with performing arts stakeholders for key design inputs. This culminated in a performing arts space that not only meet the needs of its users but also exceeded their expectations in terms of layout, design and equipment," Kwan said.

Stage 1 Theatre has three dressing rooms accommodating up to 100 pax with attached bath and toilet facilities.

A large loading lift and operable wall also facilitates easy movement of large props, sets and even vehicles into the theatre.

Meanwhile, the Nero Event Space caters to a variety of small-to-mid scale productions, events and functions. Its flexible, modular seating platforms can easily accommodate custom event requirements.

The 330sq m space holds up to 200 audience members seated or 300 in a standing arrangement. Its

dressing room fits up to 30 pax and has an attached bath and toilet.

The Incubator is a hub for talent development activities related to dance, music, performing arts and language, among others. It boasts a fully equipped recording studio, as well as three studios for classes, performances, workshops, conferences and rehearsals.

The venue hire of PJPAC comes with a list of technical equipment (sound, light and visual) to ensure all parties have all the equipment needed to execute their events or productions without incurring additional costs on rental. This, coupled with a skilled technical and management team, extensive marketing channels and public accessibility via all forms of transport are what sets PJPAC apart from other venues.

Notably, it is also fully compliant with Universal Design Guidelines and is disabled-friendly for both audience and talent members. There are ramps and handrails for the disabled and dedicated areas for wheelchair access at both the front and back of the stage.

Complementing each other

The addition of PJPAC truly underscores 1 Utama Shopping Centre's ethos of being 'all in one' and generates immeasurable benefits for stakeholders across multiple industries.

Audiences can enjoy the mall's plethora of dining and retail amenities before and after shows. There are ample parking lots on-site and



A recent sold out concert at Stage 1 Theatre. — Photo by PJPAC

it is easily accessible via major highways and public transportation – being directly linked to the Bandar Utama MRT Station and the 1 Utama Transport Hub.

This new segment of visitors will bring spillover benefits for the over 700 existing tenants running the entire retail gamut from F&B to fashion, accessories, books, toys, home furniture, IT and fitness – as well as for other businesses in the immediate vicinity.

There are also opportunities for cross-promotion.

PJPAC leverages on the 500,000-strong loyalty database of 1 Utama, known as ONECARD, and uses EDMs and SMS blasting to promote shows and events. Augmenting this are pop-up showcases inside the mall.

"It is vitally important for the mall to continuously engage with and enhance its surrounding communities. And what better way to do so than facilitating the growth of the arts industry from grassroots to amateurs and professional performers.

"PJPAC is a safe space for those who know of the arts or are intrigued by the arts to view, enjoy, explore, experience and create. With the inclusion of Incubator Studios, we anticipate more participation of all ages to learn and engage with the performing arts.

Because the arts should be available to every level of society," Kwan said.

So far, the types of activities hosted at PJPAC by different hirers include workshops for children, self-improvement seminars and courses for different industries, product launches, performing arts events such as music, theatre and dance, as well as e-sports.

Kwan said they were also able to provide much-needed support to local NGOs such as MyDance Alliance by waiving the venue hire fee.

This was also done for several fundraising productions that aided charitable causes.

There are also two hotels connected to 1 Utama E. Be it foreign tourists or Malaysian audiences from other states, these make a convenient base for them to access world-class, creative and cultural opportunities.

"We will continue to provide the best-in-class facilities to support the Malaysian performing arts industry and inspire new generations to explore and get involved. We also look forward to having more international productions in PJPAC. These would lead to skill transfers and knowledge exchange that would ultimately help Malaysian talents flourish on the international stage," he added.

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"PURPOSE-BUILT CATEGORY"



The heart of performing arts beats here!

Petaling Jaya Performing Arts Centre (PJPAC) is a world-class multipurpose arts precinct that aims to empower the Malaysian performing arts communities to flourish by engaging, inspiring and entertaining the cultural life of Petaling Jaya and beyond.

Experience the performing arts like never before at PJPAC!

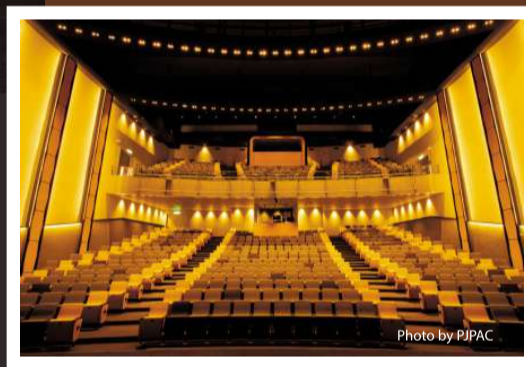


Photo by PJPAC



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An industrial park that stands out

HOW do you build an industrial park that can stand out amidst so many others in the country? How do you build a logistics facility when you are surrounded by the biggest players in the market?

The magic formula was to ask, ask and ask – what end users, experts and various other folks wanted. And then to combine all that feedback to create something that could cater to a distinct, yet flexible, range of clients.

The result is Hap Seng Business Park, in the prime Section 23 industrial zone of Shah Alam, in the heart of the Klang Valley with easy access to Port Klang, KLIA and Subang Airport as well as Kuala Lumpur itself.

The 20-acre plot of land was acquired in 2014 and well timed to take advantage of the huge growth of the logistics industry due to the e-commerce boom. But there was one small issue – there were many big, matured logistics players nearby. How was it to compete?

“This was our first major industrial development and we wanted to create something different,” recalled David Khor, chief operating officer of Hap Seng Land.

“To find out how, we did market studies with many people from retailers and end users to racking specialists, machinery suppliers and real estate agents. We also went to Singapore to see the trends in hi-tech industrial parks.”

Centralising operations

One of the tenants here is W. Atelier, distributor of Japan TOTO sanitary wares and fittings in Malaysia.

“Previously they had their office warehouses and R&D centre spread out over different places. Now, they have centralised all under one roof at our Business Park,” said Khor.

The team decided to have different types of buildings such as flatted warehouses, detached units (“bungalows”) and semi-detached units to cater to varying types of clients.

“Each type of building has unique specifications in terms of loading bays, floor-to-ceiling heights and loading weights that suit different industries,” noted Allan Teh, general manager of Hap Seng Land.

“We have optimised spaces for racking systems and machineries like forklifts or reach trucks can go into our cargo lifts to move goods vertically to different levels.”

Work-life balance

But all work and no play makes Jack a dull boy. Khor recalled that during planning meetings, there wasn't much choices of F&B outlets nearby.

“We were driving to Empire Subang for our lunches. So we realised we needed a commercial area inside our park with food and retail outlets to cater not only for the needs of our tenants but also for the surrounding neighbourhood. We call it Unity Square.” said Khor.

