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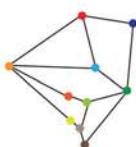
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Malaysia ranks
8th in Asia-Pacific
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EP
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YOUNG
DESIGNER
AWARDS

The search for
the next Asia
Young Designer
begins



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Zooming in on TODs

Fancy a home in a transit-oriented development?
Where are they? Find out on Pages 4 and 5.




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Malaysians want national-level regulations for short-term rental industry

In a survey commissioned by Airbnb, half of the 880 Malaysian respondents said they preferred to have a national set of guidelines for short-term rentals.

The findings reveal that national guidelines are the preferred regulatory method for at least half of the respondents (50%) over other methods such as building and community regulations (26%); and state and local regulations (24%).



"It is clear that Malaysians want a clear and consistent national approach for short term rental regulations. Clear and sensible guidance at a national level streamlines regulatory efforts for the various states providing the host community greater clarity and certainty," said Airbnb's head of public policy for Southeast Asia Mich Goh in a press release on April 17.

"We have worked with governments across Asia and the world to craft and implement regulations that ensure responsible home-sharing, and we are committed to doing the same in Malaysia," added Goh.

Singles from B40 group can apply to rent DBKL rooms from August

Singles from the lower income

More than 17,000 homes to be sold at HOC-MAPEX 2019 for Klang Valley

More than 17,000 residential units with a total value of more than RM146 million will be on sale at the Klang Valley Home Ownership Campaign — Malaysia Property Expo 2019 (HOC-MAPEX) at the end of this month.

A total of 72 private developers will be showcasing their properties including S P Setia Bhd, Paramount Property, Eco World Development Group Bhd and Gamuda Land. Also participating in the event are seven financial institutions, namely CIMB Bank, Hong Leong Bank, Hong Leong Investment Bank, Maybank, Public Bank, RHB Bank and United Overseas Bank alongside seven government agencies.

MAPEX organising chairman Datuk Ng Seing Liong said in a



press conference on April 16 that this is the first time that seven financial institutions will be taking part in a property expo, in contrast with the usual one or two.

"We hope that more banks and financial providers will continue to support our endeavours going forward. This is a sold-out event as there were many property developers who approached us to have

a booth at the event but we did not have the space to accommodate," said Ng.

Organised by the Real Estate and Housing Developers' Association (Rehda) Malaysia, the HOC-MAPEX for the Klang Valley region will be held at the Mid Valley Exhibition Centre (MVEC) in Kuala Lumpur from April 26 to 28 (Friday-Sunday).

Bottom 40 (B40) household group working in the capital can start applying to rent shared space units under Kuala Lumpur City Hall's (DBKL) urban housing programme from August, said Mayor Datuk Nor Hisham Ahmad Dahlan.

He said DBKL would accept 188 tenants under the first phase and 135 under the second phase.

"Applications for the first phase starts in August and they are expected to start renting the units from October at a low rate of RM100 per person," he told reporters after reviewing the urban housing project in Jalan Tuanku Abdul Rahman (TAR) in Kuala Lumpur on Wednesday.

Applicants must be Malaysian citizens, aged between 18 and 35, earn less than RM2,000 a month, work in the capital and do not own a house or car. They could apply online via eperumahan.dbkl.gov.my/erumah.

Zuraida: Law against racist practices to be tabled soon

A new bill to battle racial discrimination in the housing market is expected to undergo its first reading in Parliament at the end of this year, Housing and Local Government Minister Zuraida Kamaruddin

revealed in an interview with an English daily.

"The new law will not only curb racist practices by landlords and tenants, but will also ensure both get a fair deal with better protection and no manipulation," Zuraida said.

"Under this Act, we can set a maximum cap of rental rates in housing areas, especially for low cost housing projects.

"This is to avoid landlords from simply charging a high price which isn't commensurate with the property. Some irresponsible landlords charge a higher rate to foreigners and this is unfair," she added.



