

StarSpecial

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FIABCI WORLD PRIX D'EXCELLENCE AWARDS 2021

30th
Anniversary



WORLD PRIX
D'EXCELLENCE AWARDS

1992 - 2021

Online announcement of winners
was held on 2nd June 2021

ORGANISED BY:



FIABCI

INTERNATIONAL REAL ESTATE FEDERATION

MEDIA PARTNERS:

TheStar





London's Battersea Power Station opened its doors to its first-ever residents following a major transformation. — IAN GAVAN/Getty Images



The first phase, Circus West, neighbours the Power Station and was completed in 2017. It is now home to more than 1,500 residents and has a mixture of bars and restaurants, a cinema and other leisure facilities.

An icon of innovative rejuvenation

HISTORY was made at London's Battersea Power Station (BPS) recently after the much-loved landmark – which is at the heart of a £9bil (RM52.8bil) regeneration project – opened the doors to its first-ever residents.

Homeowners received their keys following the completion of Switch House West, the Power Station's first major element. The rest of the building will follow in stages, with the Boiler House and Switch House East set to welcome new residents in the coming months.

The Grade II* listed former coal-fired power station had laid dormant and derelict for decades after decommissioning in the 1980s, but is undergoing a major transformation to restore and repurpose it for modern use.

It will be the crown jewel and focal point of a 42-acre (17ha) mixed-used development located on a former industrial brownfield site on the southern banks of the River Thames – which is regarded as one of the best urban regeneration projects not just in England, but all of Europe.

It is jointly developed by Malaysia's S P Setia Bhd, the Employees' Provident Fund (EPF) and Sime Darby Property Bhd, under a consortium known as Battersea Power Station Development Co Ltd.

Besides adaptive reuse of the Power Station, the masterplan also sees the creation of new residential, cultural and event spaces interspersed with community facilities and serviced by a Zone 1 extension to the London Underground's Northern Line.

There will be over 3mil sq ft of commercial spaces, including several hundred shops, cafes and restaurants, a theatre, hotel and medical centre. 19 acres of the site will be dedicated to public space, including a six-acre (2.4ha) park and 450m of river frontage.

Once complete, it will be one of London's most vibrant neighbourhoods and business quarters. An estimated 25,000 people will live and work here, serving as the anchor for the Vauxhall, Nine Elms and Battersea Opportunity Area.

This exciting premise makes BPS a worthy Gold Award winner under the Masterplan Category of the FIABCI World Prix d'Excellence Awards 2021.

A transformative journey

While the overall BPS master-



Battersea Power Station is poised to become one of London's most vibrant neighbourhoods. Standing on a 42-acre former industrial brownfield site, it is already regarded as one of the best urban regeneration projects in all of Europe.

plan was designed by Rafael Viñoly, each phase of the development was also shaped by the innovative ideas and visions of a range of specialist architects.

Circus West Village has drawn millions of visitors since it opened its doors in 2017. The first phase is now home to more than 1,500 residents and includes facilities such as an entertainment room, cafe, spa and a gym.

The Power Station is now nearing completion, and its 253 new homes are among the finest in the city. A truly modern, mixed-used building that belies its utilitarian past, it is also house Apple's new UK Campus.

The public facilities will open next year and include a 2,000-capacity event space, cinemas, office spaces and open piazzas. There will also be over 100 shops and F&B offerings, including an 18,500sq ft food hall, housed in the historic turbine halls.

Also notable is the Chimney Lift Experience, to be operated by global events and entertainment leader IMG.

A glass elevator transporting visitors 109m up inside one of the Power Station's chimneys, it tops off with 360° views of the English capital's skyline.

"Naturally, transforming a Grade II* listed brick building that was never originally designed to be inhabited comes with its own challenges. We worked closely with all parties involved, including the

architects and Historic England, to ensure it is brought back to life most sensitively and respectfully.

"The building was on the UK's 'Risk Register' before development started, which meant it was so badly decayed that it was at risk of further deterioration potentially beyond the point of return.

