

GreenRE Bulletin

ISSUE 14 | JULY 2025 - SEPTEMBER 2025



AETAS DAMANSARA BY AVALAND BERHAD

FEATURED PROJECT:

Aetas Damansara by Avaland Berhad

EVENT HIGHLIGHTS

GreenRE Marks 400 Million sq. ft. Milestone with Ministerial Launch at IGBC 2025



IGBC 2025 Green Build Tour



REHDA Youth - Philippines Study Tour



TABLE OF CONTENTS

01	EVENT HIGHLIGHTS
10	FEATURED PROJECT : <ul style="list-style-type: none">• AVALAND BERHAD'S AETAS DAMANSARA
14	TRAINING HIGHLIGHTS
15	GREENRE PROJECT STATISTICS
16	GREENRE NEWLY CERTIFIED PROJECTS
19	GREENRE NEWLY CERTIFIED ACCREDITED PROFESSIONALS (GREENRE AP)



INTERNATIONAL GREEN BUILD CONFERENCE (IGBC) 2025:

Driving Malaysia's Green Transition Through Sustainable Innovation

19 August 2025 | One World Hotel, Petaling Jaya



The 5th International Green Build Conference (IGBC) 2025, jointly organised by GreenRE and REHDA Institute, successfully convened over 800 industry leaders, policymakers, and sustainability professionals from across ASEAN and beyond – reaffirming Malaysia's position as a regional leader in sustainable urban development.

Held under the theme "Adaptation Through Sustainable Innovation," the conference served as a national platform for advancing green building practices, energy efficiency, and climate resilience across the built environment.

Ministerial Leadership: Aligning Climate Action with National Policy

The conference was officiated by YB Nga Kor Ming, Minister of Housing and Local Government (KPKT) and President of the UN-Habitat Assembly (2025–2027), who underscored Malaysia's commitment to embedding sustainability within local planning and urban renewal policies.

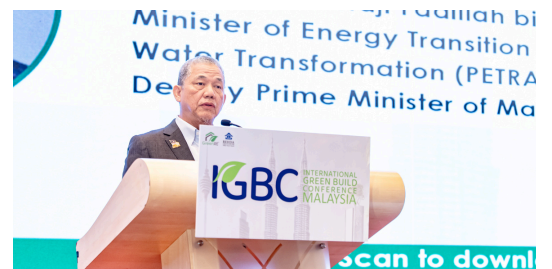


"Green building must no longer be seen as optional, but essential to Malaysia's urban future. KPKT will continue to integrate sustainability into national frameworks – from the Urban Renewal Act to upcoming Energy Efficiency and Climate Change policies," said YB Nga, as quoted by The Star (19 Aug 2025).

The afternoon session was graced by YAB Dato' Sri Fadillah Yusof, Deputy Prime Minister and Minister of Energy Transition and Water Transformation (PETRA), who announced key national initiatives including the National Energy Efficiency Action Plan (2026–2035), highlighting Malaysia's push toward energy security and low-carbon growth.



"Our buildings and cities are central to achieving net zero. Green building certification is a practical enabler for the energy transition, ensuring sustainability is measurable and scalable," said YAB Dato' Sri Fadillah, as reported by The Vibes, NST, and Business Today



GreenRE Milestone: 400 Million Square Feet Certified



In conjunction with the event, GreenRE announced a major achievement – surpassing 400 million square feet of certified green building space across more than 800 projects in Malaysia and abroad – including in the United Kingdom, Australia, Vietnam, Cambodia, and Thailand.

This milestone, celebrated with the presence of YB Nga, marked over a decade of progress in supporting Malaysia's climate and energy efficiency goals through measurable certification standards.



“This milestone reflects the trust that the industry, financiers, and policymakers have placed in GreenRE,” said Datuk Seri FD Iskandar, Chairman of GreenRE.

“In just 12 years, GreenRE has grown from an industry initiative into a national platform driving measurable impact. Our tools are practical, performance-based, and fully aligned with Malaysia’s policy direction. We look forward to deepening collaboration with both KPKT and PETRA to support Malaysia’s net-zero ambitions.”



Programme Highlights and International Expertise

The conference featured an exceptional lineup of international and local speakers from seven countries, addressing key topics including tropical low-carbon design, resilient urban systems, and the decarbonisation of high-impact sectors.

Among the featured speakers and panellists were:

- **Raymond Lee**, Ramboll Singapore – Low-Carbon Pathways for Malaysia’s Built Environment
- **Shao-wei Huang**, Zaha Hadid Architects (China) – Scalable Innovation for High-Density Cities
- **Sunphol Sorakul**, Foster + Partners (Thailand) – Biophilic Design and Value Creation in Urban Projects
- **Mr Alexander Wu**, Council Member, Dormitory Association Singapore Limited (DASL)-CLQs as a Green Commercial Asset Class: Unlocking Long-Term Income Streams and ESG Investment Potential for Developers
- **Keren Liu**, Ally Logistic Property – Green Industrial Parks and Smart Warehousing
- **Ar. Catharine Arul Dass**, UK Parliament – ESG Lessons from Urban Regeneration in London

Panel 1: Adaptation and Resilience in a Changing Climate

Moderator: Datuk NK Tong, REHDA Past President

Panelists:

- **Shao-wei Huang**, Associate Director, Zaha Hadid Architects (HK & Shenzhen)
- **Kevin Lew SC**, Director, Division of Integrated City Development, Agung Sedayu Group, Indonesia
- **Sunphol Sorakul**, Partner, Foster + Partners Thailand
- **Leonard Ng**, Director, Henning Larsen Asia Pacific

The session explored how regional architecture and city planning are adapting to heat stress, density, and climate shocks through innovation in design and materials.



Panel 2: Financing the Green Transition – ESG Reporting, Investor Confidence & the Future of Sustainable Capital

Moderator: Dr. Ahmad Hezri Adnan, Director, Group Sustainability, Bursa Malaysia Berhad

Panelists:

- **Irwin Mohd Eusoff**, Group Chief Corporate Strategy & Sustainability Officer, Affin Group
- **Lindayani Tajudin**, Chief Strategy Officer, SP Setia
- **Dato' George Stewart LaBrooy**, Non-Independent Non-Executive Chairman, Alpha REIT & Honorary Secretary, Malaysian REIT Managers Association (MRMA)

This session addressed the financial enablers of the green economy – from ESG reporting requirements and green lending to investor expectations and climate-related risk disclosure.

A Platform for Collaboration

In his keynote remarks, Datuk Seri FD Iskandar, Chairman of GreenRE, reiterated the need for collaboration between policy, private sector, and academia:



"The path to net zero will not be achieved by any single organisation – it requires collective will, coordinated frameworks, and consistent implementation. IGBC is proof that collaboration works."



The conference concluded with a networking session connecting policymakers, developers, and green technology providers – reinforcing IGBC's role as Malaysia's flagship platform for green innovation, knowledge exchange, and climate action.

