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**EdgeProp**  
MALAYSIA'S BEST MANAGED  
PROPERTY AWARDS 2019

10 YEARS AND ABOVE  
Non-strata office

**BRONZE**

**WINNERS**

**Kompleks Dayabumi**

BY TAN AI LENG

Long before the Petronas Twin Towers reached the skies, the 7.25-acre Kompleks Dayabumi built in the 1980s was the Kuala Lumpur city landmark that stood out for its remarkable architecture. This iconic building remains relevant with loads of potential still waiting to be unleashed.

Developed by the Urban Development Authority of Malaysia (UDA), Kompleks Dayabumi is currently managed by KLCC Urusharta Sdn Bhd, a facility management company and a subsidiary of KLCC Property Holdings Bhd. KLCC Urusharta also manages Petronas Twin Towers, KLCC Park, Menara ExxonMobil and Menara Maxis.

Located in the former city centre, Kompleks Dayabumi is an integrated office development with a complementary retail podium. It comprises a 36-storey purpose-built office building (Menara Dayabumi), the Pos Malaysia office and a parcel of contiguous land which was previously the site of City Point podium (demolished in 2015 to make way for the proposed Dayabumi phase 3 development).

Menara Dayabumi is one of the properties under KLCCP Stapled Group. As at December 2018, the building is valued at RM773 million.

Kompleks Dayabumi is also where KLCC Property and KLCC REIT Management Sdn Bhd group CEO Datuk Hashim Wahid has his office.

Hashim believes that the 36-year-old development is one of the most valuable assets in the city, not only for its land value but also its sentimental and historic value.

"This (Kompleks Dayabumi) was once Petronas' headquarters, it has sentimental value for the country's oil company. Instead of selling the land to unlock the value, we developed it to fully release its potential," he says of the building complex which won Bronze at the recent EdgeProp Malaysia's Best Managed Property Awards 2019 in the 10 years and above non-strata office category.

Completed in 1984, the first steel frame building in the country inspired by Moorish and Byzantine architecture looks good even after three decades. Back in the 1980s, it was also one of the few buildings in the city that has a rooftop helipad for emergency evacuations.

"The building is now fully occupied by Petronas' shared services (financial service and human resource department), MISC Bhd, KLCC (Holdings) Sdn Bhd and KLCC Property.

Hashim adds that the building has undergone several asset enhancements including upgrading of lift lobbies, washrooms and the auditorium, replacement of piping system, water tank and filtration system as well as building a new corporate lobby with a similar architectural concept that resonates with the iconic building.

"In 2016, the conversion of atrium spaces into office areas was completed, marking the end of the refurbishment of Kompleks Dayabumi, thus enhancing its positioning as a prime Grade A office building," says Hashim.



Kompleks Dayabumi is the first steel frame building in Malaysia inspired by Moorish and Byzantine architecture design.

**Project quick facts**

NAME	Kompleks Dayabumi
ADDRESS	Jalan Sultan Hishamuddin, 50050 Kuala Lumpur
DEVELOPER	Urban Development Authority of Malaysia
DEVELOPMENT TYPE	Mixed commercial
LAND AREA	7.25 acres
TENURE	Leasehold
COMPLETION DATE	1984
PROJECT COMPONENTS (FOR MIXED DEVELOPMENT)	Office and retail
NO. OF STOREYS	36
GROSS FLOOR AREA	1,059,783 sq ft
MAINTENANCE FEES	RM1.67 psf
OCCUPANCY RATE	100%
NO. OF CARPARK BAYS	529
FACILITIES	Meeting rooms, recreational area, auditorium, pedestrian walkway, public toilets, banks, car park, prayer room
ENERGY-SAVING FEATURES	LED lights in common areas, office and car park, revision of schedule and usage of chillers during office hours, replacement of cool water system piping, scheduled and preventive maintenance and part replacement with latest technology
SECURITY FEATURES	CCTVs covering the common areas including the tunnel to Masjid Negara, pedestrian walkway to the Pasar Seni LRT Station and various areas around the precinct, card access system, 24-hour security patrolling and Emergency Response Team

## Dayabumi for the future

### A new life for Kompleks Dayabumi

On the former site of City Point, Hashim says the phase 3 development is being planned and it is expected to create value for Kompleks Dayabumi and to bring vibrancy to the older part of KL City.

The initial plan is to build a 60-storey building with hotel and office components as well as a podium which will be integrated to the historic buildings — Menara Dayabumi and the Textile Museum, and reinvent the riverside space with cafes and alfresco dining.

"We are now working on securing the tenant for the office space. Once we have the tenant, the project will start. We are also in talks with international hospitality operators on possible collaboration for the hotel component," he adds.

Location and easy accessibility are Kompleks Dayabumi's main advantages. It is easy to access via public transport and by car.

"Kompleks Dayabumi is located within walking distance to the Pasar Seni LRT and MRT stations with a covered walkway built by us, making it convenient for people to commute to work. Even for myself, I would take the LRT to KL Sentral or KLCC for meetings," says Hashim.

It is also located next to Central Market and within walking distance to heritage buildings like the old KL Railway Station, Dataran Merdeka,

National Museum and Masjid Negara. Once phase 3 is completed, it will connect all these tourist destinations.

"We also plan to bring in small medium enterprises to sell authentic Malaysian products or handicrafts to turn Kompleks Dayabumi into another tourist spot," adds Hashim.

### Working towards green building certification

Meanwhile, KLCC Urusharta has incorporated energy efficiency measures throughout Kompleks Dayabumi in order to optimise maintenance cost.

These measures include LED lights in all common areas, rescheduling of existing building control system and reducing lift operations during off-peak times.

"We are working towards securing green certification and Malaysian Cybercentre status for the building. Efforts include reducing energy consumption and plans to install solar panels," says Hashim.

He emphasises that without the efforts taken to upkeep the building, the phase 3 development and green building plans will not be achieved.

KLCC Urusharta's efforts in maintaining Kompleks Dayabumi's assets in pristine condition have helped to enhance the property's value and create a good foundation in meeting current and future needs, concludes Hashim.

“Instead of selling the land to unlock the value, we developed it to fully release its potential.”  
— HASHIM



(Source: The Edge Property, Winners, 26 April 2019, Friday)

