

## GTower: where working and living in luxury is made possible

An interview with Colin Ng,  
Head of Corporate Investments, Goldis Bhd

If there is a top prize for perfect timing in a property launch, Goldis Berhad would win hands down. Their upmarket GTower, which started construction in July 2006, will be unveiled in November 2009, at a time when the market is coming out of the doldrums and market confidence is returning. Located at Kuala Lumpur City Centre and within a stone's throw from the Petronas Twin Towers, GTower will comprise office units, a five-star boutique hotel and an upscale membership club. Besides being a Grade A++ project, it will also be Malaysia's first Green Mark GOLD-certified building. We catch up with Colin Ng, head of corporate investments at Goldis Bhd, to find out more about GTower and the good things going for it.



Perspective view of G Tower's rooftop restaurant.

**B&I: So can you tell us more about the new G Tower?**

**COLIN:** GTower comprises office units, a boutique hotel and a private club, all integrated into a "new working concept". From our research, we found that large companies, especially MNCs, prefer an office address for a longer term, ranging from three to five years. As for the globe-trotting top executives working in these companies, most of them like the idea of a short commute between their hotel rooms and the office, especially if they are only in town for a short spell.

We also found that after office hours, company executives would typically head for a private place to unwind, have a good workout and a nice dinner to round up the evening. Ideally, it should be a conducive place for networking and catching up with friends and colleagues. Hence, we came up with the idea for GTower to integrate these elements to provide a "more holistic and better working environment for temporary, short- and long-term business people, 24 by 7."

**B&I: GTower is hailed as Malaysia's first green-certified building. Can you elaborate more on this and share with us the building's other features?**

**COLIN:** GTower is a Grade A++ building located in a prime location in downtown Kuala Lumpur. The building is designed to operate round-the-clock with back-up features and high

security using smart card technology and high-speed lifts, among other features.

We have implemented an Intelligent Building Management System (BMS) to ensure that everything runs like clockwork. As for the "green" concept, our project was certified a "green and low energy building" after being assessed by the Building & Construction Authority Singapore (BCA) under the Green Mark Gold scheme, making us possibly the first project in Malaysia to obtain this certification.

We really do pay a lot of attention to details and the "green" feature is not just hype. Using double-glazed claddings coupled



Perspective view of the lobby area.



Perspective views of the Bridge Bar (L) and the Club Floor (R).

with energy-saving air-conditioning and lighting systems, we managed to cut down on our overall energy consumption by as much as 20 per cent.

We use toxic-free building materials and even our paint and wallpaper are selected for their low volatile organic content (VOC). Some of our lights, for example, can detect motion and will light up only when there is human activity. As far as possible, we use recycled and recyclable materials.

Throughout the building, we have designated “green spots” such as the green roof, green walls and green plants. Even rain water is harvested for landscape irrigation and condensate water from the cooling tower is collected to be re-used. For our swimming pools, we use salt for sanitation which is more eco-friendly compared to chlorine.

For communications and internet connectivity, we have installed floor-to-floor high-speed fibre-optic and CAT 6 cables. We follow the MSC-compliant connectivity specifications and companies doing business in our building will enjoy smooth and uninterrupted connectivity backed by our dedicated data centre located in-house.

Our Green Mark Gold certification basically means we have reduced our carbon footprint and done our bit to better preserve the environment.

**B&I: How is the interior design of the building like?**

**COLIN:** We intend to have a luxuriously-appointed main lobby to impress visitors coming into the building. For the larger offices, there is even a mini-penthouse on a second level for the company CEO. The bathrooms, kitchenettes and lift lobbies will all be finished with marble.

Our boutique hotel called The G City Club Hotel will offer 180 executive rooms, business-centric rooms, function/board rooms and an infinity pool. The concierge will operate 24-hours.

As for the GTower Club, we intend to make it a private club

offering culinary delights, wellness facilities, boardrooms and business amenities.

The wellness section will have 30,000 sq ft of space for the infinity pool gym, yoga room and landscaped garden. Another 60,000 sq ft will be dedicated to our F&B outlets, which includes bars, rooftop cafes and fine dining restaurants.

Our ideal location along Jalan Tun Razak means we are only 30 metres to Ampang Park LRT station and around 400 metres to the Petronas Twin Towers vicinity.