Partners, Sponsors, and Collaborators

IGBC 2025 was supported by a strong network of sponsors and partners:

Main Partner



Platinum Partners



Gold Partners



Silver Partners



Academia Industry Sponsors



Media Partner



Carbon Partner



The event also included an Industry Expo showcasing green materials, smart energy systems, and ESG solutions for developers and professionals.



IGBC 2025 Green Study Tour: From Vision to Real-World Action

On 20 August 2025, the International Green Build Conference (IGBC) continued beyond the main stage with the IGBC 2025 Green Study Tour – a full-day exploration of Malaysia's most forward-thinking green developments.

The tour offered delegates a closer look at how ideas discussed during the conference are already being put into practice – from landmark towers to living classrooms and nature-based townships.



Channel A: Merdeka 118 & Gamuda Cove Wetlands Arboretum



The morning began at **Merdeka 118**, Malaysia's tallest building and one of the world's most advanced sustainable skyscrapers.

Delegates were welcomed by Tengku Dato' Ab. Aziz Tengku Mahmud, CEO of PNB Merdeka Ventures, who shared insights into the project's commitment to environmental and social impact.

The tower has achieved **triple platinum** ratings under GreenRE, LEED and Green Building Index (GBI), integrating energy-efficient systems, responsible sourcing, and public-realm enhancements that celebrate Malaysia's heritage and modern identity.

The next stop was **Gamuda Cove's Wetlands Arboretum Centre**, a net-zero building that doubles as an environmental education hub. Here, participants learned how Gamuda Land combines **solar generation, rainwater harvesting, biodiversity restoration**, and active carbon management to create a self-sustaining ecosystem. Spanning 90 acres of restored wetlands, the development embodies a clear shift toward climate-positive township design.



Channel B: City of Elmina & Sunway International School



The second tour group visited **City of Elmina**, Sime Darby Property's award-winning GreenRE Township Certified development. Set against the backdrop of a 5,000-acre master plan, Elmina features **solar-powered public spaces, water-efficient landscaping, and a 5 km biodiversity corridor** that connects six parks to the Bukit Cerakah Forest Reserve – a living example of how urban planning can enhance both community well-being and ecological resilience.

The tour concluded at **Sunway International School (SIS)**, Malaysia's first **GreenRE Platinum-certified international school**. Delegates were welcomed by the school's leadership team, who shared how sustainable design has been embedded into the school's operations – from passive cooling and daylight optimisation to student-led environmental initiatives. The result is a building that doesn't just serve as a place of learning but also teaches sustainability by example.



EVENTS AT A GLANCE

2 JULY 2025

REHDA Youth Courtesy Visit to the Malaysian Ambassador in the Philippines (2 July 2025)

GreenRE participated in REHDA Youth Malaysia's courtesy visit to His Excellency Dato' Abdul Malik Melvin Castelino, Ambassador of Malaysia to the Philippines, held at the Malaysian Embassy in Manila. Representing GreenRE were Management Committee Member Jason Hiang, Marketing Manager Juanita Lourdes, and Training Manager Nariemah Ghaffar. The engagement provided a meaningful platform to discuss opportunities for collaboration between Malaysian developers and the Philippines in advancing sustainable development.



11 JULY 2025

GreenRE Shares Insights at BSD's Sustainability Seminar 2025

GreenRE participated as an event partner at the Sustainability Seminar 2025: Revitalize & Renew Aging Buildings, held at Kuala Lumpur Golf & Country Club. Executive Director Ir. Ashwin Thuraijiah delivered a presentation on "The Business Case for Green Certification" and joined a panel with GBCI, MASHRAE, and Climate Asia representatives. The discussions explored strategies for rejuvenating inefficient buildings through cost-effective green retrofitting. The event reinforced Malaysia's collective drive toward achieving net-zero ambitions through responsible building upgrades.

23-26 JULY 2025

GreenRE at AREC 2025: Advancing Sustainable Building Solutions

GreenRE exhibited at the Asia's Responsible & Emerging Construction (AREC) Conference during ARCHIDEX 2025, engaging thousands of visitors from across the region. Senior Assessor Ts. Intan Siti Zulaikha Mastor delivered a REAL Talks session titled "Greening the Past: Sustainable Certification Pathways for Existing Buildings Under Urban Renewal." Her insights highlighted how GreenRE tools can aid in retrofitting older developments to meet modern sustainability standards. The booth attracted strong participation from developers, architects, and policymakers, reaffirming the growing regional momentum for sustainable transformation.



2 AUGUST 2025

Running the Board: GreenRE at Elmina Monopoly Run 2025

As part of GreenRE's quarterly staff sporting activity, the team participated in the Elmina Monopoly Run, embracing the spirit of work-life balance through a fun and active community event. The initiative reflects GreenRE's commitment to promoting a healthy body and a healthy mind, encouraging team wellness alongside its mission for a sustainable built environment.

4-7 AUGUST 2025

GreenRE and SHEDA Excellence Awards 2025

As part of the SHEDA Excellence Awards 2025, GreenRE Executive Director Ir. Ashwin Thuraiajah joined the judging panel for project site visits across Sarawak. The evaluation process provided valuable insights into each development's design, innovation, and sustainability initiatives. GreenRE's participation underscored its commitment to transparent, merit-based recognition of outstanding developments, and reflected its continued collaboration with SHEDA as MoU partners. This partnership reinforces both organisations' shared mission to elevate sustainability standards within Sarawak's property sector.



8 AUGUST 2025

Strengthening Ties with Johor Developers

GreenRE took part in the REHDA Johor Members Outreach 2025 at OPERO Hotel Southkey, Johor Bahru, alongside over 90 attendees from the property sector. The event featured updates from REHDA, GreenRE, and ESD GreenTech, emphasizing sustainability-driven growth and innovation. REHDA Malaysia President Datuk Ir. Ho Hon Sang and National Council Members graced the event, reinforcing collaboration between developers and sustainability advocates. The session fostered stronger engagement and dialogue towards a greener Johor property landscape.

11 AUGUST 2025

Langkawi's Step Forward for a Greener Future

GreenRE marked its first completed certification in Langkawi, presenting a Silver Energy Certificate (EC v1.0) to Majlis Perbandaran Langkawi Bandaraya Pelancongan. The award recognized the council's commitment to enhancing energy efficiency and adopting sustainable building practices. The ceremony was attended by GreenRE representatives and local leadership, celebrating Langkawi's transition toward greener urban management. The achievement reflects growing nationwide momentum in embracing sustainable frameworks for local governance.



11 AUGUST 2025

WCT Land's Aras Residences Achieves GreenRE Silver (PROVISIONAL)

At WCT Land's "Solutions for Sustainably Designed Homes" Conference, GreenRE presented the Silver Provisional Certification (RES v3.3) to Aras Residences, WCity OUG. The event, held in collaboration with Maybank, explored the synergy between green financing and sustainable housing. GreenRE commended WCT Land for integrating sustainability in residential design, aligning with market trends toward healthier, energy-efficient homes. The partnership exemplified cross-industry efforts to promote responsible and future-ready development.

