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MANAGING DIRECTOR'S MESSAGE

# *A Time of Uncertainty*

As I've highlighted before in these pages, the only certainty in our current times is change.

The last few years - and in particular, the last few months - have made this statement even more pertinent.

The rise of AI is rapidly becoming a reality. New and ever-more-powerful digital systems - driven by non-human thinking and decision-making - are quickly embedding themselves into all aspects of our lives.

Add this to broader shifts in world politics and the scene is set for what's likely to be a period of major period of economic and social uncertainty.

## **Dato' Beh Huck Lee**

Group Managing Director  
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*AI has the potential to make modern life far more productive and convenient. But will also usher in far-reaching, unexpected disruption.*

## Building Climate Resilience

When it comes to change, our changing climate tops the list of the many uncertainties we now face.

For many years, companies, governments and communities have joined together to reduce their reliance on fossil fuels to reduce the impacts of a warming world.

Unfortunately, global temperatures continue to rise. While we should all remain hopeful our efforts in tackling climate change will have positive results, the likelihood is we will need to adapt to hotter and more extreme weather.

In this edition of Property Trust (see pages 4-5), we highlight why property development is at the forefront of building the community's climate reliance.

After all, homes are our shelter: the ability of our homes to shield us from weather extremes will increasingly be a key factor in our health and well-being.

At Eupe, we are more than mindful of the challenge of designing homes that meet the long-term needs of our buyers, including preparing for a warming world.

Passive cooling design for our high-rise residential projects is one of the design features we employ in our high-rise projects to build climate resilience.

It draws on methods used by traditional buildings such as shophouses, to create cooling ventilation flows, cutting down the need for energy-intensive air-conditioners.

In effect, this system draws in natural air through voids and space designed in the building's exterior then circulated internally through a process called 'true ventilation'.

Not only does this reduce heat inside and outside the building. University studies which we've commissioned show using this design system results in energy savings of between 30 and 60 per cent because there is less need for high-energy, artificial cooling.

We're continuing to look at ways to improve this approach - as well as other design features - to enhance the climate resilience of our projects and the residents who live in them.

## Embracing the Certainty of Change

As a smaller property developer, we pride ourselves on being nimble and responsive to change.

Eupe has come a long way from its origins in the mid-1980s building low-cost homes for new and fast-growing communities in northern Malaysia.

The design and features of these homes were very much different to what is considered as affordable housing now.

And that's why I'm very proud that our two latest affordable residential projects - Helix2 and Villa Natura - have recently won sought-after design and lifestyle awards (featured on pages 8-9).

They demonstrate our commitment to practical cost-effective solutions that meet emerging as well as existing home design challenges, through constant adaptation and innovation.

Each and every aspect of the two projects has been carefully designed not just to meet current needs. They aim to anticipate and meet the evolving future needs of our buyers.

Ultimately, as the awards and our approach to climate resilience underline, the best way to address the certainty of change is to embrace it.



# Building Climate Resilience in a Warming World

## Did You Know



- Global carbon emissions in 2024 reached a record high – 37.4 billion tonnes.
- Carbon emissions per person have dropped in recent years – thanks to a switch to renewable energy by many countries.
- But continuing population increases means the amount of global carbon emissions is still to reach its peak.
- 2024 was the hottest year on record, according to the World Meteorological Organisation.
- Global temperatures have already risen 1.1 degrees Celsius due to man-made carbon pollution.
- The United Nations predicts temperatures could still increase by 2.8 degrees this century.

*'Climate-related risks to health, livelihoods, food security, water supply, human security, and economic growth are projected to increase with global warming of 1.5°C and increase further with 2°C' (United Nations' Intergovernmental Panel on Climate Change)*

## Did You Know



- Renewable energy like solar and wind currently make up around 15 per cent of all energy generation in the world.
- This share is expected to increase to 20 per cent by 2030.
- China is driving the world's biggest new renewable energy push – the country will install 60 per cent of all new renewable energy over the next 5 years.
- The amount of wind power installed in 2023 increased by 50 per cent on the previous year, with more than 50 countries building new wind energy projects.

