

Below 10 Years

Multiple-owned Strata Residential



Specialised Category



Retail



Mixed Development (Entire)



Single-owned Office in a Mixed Strata



10 Years and Above

Multiple-owned Strata Residential



Retail



Non-strata Residential



Specialised Category



10 Years and Above
Specialised
Category

GOLD

Sri KDU Schools



SKIS was set up in 2011.

PHOTOGRAPHS BY SRI KDU INTERNATIONAL SCHOOL

Planting sustainability values from young

Text **Jay Wong**

Sri KDU Schools is a familiar name within the education fraternity in the country. It started in 2003 as a private education institution with Sekolah Sri KDU that uses the national curriculum for its primary and secondary classes.

In Sept 2011, Sri KDU International School (SKIS) was set up, offering the UK curriculum for Years One to Nine, IGCSE (International General Certificate of Secondary Education) for Years 10 to 11 and the International Baccalaureate Diploma Programme for Years 12 to 13. In 2017, SKIS became the first school in the nation to be awarded Gold for the Education Development Trust's International School Quality Mark.

Located on a 12-acre plot in Kota Damansara, Petaling Jaya, Selangor, Sri KDU Schools are currently an asset under Alpha Real Estate Investment Trust (REIT). In fact, it is part of Alpha REIT's maiden acquisitions in Aug 2017 as the first REIT in Malaysia focused on education-related assets.

Appointed by Alpha REIT to manage the schools, Henry Butcher Malaysia Property Management (Selangor) Sdn Bhd (HBMPM), working with the in-house management

Project quick facts

Project name	Sri KDU Schools Kota Damansara
Land area	12 acres
Built-up	589,033 sq ft
Number of units	Two blocks of 3- and 4-storey primary school, a 3-storey secondary school, and a 6-storey international school with sports facilities
Developer	Paramount Corp Bhd
Owner	Alpha REIT

team, has kept Sri KDU Schools' buildings and facilities in good condition over its 18 years of operation, resulting in a deserving Gold in the 10 Years and Above – Specialised Category of EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021.

"Sri KDU has been built and designed sustainably, and being deeply part of the students' education process, they've managed to continue doing so.

"With such values ingrained from young, the students will continue to adhere to the principle of sustainability well into their adulthood, not just from a brick and mortar perspective but also in terms of human capital and knowledge capital," says Alpha REIT Managers CEO Shireen Iqbal Mohamed Iqbal.

Other than Sri KDU, Alpha REIT also has Eaton International School and The International School @ ParkCity (ISP) under its portfolio. ISP received Silver in the Below 10 Years – Specialised Category of the Awards.

"We attribute the good condition of

the schools to our progressive maintenance and preventive programme. Over the last 10 years, there has been no major upgrade conducted. Our facilities have been very well taken care of with a quarter of our budget dedicated to the maintenance of our buildings, equipment and facilities," says HBMPM director Grace Goh.

The premises comprise a primary school in two blocks of 3 and 4 stories, a 3-storey secondary school, and a 6-storey international school. Among notable facilities within the schools are its fields, classrooms, swimming pool, labs for information and communications technology, science, cookery as well as design and technology.

The school also offers specific facilities to help expand the students' creativity through art, music, dance and singing.

Recently, with the absence of students on school grounds due to the Covid-19 pandemic, the school utilised the opportunity to accelerate its maintenance programme.

"All three schools (primary, secondary and international) just had a fresh coat of paint for their internal and external walls. We also took the opportunity to upgrade our ageing AstroTurf field to the latest version," says HBMPM associate director Raymond Ng.

Conservation efforts

Sri KDU has managed to bring sustainability to the fore by involving and educating the students on conservation efforts such as reducing energy and water consumption.

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Goh: One of the main ways of reducing the schools' consumption is through education. The school is exposing young students to global warming issues and teaching them ways of conservation.



Shireen: Sri KDU has been built and designed sustainably, and being deeply part of the students' education process, they've managed to continue doing so.

10 Years and Above
Specialised
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GOLD

Sri KDU Schools



Chong: We have learnt how to maintain assets like Sri KDU even more effectively and we hope we will be able to set a new baseline for the education industry to follow.

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From way back in 2011, they have been made aware that schools constitute as much as 10% of the total domestic water demand, based on data by the Department of Irrigation and Drainage. A strategy suggested by the Academy of Sciences Malaysia (2015) was to engage consumers, and schools in particular, in helping to better manage water supply through conservation.

Through various initiatives, during pre-pandemic times, Sri KDU Schools were able to save up to 30% in terms of water consumption, Goh shares. The schools also embarked on the Royal Bank of Canada's Blue Water Project from March 2020 to Feb 2021.

"One of the main ways of reducing the schools' consumption is through education. The school is exposing young students to global warming issues and teaching them the ways of conservation," says Goh.

"We also have a recycling garden where the students upcycle certain materials into pots and are taught how to create compost to help fertilise the garden. Additionally, the school has a zero single-use plastic bottle policy," adds Ng.

Contributing to the school's conservation efforts, a rainwater harvesting system was installed.

"We use it for toilet flushing and garden irrigation," says Goh, while Ng points out the system has enabled them to save up to 5% of total water usage in 2020.

Other impressive feats towards eco-friendliness were the installation of solar panels some two years

ago and an automatic climate control system three years ago, at the international school.

"Although it does not fully power the entire building, it does provide clean energy for the fourth and fifth levels of the building," says Sri KDU Schools deputy chief operating officer Chong Yee Wah who leads Sri KDU Schools' in-house management team.

Meanwhile, in air-conditioned areas of the school, the automatic climate control system will regulate the facilities to remain at 24 degrees Celcius, regardless of the external environment's temperature. The system saved the management up to 28% in utility costs.