Next to it, for better work-life balance, there is also a multipurpose court, foot reflexology paths, jogging tracks, stepped amphitheatre seating and mini landscape park. The park can also be used by tenants to launch their products.

“It doesn't feel like a hard-core industrial park at all. That's why we call it Hap Seng Business Park,” said Khor.

“The big companies go to the big logistics players nearby, while the SMEs (small medium enterprises) come to our place,” explained Wong Koon Nam, the senior project manager.

“So we're not competing



Recreational park beside the Unity Square of Hap Seng Business Park.



The gateway, guardhouse and water feature at the main entrance.



Night view of the Unity Square (commercial block).

with big players, we're complementing them.”

Ensuring good maintenance

Among the key features here is that heavy commercial vehicles like trucks and lorries are segregated from light passenger vehicles (cars and motorcycles).

All passenger vehicles go into a huge basement (with 900 parking bays) that spans almost the entire site.

People can drive their cars direct to their respective blocks and take lifts straight up to their offices or warehouses. Meanwhile, trucks and lorries are kept on the ground level.

“This is to avoid any chance of collision between cars and lorries and also prevent cars from parking indiscriminately on the sides of roads and obstructing the smooth movement of trucks and lorries,” explained Khor. “In some other industrial parks, it can get messy when traffic is mixed up.”

Won't such a huge basement area feel somewhat gloomy?

“To prevent that, we have introduced four landscaped courtyard air wells that provide natural light, ventilation and also a sense of location,” clarified Wong.

Carbon Monoxide Sensors are installed at the basement to measure the carbon monoxide levels from car exhausts, and if need be



The team from Hap Seng Land: (from left) Teh, Khor and Wong.

(above a pre-set level), it will automatically activate the mechanical ventilation system.

“The units are only for rent, not for sale,” Khor pointed out. “With this, we are able to keep the ownership to guarantee that standards are maintained.”

Teh, the GM, added, “We are selective with tenants and want companies with reputable standing such as Ricoh Malaysia and Haidilao. Hap Seng also has its Hap Seng Body & Paint Centre for high-end vehicle body and paint work here.

“The whole park is gated and guarded with 24-hour CCTVs. For better security, there is only one entrance. Just like in a residential condo, tenants are notified when their respective “visitor” lorries arrive.

Registration can be done on site or, to save time, via a dedicated app called HSBPGo.”

Eco-friendly features

Hap Seng Business Park is the first GreenRE Gold-rated industrial development in Klang Valley. It has also achieved the highest GreenRE

scores under the industrial category at the time of certification.

The eco-friendly features include:

- Energy Management System to monitor and record the energy consumption for the development in order to identify the opportunities for further energy savings.

- Low-e glass facades are used at Unity Square to minimise heat entering buildings while allowing natural daylight to enter.

- Window openings at the non-air-conditioned blocks are oriented north-south to reduce direct sunlight and heating, while allowing natural ventilation.

- All lighting uses energy-efficient LED bulbs.

- Water from Rainwater Harvesting Tanks are used for irrigation of landscaping at the Basement.

- The landscape concept in HSBP is designed to achieve a Green Plot Ratio of 2.98 as the buildings and surroundings are livened up with three times more greenery than most industrial developments in Malaysia.

With all these features and innovations, Hap Seng Business Park was chosen as the winner of the industrial category of the Malaysia Property Award 2022 which is a laudable achievement for Hap Seng Land's first major industrial development.

HAP SENG BUSINESS PARK




FIABCI
 INTERNATIONAL
 REAL ESTATE FEDERATION
 MALAYSIA
**MALAYSIA PROPERTY
 AWARD™ 2022**
 Industrial Category

Hap Seng Business Park (HSBP) is an industrial development with supporting commercial hub sitting on a 20-acres land. HSBP is located in the matured industrial zone in Shah Alam. The buildings are designed with reasonable flexibility to cater and suit the practical use of the industry. The development has incorporated sustainable green features, befitting HSBP's status as the first GreenRE Gold award rated development of its kind.



**GreenRE
Gold Award**



2-TIME WINNER
 FIABCI World Prix
 d'Excellence Award



9-TIME WINNER
 FIABCI Malaysia
 Property Award

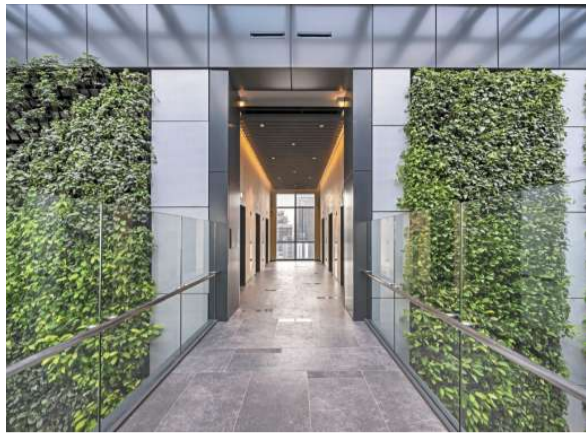


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External day view of Menara Hap Seng 3.



Skylight at Level 25 draws in indirect natural daylight.



Level 3A landscape and outdoor garden facing the KL Tower.



View of the indoor vertical green wall from the link bridge



Main lobby on the ground floor with retail and F&B spaces.



Expression of Nature on the façade of the podium night view.

Office with a 20-storey vertical garden

THE architects behind world-famous landmarks such as the Burj Khalifa, Dubai as well as the One World Trade Centre and Time Warner Centre (both in New York), also have a unique creation in Malaysia.

This is the 26-storey Menara Hap Seng 3 in the heart of Kuala Lumpur's golden triangle, at the key junction of Jalan Sultan Ismail and Jalan P. Ramlee.

"We told the architects, this could be among the lowest building you have ever designed as compared to your other high-rise towers in your impressive portfolios, are you interested?" recalled David Khor, the chief operating officer of Hap Seng Land.

"But once they saw the strategic location, the site context and urban connectivity with the neighbouring buildings, they agreed to come in."

From the outside, this 26-storey tower by renowned American architecture firm Skidmore, Owings & Merrill (SOM), looks like another shiny, new office building. But the magic lies inside.

Here, one finds "the living wall", a 20-storey high vertical garden that reflects the multiple layers, depicting the Malaysian rainforest. This means that office occupants will have two glorious views to choose from – outwards towards the city's golden triangle, or inwards towards this lush greenery.