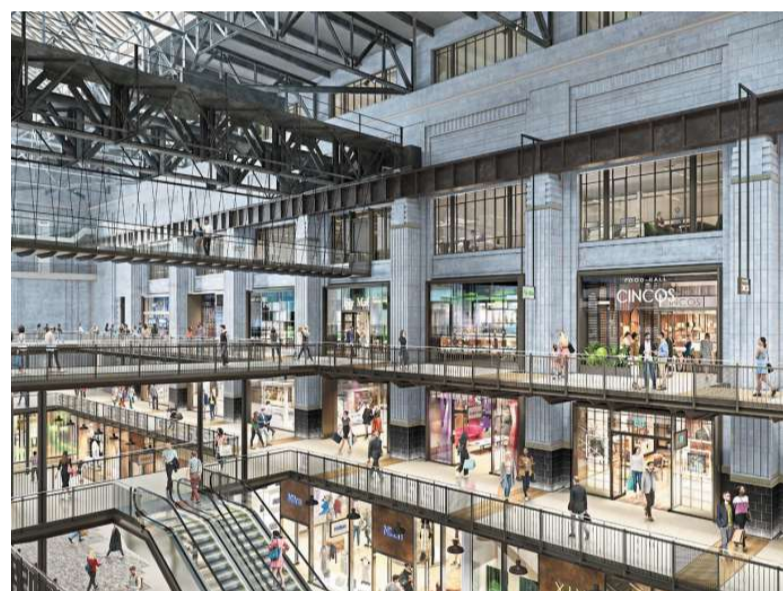
"We had to source over 1.7 million new bricks from the original quarries and rebuild all four iconic chimneys using the exact same building methods used to construct them in the past.

"Though challenging, it had always been our top priority to restore the Power Station to its original glory whilst retaining as much of its original essence as possible. Its heritage and history are deeply important and significant," said Simon Murphy, CEO of Battersea Power Station Development Company.

The primary design goal was to reinforce the Power Station as the site's main architectural feature by setting it in a formal space defined by a reflecting pool and open views to and from the Thames and its north bank.

The development will also evolve with London's new focus on sustainability. The mass of all new buildings were iteratively adjusted based on sun studies to ensure that all spaces will benefit from maximum daylight and views.

Simultaneously, the forms of each new structure were also developed to support both passive



Approximately 25,000 people are expected to be living and working at Battersea Power Station after completion, making it one of London's largest office, retail, cultural and leisure hubs.

cooling and user-controlled enclosures.

This – together with a Combined Cooling, Heating and Power (CCHP) system on-site that links to a series of small plants feeding into surrounding residential buildings – makes BPS one of the largest, low-carbon developments in Europe.

"Given its history and iconic status, BPS has all the makings to become a top cultural destination in London. It has gained significant interest, especially among arts and culture-fond Londoners, in the past few years following several successful pop-ups and events.

"Both Circus West Village and the Power Station have a carefully curated list of retailers and operators to keep it entirely new, experiential and distinct from other retail destinations in London. The following phases will also see a good mix of upscale and high-street brands," added Murphy.

An exciting future

Datuk Ahmad Pardas Senin, chairman of Battersea Project Holding Company, said, "As custodians of this globally significant building, this is indeed a proud day for Malaysia and the consortium of shareholders.

"A new lease of life has been given to this historic building as restoration of its landmark features and transformation into a sustainable development will make

it a highly sought-after address."

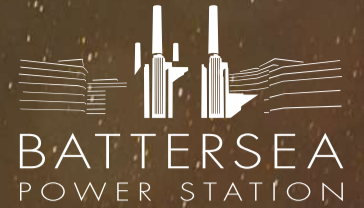
On the horizon is Phase 3A that includes Battersea Prospect Place, which will be renowned Canadian-American architect Frank Gehry's first residential space in the UK. Its buildings will all have access to a private garden, and each home comes with its own winter terrace.

There is also Battersea Roof Gardens, designed by prominent British architecture firm Foster + Partners. It comprises a mix of apartments and a new hotel with a rooftop swimming pool, bar and restaurant.

Finally, there is Electric Boulevard. Conceptualised as London's most exciting new high street, it will be home to world-class bars and restaurants, as well as flagship stores for some of the finest British and international brands.

Battersea Power Station Development Company chairman Datuk Wong Tuck Wai added, "Strong progress continues to be made across the entire project, and we are delighted to see the Malaysian Vision for this thriving new London neighbourhood now becoming a reality. Congratulations to the team who had worked relentlessly to see this through, especially during this challenging Covid-19 pandemic period."