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LAUNCHES + EVENTS



If you have any real estate-related events, email us at editor@edgeprop.my.
Events listed here will also appear on www.EdgeProp.my.



Official launch of Platinum Arena

Date: April 20 (Sat)
Time: 10am to 6pm
Venue: Level 3, Platinum Victory Sales Gallery @ Old Klang Road, Unit No. 1-G, Medan Kelang Lama 28, No. 419, Jalan Kelang Lama, Kuala Lumpur
Contact: (03) 4141 8899

The sports-themed Platinum Arena serviced apartment project by Platinum Victory will be officially launched this Saturday. Set in the heart of Old Klang Road, the 2.9-acre leasehold mixed-use development is strategically located between Kuala Lumpur and Petaling Jaya, accessible to major interchanges, public transportation and shopping malls.

Carnival at KITA @ Cybersouth

Date: April 20 & 21 (Sat & Sun)
Time: 10am to 5pm
Venue: KITA @ Cybersouth Sales Gallery, Cybersouth, Dengkil, Selangor
Contact: (1700) 81 8998
Spend the day at the carnival at Kita @ Cybersouth this weekend. The first day of the carnival will feature performances by singers Syamel, Ernie, Usop, Masya and Sufi.

Splashing fun in the Sun at Iringan Bayu

Date: April 21 (Sun)
Time: 10am to 6pm
Venue: Iringan Bayu Show Village, Persiaran Iringan, Jalan Bayu 3, Taman Iringan Bayu, Seremban, Negeri Sembilan
Contact: (06) 630 4656, (013) 2557 222
Treat your family to fun water



activities, icy desserts and lucky draws at OSK Property's Splashing Fun in the Sun event.

Eggster Celebration at Bandar Bestari

Date: April 21 (Sun)
Time: 11am to 3pm
Venue: KSL Sales Gallery, No. 2, Jalan Langat KS9, Bandar Bestari, Klang
Contact: (03) 3122 2999
Join KSL Holdings Bhd and take part in fun activities such as coconut bowling, egg rolling and candy darts at Bandar Bestari this Easter Sunday.

Earth Day Celebrations at The Tropika

Date: April 21 (Sun)
Time: 11am to 5pm
Venue: Berjaya Property Gallery Bukit Jalil, Lot 36471, Jalan Jalil Perkasa 7, Bukit Jalil, Kuala Lumpur
Contact: (03) 8994 4866



Celebrate Earth Day with Berjaya Land at the sales gallery of its latest project in Bukit Jalil and learn how to make your own soap bars, terrarium planting, seed bombs and others. Come wearing green to get free fresh vegetables.



Kite Fest at Setia Alamsari

Date: April 21 (Sun)
Time: 12pm to 6pm
Venue: Setia Alamsari Sales Galleria, No. 1, Persiaran Alam Sari 3, Alam Sari, Kajang, Selangor
Contact: (03) 8736 2255
Don't miss the Kite Fest organised by S P Setia Bhd as there will be lots of fun for the family, including kite-making demonstrations, food trucks, and a creative kite colouring workshop.



On behalf of the Rakyat of Malaysia, we would like to thank the Ministry of Finance and Ministry of Housing and Local Government for the HOC 2019 from January – June 2019. HOC 2019 is in line with the Government's vision for home ownership for all its citizens.

With the incentives as outlined below, take advantage of this offer to **own your dream home today!** 



10% Discount Offered by Developers
(of approved property selling price)

Stamp Duty Exemption on Instruments of Transfer
(for first RM1.0 million)



Stamp Duty Exemption on Instruments of Loan Agreements
(up to RM2.5 million)

Illustration of savings from the purchase of a property priced at RM500,000

Savings from 10% discount offered by developer based on purchase of property priced RM500,000:

— RM50,000

Savings from stamp duty exemption on instruments of transfer (SPA price after 10% off is RM450,000):

— RM8,000

Savings from stamp duty exemption on instruments of loan agreement (90% margin of financing – RM405,000):