It's amazing that a slice of the jungle is represented in the heart of the city. The upper parts (levels 20 to 25 of the building) are like the high forest canopy, with more

colourful plants bathed in sunlight, while the lowest sections (floors 5 to 14) mimic the darker forest understory with lianas and ferns that need less sunlight. The transition zone is in the middle floors (15 to 19).

Creating something special

At 91.55m in height, this "garden in the sky" brings a refreshing, inspiring ambience to the office environment. It has also made its way into the *Malaysia Book of Records* for the Highest Indoor Greenwall.

"Outdoor vertical green walls are quite common nowadays, but the challenge was to do one indoors," explained Khor. "It could not just be about marketing a feature, it had to be sustainable to manage."

"We went through a list of landscape architects and contractors with good track records in undertaking such feat. We have even worked alongside with the final two shortlisted landscape contractors to build actual mock-up off-site to simulate the actual eventual scenario within the atrium of the tower for several months. From there, we were then able to discover that some plant species had to be changed."

To create the two inner atriums (on either side of the link bridge from the lift lobby) for the living wall, about 20,000sq ft of floor space (1,000sq ft per floor) had to be given up.

"Some people ask, why are there two big voids on every floor?" said Khor. "Why don't you cover it up

and create more leasable areas?"

"But we want to go beyond such norms. As a property developer, we are gradually establishing and building up our branding or reputation. With this in mind, we are determined to do something unique, to distinguish ourselves from other office buildings."

"The idea is to attract more good, reputable tenants, and thus far, we managed to achieve this. Once tenants come in and they like the place, they will usually recommend others. That's why we have quite a number of Japanese tenants," said Khor.

Ecosystem of buildings

The group got into KL real estate in a big way when they bought over the former MUI Plaza at Jalan P. Ramlee in 2004, and turned that into the first Menara Hap Seng. A second tower Menara Hap Seng 2 followed.

Next to Menara Hap Seng, their iconic Hap Seng Star Mercedes-Benz showroom, made the group's branding more prominent. However, in 2017, the showroom was demolished to build Menara Hap Seng 3.

Menara Hap Seng 3 consists of 6 basement car parks, 5 levels of retail podium and 20 levels of office spaces.

The Hap Seng Star Mercedes-Benz KL showroom was then relocated back to the site where it used to be and it now occupies partial of Ground Floor, Level 2 and Level 3 of the retail podium of Menara Hap Seng 3.

The three towers are seamlessly linked via pedestrian bridges and one level of underground carpark basement into what is now called Plaza Hap Seng.

Tenants can easily access food and beverage outlets, banks, clinics and business meeting facilities in all the towers.

In addition, the Hap Seng Group has also acquired the former KFC building next to Menara Hap Seng 3 in 2021 with the intention to refurbish the building into Hyatt Centric Kuala Lumpur which is slated to be completed in 2024, to further complement the existing Plaza Hap Seng.

While some buildings end up as "islands" cut off from the surroundings, Plaza Hap Seng is a dynamic urban ecosystem where pedestrians can use the link bridges to freely walk between the three neighbouring roads – Jalan Tengah, Jalan P. Ramlee and Jalan Sultan Ismail.

The location in the heart of the golden triangle is strategic. It is just 1km to Bukit Bintang and 1km to KLCC. There are two monorail stations (Bukit Nanas and Raja Chulan) within 500m.

Another two LRT stations (Dang Wangi and KLCC) are within 0.7km and 1.2km walking distance. It's a great way to get some exercise while commuting daily.

Many green features

The vertical garden is not the only green feature of Menara Hap Seng 3, as it has LEED Gold Certification from the American

Green Building Council.

"Some multinationals require that their offices must be in a green building," explained Khor. "This is why we chose to get LEED-certified, as it is globally recognised."

Menara Hap Seng 3's eco-friendly features include:

- Aluminium facades and low-E double glazed windows to reduce solar heating
- Energy-saving air conditioner chiller system
- Rainwater harvesting and water-efficient bathrooms
- Use of recycled/sustainable green products which do not emit volatile organic compounds (toxins)
- Energy-efficient LED lighting systems with motion sensors

Menara Hap Seng 3 is a Grade A office building that is also a Malaysia Digital (MSC) Cybercentre. It has won various awards for construction quality such as the Asia Pacific Space Designer Association (APSDA) Awards 2021 (Public Space, Bronze) and CIDB QLASSIC High Achievement (86%).

"We believe in solid workmanship, not just branding," said Khor. "It's like a good condo, when you are happy to live there, you will also recommend it to friends."

The latest recognition for Menara Hap Seng 3 is to be the winner in the office category for the Malaysia Property Award 2022.

"We really appreciate FIABCI for giving out the award," said Khor.

MENARA HAP SENG 3




FIABCI
 INTERNATIONAL
 REAL ESTATE FEDERATION
 MALAYSIA
**MALAYSIA PROPERTY
 AWARD™ 2022**
 OfficeCategory



Menara Hap Seng 3 (MHS3) is a Grade A office building located in the city center of Kuala Lumpur with LEED Gold, GBI certification and certified as Malaysia Digital (MSC) Cybercentre. It is designed as a highly sustainable building with various green features. In-line with the concept of 'The Living Wall,' internal green wall of 91.55m high was incorporated within its atrium as the Genius Loci and has made its way into the Malaysia Book of Records for the 'Highest Indoor Green Wall'.



2-TIME WINNER
 FIABCI World Prix
 d'Excellence Award



9-TIME WINNER
 FIABCI Malaysia
 Property Award



Creating
 Value
 Together

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Perfect living within reach



The infinity pool with majestic views.

PERFECTION and affordability are not concepts that typically go together. But then again, SkyAwani 2 Residences was destined to be a game-changer.

Designed as a CSR initiative with value creation for first homeowners, it has since become a benchmark for affordable housing projects – one that combines the best qualities of design, innovation, location, accessibility, connectivity, liveability and community.

SkyAwani2 is part of the 'Awani Series' by award-winning, city-centric property developer SkyWorld Development Berhad and revolves around 'six perfects'. They are:

– Perfect price: At just RM300,000, units are an attractive option for low-to-middle income and first-time homebuyers alike.

– Perfect design: Units were crafted for practicality and space efficiency, with features like large windows, high ceilings and quality workmanship ensuring a breezy and comfortable living environment.

– Perfect location: Situated just off Jalan Ipoh close to the Kuala Lumpur city centre, it is well-connected to just about everywhere in the Klang Valley. Easy access to public transportation makes it convenient for residents to get around the city.

– Perfect facilities: Though an affordable development, there are comprehensive lifestyle amenities typical of higher-end projects such as infinity swimming pool, floating gym, multi-purpose hall, playground and four-tiered security.