22-24 AUGUST 2025

GreenRE at SHARED PROPEX 2025

GreenRE participated in Sabah's largest property showcase, SHARED PROPEX 2025, held in Kota Kinabalu. The booth drew developers and homeowners eager to explore practical sustainability solutions, complemented by a presentation on the GreenRE Home Owners Guide by Marketing Manager Juanita Lourdes. The event highlighted Sabah's growing enthusiasm for green development and the potential for greater sustainability adoption statewide. GreenRE remains committed to empowering local stakeholders with knowledge and certification tools for greener growth



23 AUGUST 2025

GreenRE at SHEDA ENCORE 2025

GreenRE participated as a Conference Partner and Speaker at SHEDA ENCORE 2025, held in Kuching, Sarawak, themed "Sustainable Built Environment."

During the conference, GreenRE Executive Director Ir. Ashwin Thurairajah shared insights on the role of green certification in supporting Malaysia's net-zero aspirations and improving building performance. GreenRE commends SHEDA for its continued efforts in promoting awareness and dialogue on sustainable real estate development across Sarawak.



27 AUGUST 2025

GreenRE at PPK Awards 2024-2025: Top Sustainability Practices

GreenRE served on the judging panel for the PPK Awards 2024-2025, recognising excellence in sustainability among Malaysia's retail and property management sectors. Executive Director Ir. Ashwin Thurairajah evaluated entries that demonstrated innovation and environmental responsibility. The awards underscored collaboration as the cornerstone of sustainable progress. GreenRE thanked PPK Malaysia for hosting an impactful event celebrating leadership in sustainable property practices.



27 AUGUST 2025

GreenRE at NRES Budget 2026 Dialogue Session

GreenRE attended the Budget 2026 Dialogue organised by the Ministry of Natural Resources and Environmental Sustainability (NRES). The session offered a valuable platform to engage directly with YB Datuk Seri Johari Bin Abdul Ghani and other ministry leaders on environmental strategies and fiscal alignment. Discussions focused on policy enhancements to support Malaysia's climate goals. GreenRE expressed appreciation for the Ministry's inclusive approach to stakeholder engagement in shaping national sustainability directions.



4 SEPTEMBER 2025

GreenRE at MIP Northern Branch Seminar 2025, Penang

At the MIP Northern Branch Seminar 2025, themed "Shaping Penang 2024 Vision Together," GreenRE Executive Director Ir. Ashwin Thurairajah presented on low-carbon and inclusive township development. He also participated in a panel discussion alongside representatives from MBPP, RISM, IEM, and CHBM, exploring strategies for sustainable mobility and climate adaptation. GreenRE extends its appreciation to MIP Northern Branch for the opportunity to share insights on integrating sustainability within city planning.



11 SEPTEMBER 2025

GreenRE at ENGINEER & MARVEX 2025

GreenRE shared insights at ENGINEER & MARVEX 2025 through participation in key sessions and exhibits. Executive Director Ir. Ashwin Thurairajah joined the Kuala Lumpur Engineering Forum panel on "Ethical Engineering: Balancing Profit & Social Responsibility," while Ts. Colin Timothy Santhakumar presented on "Synergistic Savings: How Passive Design Optimizes Active Building Systems." Both sessions highlighted the importance of innovation, integrity, and collaboration in advancing engineering sustainability.

12 SEPTEMBER 2025

GreenRE at URBENS 2025

GreenRE supported the Urban Engineering Symposium 2025 (URBENS 2025) as a sponsor and speaker, engaging with professionals on advancing sustainable city planning. Executive Director Ir. Ashwin Thurairajah presented on "Renewing and Revitalizing Ageing Buildings," detailing pathways for enhancing efficiency and reducing carbon footprints. Organised by IEM and UEDSIG, the symposium fostered meaningful dialogue on ESG and urban resilience. GreenRE reaffirmed its dedication to shaping livable, low-carbon cities through collaboration and knowledge sharing.



22 SEPTEMBER 2025

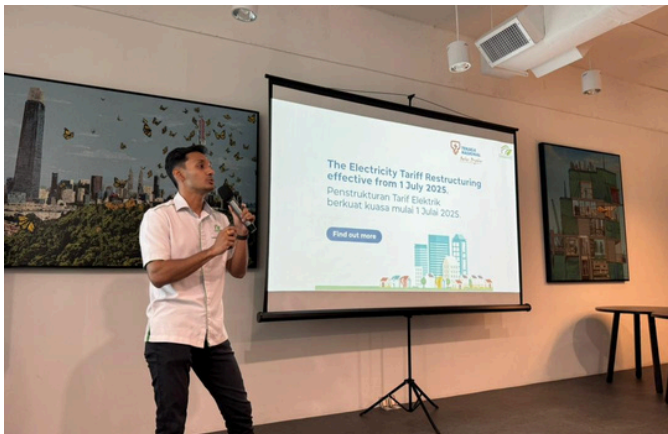
Celebrating Sustainability Milestones with Tropicana Corporation Berhad

GreenRE presented certification plaques to Tropicana Corporation Berhad in recognition of the company's achievement for two projects – Tropicana Miyu (Bronze) and Tropicana Cenang Langkawi (Provisional Bronze). The certifications reflect Tropicana's commitment to sustainable development and the creation of high-quality, environmentally responsible communities. Both projects showcase innovative design approaches that balance modern living with environmental stewardship. GreenRE commended Tropicana for its leadership in advancing responsible urban growth across Malaysia.

24 SEPTEMBER 2025

Designing Future-Ready Spaces at SP Setia Sustainability Day 2025

GreenRE participated in SP Setia's Sustainability Day 2025 at Setia EcoHill, Semenyih, joining a distinguished panel on sustainable placemaking. Executive Director Ir. Ashwin Thurairajah shared insights alongside experts from ARUP and UTM, moderated by CarbonGPT's CEO. The discussion emphasised integrating sustainability principles into industrial and residential developments. GreenRE appreciated SP Setia's leadership in championing sustainability across Malaysia's development landscape.



29 SEPTEMBER 2025

GreenRE Knowledge Sharing with EdgePoint Infrastructure

GreenRE's Senior Assessor, Ts. Colin Timothy Santhakumar, led a knowledge-sharing session with EdgePoint Infrastructure on practical energy-saving strategies. The session addressed efficient cooling, lighting, and energy-use habits, along with insights on TNB's Time-of-Use tariff system. The initiative promoted awareness of cost-efficient and sustainable energy management practices. GreenRE remains committed to empowering organisations with the tools and knowledge for energy-efficient operations.