— RM2,025

TOTAL SAVINGS: RM60,025

Home Ownership Campaign (HOC) 2019 Eligibility*:

- Only for residential properties.
- Property priced RM300,001 to RM2.5 million (before 10% discount).
- Sale from a developer to a purchaser or co-purchasers, all of whom are Malaysian citizens.
- Sale and Purchase Agreement (SPA) executed between 1 January 2019 to 30 June 2019.
- Minimum of 10% discount applicable to all units that are not subjected to government price control.
- Eligible properties in Peninsular Malaysia must be registered with REHDA Malaysia. Eligible properties in Sabah and Sarawak must be registered with SHAREDADA and SHEDA respectively.



* For full details, terms and conditions, and FAQs, log on to www.mapex.com.my

 **MAPEX: Malaysia Property Expo**

 **MAPEXbyREHDA**

 **www.mapex.com.my**



Organiser



REHDA

Financial Partner



MALAYSIA PROPERTY EXPO

26-28
APRIL 2019



Mid Valley Exhibition Centre (MIVEC)
10.00AM – 9.00PM





Look out for these TODS

BY SHAWN NG

It has been almost two years since the Sungai Buloh-Kajang mass rapid transit (SBK MRT) line became fully operational in July 2017 and since then, transit-oriented developments (TODs) can be seen popping up along the 51km rail line.

A TOD is often defined as a mixed development typically within a 400m radius of a transit station or any public transport network.

To date, as many as 24 TOD projects have been rolled out along the 31 stations of the maiden MRT line in the country with two more in the pipeline. One of the latest projects launched is the Parkland Residence @ Cheras South which is located next to the Cheras Batu 11 MRT station.

Since its official launch early this year, the serviced apartment project by Melaka-based developer Parkland Group has recorded a take-up rate of about 80% for its 714 units as at March 18, according to the project's marketing agency MegaHarta Real Estate Sdn Bhd.

Besides Parkland Residence @ Cheras South, MegaHarta Real Estate is also handling the sales and marketing of another TOD along the Sungai Buloh-Serdang-Putrajaya (SSP) MRT line. Called Residensi Far East, the TOD is 300m away from the upcoming Kuchai Lama MRT station.

MegaHarta branch director Joseph Teh tells EdgeProp.my that TOD projects along the two MRT lines have been gaining attention from property buyers especially young buyers, due to the convenience of getting to work from where they live, and easily accessible amenities.

"No doubt, there is some negativity towards TOD projects, due to noise pollution and lack of confidence in the efficiency of the Malaysian public transport system. But that seems to have changed after the launch of the SBK MRT line as people have

begun to realise that it is not that noisy and that it is very convenient to commute to work in the city centre using the MRT," Teh says.

According to Google Maps, driving between Jalan Bukit in Kajang and the Kuala Lumpur city centre could take up to almost two hours during morning peak hours, compared to about 40 minutes using the SBK MRT line.

"We see buyers slowly adopting the concept of TOD living especially those who are in their 20s to 30s. There are also some high-income earners and middle-aged buyers who want to learn more about TOD projects," Teh adds.

Obviously, property developers and policy makers are looking to take advantage of the rail lines and hence one can expect more TODs to come up in the Klang Valley.

According to Zerin Properties, there are some 26 TOD projects coming up along the 35 stations along the SSP MRT line.

The 52.2km SSP MRT line is the second line that will stretch from Sungai Buloh through the centre of Kuala Lumpur, ending at Putrajaya.

According to the MRT Corp website, the second MRT line has achieved a completion rate of 44.6% as at end-Feb 2019. Phase one of the line from the Sungai Buloh Station to the Kampung Batu Station is expected to begin operating in July 2021, while the rest of the line from the Kampung Batu Station to Putrajaya Sentral Station will become operational under phase two in July 2022.

Zerin Properties CEO Previndran Singhe points out that besides private developers, the TOD concept is also fast gaining attention from both federal and state governments for its potential to enhance liveability and quality of life.