Chong shares they are currently looking to expand the climate control system to the primary and secondary schools while more solar panels will be installed.

Even after being hit by the pandemic, the school still maintains a positive outlook for the future.

"We have learnt how to maintain assets like Sri KDU even more effectively and we hope we will be able to set a new baseline for the education industry to follow," says Chong.

PHOTOGRAPHS BY SRI KDU INTERNATIONAL SCHOOL



Left: Sri KDU primary school wing.



Below: SKIS' library.



The well-maintained sports facilities at Sri KDU Schools.





conveys its warmest congratulations to



The International School @ ParkCity



Sri KDU Schools, Kota Damansara

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Below 10 Years
Specialised
Category

SILVER

The International School @ ParkCity

A safe and comfortable learning environment



PHOTOGRAPHS BY THE INTERNATIONAL SCHOOL @ PARKCITY



Above: ISP's classrooms cater to arts, technology and science subjects.

Right: ISP offers facilities that nurture academic, social and physical development of their students.



Text Chelsea J Lim

Some of the most important developmental growth phases of children are spent in learning institutions. Therefore, a well-managed school in the most conducive learning environment possible is vital to their positive development.

Located within Desa ParkCity, Kuala Lumpur, The International School @ ParkCity (ISP) is a partnership between Brighton Education Group Sdn Bhd and Perdana ParkCity Sdn Bhd. With its doors first opened in 2011, its current student intake is about 1,000 students ranging from the Early Years to A-Levels.

The school buildings comprise two 6-storey academic blocks; a 5-storey administration and library block; a 4-storey multipurpose block; and a 7-storey academic block with a swimming pool.

Besides its 58 classrooms, ISP is fully equipped with various facilities catering to the students' academic, social and physical developments such as a sports hall, cafe and canteen, multipurpose halls that can be converted into an auditorium, swimming pool, library and classrooms that cater to arts, technology and science subjects.

Having acquired ISP in 2017, Alpha Real Estate Investment Trust (Alpha REIT), the country's first education-focused REIT, then appointed professional property manager Henry Butcher Malaysia Property Management (Selangor) Sdn Bhd (HBMPM) to oversee ISP's management and maintenance together with an in-house management team.

Their teamwork in managing the school has earned ISP a Silver in the Below 10 years – Specialised Category at the EdgeProp Malaysia's Best Managed & Sustainable Property Awards 2021. Another school asset under the REIT's portfolio, Sri KDU Schools, won Gold in the 10 Years and Above – Specialised Category.

"Our priority is to be able to provide a safe and comfortable environment for the students," says director of HBMPM Grace Goh.

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Below 10 Years
Specialised
Category

SILVER

The International School @ ParkCity

PHOTOGRAPHS BY THE INTERNATIONAL SCHOOL @ PARKCITY



The in-house team and HBMPM ensure the facilities are in top-notch condition.

Project quick facts

Project name	The International School @ ParkCity
Land area	131,696 sq ft
Built-up	260,977 sq ft
Number of units	Two 6-storey academic blocks; a 5-storey administration and library block; a 4-storey multipurpose block; and a 7-storey academic block with swimming pool
Owner	Alpha REIT
Developer	ParkCity Group



“**HBMPM comes in on a monthly basis but we are also on standby 24/7.**”
— Goh



“**With so many students coming in everyday, we must be ready to handle anything.**”
— Dalton



“**Education is not about business. It is about growing people.**” — Shireen

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In managing a school like ISP, she adds, there are certain things that have to be taken into consideration in the best interest of the students.

For instance, there are set particular timings for maintenance works to be carried out in order not to disturb the classes or the students in anyway. Therefore, work has to be done after school hours or during the school holidays.

To ensure the safety of the students in all circumstances, the team also needs to be prepared for the unexpected, says ISP director of education Andrew Dalton.

“With so many students coming in everyday, we must be ready to handle anything,” Dalton says.

While the day-to-day maintenance is done by the ISP in-house team of six people, together with an external security team of eight people and 16 cleaners, HBMPM would carry out inspections on the property on a monthly basis. This arrangement works well for both parties and Alpha REIT.

“We come in on a monthly basis but we are also on standby 24/7. This means that if there were an emergency or crisis, we would be there,” Goh stresses.

HBMPM’s role is to make sure they take good care of the bricks and mortar while ISP representatives cover the heart and soul of the school, says Alpha REIT CEO and executive director Shireen Iqbal Mohamed Iqbal.

“Education is not about business. It is about growing people. As students flourish, the education institution flourishes along the growth trajectory. This

is where we see ourselves – in providing quality education,” says Shireen, while describing Alpha REIT as a long-term custodian of ISP and a partner in education.

“As developers build more schools, we give them back by buying schools so that they can reinvest in building better-quality schools to increase the value of education. It’s a long-term investment but it’s really worth it,” she adds.

A matter of education

Running a school does not come cheap and excessive electricity consumption becomes a concern, what more with the many facilities provided in the school. Hence, several steps towards greater sustainability have been taken, such as using LED lights and installing a rain-water harvesting system.

While these initiatives are important, Dalton points out the way to achieve long-term sustainability is through education.

“Sustainability is embedded in our day-to-day curriculum. It’s just a part of what we do. We need to regularly remind students about it,” says Dalton.

Winning the award will spur ISP to provide even higher quality service and ensure the leaders of tomorrow flourish.

“We will not allow complacency to creep in but to be committed in anything we do. There is always room for improvement. We continually strive to be better than yesterday and that is a constant message in the school, including to our teachers and students,” Dalton adds. 🏠