## Climate Change Affects Us All

As climate change forces up temperatures and drives more erratic weather, the need to adapt to a changing climate is becoming even more important.

Temperature rises are a key factor in our long-term well-being. Heat places extra stress on our

bodies as well as the natural systems – water, air and food – that we rely on for good health.

So as climate change increases, it is not only the natural environment under threat.

Human health and well-being will also suffer.

## Much Achieved But More to Do

A lot of has been achieved so far to tackle climate change.

Governments around the world have committed to reducing our reliance on fossil fuels like oil, coal and gas which create carbon emissions.

But moving away from fossil fuels is not easy.

Some countries have decreased their emissions. But many countries still rely on fossil fuels to drive economic growth and rises in living standards.

So despite the global shift to cleaner, renewable energy, it is likely global temperatures will continue to rise for the foreseeable future.

## Building Climate Resilience into Homes

Like many companies, Eupe supports tackling climate change at its source by reducing its own emissions.

It is also committed to the Malaysian Government's target of achieving net zero emissions by 2050 through transitioning to renewable energy.

But as global temperatures continue to break annual records, Eupe also believes property developers have a critical role in designing homes that help meet the challenges of living in a warming world.

After all, residential developments are not just shelter. They are a key determinant of health

and well-being for the family.

That's why Eupe approaches the design and construction of its high-rise residential developments with a three-pronged 'climate resilience' framework.

The first and most important feature of the framework is building design that facilitates passive cooling.

In effect, passive cooling design draws on the lessons from traditional Malaysian shop homes.

These homes were designed to cool naturally through the placement of openings and voids in roofs to capture outside air, then cool it through internal water features and plants.

*How passive design works to naturally cool Eupe's high-rise developments.*





Eupe's high-rise buildings are designed to produce similar air flow dynamics.

Our high-rise projects do this through the strategic placement of multiple voids and openings in their facades.

Our passive cooling design also involves allocates green spaces that far exceed the amount mandated by planning requirements.

These spaces are planted with an excess of foliage that's provide not only a green haven to urban living for residents.

This abundance of gardens and green spaces absorb heat and cool the air flowing into the building.

Parc3 @ KL South - Eupe's second high-rise development in KL completed in 2021 - demonstrates the company's commitment of Eupe to climate resilience.

The project's design – which was awarded best design of a high rise residential in the world in 2024 (the global Fiabci awards) – use several passive cooling techniques such as atriums, air wells and a green roof that reduce heat build-up.

Likewise, Novum @ South Bangsar - Eupe's maiden KL project completed in 2019 - was designed with multiple voids and gardens to provide a natural barrier against the adverse effects of heat.



*Parc3's 46-storey atrium circulates cooling, natural air throughout the building.*

## Cool Buildings Cut Energy Costs

The benefits of this design approach extend to reducing the use of fossil fuel energy - which most buildings rely on - to cool and heat them.

Eupe recently commissioned independent studies of Parc3 @ KL South and Sky Residences (its first high-rise residential tower in Kedah which also has passive cooling design) by measuring the thermal comfort of its units.

They both concluded that their passive cooling design mean the units within them are within the thermal comfort range without artificial air-conditioning.

The study also ran calculations on user energy savings and carbon reduction at Sky Residence and Parc3.

Due to the buildings' natural cooling effect attributed to lower air-conditioning usage by

residents, it recorded a 35.4% (for Sky) and 60.5% (Parc3) reduction in electricity usage, which resulted in a 35.4% (Sky) and 60% (Parc3) reduction in carbon emissions.

In short, passive cooling helps not only to keep Eupe's building's naturally cool.

They also significantly reduce negative carbon impacts on the environment.

## Preserving Water Resources

The second 'climate resilience' approach help addresses potential water shortages in a warming world by incorporating water-efficiency measures into its projects.

These include rainwater harvesting and water-saving fittings.

Eupe also adheres to a holistic system of plant selection in the landscaping of its projects.

This ensures a range of drought-resistant species are planted on residential grounds that minimise water use. Green areas are equipped with porous paving that allows rainwater to soak through and recharge the underground water supply.