"Developers and transport corporations such as Keretapi Tanah Melayu (KTM) Bhd, Mass Rapid Transit Corporation Sdn Bhd and Prasarana Inte-



TODs can be seen popping up along the 51km SBK MRT line.

SUHAIMI YUSUF | THE EDGE



Tang: Residential units in TODs are expected to enjoy better rental yields thanks to the availability of public transportation.

grated Development Sdn Bhd are actively seeking opportunities to build TODs.

"Developers with land bank close to the transit stations are quick to capitalise on the growing trend and demand for TODs while some of them form joint ventures with transport corporations such as Prasarana Malaysia Bhd to roll out TOD projects," he says.

Henry Butcher Malaysia chief operating officer Tang Chee Meng concurs, adding that TODs have become mainstream developments that are increasingly sought after.

Buyers and investors are attracted by the convenience of the public transport and the high capital growth recorded by TODs in Hong Kong and Singapore while developers are encouraged by the high level of interest in TODs, he notes.

On top of that, some incentives offered by local authorities for TODs such as higher plot ratio, has also prompted developers to capitalise on the growth of rail infrastructure and latch onto the strategic locations of transit stations, he says.

A good choice for first-time homebuyers and young earners?

For first-time homebuyers and young income earners, residential units in certain TODs along the SBK and SSP MRT lines can be a good option.

"Residential units within TODs are a good option for first-time buyers with a small household size as it promotes the live, work and play concept in line with their lifestyle needs and provides a cheaper option to commute by using public transportation. It also offers good appreciation in future if they decide to sell and upgrade to a bigger home," says Previndran.

In fact, some TOD projects along the SBK MRT line are priced as low as some of the government's affordable housing schemes and within the affordability range of the M40 and B40 category, in terms of absolute price, he notes citing MKH Boulevard II and Aster Residence Cheras.

Sitting next to the Kajang MRT and KTM interchange station, MKH Boulevard II is a mixed development which comprises serviced apartments and retail units by MKH Bhd. The serviced apartments with built-ups from 550sq ft to 950 sq ft are selling from RM250,000 to RM469,000.



Teh: We see buyers slowly adopting the concept of TOD living especially those who are in their 20s to 30s.



Previndran: TOD projects particularly at interchange stations will enjoy good price appreciation in the medium to long term.

