

JOHOR PROJECT

Tanjung Bintang's Molek Pine 4 goes green

CHUAH BEE KIM

HOUSE buyers outside Johor may not be familiar with Tanjung Bintang Sdn Bhd, but ask any Johoreans and they will tell you how big this company has grown since developing its first housing estate, Taman Pelangi, more than two decades ago.

Tanjung Bintang, which comes under the Berinda Group — the property development arm of the Kuok Group, was founded in 1986 and is one of the pioneers in green building developments in Johor.

One of the projects the company is developing is Molek Pine 4 in Taman Molek, which is its flagship high-rise development.

The 37-storey, green-rated tower has 260 units. Since its launch in 2013, 80 per cent of the units have been sold.

Tanjung Bintang general manager Koh Kian Meng said the majority of the available units for sale are those with three bedrooms with prices from RM800,000.

He said despite a slow market, Molek Pine 4 has been popular among potential home owners and investors because of the green features incorporated in the building.

In fact, last month Molek Pine 4 won the first Iskandar Malaysia Green Accord Initiative Award (GAIA).

GAIA is a new initiative by the Iskandar Region Authority (Irda) that honours outstanding companies in Iskandar Malaysia, which have made significant contribution towards the adoption of sustainable design, planning, retrofitting and operation in the built environment to achieve a low carbon society for the economic growth corridor by 2025.



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KOH KIAN MENG
General manager,
Tanjung Bintang Sdn Bhd



Tanjung Bintang Sdn Bhd general manager Koh Kian Meng with a scale model of Molek Pine 4, which has won the first Iskandar Malaysia Green Accord Initiative 2017.

SALES PERFORMANCE OF NEWLY-LAUNCHED PROJECTS

	Landed House	Low-Cost High-rise/ Flat (RMM)	Apartments/ Condominium	Total
Units Launched	945	1,514	3,187	5,646
Sold Units	158	0	403	561
Take Up Rate (%)	17%	0%	13%	-

Source: JPPH/ PAPG Research

The award is Molek Pine 4's second win in four years. The project previously won the country's first residential new construction (high rise) Green Building Index (GBI) platinum rating certification on design assessment by GBI Accreditation Panel.

The GBI is an industry-recognised green rating tool for buildings to promote sustainability in the built environment.

Koh said one of the green features of Molek Pine 4 is the Grey Water Recycling System, where the waste water generated from wash hand basin and showers at the common area can be recycled for use in toilets for flushing.

The project comes with a rainwater harvesting system using a "creek" system to collect rain water for the tower's landscape irrigation use.

He said the air-conditioning ledges for the individual units are located next to the yard which allows for the reuse of energy for drying purposes.

House buyers have to hack walls when they move into a new house to fix air-condi-

tioning drain pipes. In Molek Pine 4, we want to deter hacking to prevent wastage, so the air-conditioning drain pipes have been put in place during the construction stage," he added.

Tanjung Bintang has a green roof garden for the club house, and solar panels are installed to generate substantial solar power energy.

LED/energy saving lights had been installed in common areas and high-performance aluminium windows and glazing system had been incorporated into the tower's design, said Koh.

"The orientation of the building is also north-south. It is designed to reduce solar heat gain and maximise day lighting and ventilation.

Installation of solar photovoltaic panels to generate clean and renewable energy and water-saving fittings were chosen for all sanitary fittings," Koh said, adding that chemical-free paint and waterproofing materials were selected for the building facade. Tanjung Bintang has provided ample bicy-



cle facilities in Molek Pine 4 to promote cycling and reduce carbon emissions in the neighbourhood.

There is also an electric vehicle charging station at the entrance of the building.

Koh said the fibre optic infrastructure for high-speed broadband to connect the world and implementation of Industrialised Building System and Aluminium Form System were used to reduce wastage on building materials.

The tower and basement car park has adopted the natural crossed ventilation design with the bathrooms and yards naturally ventilated.

For more information, visit the Berinda Sales Gallery in Taman Molek or go to the website www.berinda.com