– Perfect solutions: Homeowners can utilise the user-friendly SkyWorld Connects app (SWC 2.0). Designed for effective and efficient communications between owners, residents and management, it allows one to easily manage everything from reporting of defects to checking outstanding bills, booking facilities and registering visitors. It is convenience at one's fingertips.

– Perfect green living: With sustainability in mind, the building embraces modern trends like passive design, natural lighting and ventilation, rainwater harvesting, EV charging and use of low-emissivity glass to reduce energy consumption.

SkyWorld Development Berhad chief executive officer Lee Chee



The children's zone for family moments.

Seng said the company believes that affordable urban housing should not come with compromises. There must also be quality workmanship, beautiful aesthetics, attractive facilities and an emphasis on sustainability.

"Our aim is to create a communal living environment that connects people from all walks of life together. By living together and sharing spaces and responsibilities, we can pursue common interests and uphold values in a harmonious way," he shared.

These key factors are what set SkyAwani 2 apart from the rest and made it winner of the Affordable Housing category of the Malaysia Property Award 2022.

It also achieved a QLASSIC score of 79% and is crowned as the HIGHEST QLASSIC scorer in Malaysia under the Residensi Wilayah Category of 2020 by the Construction Industry Development Board Malaysia (CIDB).

Winning appeal

SkyAwani 2 is strategically located on a peaceful 2.78-acre parcel off Jalan Ipoh, within a 7km radius of Kuala Lumpur's bustling central business district (CBD) – giving residents the best of both worlds.

A combined effort with the Malaysian Federal Government to address the rising cost of living issue and making trendy and quali-

ty lifestyles affordable to the masses, it was completed in 2020.

There are a total of 708 residential units spread over two towers rising 39 and 44 storeys. Units are priced at RM300,000 and come in two layouts (Types A and B) with a standardised built-up of 800sq ft.

Each has three bedrooms and two bathrooms. The high ceilings and practical layouts create a feel of openness and spaciousness while affording residents flexibility in interior design choices.

There are large aluminium windows and sliding doors coupled with thick glass to diffuse the hustle and bustle outside, at the same time allowing more sunlight and fresh air into the unit. All walls in bathrooms and kitchens are finished with full-height tiles.

Despite the affordable nature, residents can still enjoy a full suite of resort-like facilities. Enjoy daily soaks in the infinity pool that overlooks the majestic Batu Caves.

Work off calories in the well-equipped gym boasting cardio and strength training equipment. Sessions will never be boring either, as the vast expanse of glass windows open up to beautiful panoramas in every direction.

The triple-volume height sky gardens can serve as breezy reading nooks or chill out corners to unwind after a long day of work.

The 2,920sq ft fully air-conditioned multi-purpose hall can accommodate events for up to 250 people.



SkyAwani 2 makes perfect living affordable.



Workouts will never be boring in this gym with a view.

Notably, 40% of the outdoor facilities are covered by water bodies to create a cooling effect within the property. This also helps reduce the urban heat island effect and improves both air quality and overall comfort levels.

The clever building design creates a wind tunnelling effect that channels air currents throughout the building to effectively bring down ambient temperatures.

The use of LED lightings in common areas, inverter lifts and rainwater harvesting also helps save on maintenance costs and make the building more environmentally-friendly in the long run.

SkyAwani 2's first two floors also house 102 retail lots. Current operators include cafes, restaurants and convenience stores, making it easy for one to grab a quick meal or necessity or two.

Nearby at just 700m away, is the leafy Metropolitan Batu Park where families can exercise and enjoy other outdoor activities. Many schools, medical institutions, shopping malls and commercial hubs are also nearby.

The Awani Series

Regarded as one of the 'most sought after' home ranges since its first launch in 2015, SkyWorld has now launched five phases of the Awani series.

"We spend time to research and understand our target markets to ensure that each development is

carefully crafted to meet our buyers' needs. We never do anything less in terms of design and planning, even for affordable projects like SkyAwani 2.

"In fact, we've even invested more time and effort as the target buyer group is very specific – first-time homebuyers and young people who have just joined the workforce and not so financially strong yet.

"We carefully ascertain their needs and wants so we can build quality homes at an affordable price point to help them realise their dreams of home-ownership," Lee said.

About the developer

SkyWorld Development Berhad is a developer with a proven track record of delivering innovative and quality homes for city communities.

Founded on one single vision – to be the 'Always Best City Developer' with the purpose of 'Make Living Better', it maintains a culture of excellence centred on the three key brand pillars of value creation, integrated sky living experience and innovative concepts in sustainable environments.

Staying true to its brand promise of 'You Can Now Own A Quality Home and Living', SkyWorld is all about nurturing lifelong commitments by providing 'Healthy Building, Healthy Living' environments for generations today and tomorrow.

SkyWorld®

A Step Closer A Leap Greater

Marking this momentous occasion, we reaffirm our unwavering commitment to 'Healthy Building, Healthy Living'. We pledge to prioritize sustainable and innovative homes that promote the health and well-being of our communities for generations to come.



Winner of FIABCI Malaysia Property Award
SkyAwani 2 Residences (Affordable Housing Category)

Coming home to nature's beauty

THE Rainz @ Bukit Jalil is truly an extraordinary development, combining the ultimate resort living experience with the concept of urban rainforest and nature's wonders at your doorstep.

With three 37-storey towers and a total 624 units, this green condominium by EXSIM brings together all the best things in life in one stunning location.

Represented by a rainbow and its mixed palette, it seeks to reflect every facet of life in their most vibrant colours. The Rainz is designed to create an environment where every day is filled with activity and enjoyment to accord residents the feeling of being on holiday in their own home.

The Rainz is ideal for multi-generational living with the spacious residences measuring from 1,513sq ft to 1,930sq ft, and complemented by 2.5 acres of lifestyle facilities, lush greeneries and tranquil water features.

The myriad of top notch amenities including a Hanging Bridge, Forest Terrace, Maze Garden, Sprint Track, Trampoline Park and Camping Zone are second to none.

The crowning glory is the 'urban rainforest' planted with some 250 trees and 16,000 shrubs and plants to embody resort life in the tropics.

Thus it came as no surprise when this immaculate sanctuary clinched the much sought after Malaysia Property Award (MPA) 2022 (Residential High-Rise Category).

EXSIM head of public relations Michelle Siew said the recognition will be their push factor to deliver more environmental friendly and sustainable developments.

"We are deeply honoured to be awarded with such a prestigious accolade and would like to take this opportunity to record our greatest gratitude to all those involved with The Rainz.

"The achievement not only marks an important milestone for us but also signifies the determination and vision of our unified EXSIM team in making dreams doable!," she enthused.