Pros and cons of living in a TOD project



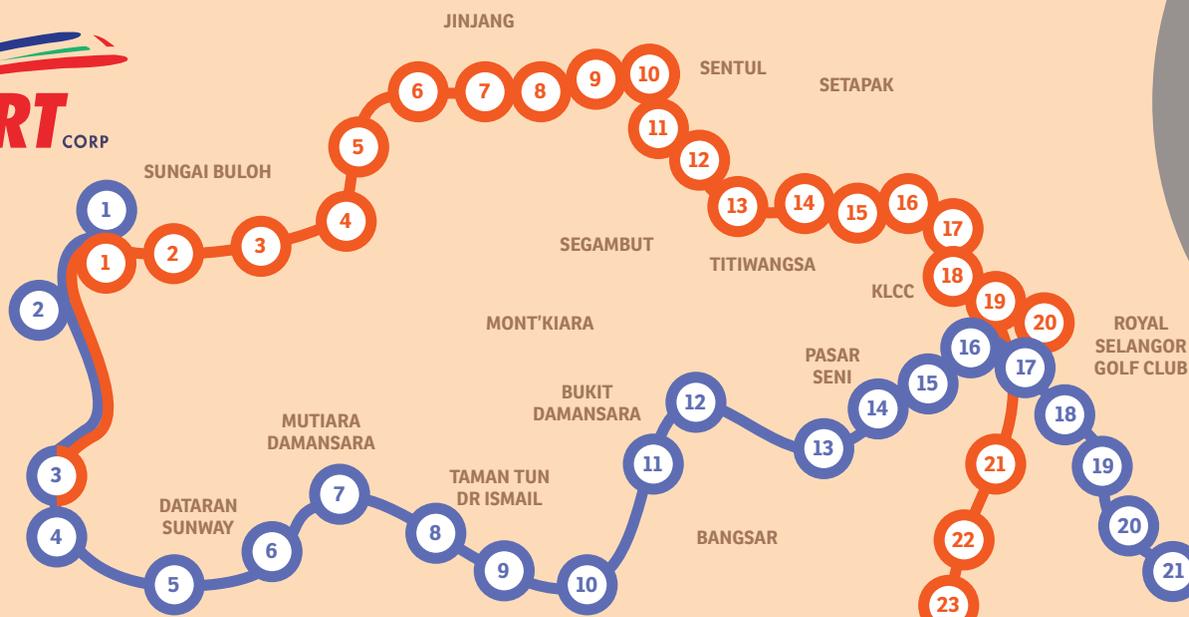
Pros

- Convenience of "live, work and play" as TODs are integrated developments surrounded by a wide range of facilities and amenities
- Convenience of being able to use public transport for commuting to work
- The need for owning multiple cars may no longer be critical
- Encourages an active social life and a healthy lifestyle
- TODs tend to adopt a pedestrian-friendly design concept
- Strong prospects for capital growth in the long term and more likely to enjoy higher rentability and yields

Cons

- Higher density living in TOD
- Potential noise pollution in those projects which are located directly in front of rail tracks and stations
- Lack of privacy and security due to sharing of common facilities with commuters
- Pricing may be higher than projects which are located further away from the transit stations
- Higher maintenance fees and assessment fees as TODs are commercial-titled developments

SOURCE: HENRY BUTCHER MALAYSIA AND ZERIN PROPERTIES



MRT STATIONS

+ corresponding transit-oriented developments

TODs along the SBK MRT line

- 1 **Sungai Buloh**
- 2 **Kampung Selamat** — D'sara Sentral by Mah Sing Group Bhd and SqWhere by Selangor Dredging Bhd
- 3 **Kwasa Damansara** — Kwasa Damansara City Centre by Malaysian Resources Corporation Bhd (MRCB) and Kwasa Land Sdn Bhd
- 4 **Kwasa Sentral** — Kwasa Damansara City Centre
- 5 **Kota Damansara**
- 6 **Surian** — Tropicana Gardens by Tropicana Corporation Bhd
- 7 **Mutiara Damansara**
- 8 **Bandar Utama**
- 9 **TTDI (Taman Tun Dr Ismail)** — TTDI Ascencia by Naza TTDI Group
- 10 **Phileo Damansara**
- 11 **Pusat Bandar Damansara** — Pavilion Damansara Heights by Pavilion Group and Damansara City by Guocoland (Malaysia) Bhd
- 12 **Semantan**
- 13 **Muzium Negara**
- 14 **Pasar Seni**
- 15 **Merdeka** — Merdeka 118 by PNB Merdeka Ventures Sdn Bhd
- 16 **Bukit Bintang**
- 17 **Tun Razak Exchange** — TRX by TRX City Sdn Bhd
- 18 **Cochrane** — Sunway Velocity by Sunway Property and One Cochrane Residences by Boustead Holdings
- 19 **Maluri** — Sunway Velocity and Sunway Velocity Two by Sunway Property, M Vertica by Mah Sing and Amaya Maluri by Malton Bhd
- 20 **Taman Pertama** — J.Dupion Residence by Jakel Development and a RM250 million serviced apartment project by MKH Bhd (planned)
- 21 **Taman Midah**
- 22 **Taman Mutiara** — EkoCheras by Ekovest Bhd
- 23 **Taman Connaught** - Aster Residence Cheras by Amber Homes Sdn Bhd
- 24 **Taman Suntex** — You City III by OSK Property and Emerald 9 by Guocoland
- 25 **Sri Raya** — Saville @ Cheras by MKH
- 26 **Bandar Tun Hussein Onn** — The Netizen by KEB Group
- 27 **Batu 11 Cheras** — Parkland Residence @ Cheras South by Parkland Group
- 28 **Bukit Dukong**
- 29 **Sungai Jernih** - a RM504 million mixed development on a 5.28-acre freehold site by Sunway Property and MKH (planned)
- 30 **Stadium Kajang**
- 31 **Kajang** — MKH Boulevard 2 by MKH

