



FIABCI

INTERNATIONAL REAL ESTATE FEDERATION
MALAYSIA

Malaysia Property Award™ 2025

To Recognise Excellence In Real Estate Development





FIABCI was introduced to Malaysia in 1975. It is a non-governmental organization whose members include the real estate industry players i.e property developers, architects, surveyors, valuers, contractors, consultants, engineers, lawyers, professional estate agents and property managers. FIABCI-Malaysia is an organization that brings all professionals from every discipline in the real estate industry together and provides a platform for interaction among each other, thus fostering goodwill and creating business opportunities through its professional development learning, seminars, educational events and activities.

MALAYSIA PROPERTY AWARD™ & FIABCI WORLD PRIX D'EXCELLENCE AWARDS

The Malaysia Property Award™ (formerly known as FIABCI Malaysia Property Awards of Distinction or FIABCI Malaysia Awards of Distinction) was first organized in 1992. It is an award that recognize the excellence in the development regardless of the size and location of the projects.

Malaysia Property Award™ is a gold standard for distinguished developers in the real estate industry. It is a platform for pioneers and leaders in real estate to showcase their best creations. The Awards has graced recognition for the real estate industry. It is a brand by itself with creditable and serious developers vying to win this award.

The award procedures, rules and regulations are strictly adhered to, enforced and executed from the nomination stage, physical site visits and verifications, and judging. Continuously maintaining high standard of the judging process is vital in order to reflect its reputation.

Project winners of the Malaysia Property Award™ will represent Malaysia to compete with projects from other countries at the FIABCI World Prix d'Excellence Awards, with the Awards Presentation Ceremony held annually at FIABCI World Congress.

The FIABCI World Prix d'Excellence Awards recognizes the project that embody excellence across all the real estate disciplines involved in their creation. It exemplifies the FIABCI the FIABCI ideal of providing society with the optimal solution to its property needs and even mature projects are eligible.

The winners benefit from extensive publicity through media and networks spanning across 50 countries, as well as receiving the coveted trophy and certificate, and the right to use the official World Prix d'Excellence logo in their correspondences.



Malaysia Property Award™ Trophy



FIABCI World Prix d' Excellence Awards

FIABCI



Founded in 1951, FIABCI is a worldwide business networking organization for all professionals associated with the real estate industry. FIABCI is the French acronym for "*Federation Internationale des Administrateurs Bien-Conselies Immobiliers*" which translate to "*The International Real Estate Federation*". FIABCI has chapters and members in over 60 countries, represents every discipline in the industry and connecting thousands of real estate professionals worldwide.

FIABCI also represents the world's real estate professions through its Special Consultative Status with the Economic and Social Council (ECOSOC) of the United Nations Organisation. Its role in the United Nations is to provide recommendations and advise on critical issues such as property rights, housing for the underprivileged, and measures to combat money laundering.

ELEMENTARY CRITERIA

The participating project must meet the following criteria:

1. Completion and Operation Requirements:

- The project must be completed and fully operational for at least nine (9) months before the Award's registration closing date for registration (30 April 2025).
- The project must not be older than seven (7) years as of the registration closing date (30 April 2025).
- i.e. For the 2025 Awards, the project CCC/CF date must fall between 30 April 2018 and 31 August 2024.

2. Building Structure:

- The building structure must be permanent and intended for usage of no less than 25 years.

3. Occupancy Rate:

- The participating project must have an occupancy rate of 35% or above.

4. Renovation and Restoration Projects:

- At least 75% of the total built-up area must be restored and renovated.

5. Master Plan Category:

- If the project involves multiple phases, at least one (1) phase (or the first phase) must be fully completed and operational for nine (9) months before the Awards registration closing date (30 April 2025).

6. Mixed-Use Development Category:

- The project must include at least three (3) main components of properties.
- All main components must be physically and functionally integrated, featuring covered pedestrian connections.
- Auxiliary facilities and mere service outlets are not considered main components.

