

FIABCI evolves with the times

WITH the recent and rapid changes in the real estate industry, the FIABCI World Prix d'Excellence Awards, which stand at the pinnacle of property accolades, are evolving with the times.

The property industry is itself a developing sector that has embraced new technology and methodology that have fundamentally changed over the years, and in recognising this evolution, this international federation has acknowledged the properties that have continued to grace and amaze the world.

"We are evaluating every year if there is any new category that we can add to the Prix," said FIABCI world president Jordi Ribó, adding that the federation would evaluate the different criteria of judging to fit the new categories.

"It's very important not to be stale, and be actual and always on the top. So that's why our judges are worldwide, as they are always at the last mark and they are thinking of what they need to share with the others," he said during a recent interview held at the FIABCI-Malaysia headquarters.

Founded in Paris, France, in 1951 by Pierre Colleville, who is also its first world president, FIABCI stands for Federation Internationale des Administrateurs de Bien-Conselis Immobiliers or The International Real Estate Federation in English.

"Last year, we have been talking with UN-Habitat (United Nations Human Settlements Programme) about the Affordable Housing category. This is not only a question for one single country – the affordable housing, I think it's a question worldwide. We need to face this problem of affordable living," he said.

One of the reasons why the new award was introduced was to spur the stakeholders of the industry to

collectively work towards possible solutions and to provide an impetus to expedite more affordable housing for the people who need them, Ribó explained.

Affordable housing

"The solution to affordable housing is not one that an organisation, council or nation can solve by itself. Definitely, we need to work with the private sector and the public sector to redefine these aspects to give everyone a proper home," he said.

Ribó pointed out that this is part of what will be discussed during the FIABCI World Congress which will be held in Paris this year.

"We will do very exciting things at the World Congress definitely. The theme is building better lives. I think it's a theme that we need to touch on because, after the pandemic, we need to discuss about where we are going on the path of the private sector.

"And then we can ask the public sector. That's the good thing about FIABCI. We have developers, brokers, architects, engineers. So this discussion will be very interesting."

Through the FIABCI World Prix d'Excellence Awards, we recognise the projects that best embody excellence in all real estate disciplines involved in its creation.

It illustrates concretely the FIABCI ideal of "providing society with the optimal solution to its property needs.

An International Panel of Judges comprising top real estate professionals and experts would reward projects on its overall merits and not just aesthetics, functionality or size only.

It, therefore, represents an outstanding achievement and bestows upon the winners the right to use



Jordi Ribó, FIABCI World president 2021-2022, holding the prestigious FIABCI World Prix d'Excellence Gold and Silver trophies.

the coveted exclusive World Prix d'Excellence Awards logo. And as it is vaunted as the Oscars of real estate, winning one of the FIABCI World Prix d'Excellence Awards is a prestige that mirrors that of the Oscars Awards.

In addition, winners gain access to a unique international platform for their projects and companies throughout the extensive FIABCI network of over 60 member countries and over 120 real estate professional organisations, worldwide.

In this way, FIABCI plays its role in encouraging the stakeholders to elevate themselves to the new levels and as a consequence, improves the property sector through quality and innovative developments.

Emerging trends

"A trend that the Covid-19 pandemic has expedited is that many people realise that they are no longer satisfied with their current

homes," said Ribó, who hails from the micronation Andorra.

"The main things are (that they want) more of an organised space, a place to work inside a home. That's very important because now people want to work in the office but they can at home as well. They especially need a space to work at home.

"They need more sustainable buildings. I believe the next gate would be the gate of green energy for the buildings. We have started in a new era, in a different way, but not just here, everywhere in the world, it happened the same. More things may change in the way that we live," he said.

Ribó said there would be a challenge for the offices as well as the retail. "We'll see when we start working. We work half of the time in the office and half of the time at home, so that is a new process that nobody knows where it will go.

"And as for the retail industry, now everyone knows how to buy from the Internet, not only the young people, as well as the normal people. That will be a challenge as well for the retailer.

"As far as I know, the big malls are thinking of delivering experiences because people need to go shopping.

"People are no longer just going to malls and buying things there. Malls have to deliver new experiences. Experiential shopping has come to the fore.

"The world is changing and we need to change as well," he said.