There will be around 1,093 carpark bays to serve the building residents and visitors.

**B&I: Are you in anyway affiliated with G Hotel in Penang. Do you have a history in the hospitality industry?**

**COLIN:** No, we are not affiliated with G Hotel in Penang. The G City Club Hotel is managed by ourselves.

Overall, the GTower building is owned and managed by GTower Sdn Bhd which is owned by Goldis. Goldis is an investment company with equity stakes in IGB Corporation Bhd. Our executive chairman and CEO is Ms Tan Lei Cheng.



B&I editor Eric Tan (L) with Colin Ng. In the background (with glass cladding) is G Tower.



Perspective view of the hotel reception area.

**B&I: What will be the floor ratio for offices, hotel and club?**

**COLIN:** The main lobby or concierge area will occupy the ground floor. On the lower ground will be the bulk of the F&B outlets. We will have two levels in the basement for carpark bays and another six levels for tenants and guests. About 17 floors will be for office units while the top two levels will be for the penthouse units, rooftop bar and private club. In total, the building will be 30-storey high with over 30,000 sq ft of office space and CEO duplex offices available for lease.

**B&I: What do you think about market sentiments at the moment?**

**COLIN:** Surprisingly, we have been getting good response to our office space, probably because there are not that many Grade A++ building space available in downtown KL at the moment.

We are fortunate to have several potential parties signing up with us to be our anchor tenants. About 40 per cent of our total office space has already been taken up.

Overall, Malaysia has fared better than most other countries during this global downturn. As far as big companies go, it's business as usual and prime Grade A++ office space in a good location within Kuala Lumpur will always create interest. ■

For rental and leasing information, call Mr David Kong at +6012 269 4556, e-mail <lease@gtower.com.my> or visit [www.gtower.com.my](http://www.gtower.com.my)

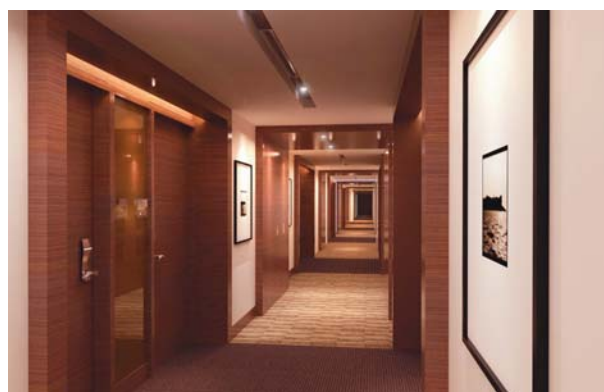
**G TOWER FACTSHEET**

**Name of Project** : G Tower  
**Tenure of land** : Freehold  
**Total Land Area** : 78,741 sq ft  
**Address** : 199, Jalan Tun Razak, 50400 Kuala Lumpur

**G TOWER TEAM**

**Owner** : GTower Sdn Bhd  
**Architect** : BEP Akitek Sdn Bhd  
**M & E Engineer** : Jurutera Perunding Valdun Sdn Bhd  
**Quantity Surveyor** : Perunding Kos T & K Sdn Bhd  
**Interior Designer (Hotel & Main Lobby)** : Axis Identity Group  
**Interior Designer (Goldis Office)** : Pdi Design & Associates Sdn Bhd  
**Lighting Design /Consultants** : Lumino Design Consultants Sdn Bhd

**Suppliers** : Façade Treatment Engineering Sdn Bhd (Window & Aluminium Glazing)  
 : Globe Engineering Sdn Bhd (Fire Protection Installation)  
 : Jalex Sdn Bhd (Hotel Interior Design Fit-out Works)  
 : Kitchen Gallery Sdn Bhd (Kitchen Cabinet)  
 : L S Sinar Sdn Bhd (Façade & Internal Lightings)  
 : Ron-son Electrical & Mechanical Sdn Bhd (Electrical Installation)  
 : Security Marketing Sdn Bhd (Hotel Card Lock System)  
 : Sun Plumber & Sanitary Sdn Bhd (Plumbing Installation)  
 : Victor & Mendez (M) Sdn Bhd (Interior Stone & Tiling Works)



Perspective view of G Tower corridors.