■ Visit batterseapowerstation.co.uk for details about the development, or follow @BatterseaPwrStn on social media for updates.



A Momentous Win for All Malaysians

Thousands of kilometres away from our home lies London's Battersea Power Station. A historical icon that was once teeming with life was left unused and empty. Then with a vision born in Malaysia, a consortium of Malaysian partners set out to regenerate the Battersea Power Station into a modern and sustainable hub of residential, commercial and retail spaces combined.

This mammoth global regeneration project sent waves around the world and took the honour of winning the World Gold in the 2021 FIABCI World Prix d'Excellence Awards - Master Plan category. It is a triumph that shows us that we can soar above any challenge, even beyond our humble borders.

To all who have shared this journey with us, we thank you. For it was a feat that could only have been achieved together.



Battersea Power Station, United Kingdom
World Gold Winner
2021 FIABCI World Prix d'Excellence Awards
Master Plan Category

Setia





The 12 Waves Service Area is open to the public.



The truck entrance to The 12 Waves.



The 12 Waves is part of an integrated sustainable hub in Batu Kawan.



The Nature Walk also features a Japanese Tea House.



Decorative items are imported from Japan and made by Japanese artisans.



World FIABCI Award for The 12 Waves



Tio (second right) receiving the Industrial Award during the FIABCI MPA 2019.



A side view of The 12 Waves illustrates the length and scale of the structure.

AFTER winning the Industrial Category at the FIABCI Malaysia Property Awards (MPA) in November 2019, The 12 Waves emerged victorious as it won the Silver Award in the Industrial Category of the 2021 FIABCI World Prix d'Excellence Awards.

The awards, announced online on 2 June 2021, saw The 12 Waves as the only Malaysian development that made it onto the winners list on the world final stage.

The 12 Waves – a state-of-the-art 21st century warehouse with environmentally friendly features – is the central component of PKT Logistics Group Sdn Bhd's integrated sustainable hub in Penang.

The facility, stretching 648m long and spanning a whopping 650,000sq ft, was also recognised by Malaysia Book of Records (MBR) as both 'The Longest Warehouse in Malaysia' and 'The Biggest Single Storey Warehouse in Malaysia' in August 2018.

PKT Logistics Group chief executive and managing director Datuk Michael Tio was delighted that The 12 Waves added another feather to its cap, and thanked everyone involved for bringing its visionary concept to life.

He shared, "We're truly honoured

by the global recognition, as we never imagined a homegrown integrated logistics provider like ourselves would be making waves on the world stage."

"This is testament to the efforts made by PKT in transforming the logistics industry through world-class warehouse concepts that are not only environmentally friendly but also capable of serving the local community's education and lifestyle needs."

The 12 Waves is PKT's 4th generation warehouse and the first in the northern region after its iconic The Ship, The Waves and The Lighthouse warehouses located in Shah Alam, Selangor.

A 21st century warehouse

PKT Logistics Group's development is strategically located in the fast-growing Batu Kawan Industrial Park on the Penang mainland and was designed with sustainability in mind.

Sprawling over 2,000,000sq ft in its entirety, it comprises multiple commercial components including The 12 Waves, The Ship Campus, The Automotive Boulevard, The Lighthouse Lodge and The Andaman Wharf.

The 12 Waves – built at a cost

of RM120mil – is a 21st century structure that strikes a balance between technological advancement, a respect for nature and enhancing value for stakeholders. Designed by Kun Lim architect, it incorporates innovative features such as the use of solar panels, natural lighting and ventilation, as well as advanced security and surveillance systems. Its design seizes every contextual advantage available – including Malaysia's year-round hot and humid weather. Anchoring the architecture significantly is its iconic roof,

made up of a dozen curved panels that flow in rhythmic harmony. Besides mimicking waves lapping on a shore, hence the name, the number 12 was also selected to represent a complete cycle – both in the total number of months in a year in the Western Gregorian calendar, as well as the Chinese Zodiacs under the Lunar calendar. But the roof design has more than just aesthetic value. As Penang is blessed with a high amount of rainfall annually, the ingenious curved design allows it to efficiently harvest rainwater which can then be used