Completing its trifecta of solutions, Eupe emphasises resilience against floods and landslides, with particular attention given to challenges faced by Malaysians during the

monsoon season. Its projects provide above-ground parking to ensure safe accessibility to parking bays and thus avoiding basement flooding issues.

Areas prone to flooding such as lobbies and corridors are given full ventilation to minimise the risk of water-ponding. Active drainage ventilation in Eupe's development manages water pressure in the piping to ensure a sturdy system of overflow prevention.

## Beyond homes

Even Eupe's subtle design choices are aimed at minimising earthworks and landslide erosion from constant rainfall.

Terracing design and a hand dug caisson

method were used in Est8 @ Seputeh - Eupe's third KL project now under construction - to minimise disruption to the surrounding neighbourhood.

Eupe believes that homes play such a vital role in shaping our well-being and health. As such, the spaces we inhabit should not only meet our current needs. They should also anticipate and meet future challenges such as those presented by climate change.



*Hand dug caissons used for Est8 piling to reduce noise pollution and prevent soil erosion.*



# MERAIKAN KOMUNITI



Guests warming up to a rousing Zumba workout.

## Celebrating Community With Dance And Art

Cinta Sayang Resort came alive in December with Eupe's "Meraikan Komuniti" event - organised to celebrate community and creativity in Sungai Petani.

The event brought families and schools from the Sungai Petani area together, showcasing local talent and encouraging health, well-being and art.



Workshop contestants of all ages honing their culinary art.



Free health screening provided during the event.

## Food, Art and Fun

Starting at 9 am, **local entrepreneurs** led Zumba and creative workshops including cupcake decoration and tiramisu making.

Guests also enjoyed the Resort's **new mini golf course**, while thirteen homegrown restaurants and cafes set up stalls offering local delicacies. McDonalds sponsored a hearty meal of burgers and apple pies to the organising committee and contest participants.



Local cafes and retailers ready for the lunch crowd.



## The Competition Begins

The event's main highlight was the Talent Showcase and K-Pop dance competition, held at Cinta Sayang Resort's new 'Tadiqa Studios' - a former kindergarten renovated into a vibrant event space.

Organised in partnership with Kedah's Ministry of Education and various corporate partners, the competition - along with a photography contest held on the same day - attracted participants from local schools including SMK Bandar Sungai Petani, SMJK Sin Min, MSRM Arau, and SMK Bakar Arang.

The talent showcase and dance competition featured categories for participants below and above 12 years old. Performances evaluated by five judges from diverse performing arts backgrounds.

**Over 100 enthusiastic spectators** consisting of supportive friends and family cheered on the contestants as they danced and sang their way to victory. The atmosphere was charged with thunderous clapping and shouts of encouragement before each performance began.



*102 contestants of the Talent Showcase and K-Pop dance competition gearing up for victory.*



Soovetha Parmasivam, one of the key Eupe coordinators for the event, said that it was fulfilling to see participants participate passionately in the event. She extended her heartfelt thanks to the many Eupe staff volunteers for their invaluable support in ensuring the event ran smoothly from start to finish.

Moving forward, Eupe hopes to expand the direction of its community-building efforts to include youth development.



*Datin Michelle Gan (3rd from right) with the contest judges.*



*Parents and friends proudly recording the best performance moments.*

Datin Michelle Gan, Eupe's Director of Sales, Marketing and Design, presented the talent showcase and dance competition trophies and **cash prizes worth RM4,000**. Photography contest winners received their awards from Eupe's lead coordinator of the event, Felycia Ooi, and a representative from the N4 Camera Store.







# Helix2 Wins Best Mid-End Condo Development In Asia

In 2024, Helix2 - Eupe's first affordable residential project in KL - captured regional attention by winning the prestigious **Best Mid-End Condo Development (Asia)** award at the PropertyGuru Asia Property Awards 2024.

Presented on 13th December 2024 at The Athenee Hotel, Bangkok, this accolade not only recognises architectural excellence but also highlights Eupe's unwavering commitment to sustainable living and innovative design.

Prior to this, Helix2 was honoured at the PropertyGuru Asia Awards Malaysia,

receiving the award for the **Best Mid-End High-Rise Development** in the Central region.