TODs along the SSP MRT line

- 1 **Sungai Buloh**
- 2 **Damansara Damai** — Divo @ The Zizz by Jaya Megah Building and Engineering Sdn Bhd
- 3 **Sri Damansara West**
- 4 **Sri Damansara East**
- 5 **Kepong Sentral**
- 6 **Metro Prima** — Fortune Centra by Asian Pac Holdings Bhd, The Henge Residence by Aset Kayamas Sdn Bhd
- 7 **Kepong Baru** — Three33 Residence @ Kepong Baru by TSI Domain Sdn Bhd
- 8 **Jinjang** — eNesta Kepong by Thriven Global Bhd and Unio Residence @ Jalan Kepong by Aikbee Group
- 9 **Seri Delima**
- 10 **Kampung Batu**
- 11 **Kentonmen**
- 12 **Jalan Ipoh** — The Pano by OCR Noble Land (The Pano) Sdn Bhd
- 13 **Sentul West** — Rica Residence by Fajarbaru Properties Sdn Bhd, Court 28 @ KL City by Amazing Consortium Sdn Bhd and Sentul West development by YTL Land
- 14 **Titiwangsa** — TR Residences @ Jalan Tun Razak by MKH
- 15 **Hospital Kuala Lumpur**
- 16 **Kampung Baru North** — M101 Skywheel by M101 Holdings Sdn Bhd
- 17 **Ampang Park**
- 18 **KLCC East** — Mixed development by KLCCP Stapled Group (planned)
- 19 **Conlay** — YO08 Residences serviced by Kempinski @ 8 Conlay by KSK Group, The Manor by Desaria Property, One Stonor by Mayland and Eaton Residence by GSH Corp
- 20 **Tun Razak Exchange** — TRX by TRX City Sdn Bhd
- 21 **Chan Sow Lin**
- 22 **Bandar Malaysia North** — Proposed Bandar Malaysia development
- 23 **Bandar Malaysia South** — Proposed Bandar Malaysia development
- 24 **Kuchai Lama** — Residensi Far East by Far East Offset & Engraving Sdn Bhd
- 25 **Taman Naga Emas** — Residensi Hijauan Lumayan by Danau Lumayan
- 26 **Sungai Besi**
- 27 **Serdang Raya North**
- 28 **Serdang Raya South**
- 29 **Seri Kembangan**
- 30 **UPM**
- 31 **Equine Park**
- 32 **Taman Putra Permai** — meta_city by Villamas and Sfera Residency @ Puchong South by YNH Property Bhd
- 33 **16 Sierra** — 16 Sierra by IOI Properties Group Bhd
- 34 **Cyberjaya North** — Skypark @ Cyberjaya by MCT Bhd
- 35 **Cyberjaya City Centre** — Cyberjaya City Centre, a JV between MRCB and Cyberview
- 36 **Putrajaya Sentral**

Things to consider when choosing a TOD

- 1 **Location** — is it an established area?
- 2 **Proximity** to transit station — is it within walking distance?
- 3 **Surrounding amenities and facilities** — are they nearby?
- 4 **The master plan** of the TOD — does it incorporate necessary design such as pedestrian-friendly access from the station to the project?
- 5 **Accessibility and connectivity** — how is the traffic in the area? Is it hard to get in and out of the project?



Meanwhile, Aster Residence Cheras located opposite the Taman Connaught MRT station, in Cheras, Kuala Lumpur is a serviced apartment project by Amber Homes Sdn Bhd. With sizes from 650 sq ft to 1,009 sq ft, the units are priced between RM350,000 and RM538,500.