for various purposes. The proportions of each roof section or 'wave' were also meticulously calibrated to allow optimal natural lighting and ventilation into interior spaces. This reduces the need for artificial lighting and cooling, which helps to lower energy consumption. As Penang is also blessed with ample sunshine all year round, the inclusion of solar panels was another natural choice. Harnessing this infinite and renewable energy source ensures

operations are clean, green and sustainable. All these features ensure The 12 Waves has much lower carbon footprint compared to most other warehouse-type structures. This correlates heavily to PKT Logistics Group's mission statement of building environmentally friendly warehouses. The 12 Waves is more than just a warehouse. Inspired by service areas that are typically found along highways in Japan, it also features

rest and recreational amenities that are open to the public. The Service Area, located at the entrance of The 12 Waves, is open to the public. It features a convenience store and a food court with numerous kiosks offering a variety of local favourites and grab-to-go options including nasi kandar and nasi campur. Not forgetting essentials such as public restrooms and an ATM. The Service Area also features a trucker-friendly lounge equipped with shower facilities for long distance truckers to rest and recuperate before continuing their journey.

Beyond its food and beverage offerings that welcome diners who consist of workers from the surrounding industries, The 12 Waves also prides itself as a tourism destination with The Nature Walk. The Nature Walk is a purpose-built Japanese Zen garden that stretches some 750m along the northern perimeter of the warehouse. This green lung is lined with 118 Tecoma trees that mimic the sakura trees found in similar gardens in Japan. It was designed by Japanese landscape architect Masaki



arm of PKT Logistics Group and operates in partnership with the University of Plymouth, UK. With an education campus located inside an industrial hub, it allows for a seamless transition for its graduates, from academia to industry-driven employment.

Modelled after iconic cruise ships, it accommodates over 4,000 students and offers tertiary programmes in logistics management, business management, accountancy, tourism, computer studies, engineering and more. The courses offered are aimed to meet the needs and requirements of the surrounding industries.

Upcoming components to the One Auto Hub are The Lighthouse Lodge and The Automotive Boulevard. The former will be a premium B&B (bed and breakfast) with spectacular views of the bridge and Penang island, while the latter will be a unique automotive retail and lifestyle development located near The 12 Waves.

About the company

PKT Logistics Group Sdn Bhd prides itself as a socially responsible company that provides top notch logistics services by utilising local human resources, building environmentally friendly warehouses, having open engagement with communities and inspiring other businesses to bring positive impacts to people and communities through its activities. Scan the QR code to find out more about PKT and The 12 Waves.

One Auto Hub

The entire development is envisioned to emerge as a sustainable logistics hub in the country. This will cater to the needs of various industries such as automotive, medical and electrical and electronic (E&E). Among its other components, The Ship Campus is home to Peninsula College's national headquarters. The college is the education



Oscars for top global projects

THE Covid-19 pandemic has persisted for more than a year and dampened many economic sectors but that did not stop FIABCI from recognising the best real estate developments in the world.

A total of 29 impressive projects were honoured via an online live broadcast through FIABCI's official Facebook page.

There were 12 World Gold winners and 17 World Silver winners.

These winning developments were from the United States of America, Indonesia, Taiwan, Hungary, Singapore, the United Kingdom, India and Malaysia.



Dr Yu Kee Su believes success is within everyone's reach if they strive hard enough for it.

Malaysian excellence

Battersea Power Station in London, the United Kingdom, received a World Gold award in the Master Plan Category.

This is a joint undertaking by Malaysian entities S P Setia Bhd, the Employees' Provident Fund (EPF) and Sime Darby Property Bhd under a consortium known as Battersea Power Station Development Co Ltd.

Another Malaysian project, The 12 Waves at One Auto Hub in Batu Kawan, Penang, received a World Silver award in the Industrial Category. It is developed by PKT Logistics Sdn Bhd.

Valuable support

Though a little sad that the awards presentation ceremony

could not be organised the way it typically is, FIABCI World President Florentino Dulalia was thrilled that participation this year remained encouraging.

"This is an affirmation of the participants' valuable support for the real estate industry that is rolling out the necessary steps to regain vitality amid the Covid-19 pandemic," Dulalia said.

2021 FIABCI World Prix d'Excellence Awards committee president Dr Yu Kee Su said this was the second year that the winners were announced online.

He looks forward to everyone in the industry meeting again once the pandemic is finally over.

Yu pointed out that this year

was the 30th anniversary of the awards.