She added that EXSIM will soon be making its presence felt in other states following the success of its debut in Penang and Perak.

A space for every lifestyle

Conceived as a place that brings people together with its neighbourly resort community, The Rainz is the perfect choice for those who enjoy a whole new standard of urban refined living.

The needs of any lifestyle are easily met with the myriad of communal activities that revolve around nature and the outdoors. Level 8 is a veritable haven of relaxation with facilities such as swimming pools, gymnasiums, natural play, herb and scented gardens.

Up on the topmost floor, residents have access to Sky Dining, Sky Viewing Deck, Sky Floating Lounge and Sky Garden, among others, against the backdrop of scenic vistas and the glittering lights of Bukit Jalil.

Living at The Rainz is ever-engaging with the well-planned and integrated conveniences in serene surroundings. This exemplary modern home caters to and connects everyone by providing a welcoming retreat from the stresses of city living.

Come home to the beauty of nature at every turn. In presenting the integration between human



The Rainz is truly a nature wonderland created for multi-generational living.



The integrated eco-pond to mitigate flooding and stormwater runoff.

and nature, EXSIM had created "rich and sustainable urban rainforest homes" with The Rainz.

Covering 29.5% of the total project area of five acres, the 'urban rainforest' not only encourages biodiversity but also acts as dust and noise barriers for residents' well-being.

The Rainz has its own rainwater harvesting system for landscape irrigation, water retention system and an integrated eco-pond to mitigate flooding and stormwater runoff.

The building facade is inserted with living green skins to regulate the temperature towards a cooler surround.

A locale of ease nestled amid a wealth of amenities that allows residents stellar convenience, the development is accessible through a number of major highways and is set between several public transport options.

Bordering Bukit Jalil and Bukit UOG, it is within easy driving dis-

tance to shopping malls, hypermarkets, schools, golf resort, recreational park and key infrastructures.

Building the future

Nature has always taken centre stage in all of EXSIM's projects. Environmental awareness coupled with exemplary lifestyle living is core to the developer.

Siew said the above is well reflected in the company's motto 'New Age Ingenuity' that champions the reinvention of living spaces for the 21st century urbanite – one step into the future but at the same time a step back to nature.

"EXSIM is all about respecting, revitalising and giving credit to Mother Nature."

She said EXSIM's approach of 'when beauty meets practicality' had remained unchanged over the years, resulting in extraordinary results. This philosophy of combining form and function is something the team holds close to its heart.



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

"By leveraging on the latest technological advancements and intelligent design, we innovate standards of living to define a new generation while carefully retaining the essence of nature and community which remain integral to our human experience.

"We are also intensifying our efforts to create buildings with a specific character which exemplify innovative green features," she elaborated, adding that EXSIM's vision of progressive growth is always aligned with the steadfast philosophy of future-oriented sustainability.

Its maiden residential development The Treez – Jalil Residence @ Bukit Jalil had set the benchmark for all future EXSIM projects to fulfil Green certification standards.

"We always take into consideration today's expectations while keeping an eye on tomorrow's possibilities in all our endeavours. We constantly strive to elevate the benchmarks of design, accessibility

and usability in the living and working spaces we create. It's not just about building the future but bettering it."

Siew said the company is continually pushing the envelope in quality, sustainability and liveability. To this end, it perpetually explores the latest trends and innovations to incorporate into the creation of its projects.

"We believe that continuous innovation is the way to reimagining a thousand possibilities towards pioneering a better tomorrow for all!."

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 MPA 2015.

Managing director Lim Aik Hoe then went on to clinch the prestigious Property Man award in MPA 2017.



FIABCI
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MALAYSIA



THE
RAINZ
@BUKIT JALIL

**WINNER OF RESIDENTIAL
(HIGH RISE) CATEGORY**

FIABCI MALAYSIA PROPERTY
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FIABCI MALAYSIA PROPERTY
AWARD™ 2017
*Property Man
of the Year*



FIABCI MALAYSIA PROPERTY
AWARD™ 2015
*Winner of Industrial
Category*

A SIGNIFICANT BREAKTHROUGH

Our greatest gratitude for giving us the support throughout the years. We honor this mandate to deliver endless sustainable developments for the community. Nature will always takes centerstage in every EXSIM project, as a starting point from which everything else stems forth.

We take pride in combining the form and landscape glorifying the wonder of modern architecture.

This marks an important milestone and serves as an inspiration for us to continue striving towards being better. Thank you for the recognition.



NEW AGE INGENUITY

exsim.com.my

Epitome of dazzling property designs

THERE is simply no stopping property giant S P Setia from enthralling Malaysians with its awe-inspiring developments that have been recognised with record-breaking accolades.

The Group continues its winning streak with three awards in the Malaysia Property Award (MPA) 2022 – Setia V Residences (Residential High Rise Category), Setia Eco Templer (Masterplan Category) and D'Network @ Setia Eco Park (Sustainable Development Category).

S P Setia holds the distinction of being the only Malaysian developer to have received 15 FIABCI World Gold Prix d'Excellence Awards by the International Real Estate Federation (FIABCI) and 17 Malaysia Property Award to date.

And in 2022, the Group was ranked No.1 in The Edge Malaysia Top Property Developers Awards for a record-breaking 14th time, the only developer to have achieved this feat since the inception of the award.

Established in 1974, the listed real estate player is a household name in the property development industry with a portfolio that encompasses townships, eco-sanctuaries, luxury enclaves, high-rise residences, commercial and retail, as well as convention centres and hotels.

The Group is well established in Malaysia's three key economic centres of Klang Valley, Johor Baru and Penang, and has a project in Sabah. Its international reach now includes six countries – Vietnam, Australia, Singapore, China, United Kingdom and Japan.

Clinching three awards in the MPA is indeed a new milestone for the Group, with the outstanding feat reflecting on its mission statement as an all-rounder developer in the country.

Being the pioneer in sustainable development with the Eco-series townships such as Setia Eco Park and Setia Eco Templer, S P Setia has always strived to build not only homes but also to grow the communities in and around its development in a sustainable manner.

The developer works with the environment, not against it, whereby measures are taken to protect the existing environment and its flora and fauna by minimising environmental impact through greener construction methods and sustainable features.

It is also committed to cultivating and growing biodiversity by creating suitable habitats.

Anchoring on its LiveLearnWorkPlay development philosophy, all the projects are well-planned to improve the quality of life of residents with everything in one place. The developments are designed to be self-sufficient with amenities that promote healthier and well-balanced lifestyles and provide conducive environments where people can live, learn, work and play.

These also help to boost commercial vibrancy and create business opportunities sustainably within the area of development.