30 SEPTEMBER 2025

World Class Sustainable Cities (WCSC) 2025: Resilient Cities, Living Heritage

GreenRE was proud to be a Corporate Partner at WCSC 2025, organised by REHDA WPKL, PAM, and MIP, themed "Resilient Cities, Living Heritage." The conference convened government and industry leaders to discuss sustainable urban growth and climate resilience. GreenRE welcomed YB Nga Kor Ming and YBhg Dato' Seri Dr. Maimunah Mohd Sharif at its booth, symbolising strong public-private collaboration. The event reinforced GreenRE's commitment to supporting low-carbon and heritage-sensitive urban development.



30 SEPTEMBER 2025

South Klang Valley Conference 2025 by CIMB Securities

GreenRE participated in the South Klang Valley Conference 2025, themed "Capitalising on Growth & Infrastructure Drivers," at Mandarin Oriental, Kuala Lumpur. Executive Director Ir. Ashwin Thurairajah moderated a panel on "Smart, Sustainable & Strategic: The Future of Industrial Parks in Selangor," featuring NCT Alliance and AREA Group leaders. The discussion explored sustainability certification, green technology, and investor confidence in industrial growth. The conference reflected Selangor's evolving role as a key ESG-driven development corridor.

FEATURED PROJECT

AETAS DAMANSARA: Redefining Sustainable Luxury Living

Prepared by Green Quarter Sdn Bhd



Selangor's Premier Luxury High-Rise Sets a New Standard in Green Urban Living

In Selangor's prestigious Tropicana enclave, Petaling Jaya, AETAS Damansara stands as a symbol of how luxury and sustainability can share the same address. With its recent **GreenRE Platinum certification (August 2025)**, this visionary high-rise elevates urban living through thoughtful design, natural comfort, and an enduring respect for the environment – redefining green luxury living.

“Designing prestige that endures — homes that inspire, perform, and preserve.”



Urban Luxury with Purpose

AETAS Damansara has distinguished itself as the district's luxury high-rise landmark. Its identity shines not only through refined design and sophistication but also through its steadfast commitment to sustainability – recently attaining **GreenRE Platinum certification in August 2025**.

High-rise residences are often seen as offering fewer hallmarks of luxurious, sustainable living compared to landed homes. AETAS Damansara bridges this gap, redefining what it means to live sustainably in an urban vertical community. Through innovative design and mindful architecture, the project aspires to reduce both embodied and operational carbon emissions while enhancing overall quality of life for its residents.

Humancentric Design that Enhance Living Comfort

AETAS Damansara's design philosophy centres on **human comfort** — addressing both acoustic and thermal performance. Located within 200 metres of the New Klang Valley Expressway (NKVE), the development faced the dual challenges of traffic noise and wind exposure, particularly affecting higher-level units.

To mitigate these factors, a high-performance façade glazing system was adopted to ensure excellent airtightness and sound insulation. Combined with **150mm reinforced concrete walls** and **150mm concrete slabs** between units, the project achieved an average **Sound Transmission Class (STC) of 49**, meeting stringent acoustic requirements.

In addition, the design allows for generous window openings, enabling **98% daylight provision** in habitable spaces. This significantly reduces dependence on artificial lighting during the day – improving energy efficiency and enhancing indoor comfort for residents.

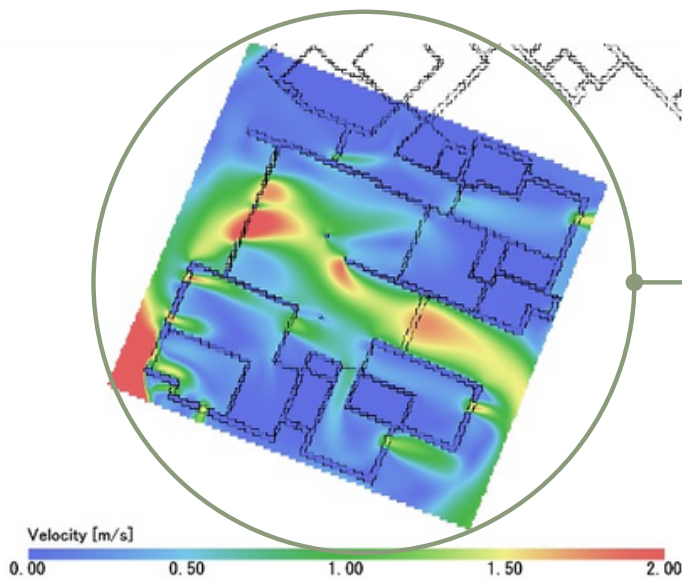
Optimizing Ventilation Through CFD Analysis

As one of the first **Platinum-certified projects under the GreenRE RES v3.2 rating tool**, AETAS Damansara stands out for its strategic approach to **natural ventilation**, validated through **Computational Fluid Dynamics (CFD) analysis**. The study evaluated air movement patterns within living spaces, considering building orientation and prevailing wind directions across the Klang Valley.

Findings from the analysis guided the optimal sizing and placement of window openings, maximizing natural airflow within units and common areas. For spaces where ventilation was limited, **5-star Suruhanjaya Tenaga-rated air conditioning systems** were installed to maintain energy-efficient comfort.

Beyond ventilation, the project also achieved a **52% reduction in lighting energy consumption** through effective daylight design. Motion and light sensors in common areas further optimise energy use by switching off lighting when not in operation.

AETAS Damansara's sustainability vision extends to **electric mobility**, with **three Electric Vehicle (EV) charging stations** already installed near the main lobby and **226 isolator points** prepared to support future EV infrastructure.



AETAS CFD Analysis:

Each dwelling at AETAS Damansara is meticulously crafted to harness the benefits of natural cross ventilation, promoting a cooler, more comfortable, and energy-efficient living environment. Advanced airflow simulations reveal a dynamic gradient—from calming blues to vibrant reds—illustrating the seamless movement of air throughout the space and underscoring the project's commitment to sustainable, climate-responsive design

A Testament To Sustainable Design And Luxe Living

Sustainable construction forms the backbone of AETAS Damansara's environmental strategy. By optimising concrete use, integrating **green cement** to replace Ordinary Portland Cement (OPC), and selecting **eco-certified finishes**, the project significantly reduces embodied carbon emissions while ensuring a healthier indoor environment.

The project records a notably low Concrete Usage Index (CUI) of **0.46 m³/m²**, reflecting an **8% reduction** compared to the benchmark value. This outcome demonstrates the project's structural efficiency, optimizing material utilization while maintaining safety and performance standards. The reduced concrete intensity directly contributes to lower embodied carbon emissions, supporting the project's sustainability objectives.

Project Information

Location
Tropicana, Petaling Jaya

Gross Floor Area
67,072 m²

No. of Units
226 units

Developer
Avaland Berhad

In addition, **locally sourced Low Volatile Organic Compounds (VOC) paints**, **green-certified tiles**, and **tested timber doors** enhance the project's sustainability credentials, ensuring better indoor air quality and contributing to a healthier living environment.