JUDGING CRITERIA

Category	Criteria	
Affordable Housing	i. General Description of Project ii. Authorities Approval iii. Architecture & Design iv. Development & Construction v. Financial	vi. Marketing vii. Environmental Impact viii. Safety & Maintenance ix. Sustainability & New Technology x. Community Benefits
Environmental	i. General Description of Project ii. Planning & Design iii. Implementation iv. Financial v. Environmental Impact	vi. Result on Environmental vii. Safety & Maintenance viii. Sustainability & New Technology ix. Community Benefits
Heritage	i. General Description of Project ii. Architecture & Design iii. Implementation Stage iv. Financial v. Marketing	vi. Environmental Impact vii. Safety & Maintenance viii. Sustainability & New Technology ix. Community Benefits
Hotel Industrial Mixed-Use Development Office Public Sector Purpose-Built Residential Resort Retail Sustainable Development	i. General Description of Project ii. Architecture & Design iii. Development & Construction iv. Financial v. Marketing vi. Environmental Impact vii. Safety & Maintenance viii. Sustainability & New Technology ix. Community Benefits	
Master Plan	i. General Description of Project ii. Authorities Approval iii. Concept & Philosophy iv. Implementation v. Financial	vi. Marketing vii. Environmental Impact viii. Safety & Maintenance ix. Sustainability & New Technology x. Community Benefits

JUDGING PROCESS

The award judging process consists of four tiers:

1. Preliminary Eligibility Confirmation:

- Registrations are reviewed by the Organising Committee to confirm eligibility.
- Qualified projects must submit a full submission booklet by answering the provided questionnaire.
- Non-compliant submissions are either rejected or deferred to the following year.

2. Evaluator Evaluation:

- Evaluators, consisting of senior real estate executives, conduct physical site visits and verify projects against the submitted materials.
- They recommend shortlisted projects for further review by the Panel of Jury members.

3. Panel of Jury Judging:

- Comprising Presidents or EXCO members of professional associations (e.g., REHDA, SHARED, PAM, PPKM, RISM & etc), the Jury reviews evaluator-recommended projects.
- Representatives of shortlisted projects present their work via online meetings for recommendations.

4. Final Judging by Independent Judges:

- Independent Judges are respected members of society and experts in their fields.
- Representatives of shortlisted projects present their submissions to the Independent Judges in a physical meeting.
- Independent Judges decisions are final and cannot be appealed. Marks are audited by a independent auditor.
- Projects scoring 75% or above are eligible for awards, with multiple winners allowed.

Conflict of Interest & Timeline:

The judging process spans six to seven months. Evaluators, Panel of Jury members, and Independent Judges work voluntarily and independently. They abstain from evaluating categories where conflicts of interest exist.

WINNER BENEFITS

1. USING OF THE AWARDS' LOGO

Winners are entitled to use the prestigious "Malaysia Property Award™" logo on their business materials. This includes international and local exposure through advertisement with our media partner i.e. The Star, Oriental Daily News & Nanyang Siang Pau.



2. MALAYSIA PROPERTY AWARD™ COFFEE TABLE BOOK

Winners will be featured in the Roll-of-Honours of Malaysia Property Award™ Coffee Table Book.

This section showcases the success of the current year's winners and includes advertorials of this year's award-winning projects. Originally published as a newsletter, it was transformed into a Coffee Table Book in 2008 due to overwhelming support from award winners, judges, and other stakeholders, as it celebrates and immortalizes their exceptional achievements.



Malaysia Property Award™ 2024 – Winners Roll of Honours

PROPERTY MAN

- Mr. Kong Chong Soon
Managing Director



PROPERTY CEO

- Dato' Chang Khim Wah
Chief Executive Officer



AFFORDABLE HOUSING SUPER HIGH RISE

- D'Nuri Residences @ Desa Petaling
Aspire Causeway Sdn Bhd (a member of EXSIM)