However, TODs in prime locations developed by established developers will be tagged beyond the affordability of young buyers. Homes in TODs along the SBK MRT are generally priced at an average RM450 psf to RM1,200 psf, depending on location, Previntran offers.

Nevertheless, due to the current market slowdown, there are plenty of choices with competitive prices in the market making it a good time to buy, says MegaHarta's Teh.

He suggests that those who have limited budgets should look at the TODs along the SBK MRT line on the stretch between the Taman Pertama MRT station to the Kajang MRT station, where several projects are being rolled out with attractive pricing.

As for investors, Henry Butcher Malaysia's Tang says residential units in TODs are expected to enjoy better rental yields thanks to the availability of public transportation which makes such projects more attractive and appealing to those looking to rent.

"While rentals depend on a host of factors, such as locational preferences of tenants, design and quality of finishes and facilities, yields will usually be higher for TODs. This results in stronger capital growth potential although other factors may play a part in determining future capital growth," he elaborates.

Previntran adds that the demand for TODs along the SBK and SSP MRT Lines will continue to be in high demand.

"TOD projects particularly at interchange stations will enjoy good price appreciation in the medium to long term while new TOD projects will be designed to better suit current housing market needs, taking into consideration the oversupply factor," he concluded.



Malaysia ranks 8th in Asia-Pacific for environment-friendliness

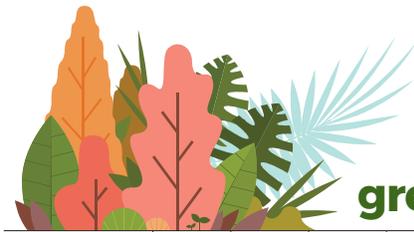
BY CHIN WAI LUN

PETALING JAYA: Human activities are contributing to climate change and this has affected the quality of life in some places around the world. It leads us to this question: Is Malaysia environmentally-friendly?

According to an analysis on the Greenest Countries in Asia Pacific by Singapore-based research firm ValueChampion, Japan is the greenest country, followed by Singapore. Australia and South Korea are tied for third place, and New Zealand is in fourth. Malaysia came in at number eight, out of a total of 13 countries assessed.

To determine how green a country is, seven factors or categories of impact were considered: energy, air pollution, water pollution, greenhouse gas emissions, waste, forest and green spaces, and public transport.

For energy, countries were ranked by their electricity production from renewable sources (excluding hydroelectric) as a percentage of total energy production coupled with electric power trans-



Overall rankings of Asia-Pacific's greenest countries

COUNTRY	ENERGY	AIR	WATER	GHG	WASTE	GREEN SPACE	TRANSPORT	OVERALL RANK
Japan	1	3	2	9	9	3	1	1
Singapore	3	5	2	6	10	7	4	2
Australia	2	1	1	13	5	7	9	3 (tie)
South Korea	5	8	2	12	5	3	3	3 (tie)
New Zealand	3	1	5	7	12	1	10	5
Hong Kong	9	7	6	3	13	5	2	6
Philippines	5	4	11	1	3	12	13	7
Malaysia	10	6	7	10	11	2	5	8
Indonesia	12	11	10	2	2	11	6	9
China	5	11	8	11	7	9	7	10 (tie)
India	11	13	13	4	1	9	7	10 (tie)
Vietnam	13	10	9	8	4	5	11	12
Thailand	8	9	12	5	8	12	12	13

mission and distribution losses as a percentage of total output. Malaysia produced a relatively low 0.7% of total output compared to Japan with 7.8%. This led to Malaysia be-

ing placed near the bottom, in 10th place in the energy category.

As for air pollution, Malaysia's average particulate matter (PM2.5) concentration in 2018 for country

and capital city were 18 and 19.3 respectively, placing it in sixth position in this category. Australia and New Zealand each recorded less than half of the PM2.5 concentration of Malaysia.