“It is important that we remain focused on building with purpose and shaping inclusive, thriving communities that reflect our long-term commitment to creating sustainable value for residents, stakeholders and future generations.”

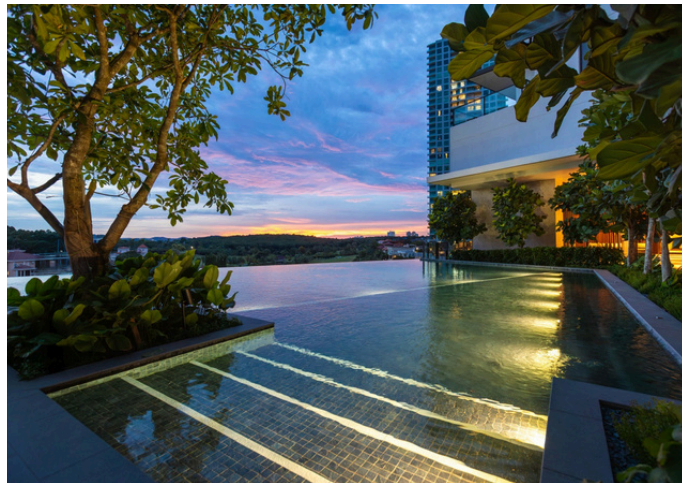
— Apollo Bello Tanco, CEO Avaland

Quality Water for Quality Living

AETAS Damansara extends its sustainability ethos to water quality and conservation. A **turbidity sensor system**, ensures superior water quality by filtering incoming water before it reaches residents’ homes.

The project also champions **water efficiency**, with fittings achieving an average of **62% efficiency**, all certified under the **Water Efficient Product Labelling Scheme (WEPLS)**. Notably, **20% of installed fittings** carry the top **3-star WEPLS rating**.

Complementing these efforts, the landscaping features **native and drought-tolerant plants**, carefully chosen to thrive in local conditions with minimal irrigation. Collectively, these initiatives enable up to **90% reduction in irrigation water use**, reflecting a genuine commitment to conserving natural resources.



Written by.
Ts. Dr. Tan Sie Ting, Jeffrey Putra Wiriady,
Saraswaty Nur Husnina, and Andrea Chooi

Closing Thoughts

AETAS Damansara sets a new benchmark in shaping the future of luxury high-rise living through thoughtful design strategies that maximise both comfort and sustainability. Leveraging **Green Quarter’s CFD analysis**, the project optimised its layout and airconditioning system design to enhance natural airflow and improve overall energy efficiency.

Working closely with the project team, **Green Quarter guided the integration of sustainability strategies and CFD-informed design decisions**, ensuring that green initiatives were both effective and seamlessly incorporated into the overall design. As one of the first **GreenRE Platinum-certified residential buildings under RES v3.2**, AETAS Damansara exemplifies how luxury, comfort, and sustainability can harmoniously coexist in urban living.

Project Design & Engineering Team

ESDConsultant **GreenQuarter SB**

Architect **yhsA SB**

C&S Consultant **Jurutera Perunding Primareka SB**

M&E Engineer **East Orient Consult SB**

Landscape Consultant **HODA design SB**

Contractor **Al-Ambia SB**

TRAINING HIGHLIGHTS

GREENRE ACCREDITED PROFESSIONAL COURSE NO. 41 (PETALING JAYA/ONLINE)

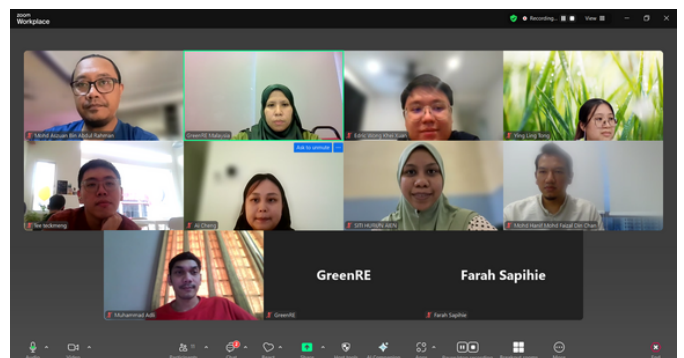


GreenRE continues its commitment to providing knowledge and education to the public, especially industry players involved in sustainability and green building development. The second intake of GreenRE Accredited Professional (AP) Course in Petaling Jaya (No. 41) was held on 15th until 17th July 2025. The course welcomed more than 50 participants from diverse professional backgrounds, including mechanical and electrical engineering, architecture, quantity surveying, and property development.



These participants represented various roles in the industry, working as green consultants, architects, sustainability executives, and academicians, all united by a shared focus on advancing sustainable practices in the built environment.

Throughout the GreenRE AP Course, participants delved into all key aspects of green building certification, from foundational theory to best practices and real-world case studies. They also gained a thorough understanding of GreenRE's certification requirements. The course served as an excellent platform for knowledge sharing, skill development, and professional networking.



Modules covered in the course included: GreenRE rating tools and certification processes, Overall Thermal Transfer Value (OTTV) and Residential Envelope Transmittance Value (RETV), Sustainable Construction and Green Products, Passive Design, Energy Modelling and Computational Fluid Dynamics (CFD), Efficient Air-Conditioning, Daylighting and Artificial Lighting, Water Efficiency, Green Plot Ratio and Rainwater Harvesting Systems and also Solar Photovoltaic for Buildings.

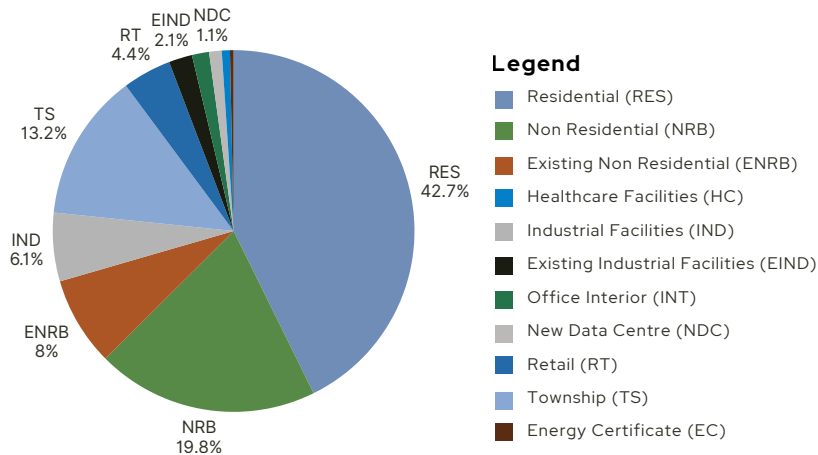
Expert trainers from Malaysia and Singapore shared their extensive knowledge and hands-on experience, creating a dynamic and engaging learning environment for all attendees.