D'Network @ Setia Eco Park (D'Network)

The world's first solar-powered food and beverage hub, D'Network is a shared space created for a unique and sustainable dining experience, community activities and retail therapy.



Balinese-themed Amantara homes in Setia Eco Templer.



D'Network @ Setia Eco Park is the world's first hybrid solar-powered F&B hub.

Stretching over 3.16 acres in Shah Alam, this food emporium creates a network of connectivity by connecting people with themselves and nature through its green pockets and inviting restaurants.

Indulge in a great array of cuisines by the lake amid a pristine landscape scenery, with each visit being as 'green' as possible. Temperature here is cooler by 1 to 2°Celsius compared to other places in the Klang Valley, especially in the early morning and late evening, as the location is beside the 3,000-acre Bukit Cerakah Forest Reserve.

A total 345kWp solar power is generated with 207kWp used to power the common areas, musical fountain, landscape and street lighting, and 138kWp to power the world's first solar-powered hybrid waterfall, Elizabeth Falls.

Solar panels are installed on the roof to capture maximum sunlight with the photovoltaic cells transforming solar power into electricity for usage. Excess current is then channelled to the TNB grid as storage.

With the renewable power of the sun empowering sustainable dining, S P Setia is committed to help the world in reducing pollution and carbon footprint.

D'Network also boasts having the world's first solar-powered musical fountain and pet-friendly park, as well as the first international *Pétanque* facility (French Lawn Bowl) in town.

Touted as one of the most desirable addresses in Klang Valley for its unique resort-styled eco-living, the 791-acre award-winning Setia Eco

Park is designed to weave around existing topography to preserve the natural landscapes.

This artfully crafted master plan is also one of the biggest high-end enclaves with low-density gated and guarded developments consisting exclusively of semi-detached homes and bungalows.

Setia Eco Park dedicated 25% of its landscapes to parks, gardens and waterways while introducing nectar plants and aquatic reeds to recreate a habitat and nesting ground for the resident wildlife like birds, butterflies and fish.

With the landscape structures and plants crafted to complement man and nature, be awed with the 360-degree experience of nature living alongside the lush groves of the neighbouring forest reserve.

Truly a home that's at home with Mother Nature.

Setia Eco Templer

Set amid the majestic Bukit Takun and flanked by Templer Park and Waterfall Forest Park Kanching, the 194-acre Setia Eco Templer is a nature wonderland with over 30% of its land area dedicated to Mother Nature.

The 59.07 acres of green and water zones include nine pristine natural creeks, three lush gardens, calm lakes and verdant green spaces. The creeks were preserved on the site, earning the township the concept of the 'Legend of Nine Creeks'.

Setia Eco Templer boasts a unique identity with its riverfront design where the original site's series of existing water bodies,



Constructed around a heritage building, Setia V Residences stands as the tallest high-rise residence along Gurney Drive.

retail shops, shopping centres, medical facilities and educational institutions.

Accessibility has been improved with the Setia Eco Templer Interchange, providing efficient ingress and egress points for smoother and safer traffic flow. It also links Setia Eco Templer directly to the network of expressways such as Guthrie Corridor Expressway (GCE), LATAR Expressway and NKVE.

Setia V Residences

Elegantly constructed around a heritage building along the premier address of Gurney Drive in Penang, Setia V Residences equates the definition of living in style.

Immerse yourself in the convergence of old meets new with homes that exemplify strategic location, panoramic views, unparalleled facilities and ample spaces for flourishing lives.

The freehold development consists of two soaring towers of 48 storeys (Tower A) and 31 storeys (Tower B). Tower A is the tallest residential development in Penang, with its 106 units including penthouses opening out to picturesque vistas of the Indian Ocean and island's skyline.

The art of fine living is perfected with the stunning abodes that are the epitome of sophistication, prestige and unbridled luxuries. Every palatial unit in Tower A boasts of a jacuzzi dipping pool with magnificent sea view.

Tower B features 72 generously sized units ranging in built-ups from 1,376sq ft to 1,869sq ft and with only four units per floor. Every residence is plush, well-appointed and ready to welcome you home.

As per its name Setia V Residences, the development's design is inspired by the 'V' shape to create a layout that accords more privacy by separating the private areas from the activity pockets.

The development is not only installed with a five-tier state-of-the-art security system but is also designed to be earthquake resistant.

Marvel at the unrivalled six-star exclusive facilities such as squash court, yoga deck, dance studio, BBQ garden and concept kitchen, spread over 11 levels for residents' pure indulgence.

Elegance and class presented in the most thoughtful form, Setia V Residences is masterfully crafted with every detail master-planned to ensure you come home to the best Penang has to offer.

flora and fauna and their innate habitats were preserved and enhanced.

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

Surrounded by such vast expanse of green, Setia Eco Templer's air temperature is naturally slightly cooler than in the city centre.

Optimally located in the east of Rawang and north of Klang Valley, Setia Eco Templer features mainly low-density residential components of English, Peranakan and Balinese-themed architectural designs.

Each residential parcel has its own exclusive themed park which serves as space to promote communal gatherings. There's a total of five themed parks throughout the development.

Constructed sustainably with minimal impact on the environment, the township also consists of mid-density high-rise projects, apartments, townhouses and terrace houses under the RSKU affordable housing scheme for first-time purchasers.

Covering 20.47 acres, the commercial component comprises shop lots, a neighbourhood mall and a fully equipped clubhouse to ensure the needs of the community are met within close walking/cycling proximity.

The gated and guarded township is also surrounded by nearby local amenities including hypermarkets,

FACING EVERY CHALLENGE TOGETHER

The past few years have brought many challenges. But our efforts and belief have never diminished. For as a team, we'll navigate our way through every challenge life brings.

As we persevere, each climb brings new honour. We're celebrating the news from the **2022 FIABCI Malaysia Property Award**, where **D'Network at Setia Eco Park** took home a win in the **Sustainable Development** category, as well as **Setia Eco Templer** in the **Master Plan** category and **Setia V Residences** in the **Residential High Rise** category.

With this news, we'll continue our course, taking on every challenge that comes our way as one collective and collected team.



Stay Together. Stay Setia
livelearnworkplay





The independent judges are made up of industry veterans highly experienced in their own fields.

Recognising the best of the best

THE Malaysia Property Award (MPA) helps to raise the bar for quality and innovation in the property market by celebrating excellence and achievement of the highest standards.

This prestigious award plays a key role in the real estate industry by providing a much needed platform for distinguished developers to showcase their best creations to the world.

By recognising the best of the best, MPA organising chairman Dr Yu Kee Su said the award motivates industry players to strive for excellence in developing more outstanding products and services, as well as to stamp a positive impact in the property market.