AFFORDABLE HOUSING HIGH RISE

- I-Santorini
Ideal Property Group



AFFORDABLE HOUSING LOW RISE

- Residensi Matang Premier
PR1MA Corporation Malaysia



ENVIRONMENTAL

- Iringan Bayu Wetland Park
OSK Property
- Wetlands Arboretum
Gamuda Land



HERITAGE

- Sentul Works
YTL Land & Development Berhad



HOTEL UP TO 300 ROOMS

- Hyatt Centric Kota Kinabalu
Hap Seng Land Sdn Bhd



HOUSING MASTER PLAN

- Tropicana Aman
Tropicana Corporation Berhad



MIXED-USE DEVELOPMENT

- Sunway Velocity TWO (Phase 1)
Sunway Property



OFFICE

- Sentul Works
YTL Land & Development Berhad
- TSLaw Tower
Pedoman Cekap Sdn Bhd (TSLAW Land)



COMMERCIAL RESIDENTIAL SUPER HIGH RISE

- M Vertica
Mah Sing Group Berhad
- The Arcuz @ Kelana Jaya
Mahsuri Kelana Sdn Bhd (a member of EXSIM)



COMMERCIAL RESIDENTIAL HIGH RISE

- Residensi Solaris PARQ
UEM Sunrise Berhad



COMMERCIAL RESIDENTIAL LOW RISE

- Laticube
Lafrowda Properties Sdn Bhd



HOUSING RESIDENTIAL SUPER HIGH RISE

- The Valley Residences @ SkySierra
SkyWorld Development Berhad



HOUSING RESIDENTIAL HIGH RISE

- SkyLuxe on the Park Residences
SkyWorld Development Berhad
- Trinity Pentamont
Trinity Group Sdn Bhd



HOUSING RESIDENTIAL LOW RISE

- The Light Collection IV
Jelutong Development Sdn Bhd
(Subsidiary of IJM Land Berhad)



HOUSING RESIDENTIAL LANDED

- Setia Eco Templer – Amantara
Setia Eco Templer Sdn Bhd



AWARD CATEGORIES (PROJECTS)

1.0 AFFORDABLE HOUSING CATEGORY

For affordable housing schemes, development projects, and buildings by private developer or public sector. The Government's or the governing bodies' policies, criteria, guidelines, rules, and laws for affordable housing must be closely adhered to in all projects. The selling price must not exceed the ceiling set by the Government or other regulatory bodies for affordable housing.

1.A. Affordable Housing Landed

For affordable housing schemes, development projects, and buildings with up to 4 occupiable floors above the ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors and built solely for housing purposes for human habitation.

1.B. Affordable Housing Low Rise

For affordable housing schemes, development projects, and buildings with 5 to 16 occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors and built solely for housing purposes for human habitation.

1.C. Affordable Housing Mid Rise

For affordable housing schemes, development projects, and buildings with 17 to 28 occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors and built solely for housing purposes for human habitation.

1.D. Affordable Housing High Rise

For affordable housing schemes, development projects, and buildings with 29 to 40 occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors and built solely for housing purposes for human habitation.

1.E. Affordable Housing Super High Rise

For affordable housing schemes, development projects, and buildings with 41 and more occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors and built solely for housing purposes for human habitation.

2.0 ENVIRONMENTAL CATEGORY

For projects aimed at rehabilitating or conserving the environment, such as ex-mining land, polluted rivers, landfills, or areas severely damaged by industrial use or similar activities.

3.0 HERITAGE CATEGORY

For the restoration or conservation of old buildings identified by relevant authorities for Heritage Conservation. Any building identified for Heritage Conservation or Preservation must be restored as closely as possible to its original condition. After restoration, the building may serve any purpose based on the owner's intent. As a result, the same building may qualify for multiple categories. For example, if a restored building is used as a hotel, the owner may enter it in both the Heritage and Hotel categories.

4.0 HOTEL CATEGORY

For all types of hotels, which are strictly operated for hotel purposes for human habitation.

4.A. Hotel up to 300 rooms

4.B. Hotel above 300 rooms

5.0 INDUSTRIAL CATEGORY

For industrial buildings, industrial parks, technology parks, warehouses, factories, and etc.

6.0 MASTER PLAN CATEGORY

6.A. Housing Master Plan

For housing master plans schemes and development projects, such as residential townships, funded and developed by private developers for human habitation, for housing and partial commercial purposes, which have been approved by the government and the relevant regulatory bodies.