The next intake of GreenRE AP Course (No. 42) will be held in Penang to cover the Northern region.

PROJECT STATISTICS

Project Registered

As of September 2025



Legend

- Residential (RES)
- Non Residential (NRB)
- Existing Non Residential (ENRB)
- Healthcare Facilities (HC)
- Industrial Facilities (IND)
- Existing Industrial Facilities (EIND)
- Office Interior (INT)
- New Data Centre (NDC)
- Retail (RT)
- Township (TS)
- Energy Certificate (EC)

Project Certified

829 out of 1241 projects registered are certified as of September 2025



Certified Buildings

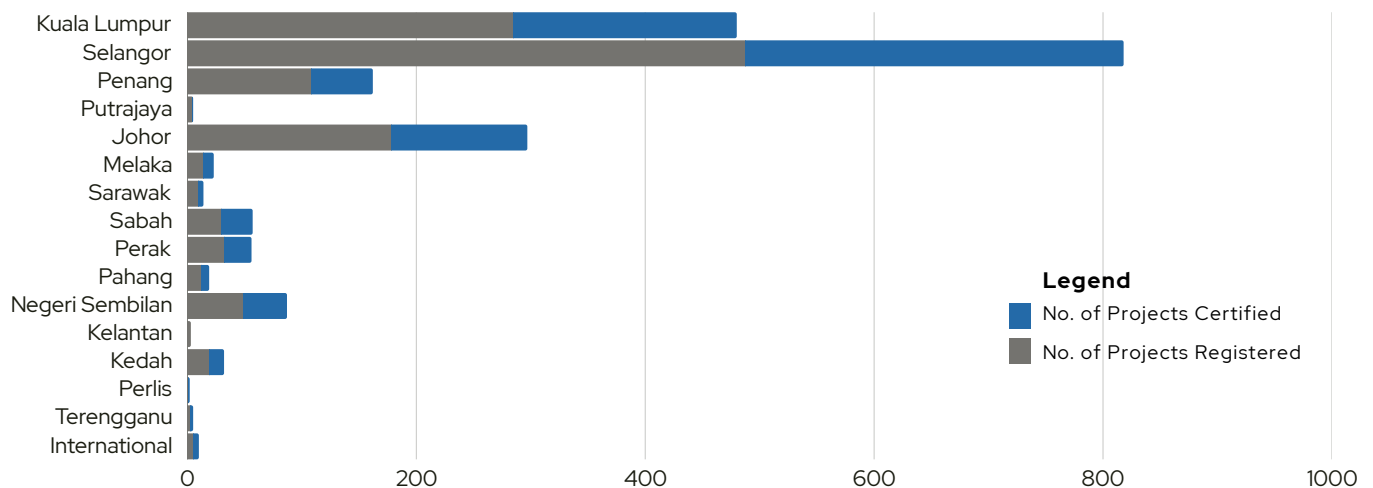
67.7% 39,840,339.09 out of 58,810,999.43 sqm of buildings are certified as of September 2025

Certified Township

95.8% 95,534.44 out of 99,745.00 acres of townships are certified as of September 2025

Project Distribution

As of September 2025

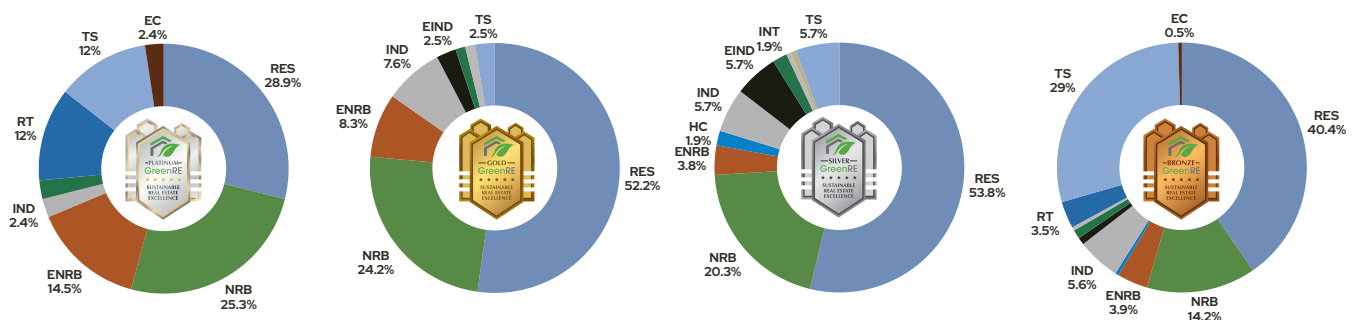


Legend

- No. of Projects Certified
- No. of Projects Registered

Projects Certified by Rating

As of September 2025



Legend

- Residential (RES)
- Non Residential (NRB)
- Existing Non Residential (ENRB)
- Healthcare Facilities (HC)
- Industrial Facilities (IND)
- Existing Industrial Facilities (EIND)
- Office Interior (INT)
- New Data Centre (NDC)
- Retail (RT)
- Township (TS)
- Energy Certificate (EC)

NEWLY CERTIFIED GREENRE PROJECTS

PLATINUM



Project Name & Location	Company	Design Ref	Type of Cert	Date of Cert
Sunway Velocity Two Office Tower	Sunway Velocity Two Sdn Bhd	NRB v3.0	Actual	10/7/2025
Aetas Damansara	One Residence Sdn Bhd	RES v3.2	Actual	12/8/2025
Sunway College Campus - North & South Building	Sunway REIT Management Sdn Bhd	ENRB v3.2	Actual	2/7/2025
ADE MRO Hangar	MMC Engineering Sdn Bhd	IND v1.0	Provisional	1/7/2025
EnO Landed 68 Units	Persada Mentari Sdn Bhd	RES v3.3	Provisional	1/7/2025

GOLD



Project Name & Location	Company	Design Ref	Type of Cert	Date of Cert
D'Vervain Residences	EXSIM Group Momentumace Sdn Bhd	RES v3.1	Actual	6/8/2025
Hap Seng Star Mercedes-Benz Autohaus @ Kota Kinabalu	Trio Empireland Sdn Bhd	NRB v3.1	Actual	15/7/2025
Petron Mambau Northbound, Negeri Sembilan	Petron Malaysia Refining Marketing Bhd	NRB v3.2	Actual	18/9/2025
North Tower @ Mid Valley Southkey	MVS North Tower Sdn Bhd	ENRB v3.3	Actual	18/8/2025
South Tower @ Mid Valley Southkey	MVS South Tower Sdn Bhd	ENRB v3.3	Actual	29/9/2025
Wisma Mah Sing	Mah Sing Properties Sdn Bhd	ENRB v3.3	Actual	8/9/2025
Residensi Sena	Greencove Sdn Bhd	RES v3.3	Provisional	16/7/2025
Kompleks Komuniti Gamuda Gardens	Bandar Serai Development Sdn Bhd	NRB v3.2	Provisional	6/8/2025
Pangsapuri Xanadu Millennium	Palm Springs Development Sdn Bhd	RES v3.3	Provisional	24/7/2025
Residensi Vista	Pixel Valley Sdn Bhd	RES v3.3	Provisional	30/7/2025
Sunway Serene 2	Sunway Serene Sdn Bhd	RES v3.3	Provisional	29/9/2025
Bukit Jelutong	Nature Century Development Sdn Bhd	RES v3.3	Provisional	2/9/2025
Quest International University	Kami Builders Sdn Bhd	NRB v3.2	Provisional	26/9/2025
Plot R	Sime Darby Property (Ara Damansara) Sdn Bhd	RES v3.3	Provisional	25/9/2025

