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CELEBRATING EXCELLENCE in property management

BY LUM KA KAY

Introduced last year with the aim of raising the benchmark in property management in Malaysia, EdgeProp Malaysia's Best Managed Property Awards has expanded with a new category and two new awards in 2018.

The two new awards were EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award and EdgeProp-ILAM Malaysia's Sustainable Landscape Award — the latter being a collaboration between EdgeProp.my and the Institute of Landscape Architects Malaysia (ILAM). Editors of EdgeProp.my had also decided on the winners for the Editor's Choice Awards.

The winners were announced and feted at a glittering gala dinner at One World Hotel, Petaling Jaya on May 7, witnessed by more than 350 guests from the real estate industry. EdgeProp Malaysia's Best Managed Property Awards 2018 saw over 60 submissions. The call for entries began in November last year and ran for over a month. Entries were open to all strata and non-strata developments, managed in-house or by any property or building manager.

"A year on, I am pleased to report that EdgeProp Malaysia's Best Managed Property Awards has not only uncovered real estate with excellent property management but, more importantly, also created awareness on an urgent need for better property management practices in the country.

"This is reflected in the increased number and higher quality of submissions received," said EdgeProp.my managing director and editor-in-chief Au Foong Yee in her speech.

She also noted that raising the benchmark of property management requires the support of all stakeholders where developers, consultants, contractors, property managers and consumers have equally important roles to play.

"This Awards, as far as we know, is the first of its kind. The Awards' objective is clear — to benchmark Malaysia's property management practices, which, as we know, is a crucial component of the real estate ecosystem.

"It is only when a real estate is managed well that it can stay sustainable — in its function, aesthetics and, ultimately, the all-important capital value," she said.

In her speech, Au also stressed the importance of building safety, especially for high-rise buildings.

"Are the buildings that we live, work or play in safe? The award site visits conducted have revealed certain industry practices that are lacking. All the feedback has been duly conveyed to the parties concerned.

"Let us not wait for a tragedy to strike before we do the right thing," she added.

The winning projects in the anchor awards were divided by their age — below 10 years and above 10 years. On top of the residential, commercial and mixed development categories, a new category was introduced — the specialised category. The Gold winner in the above 10 years Specialised category was KLCC Park in Kuala Lumpur city centre, which is managed by KLCC Urusharta Sdn Bhd, a subsidiary of KLCC Property Holdings Bhd.



(From left) Nippon Paint Malaysia general manager of sales Tay Sze Tuck, EdgeProp.my executive editor Sharon Kam, Hashim, Au and Panasonic Malaysia deputy managing director Hiroyuki Muto.



(From left) Tay, Kam, FD Iskandar, Au and Muto.

The 60-acre green lung is the quintessential urban park where people come to unwind or simply enjoy the lush greenery in the heart of the city. Hence, it is no surprise that the 22-year-old KLCC Park also received the Editor's Choice: Exemplary Contribution to the Nation title for its exceptional effort and commitment in maintaining the park in pristine condition for the enjoyment of its visitors.

"The park has always been special to KLCC Group and Petronas, particularly for those who have witnessed its transformation from bare land into a park.

"This prestigious award is even more significant for us as we celebrate our 23rd anniversary this year. The park was designed to showcase tropical greenery by integrating nature's creation into the development — a perfect symbiosis of flora and fauna," said KLCC Property Holdings group CEO Datuk Hashim Wahid during his acceptance speech. Meanwhile, Real Estate and Housing

Developers' Association Malaysia (Rehda) president Datuk Seri Fateh Iskandar Mohamed Mansor — more fondly known as FD Iskandar — was honoured with the Editor's Choice: Malaysia's Exemplary Real Estate Industry Leader 2018.

Since he took over the position in 2014, FD Iskandar has led and helped to steer the industry through some challenging times.

"This award will be a permanent reminder for me and a source of inspiration to all those who are working tirelessly to make a positive difference for the good of the real estate industry. My deepest gratitude to the people who have supported me throughout my career since my humble beginnings almost three decades ago.

"I'm forever grateful to the continuous and unconditional support from my loved ones, which has kept me going this far. My term will end very soon but it has been an enriching and unforgettable experience," said FD Iskandar in accepting the award.

He is also Glomac Bhd's group managing director and CEO.

Noting the importance of sustainable growth not only for the real estate industry but also for homebuyers, he added that sustainability is an integral part of everything that a developer does, right from the planning and design stage.