If the housing master plan scheme or project comprises multiple phases, at least ONE of the phases, or Phase-One, must be completed and operational for at least nine (9) months, prior to participating in the current award competition year.

6.B. Commercial Master Plan

For commercial master plans schemes and development projects, such as commercial township, funded by private developers for human habitation and intended solely for commercial purposes, which has been approved by the relevant regulatory bodies.

If the commercial master plan scheme or development project, comprises multiple phases, at least ONE of the phases, or Phase-One, must be completed and operational for at least nine (9) months, prior to participating in the current award competition year.

7.0 MIXED-USE DEVELOPMENT CATEGORY

For projects that comprise not less than three (and more) main components of properties which are physically and functionally integrated with covered pedestrian connections. For example, a development that integrates residential, commercial, office, and retail uses. Auxiliary facilities and service outlets that are provided per authority's requirements or for residents' convenience do not qualify as main component.

8.0 OFFICE CATEGORY

For office buildings, office parks, office complexes, and etc.

9.0 PUBLIC SECTOR CATEGORY

For projects that undertaken by the Government or authority, or those financed by public funding or Government allocations and subsidies. For example, Government buildings, hospitals, road, bridges, airport, stadium, parks, and etc. For similar projects that are private-funded and aimed at generating profits should be classified under the Purposed Built Category.

10.0 PURPOSE-BUILT CATEGORY

For private-funded projects/buildings that do not align with other categories. For instance, the private hospital, airport, bus terminal, university, school, and etc. For projects that already have its own respective category, it cannot be entered into this category. For projects that are funded by public money or Government allocations and subsidies, it should be categorized in the Public Sector Category.

11.0 RESIDENTIAL CATEGORY

11.A.1. Housing Residential Landed

For housing residential schemes, development projects, and buildings with up to 4 occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors, built on Residential Land Title, solely for housing purposes for human habitation.

11.A.2. Commercial Residential Landed

For commercial residential schemes, development projects, and buildings with up to 4 occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors, built on Commercial Land Title, for housing and commercial purposes for human habitation, such as service apartments and condominiums, SOFO, SOHO, SOVO, Airbnb, condotels, and others.

11.B.1. Housing Residential Low Rise

For housing residential schemes, development projects, and buildings with 5 to 16 occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors, built on Residential Land Title, solely for housing purposes for human habitation.

11.B.2. Commercial Residential Low Rise

For commercial residential schemes, development projects, and buildings with 5 to 16 occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors, built on Commercial Land Title, for housing and commercial purposes for human habitation, such as service apartments and condominiums, SOFO, SOHO, SOVO, Airbnb, condotels, and others.

11.C.1. Housing Residential Mid Rise

For housing residential schemes, development projects, and buildings with 17 to 28 occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors, built on Residential Land Title, solely for housing purposes for human habitation.

11.C.2. Commercial Residential Mid Rise

For commercial residential schemes, development projects, and buildings with 17 to 28 occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors, built on Commercial Land Title, for housing and commercial purposes for human habitation, such as service apartments and condominiums, SOFO, SOHO, SOVO, Airbnb, condotels, and others.

11.D.1. Housing Residential High Rise

For housing residential schemes, development projects, and buildings with 29 to 40 occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors, built on Residential Land Title, solely for housing purposes for human habitation.

11.D.2. Commercial Residential High Rise

For commercial residential schemes, development projects, and buildings with 29 to 40 occupiable floors above ground floor -

the floor of a building that is at the same level as the ground outside, including elevated parking floors, built on Commercial Land Title, for housing and commercial purposes for human habitation, such as service apartments and condominiums, SOFO, SOHO, SOVO, Airbnb, condotels, and others.

11.E.1. Housing Residential Super High Rise

For housing residential schemes, development projects, and buildings with 41 and more occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors, built on Residential Land Title, solely for housing purposes for human habitation.