“The award also helps to build trust and confidence by seeking out quality developers and projects besides serving as a source of inspiration. In short, MPA is the epitome of excellence, trust and innovation towards building a stronger and vibrant industry,” he said.

He emphasised that the overall quality of submitted projects were top-notch with the participants growing greatly in terms of design, innovation and technology.

Developers were also more environmentally concerned by incorporating more sustainable technologies in their projects to benefit homebuyers and Mother Earth.

There are four tiers to the award judging process; registrations received are studied by the organising committee for preliminary eligibility confirmation and qualified projects then advanced to physical site visit by evaluators.

The elimination process is first reviewed by the evaluation group followed by the panel of jury.

The top-scored projects are then recommended for final selection by the independent judges.

Decisions by the independent judges are final and cannot be changed, no appeal will be entertained. Marks are audited by an independent auditor and only projects that scored 75% and above are qualified to be awarded.

Dr Yu said, however, the evaluation process was slightly different this year, whereby developers' representatives were invited to present their projects at the panel of jury and independent judges levels instead of presentation by the evaluators.

FIABCI Malaysia president Datuk Firdaus Musa added that every submission was uniquely distinct, with the developers evol-



The organising committee consists of (from left) Sally Ng, Tengku Datuk Ab Aziz Tengku Mahmud, Firdaus and Dr Yu. Not in the photo: Datuk Dr Jennifer Low Moi Ing and Datuk Hoe Mee Ling.

ing alongside the rapid growth of technology and urbanisation.

“We are living in a fast-paced world and developers must take into consideration factors such as technology, sustainability and affordability to maintain their competitive edge. They must strike a balance between urbanisation and preservation of nature in their developments.”

He said although the use of technology has increased dramatically in recent years, there is still much room for improvement. These could include the use of virtual and augmented reality for property viewings and integration of smart home systems into properties.

The growing focus on sustainability calls for developers to create greener buildings to reduce their carbon footprints.

Affordability, he said, however remains a challenge in many countries and there is a need for innovative solutions such as the creation of shared living spaces and co-living communities to address this issue in the future.

Firdaus said data and analytics also play a significant role in the property industry by

providing insights into consumer behaviour and market trends in order to make informed decisions, from identifying investment areas to optimising rental pricing.

FIABCI Prix d'Excellence Awards

The award recognises projects that best embody excellence in all the real estate disciplines involved in their creations. It illustrates concretely the FIABCI ideal of providing society with the optimal solution to its property needs.

Winners stand to benefit from tremendous publicity through both international media and the network in 50 countries, as well as receiving the coveted trophy and certificate, and the right to use the official FIABCI World Prix d'Excellence logo on their correspondence.

And MPA winners will represent Malaysia to compete on the world stage, on which our developers have achieved outstanding performance over the years.

Firdaus said this impressive achievement is attributed to factors such as high standard, innovative design, diverse property market and a strong economy and government

support.

“Malaysian developers are known for their focus on quality, attention to detail, cutting-edge design elements and the use of technology in their buildings to create contemporary and aesthetic living spaces.

“Malaysia being a diverse country with a mixture of modern and traditional architecture, has accorded developers plenty of opportunities to design unique properties that reflect its rich heritage and cultural identity.”

He further elaborated that the Malaysian government is supportive of the property industry by providing incentives for developers and investing in infrastructure projects, creating a favourable environment for property development in the country.

Malaysia's strong economy allows developers to access the resources for property development and investment targeting a growing market of affluent buyers and tenants.

Property market outlook

The property market is slowly gaining momentum after two years of the global pandemic that wreaked economic havoc. As the world reopens international borders and we move towards endemicity, Bank Negara Malaysia has maintained a GDP growth forecast of 5.3% to 6.3%.

Supported by the implementation of various government initiatives and assistance, the property market performance is back on track and expected to perform better than last year.

Firdaus said, however, it is impossible to return back to the pre-pandemic level in such a short span, but slowly and surely, property developers are recovering with much resilience.

“Despite the impact brought by the pandemic, it had actually taught the developers some important lessons, which are relevantly vital to survive through the ordeals and bounce back stronger, especially when the pandemic has drastically changed the way we live and work.”

He said developers need to be more proactive in attracting potential purchasers in the face of rising building material costs and Bank Negara raising interest rates.

Strategies that can be adopted include offering competitive pricing, financing options, location, design and innovation advantages, emphasis on sustainability, a strong brand image, and improving customer service.

Property's most coveted accolade

THE Malaysia Property Award (MPA) is the driving force for developers to create excellent developments that benefit not only the property industry but the nation as a whole.

The stringent multi-layered judging process ensures the high integrity and transparency of the Award, of which money cannot buy, meaning the winners truly deserved the recognition.

All the winning projects are benchmark of excellence that have raised the bar in all aspects of the industry. These exquisite developments are the epitome of quality, sustainability and safety that are on par with international standards.

MPA had started off with six categories in 1992 and now features 18 categories to better reflect its commitment to recognising projects of distinction as well as the latest development trends.

The categories are Affordable Housing, Environmental, Heritage, Hotel, Industrial, Master-Plan, Mixed-Use Development, Office, Public Sector, Purpose-Built, Residential High Rise, Residential Mid Rise, Residential Low Rise, Resort, Retail and Sustainable.

There are also two individual awards of Property Man and Property CEO.

Judging process

The process was much simpler with only one tier of judging in 1992 compared to the current four-tier.

The evaluation stage was added the following year, whereby the evaluation committee has to conduct physical visits to the submitted projects. Initially only one evaluator was required but to ensure a completely fair and transparent process, a group of four to six evaluators must be present throughout the entire site visit.

Panel of Jury was included in 2011 to screen submitted projects with the best three entries selected to the Independent Judges Meeting while Code of Conduct was introduced in 2010 to ensure the judging process is conducted in an absolutely fair, professional and equitable manner.

The Panel of Jury and Independent Judges are required to maintain independency, professionalism and transparency during the judging process.

They are required to give marks on merit and quality of the projects according to the judging criteria. Comparison should be made between projects of the same category based on strengths and weaknesses.

Judging criteria

The four-tier assessment process begins in January with the call-for-entry and the Organising Committee studying the nominated projects for the preliminary eligibility confirmation.

Qualified nominations are forwarded for physical site visits and verifications by the team of evaluators, who are made up of those holding senior management positions in the industry or relevant companies.

The projects will then proceed to the Panel of Jury, whose members are heads of national real estate associations and international real estate experts. They will review the projects based on findings presented by the evaluators.