"It [building a sustainable property] is



(From left) Panasonic Malaysia strategic B2B development manager Adrian Heong, strategic B2B development general manager Tan Chee Hon, Lafarge Malaysia director of communications Ong Ping Ping, Au, Nippon Paint Malaysia head of project marketing Datin Wong Meng Lee and EdgeProp.my senior account manager Ian Leong.

not merely to win awards, but more importantly [to come up with] designs that are also practical to maintain and manage in the future. In addition to being cost-effective in the long run, it has to carry a huge influence on the lifelong sustainability of a property and its inherent maintenance and management life cycle.

"This maintenance culture is essential and we should continue to educate the general public including ourselves — the developers — on the significance of sustainability and eventually everyone in the industry must buy into this new norm and new standard," he said.

Meanwhile, SP Setia Bhd Group, Paramount Property Development Sdn Bhd and AME Development Sdn Bhd were the inaugural winners of EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2018. The award recognises the fundamentals of excellent property management — that a real estate is purposefully designed and built for sustainability. A sustainable development begins with a responsible developer.

Besides KLCC Park, the Gold winners for the main awards in the above 10 years division were Mont' Kiara Palma in Mont' Kiara and Sri Penaga Condominium in Bangsar in the multi-own strata residential category, as well as Menara Sunway in the non-strata office category.

Mont' Kiara Aman won Silver in the multi-own strata residential category while Penang malls Queensbay Mall and Gurney Plaza emerged as joint Silver winners in the retail category. The former mall had also won Silver in the inaugural awards last year.

In the below 10 years division, Eco Business Park 1 in Iskandar Puteri, Johor was the Gold and only winner in the specialised category. In the multi-own strata residential category, Quayside Seafrost Resort Condominiums won Gold while the Cradleton

precinct at Eco Majestic, Semenyih and The Verandah at Eco Botanic in Iskandar Puteri, Johor both received Silver. Park Seven in Kuala Lumpur city centre and By The Sea in Batu Ferringhi, Penang jointly won Bronze in that category.

The Hills precinct of Horizon Hills, Johor received a special mention in the non-strata residential category while Menara Binjai took home Silver in the non-strata office category. Both were the only winners in their respective categories.

Meanwhile, the first EdgeProp-ILAM Malaysia's Sustainable Landscape Award saw Damansara Uptown in Petaling Jaya as well as Jade Hills in Kajang bagging Gold. Twin Arkz at Bukit Jalil garnered Silver while The Leafz in Sungai Besi received a Special Mention.

EdgeProp Malaysia's Best Managed Property Awards 2018 was organised in partnership with Nippon Paint Malaysia and Panasonic Malaysia, supported by the Association of Property and Facility Managers, Singapore (APFM), Architect Centre Sdn Bhd, ILAM, the Building Managers Association of Malaysia (BMAM), Rehda, the Malaysian Institute of Professional Property Managers (MIPPM), and the Malaysian REIT Managers Association (MRMA).

The judges for this year's anchor awards were Au, MRMA chairman Datuk Jeffrey Ng, BMAM member Dr Suntoro Tjoe, APFM president Dr Lim Lan Yuan, Chur Associates founder and managing partner Chris Tan, MIPPM president Sarkunan Subramaniam, FD Iskandar, and Architect Centre accredited architect and trainer Anthony Lee Tee. Judges for EdgeProp-ILAM Malaysia's Sustainable Landscape Award 2018 were Au and ILAM president Assoc Prof Dr Osman Mohd Tahir.

For more news, videos and photos, go to www.edgepropbma.com.



Au: Raising the benchmark for property management requires the support of all stakeholders in the property industry.



Zurich Insurance Malaysia Bhd assistant vice-president and head of general agency development Danny Ee (left) and EdgeProp.my account manager Khairul Amilin Ismail.



(From left) Red Ideas Sdn Bhd director Ignatius Ho, associate director — creative and operations Ong Wai Hong, and director David Foo.



(From left) Tay, Kam, AME Development Sdn Bhd director Simon Lee, S P Setia Bhd president and CEO Datuk Khor Chap Jen, Paramount Property Development Sdn Bhd property division CEO Beh Chun Chong, Muto and Au.



(From left) Tay, Kam, Exsim Group head of corporate communications Michelle Siew, Hoda Design Sdn Bhd principal and landscape architect Ho Peng Ming, See Hoy Chan Sdn Bhd CEO Joe Tan, Praxcis Design Sdn Bhd director Yap Nga Tuan, Garmuda Land executive director Datuk Abdul Sahak Safi, Muto and Au.

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