11.E.2. Commercial Residential Super High Rise

For commercial residential schemes, development projects, and buildings with 41 and more occupiable floors above ground floor - the floor of a building that is at the same level as the ground outside, including elevated parking floors, built on Commercial Land Title, for housing and commercial purposes for human habitation, such as service apartments and condominiums, SOFO, SOHO, SOVO, Airbnb, condotels, and others.

12.0 RESORT CATEGORY

For beach resorts, hill resorts, theme parks, marinas, and etc. A resort is defined as a destination for relaxation or recreation, attracting visitors and family for holidays, vacations, or longer stay. A self-contained resort aims to provide most, if not all, of a vacationer's needs on the premises, such as food, drinks, lodging, sports, entertainment, and shopping. However, a hotel located in a resort area (like a beach hotel) that provides only lodging or accommodation, it shall be categorized under the Hotel Category.

13.0 RETAIL CATEGORY

For shopping malls, shopping centres, hypermarkets, and others.

13.A. Retail up to 500,000 square feet lettable area

13.B. Retail above 500,000 square feet lettable area

14.0 SUSTAINABLE DEVELOPMENT CATEGORY

For projects or buildings that incorporate renewable and recycled resources, energy-efficient, energy-saving features eco-friendly materials and compliance. For example, an office building designed to maximize natural air and lighting inflow, a residential building that incorporated energy-saving features, conserve rainwater and smart solarpower harvesting, and etc. Sustainable Development is a development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is the initiatives and actions to preserve natural resources.

AWARD CATEGORIES (BY INVITATION)

1.A. Property Man

1.B. Property Woman

To recognize real estate entrepreneur who has contributed significantly to the real estate industry.

2.0 Property CEO

To recognize the vision and leadership capacity of a CEO from government or private sector.

3.0 The World Tall Building Category

To recognize the world tall building which bring significant contribution to country image. The building must be designated as World Tall Building by the International Council on Tall Buildings and Urban Habitat (CTBUH).

MALAYSIA PROPERTY AWARD™ 2025

REGISTRATION FORM

Registration Deadline 30 April 2025

Please READ carefully all Important Notes:-

A. Who can submit:

1. The property owner or project developer may nominate and submit their projects for the awards.
2. The project architect or hotel operator assuming executive responsibilities may submit projects for the awards with the consent of the owner.

Please take note that FIABCI-Malaysia **NEVER** appoint any consultants or or agencies to assist participants in preparing their full submission.

B. How to register and entry fee:

NEW ENTRY

Applicable for project which never submitted for Malaysia Property Award™.

Step 1: The following items MUST be submitted together with the Registration Form.

- i. Certificate of project Full Completion (CCC) or Fitness for Occupation (CF) issued by authority / architect. For the 2025 Awards, the project CCC/CF date must be between 30 April 2018 and 31 August 2024.
 - ii. A letter by project architect/management corporation to confirm total units and number of unit occupied. Minimum occupancy rate of 35%.
 - iii. At least one interior and one exterior photograph of the project. Only actual photos are accepted, artist illustrations are not permitted.
 - iv. A copy of project brochure or brief description of the project.
 - v. A copy of project's land title issued by Land Authority.
 - vi. For Master Plan & Mixed-Use Development Category - A copy of the overall layout plan is require.
 - vii. For Affordable Housing Category – A copy of the approved sales price by authority is require.
- (All material submitted are not returnable)

Step 2: Should your project qualifies for participation, an entry fee MUST be made within 14 days of the bill/invoice date and any shortfall of fees shall be borne by the participant.

- ☐ Member: RM2,500 per project per category
☐ Non-Member: RM3,000 per project per category
Fee paid is non-refundable.

Step 3: Upon receiving the entry fee, detailed instruction for Full Submission will be provided. Full Submission must be completed on or before **31 May 2025**.

RESUBMISSION

Only applicable for project which had submitted for Malaysia Property Award™ previously under the same project and same category.

Step 1: Registration Form and entry fee of RM2,000 per project per category. Fee paid is non-refundable.