Short-listed projects will then



The Panel of Jury will review submitted projects based on the findings presented by the evaluators.



enter the final judging round, the Independent Judges Meeting. The submissions will be reviewed by a group of respected members of society, industry veterans highly experienced in their own field and not related to FIABCI in any manner.

Independent Judges from overseas will also be invited every year for their different perspectives and opinions between Malaysian projects and those in their own countries.

Taking seven to eight months to complete, the entire stringent process is strictly adhered to considering the Award is the gold standard of the industry.

Only projects that score 75% marks and above are qualified to win, no appeal can be made. If there is no project with such a score, there will be no winner for that particular category.

The evaluators, Panel of Jury and Independent Judges work voluntarily and independently. They are requested to abstain from evaluating and judging the entire category if they have conflict of interest in any of the projects in that category.

With the judging criteria getting stricter by the years, FIABCI Malaysia is in constant effort to uphold the standard of the award.

All meetings and site visits are closely monitored by the Organising Committee to ensure that procedures are executed accordingly.

The judging processes are so well known that they are used as the blueprint for the FIABCI World Prix d'Excellence Award.

The Malaysia Property Award has indeed yielded an impregnable reputation in the industry. Every succeeding year would see the quality and excellence of the country's real estate market advancing to global standards.

Independent Judges

Tan Sri Liow Tiong Lai (Former Minister of Transport)

"Property developments must most importantly add value to life in terms of sustainability, safety and aesthetic. The Award motivates developers to create more innovative buildings with added value while giving purchasers confidence of the high standard of the developments."

Gillian Tay/Singapore (Treasurer of FIABCI Singapore)

"A winning development must balance aesthetic with practicality, quality, sustainability and nature."

Robert Marie Co Sy/Philippines (National President of PAREB, IPREC and PARA)

"I am very impressed with Malaysian property developments that allocate a huge percentage of their land to environmental and sustainability aspects."

Datuk Pretam Singh Darshan Singh (Partner of Pretam Singh, Nor & Co)

"Data analysis in relation to marketing, construction processes and financing are key industry movers for the future that must be adopted by developers to sharpen their competitive edge."

Datuk Dr Soh Chai Hock (National Chairman of Fire Prevention Council Malaysia)

"Nowadays, people are not just buying a property but the overall lifestyle it offers. Thus a winning development must combine all the relevant factors required for the residents to live, work and play in one community."

Datuk Low Keng Kok (Director of Fajarbaru Builder Group Bhd)

"Practicality should always come first to fulfil the basic housing needs of the people such as safety, security and low maintenance buildings."

Prof Dr Yahaya Ahmad (Associate Vice-Chancellor Corporate Strategy, University of Malaya)

"More developers are on the right track by focusing on ESG (Environment, Social and Governance) that greatly benefit both them and the end users."

The remaining judges are Prof Dr Masran Saruwono (Dean of Faculty of Architecture, Planning & Surveying, UiTM Shah Alam), Goh Bok Yen (Director of MAG Technical & Development Consultants Sdn Bhd), Datuk Yeo Heng Hau (Associate of Halim Hong & Quek Advocates and Solicitors), Datuk Khirudin Drahan (Sarawak Fire and Rescue Department director) and Datuk Donald Lim Siang Chai (Former Deputy Finance Minister).

Panel of Jury

Vincent Lim (Honorary Secretary of Malaysia Green Building Council)

"Although it is great to see so many different types of projects and design concepts and how the developers tackle the issues of sustainability, it posed a big challenge for the jury to select the best of the best."

Subramaniam Arumugam (President of Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia)

"The mass market nowadays is looking for modern and lifestyle-inspired developments with smart and green features."

Chan Ai Cheng (President of Malaysian Institute of Estate Agents)

"Developers today have come so far with each trying to outdo the other for the benefits of the community. Their developments are designed for the future with emphasis on sustainability and green initiatives."

Associate Prof Sarly Adre Sarkum (President of Malaysian Institute of Architects)

"The MPA is a holistic benchmark in terms of design, sustainability and value for money. Green and viable buildings will lead to lower maintenance cost which translate to long-term value for owners."

Other members of the jury comprise of Prof Dr Norlida Buniyamin (President of The Institution of Engineers Malaysia), Datuk Matthew Tee Kai Woon (Honorary Adviser of Master Builders Association Malaysia), Datuk Chua Soon Ping (President of Sabah Housing and Real Estate Developers Association) and Dainna Baharuddin (President of The Royal Institution of Surveyors Malaysia).

Rounding up are Irhamy Ahmad (President of Malaysia Institute of Professional Estate Agents & Consultants), Ishak Ismail (Deputy President of Malaysian Institute of Property & Facility Managers), Tan Sri Teo Chiang Kok (President of Malaysia Shopping Malls Association), Datuk Ho Hon Sang (Deputy President of REHDA) and Augustine Wong Chung Ho (President of Sarawak Housing & Real Estate Developers Association).

The Panel of Jury comprises heads of national real estate associations and international real estate experts.

Congratulations!!

PROPERTY MAN

- Tan Sri Dato' Ir. (Dr.) Teo Chiang Kok
Executive Director & Chief Executive Officer



PROPERTY CEO

- Mr. Ho Kong Soon
Group Managing Director



AFFORDABLE HOUSING

- SkyAwani 2 Residences
SkyWorld Development Bhd



OFFICE

- Menara Hap Seng 3
Hap Seng Land Sdn Bhd



HERITAGE

- Rumah Tangsi (Lot 10) & Kuala Lumpur
Tourism Bureau (Lot 11)
Dewan Bandaraya Kuala Lumpur & Seetizens Lab Sdn Bhd



PURPOSE-BUILT

- Encomas House
Encomas Sdn Bhd
- Petaling Jaya Performing Arts Centre
Bandar Utama City Centre Sdn Bhd

ENCOMAS HOUSE



INDUSTRIAL

- i-Park @ Senai Airport City
IPark Development Sdn Bhd
- Hap Seng Business Park
Hap Seng Land Sdn Bhd



RESIDENTIAL HIGH RISE

- Setia V Residences
S P Setia Berhad
- The Rainz @ Bukit Jalil
Exsim Development Sdn Bhd



MASTER PLAN

- City of Elmina
Sime Darby Property (City of Elmina) Sdn Bhd
- Setia Eco Templer
S P Setia Berhad



RESIDENTIAL MID RISE

- Cantara Residences
Sime Darby Property (Ara Damansara) Sdn Bhd



MIXED-USE DEVELOPMENT

- Tamarind Square
Tujuan Gemilang Sdn Bhd

TAMARIND SQUARE



SUSTAINABLE DEVELOPMENT

- D'Network @ Setia Eco Park
S P Setia Berhad



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