View on Malaysian property

"I've only seen two projects, so if you ask me about the Malaysian property after two projects, I can't be very specific. As far as I know, I think Malaysia is doing a great job.

"From the parts I saw, I know that the developers are thinking of

what the people need and what they want to give to the people.

"And they put in global aspects to benefit society and not to benefit themselves.

"So they have ideas for the projects for the city and the people. So I think that's very important. You don't find that in every country, believe me," he said.

Dr Yu Kee Su, who is secretary of the Prix Awards, said:

"In the past two years, the global real estate industry has been hit by the epidemic and has plummeted. However, with the perseverance and super strength of developers, it is not difficult for us to see the emergence of outstanding projects.

"As the number of people vaccinated continues to rise and herd immunity has been reached, the worst stage of the crisis has passed, and global real estate has actually recovered gradually last year. Next, I expect a stronger improvement in the second half of 2022 for real estate, especially tourism and retail. In fact, in the past two years, various real estate developers have not been idle."

"The pandemic has only accelerated the transition to industrial digitalisation. The precipitation in the past two years has prompted real estate developers to transform, re-strategise and strive to survive in a desperate situation, which has also promoted the rapid growth of various developers.

"However, with the impact of the Russian-Ukrainian war and the soaring price of raw materials, I personally believe that the global real estate industry will develop steadily in the next six months to one year. Resilient is the priority.

"It is expected that there will not be much changes in global real estate in the next six months to one year," added Dr Yu.

2022 FIABCI World Prix d'Excellence Awards



The list of World Gold Winners is as follows:

Affordable Housing Category:

- ▶ Radium Perfect Life (A6) – Taiwan

Environmental Category:

- ▶ Dayou Terrace Ecological Park – Taiwan

Heritage Category:

- ▶ Star Fortress - Hungary

Industrial Category:

- ▶ Shalun Green Energy Tech. Site - Taiwan

Master Plan Category:

- ▶ BudaPart – Hungary

Mixed-Use Development Category:

- ▶ KL Eco City – Malaysia
- ▶ Szervita Square Building - Hungary

Office Category:

- ▶ South Quarter – Indonesia
- ▶ Woods Square – Singapore

Public Infrastructure/Amenities Category:

- ▶ Hengshan Calligraphy Center - Taiwan
- ▶ Millenaris Szellkapu Park - Hungary

Residential High Rise Category:

- ▶ The Fennel at Sentul East - Malaysia

Residential Mid Rise Category:

- ▶ North Park Residences - Singapore

Residential Low Rise Category:

- ▶ Setia Marina 2 - Malaysia

Sustainable Development Category:

- ▶ Szervita Square Building – Hungary



The list of World Silver Winners is as follows:

Affordable Housing Category:

- ▶ Taoyuan Zhong Lu No. 2 - Taiwan

Environmental Category:

- ▶ Gamuda Gardens Central Park – Malaysia
- ▶ FAB Green Village – Taiwan

Heritage Category:

- ▶ Shueijiaoshe Historical Dormitory - Taiwan
- ▶ mai-asang Kasing/Jiixin Old Tribe - Taiwan

Hotel Category:

- ▶ Inn at Moonlight Beach - USA

Industrial Category:

- ▶ Frontier Park – Malaysia
- ▶ GILC Kota Deltamas – Zone B, C & D - Indonesia

Master Plan Category:

- ▶ Radium Perfect Life (A6) – Taiwan
- ▶ Viertel Zwei - Austria

Office Category:

- ▶ BUWOG Customer & Admin Center – Austria
- ▶ Vaci Greens Building E & F – Hungary

Public Infrastructure/Amenities Category:

- ▶ Danhai Light Rail Transit - Taiwan
- ▶ Chungyuan Ecopark & Retention Pond – Taiwan

Purposed Built Category:

- ▶ Wisma Mercedes-Benz - Malaysia

Residential High Rise Category:

- ▶ Wallich Residence - Singapore

Residential Mid Rise Category:

- ▶ TimurBay Seafront Residence - Malaysia

Residential Low Rise Category:

- ▶ Sitka - USA

Resort Category:

- ▶ Six Senses Uluwatu Resorts – Indonesia

Retail Category:

- ▶ QBig BSD City – Indonesia
- ▶ Northpoint City - Singapore

Sustainable Development Category:

- ▶ Telkom Landmark Tower - Indonesia