On water pollution, the study used the World Economic Forum's estimates of the percentage of a country's population that is exposed to unsafe drinking water. Malaysia took the seventh spot with 10.7% exposure while Australia has the least water pollution exposure, with a low 2.2%.

Moving on to greenhouse gases, the study focused on carbon dioxide (CO₂) emissions in particular. Two forms of statistics were utilised to better reflect the ranking between very populous and very rich countries — CO₂ emissions (metric tons per capita) and CO₂ emissions per unit of GDP (PPP) (kg/CO₂/2010 USD) which saw Malaysia emerge in 10th place for air pollution while the Philippines seems to have the best air in the region.

In terms of waste, Malaysia generated about 0.198 kilograms of plastic waste per person per day

which puts the country nearly at the bottom of the ladder in 11th place in the waste category. India leads the pack here with just 0.010 kilograms of plastic waste per person per day.

Malaysia however, did well in the green spaces category which covers two aspects: forest area (% of land area) and green spaces per person (m²/person). Malaysia scored highly in this regard, coming in second with 67.6% and 43.9 m²/person just below New Zealand.

To gauge public transportation, the World Economic Forum's "Effectiveness of Train Services" scores were used as a proxy to measure this. On a scale of 1 to 7, Malaysia obtained a respectable 5.2. The leader of this category was of course Japan which scored a 6.6.

The average scores from all seven categories led to Malaysia being placed eighth overall, out of the 13 Asia-Pacific countries. It is certainly not a remarkable score. Simply put, we still have a long way to go in changing our ways to generate less impact on the environment.

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THEEDGE

The search for the next Asia Young Designer begins



BY CHIN WAI LUN

KUALA LUMPUR: The search for the next Asia Young Designer has begun with the launch of the 12th instalment of the Asia Young Designer Awards (AYDA) on April 9. The Malaysian winners will go on to compete with winners from 14 other Asian countries.

Committed to nurturing and empowering the next generation of young design talents, AYDA 2019/20 is organised by Nippon Paint Malaysia Group in collaboration with property developer IJM Land Bhd.

The 12th AYDA is themed “Forward: A Sustainable Future” and it aims to challenge the next generation of architects and interior designers to break the boundaries of current design concepts by immersing their creations with functional elements of social sustainability.

“AYDA is dear to my heart as Malaysia was the first country to spearhead this platform. In our 12th year, the programme has reached 15 geographical locations across Asia and I am honoured to have had the opportunity to observe how AYDA continues to grow by leaps and bounds,” said Nippon Paint Malaysia assistant general manager of marketing Datin Wong Meng Lee at the AYDA launch.

“We believe we need to continue nurturing the new generation as they are key



The 12th AYDA was officiated by Chong (7th from left) and Wong (6th from right), alongside industry captains from the design sphere.

to unlocking creativity, innovation and sustainability.

“Together, let us all set our sights on moving in the one, same direction – forward,” she added.

Meanwhile, managing director of IJM

Land Edward Chong said: “As a progressive developer, we at IJM Land are keen to play a role in shaping real estate of the future and to reinforce our desire to see a growing design movement.

“We believe that the youth will define our

“We as the leaders of the day, must nurture and raise this cohort to become a generation of socially responsible individuals, adept in critical and creative thinking.” — Chong

world’s future and that we as the leaders of the day, must nurture and raise this cohort to become a generation of socially responsible individuals, adept in critical and creative thinking.”

At AYDA 2018/19, two young Malaysians were recognised for their outstanding talent, winning the award for ‘Best Design Impact’ in both the Interior Design and Architecture categories.

Loo Yi (winner of the architecture category) from Universiti Malaya and Zachary Khaw Lit Siang (winner of the interior design category) from Taylor’s University, each received a cash prize of US\$1,000 (RM 4,110).

Their respective projects — “Mangrove Charcoal Living Museum” and “The Weave” — displayed elements of forward-thinking design and also challenged boundaries from various design-related perspectives.



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