SILVER



Project Name & Location	Company	Design Ref	Type of Cert	Date of Cert
Hyatt Centric City Kuala Lumpur	Sunrise Spring Sdn Bhd	ENRB v3.2	Actual	15/8/2025
Alira Subang Jaya (Alira @ Metropark Subang)	Next Delta Sdn Bhd	RES v3.2	Actual	17/7/2025
ISP Home DC	Goldcoin Starhill Sdn Bhd	NRB v3.2	Actual	18/9/2025
TKCA Architects Office	TKCA Architects Sdn Bhd	INT v2.0	Actual	1/7/2025
Vista Tower	Amanahraya -Kenedix REIT Manager Sdn Bhd	ENRB v3.3	Actual	27/8/2025
Oleochemical Processing Plant People Occupied Building	KL- Kepong Oleomas Sdn Bhd	NRB v3.2	Provisional	22/7/2025
Mafipro Central Fish Processing Plant	Mafiro Sdn Bhd	EIND v1.0	Provisional	18/8/2025
Sunway Medical Center Ipoh	Sunway Medical Center Ipoh Sdn Bhd	HC v1.0	Provisional	6/8/2025
Oldtown Heritage Centre Ipoh	Kopitiam Asia Pacific Sdn bhd	RT v1.0	Provisional	1/7/2025
KL Midtown Residential Block G	KL Midtown Sdn Bhd	RES v3.2	Provisional	30/9/2025
Residensi Connaught 1	UEM Land Berhad	RES v3.3	Provisional	1/7/2025
Ayra Terraces at IJM Bayouri	Chen Yu Land Sdn Bhd	RES v3.3	Provisional	13/8/2025
Solitaire Suites	Solitaire Suites Sdn Bhd	RES v3.3	Provisional	1/7/2025
Clarissa Service Suites	Cenang Resort Sdn Bhd	RES v3.3	Provisional	24/7/2025
IJM Rimbayu Meta Residence	Bandar Rimbayu Sdn Bhd	RES v3.3	Provisional	18/7/2025
GOR JRK Celestia	JRK Land Sdn Bhd	RES v3.3	Provisional	4/8/2025
Mirea Residences	Torus Development Sdn Bhd	RES v3.3	Provisional	2/9/2025
ION Marina Bay - Phase 1	Setara Juara Sdn Bhd	TS v2.0	Provisional	10/7/2025
ION Marina Bay - Phase 2	Setara Juara Sdn Bhd	TS v2.0	Provisional	10/7/2025
Pusat Komersial Aurum	Hartacom Property Sdn Bhd	RES v3.3	Provisional	18/8/2025
Generali Malaysia Headquarters Workspace	Generalli Insurance Malaysia Berhad	INT v2.0	Provisional	25/9/2025
YTL JD4.1	YTL DC South Sdn Bhd	NDC v1.1	Provisional	24/7/2025
Teong Jin Warehouse	Teong Jin Building Contratcor Sdn Bhd	IND v1.1	Provisional	4/8/2025
Fawnz Suites @ Malacca	Exsim Parameswara (Melaka) Sdn Bhd	RES v3.3	Provisional	1/7/2025
M Aria	M Aria Sdn Bhd	RES v3.3	Provisional	8/9/2025
Newton Embassy	Ampang Avenue Development Sdn Bhd	RES v3.3	Provisional	18/7/2025
Trybe Residence, SJ7 Sentral	Sime Darby Property (SJ7) Sdn Bhd	RES v3.3	Provisional	25/9/2025
Sambut Megah Green Building Warehouse Port Klang North Port - South Point	Sambut Megah Sdn Bhd	IND v1.1	Provisional	30/9/2025