It started in 1992 as an effort to recognise the excellent real estate projects that make the world a better place to work, live and play.

The awards have since become the most sought-after accolade in the real estate industry.

Yu believes success should not only be preserved for a precious few but should be within everyone's reach if they strive hard enough for it.

'Oscars' of global real estate

The FIABCI World Prix d'Excellence Awards is an



Florentino Dulalia is thrilled that participation remains encouraging.

international property accolade that recognises projects that best embody excellence in various real estate disciplines.

Organised by the International Real Estate Federation (FIABCI), it illustrates concretely the FIABCI ideal of 'providing society with optimal solutions to its property needs'.

Winners gain access to unique international platforms for their projects through FIABCI's extensive network of over 60 member countries and 120 professional organisations.

The accolade also bestows winning projects with the right to use the coveted and exclusive FIABCI award logo.

The Prix d'Excellence is so much more than just a property 'beauty contest' for it represents projects that are truly a cut above the rest!

Stringent judging process

Developers across the world covet the prestigious FIABCI World Prix d'Excellence Awards as it is well-known for integrity and nothing can influence the results.

Calls for entries begin in July and end on Dec 31 every year.

The judging process is two-tiered – first by the Judges and then the Oversight Panels.

Both groups are made up of experienced real estate professionals and presidents of principal members as well as representatives from academia and the public sector.

Judges will typically oversee more than one category according to availability and professional orientation. They abstain from evaluating submissions from their home country.

The scores of the projects submitted are then verified by an independent auditor.

Finally, the scores are passed on to the Oversight Panel for scrutiny.

This stringent multi-layered judging process ensures the awards are given on merit and only the worthiest projects are recognised.

It is what gives the awards a reputation for integrity which money cannot buy.

2021 FIABCI World Prix d'Excellence Awards



The list of World Gold Winners is as follows:

Affordable Housing Category:

- ▶ Kapiolani Residence (USA)

Environmental Category:

- ▶ Jili Lake (Taiwan)

Heritage Category:

- ▶ Parisi Udvar Hotel Budapest (Hungary)

Hotel Category:

- ▶ Parisi Udvar Hotel Budapest (Hungary)

Master Plan Category:

- ▶ Battersea Power Station (UK)

Office Category:

- ▶ FON 23 (Taiwan)

Office Category:

- ▶ Green Office Park 1 (Indonesia)

Public Infrastructure/Amenities Category:

- ▶ Kaohsiung Music Center (Taiwan)

Residential (High Rise) Category:

- ▶ Parc Riviera (Singapore)

Residential (Mid Rise) Category:

- ▶ Metrodom Panorama Residential (Hungary)

Residential (Low Rise) Category:

- ▶ Serenia Hills - Phase 1 (Indonesia)

Sustainable Development Category:

- ▶ Zangla Solar School (India)



The list of World Silver Winners is as follows:

Environmental Category:

- ▶ Chang Sheng Park (Taiwan)

Heritage Category:

- ▶ Millennium House (Hungary)

Heritage Category:

- ▶ The Barracks Hotel Sentosa (Singapore)

Industrial Category:

- ▶ The 12 Waves, One Auto Hub (Malaysia)

Master Plan Category:

- ▶ CitraGarden Sidoarjo (Indonesia)

Mixed-Use Development Category:

- ▶ Klapka Center (Hungary)

Office Category:

- ▶ Guoco Tower (Singapore)

Public Infrastructure/Amenities Category:

- ▶ Moholy-Nagy University of Art & Design (Hungary)

Public Infrastructure/Amenities Category:

- ▶ Yongjian Elementary School, Taipei - (Taiwan)

Purposed Built Category:

- ▶ Proton Center CGMH Kaohsiung (Taiwan)

Residential (High Rise) Category:

- ▶ Shape of View (Taiwan)

Residential (High Rise) Category:

- ▶ New Oriental (Taiwan)

Residential (High Rise) Category:

- ▶ 8 St. Thomas (Singapore)

Residential (Mid Rise) Category:

- ▶ Vision in Sky (Taiwan)

Residential (Low Rise) Category:

- ▶ Prestige Augusta Golf Village (India)

Sustainable Development Category:

- ▶ Taichung Central Park (Taiwan)

Sustainable Development Category:

- ▶ Tainan Axis + The Spring (Taiwan)