Step 2: Upon receiving the registration form and entry fee, detailed instruction for Full Submission will be provided:-

- i. Participant may reuse the previous full submission booklet and update the information accordingly;
- OR**
- ii. Resubmit a new full submission book.

Project Full Submission must be completed on or before **31 May 2025**.

BANKING DETAILS FOR REGISTRATION FEE

Bank Account Details:

Account Name : FIABCI Malaysian Chapter (Malaysia Property Award)
Bank Name : Alliance Bank Malaysia Berhad
Account No. : 14194-001-002957-1
Swift Code : MFBBMYKL
Bank Address : A-OG-02, Plaza Mont'Kiara, No. 2, Jalan Kiara, Mont'Kiara, 50480 Kuala Lumpur
Bank Tel. No. : +603-6203 1543

1.0 PARTICIPANT DETAIL

Company Name : _____

Address : _____

Name of Representative : _____ Designation : _____

Email : _____ Tel : _____

Mobile Number : _____ Fax : _____

FIABCI-Malaysia Member : ☐ Yes ☐ No Membership No. : _____

Registration Fee : ☐ Member: RM2,500 ☐ Non-Member: RM3,000 ☐ Resubmission: RM2,000

2.0 PROJECT DETAILS

Please Tick : ☐ New Entry ☐ Resubmission (Kindly indicate which year the project was previously submitted for the Award:_____)

Project Name :

Project Address :

Category Entered (Please tick) :-

1. AFFORDABLE HOUSING CATEGORY

☐ d. Affordable Housing High Rise☐ e. Affordable Housing Super High Rise

2. ENVIROMENTAL CATEGORY

3. HERITAGE CATEGORY

4. HOTEL CATEGORY

☐ b. Hotel above 300 rooms

5. INDUSTRIAL CATEGORY

6. OFFICE CATEGORY

7. PUBLIC SECTOR CATEGORY

☐ **8. PURPOSE-BUILT CATEGORY**

9. RESIDENTIAL CATEGORY

☐ a.2 Commercial Residential Landed

☐ b.2 Commercial Residential Low Rise

☐ c.2 Commercial Residential Mid Rise

☐ d.2 Commercial Residential High Rise

☐ e.2 Commercial Residential Super High Rise

10. RESROT CATEGORY

11. RETAIL CATEGORY

☐ b. Retail above 500,000 square feet lettable area

Project Completion Date: Date / Month / Year Total Unit: No. of Unit Occupied:

13. Master Plan

☐ b. Commercial Master Plan

First phase completion date: Date / Month / Year Estimated Full Completion Date: Date / Month / Year

14. Mixed-Use Development

Main Components (Please select at least 3 components):

☐ Residential ☐ Retail ☐ Office ☐ Hotel / Resort ☐ Industrial ☐ Other:

Project completion date for each main component:

1. Month / Year 2. Month / Year 3. Month / Year 4. Month / Year

Total Units & No. of Units Occupied for each main component:

1. Total Units / No. of Unit Occupied 2. Total Units / No. of Unit Occupied 3. Total Units / No. of Unit Occupied 4. Total Units / No. of Unit Occupied

3.0 CONTACT DETAIL OF PERSON-IN-CHARGE

Contact Person :	
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Designation :	
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Tel	:	Fax	:	
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Email :	Mobile No. :	Company Stamp
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Company Stamp

Personal Data Protection Disclaimer

Personal Data Protection Disclaimer

Please be informed that by signing this form, you have given consent to FIABCI Malaysia to process, manage and keep your personal data provided for the above event, in accordance to Personal Data Protection Act (PDPA) 2010. In no way your personal data will be disclosed, reveal made available to any third party unless necessary as stated in our personal data protection policy. For more info on our personal data protection policy, please visit www.fiabci.com.my

Upon completion of the form, email to rachelsiau@fiabci.com.my / fiabcimalaysia@fiabci.com.my or courier to Malaysia Property Award™ 2025, Organising Committee, Suite E-12-10, Plaza Mon't Kiara, No. 2, Jalan Kiara, Mon't Kiara, 50480 Kuala Lumpur. For further enquiry, please call 03-6203 5090/91.