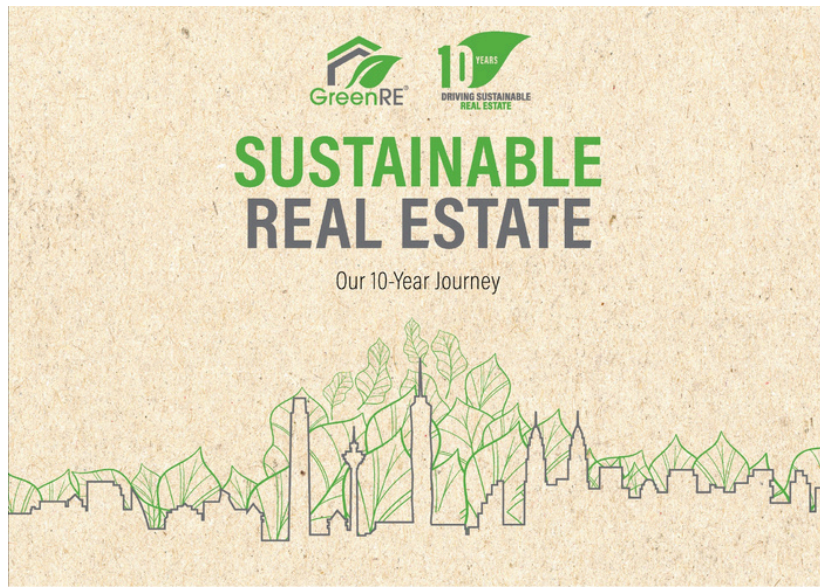
BRONZE



Project Name & Location	Company	Design Ref	Type of Cert	Date of Cert
Uptown Residences	Berkeley Sdn Bhd	RES v3.1	Actual	22/7/2025
Residensi RUBY Seapark	Midas De Sdn Bhd	RES v3.1	Actual	23/9/2025
Edgewood, SkySactuary Residence	Skysanctuary Sdn Bhd	RES v3.1	Actual	1/7/2025
Laurel Residence, Bangsar South	Sunny Uptown Sdn Bhd	RES v3.2	Actual	18/8/2025
ISP Home DC	Goldcoin Starhill Sdn Bhd	NRB v3.2	Actual	18/9/2025
The Maple Residences, WCity OUG	WCT OUG Development Sdn Bhd	RES v3.2	Actual	26/9/2025
Sanderling Lakefront Cyberjaya	Lakefront Residence Sdn Bhd	RES v3.2	Actual	6/8/2025
Austin Duta Phase 11A	IJM Properties Sdn Bhd	RES v3.3	Actual	1/8/2025
Profit TH Sdn Bhd	Profit TH Sdn Bhd	IND v1.0	Actual	12/9/2025
Menara OCBC	OCBC Bank	ENRB v3.3	Actual	17/7/2025
Shabu - YO	Skylark Malaysia Sdn Bhd	RT v1.0	Actual	1/7/2025
Perbadanan Insurans Deposit Malaysia, Bangunan AICB	Perbadanan Insurans Deposit Malaysia (PIDM)	INT v2.0	Actual	22/9/2025
CIMB Iconic Point, Simpang Ampat	CIMB Bank Berhad	INT v2.0	Actual	26/9/2025
Pusat Komersial Lumina	BCB Berhad	NRB v3.2	Provisional	10/7/2025
The Asteriaz @ Kebun Teh	Exsim Group Exsim Kebun Teh Sdn Bhd	RES v3.3	Provisional	9/7/2025
Damayan (Residensi Damai)	Sime Darby Property (Bukit Raja) Sdn Bhd	RES v3.2	Provisional	30/7/2025
Parkland Permas Residence (Phase 1)	Parkland Southern Sdn Bhd	RES v3.3	Provisional	18/9/2025
Ageless Tech Park	Ageless Industries Sdn Bhd	IND v1.1	Provisional	22/8/2025
The Clove Signature	Gamuda Land (Kemuning) Sdn Bhd	RES v3.3	Provisional	30/7/2025
Florian Residences (FIC)	MB World Properties Sdn Bhd	RES v3.3	Provisional	12/9/2025
Taman Airria Kundang - Phase 1	Adenland (Kundang) Sdn Bhd	TS v2.0	Provisional	18/8/2025
Taman Airria Kundang - Phase 2	Adenland (Kundang) Sdn Bhd	TS v2.0	Provisional	18/8/2025
Taman Airria Kundang - Phase 3	Adenland (Kundang) Sdn Bhd	TS v2.0	Provisional	18/8/2025
Taman Airria Kundang - Phase 4	Adenland (Kundang) Sdn Bhd	TS v2.0	Provisional	18/8/2025
MBW Boulevard 1 Residensi Tiara Cemerlang 1	Tiara Cemerlang Sdn Bhd	RES v3.3	Provisional	8/9/2025
MBW Boulevard 2 Residensi Tiara Cemerlang 2	Tiara Cemerlang Sdn Bhd	RES v3.3	Provisional	18/8/2025
Emeri Place	Chen Yu Land Sdn Bhd	NRB v3.2	Provisional	6/8/2025
Phase 22B @ Setia Eco Park	Bandar Eco-Setia Sdn Bhd	RES v3.3	Provisional	1/8/2025
Golden Era Industrial Hub @ Kapar	Idaman Bumi Sdn Bhd	IND v1.1	Provisional	6/8/2025
Taman Medan Phase 2B	BH Builders Sdn Bhd	RES v3.3	Provisional	6/8/2025
Garden Bay City	Ting Mee Land Sdn Bhd	TS v2.0	Provisional	11/9/2025
Gamuda Garden Clove (Phase 13)	Bandar Serai Development Sdn Bhd	RES v3.3	Provisional	6/8/2025
Damai	SDB Properties Sdn Bhd	RES v3.3	Provisional	27/8/2025
The GLAMOUR - EcoLakes My Phuoc	SetiaBecamex JSC	RES v3.3	Provisional	10/9/2025



NEWLY CERTIFIED GREENRE ACCREDITED PROFESSIONALS (GREENRE APS)

CERTIFICATE NO	NAME	COMPANY
GREENREAP0696	JAMES TEO SHYUN JAT	ARKITEK MOK JY
GREENREAP0697	FOONG WAI CHOY	BINASTRA CONSTRUCTION (M) SDN BHD
GREENREAP0698	LEONG PIN HAN	RDC ARKITEK SDN BHD
GREENREAP0699	NUR SYAHIRA AKMAL BINTI MOHD SHAFIEE	SUNWAY PROPERTY BERHAD
GREENREAP0700	JESSICA JONG TIT KA	SUNWAY IFM SDN BHD
GREENREAP0701	NUR QASDINA BINTI ZAIMI	EXERGY MALAYSIA SDN BHD
GREENREAP0702	SYED MOHD RAFIUDDIN AL-IDRUS BIN SYED MOHD RAZALEIGH	AQ ENERGY (MAX BELL SDN. BHD.)
GREENREAP0703	AI CHENG, SOONG	IEN CONSULTANTS SDN BHD
GREENREAP0704	PRESAND GANESON	GREEN QUARTER SDN BHD
GREENREAP0705	THIAN SOO YING	ARKITEK SY THIAN, MALAYSIA
GREENREAP0706	LOW YING LEE	NEUTO GROUP
GREENREAP0707	ALYA ALJAFRI	APUDG SDN BHD
GREENREAP0708	NUR AIN DIANA BINTI AHMAD KAMAL BAHARIN	SIGNATURE ALLIANCE GROUP SDN BHD
GREENREAP0709	EDRIC WONG KHEI XUAN	IEN CONSULTANTS
GREENREAP0710	AMIRUL AZHAN BIN ARMAN	TENAGA NASIONAL BERHAD (TNB)
GREENREAP0711	YONG BOON XIONG	GAMUDA LAND (KEMUNING) SDN BHD
GREENREAP0712	YEE PIK KHEE	ARCHITECTS 61 SDN BHD
GREENREAP0713	ELAINE LEE BE YIN	ARCHITECTS 61 SDN BHD
GREENREAP0714	TONG YING LING	BSD CONSULTANCY SDN BHD
GREENREAP0715	LEE TECK MENG	5FT2 STUDIO ARCHITECTS
GREENREAP0716	JEFFREY PUTRA WIRIADY	GREEN QUARTER
GREENREAP0717	IRA SYAKIRA BINTI ZAINORIS	TWIN TOWERS MEDICAL CENTRE KLCC SDN BHD
GREENREAP0718	NABILLA FARHAN BT HJ ZAINAL ABIDIN	CRSC PROPERTY SDN BHD
GREENREAP0719	NICHOLAS CHAN KIT JOO	HDR COMMISSIONING
GREENREAP0720	ENG CHIN CHEK	GREEN BUILDING INDEX (GBI)
GREENREAP0721	RUSLINA BINTI MD ROSLI	ENCORP BERHAD
GREENREAP0722	CASSANDRA LOW ZHIU YEE	BSD CONSULTANCY SDN BHD
GREENREAP0723	HO SHI SHING	BSD CONSULTANCY SDN BHD
GREENREAP0724	MUHAMMAD ADLI BIN AMMERAM	IGB PROPERTY MANAGEMENT SDN BHD
GREENREAP0725	CHO CHING SIN	MAJLIS BANDARAYA PULAU PINANG



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