The PropertyGuru Asia Property Awards are among the most prestigious in the region, highlighting developments that demonstrate outstanding quality, design innovation, and environmental responsibility.

Winning this award places Helix2 among the top-tier residential projects in Asia, distinguishing it for its exceptional balance of quality, design, and value within the mid-end condominium segment.



Dato' Beh Huck Lee delivering his speech at the awards ceremony.



## Commitment to Sustainability

The project exemplifies **Eupe's commitment to sustainability and liveability through energy-efficient building techniques and thoughtfully designed communal spaces** that enhance residents' quality of life.

Eupe's Managing Director, Dato' Beh Huck Lee, highlighted the significance of the achievement, "This recognition is a reflection of the hard work and dedication of everyone involved in bringing Helix2 to life, overcoming challenges and pushing boundaries to deliver a project that resonates with both residents and industry leaders.

"That's why affordable housing will continue to play an important role in Eupe's ongoing growth. And that's why we will continue to push the boundaries of design and functionality in this segment."

More than just a milestone, this success serves as motivation. With continued focus on innovation and growth, the goal remains to set new standards in sustainable development and create living spaces that truly make a difference in people's lives.



Dato' Beh Huck Lee receiving the Best Mid-End Condo Development in Asia award.



(From the left) Simon Sim, Senior General Manager of Projects, and Tan Ming Siang, Director of Property Development,, played a vital role in shaping this project.

# Developing A Sustainable Future

## Eupe's Formula For Being A Top 30 Developer

Eupe has again been awarded the title of one of Malaysia's Top 30 Developers at the **2024 The Edge Malaysia Property Excellence Awards (TEPEA)**.

This recognition marks Eupe's **5<sup>th</sup> consecutive win in this sought-after award** since 2020.

This latest recognition places Eupe alongside property industry giants such as Sunway, Gamuda, SP Setia, IJM Land and EcoWorld.

The **invite-only award** ranks property developers across Malaysia based on their innovation, creativity, product quality and value creation as well as their financial metrics including shareholders' funds, turnover and profitability.

The 2024 awards were held at the Mandarin

Oriental in Kuala Lumpur in November. In his award's address, The Edge Media Group publisher and group CEO, Datuk Ho Kay Tat, emphasised that while rankings from year-to-year fluctuate, a company's underlying quality and strength were paramount to making it last the test of time.

"Property development is after all a long game, and buyers and investors look for those who can sustain [themselves] through the up-and-down cycles," he said.

Eupe's consecutive wins reflect the success of its core design and development framework, Sustainability Plus.

Established in 2015, Eupe's Sustainability Plus framework was based on Eupe's Shared Value vision which aims to create more lasting value

through innovative and sustainable design of its homes and sharing that value with all its stakeholders.

This approach drives Eupe to **push past traditional sustainability and value-creation frameworks** to deliver homes that promote health and wellbeing in the long term.

Part of these efforts focus on innovative home designs that **adapt to changing weather conditions** by 'passively' reducing the building's internal temperature and reducing overall electricity usage. For sustained water conservation, Eupe incorporates drought-tolerant species in landscaping and installs rainwater harvesters to reduce water consumption.



Eupe senior management, Simon Sim (left), Senior General Manager, Projects and Victor Wong (right), Chief Financial Officer representing Eupe at the Edge Awards.

Over the years, home buyers have consistently shown strong support for Eupe homes. Novum @ South Bangsar and Parc3 @ KL South both achieved **100% sales before their respective completions**, while current projects, Est8 @ Seputeh and Helix2 @ PJ South are approaching **99% in take-up rates**.

In the Northern region, Eupe's latest affordable home project - Villa Natura's Phase 1 secured a take-up rate of 84% on launch day, with Phases 2 and 3 achieving 100% and 95% sales soon after.

"At the end of the day, awards in themselves are not a measure of success," reflects Dato' Beh Huck Lee, Group Managing Director of Eupe Corporation Berhad. "They indicate the positive social and environmental impacts we aim to create with our developments."



# Craft, Culture & Celebration!



*Eupe staff with the lion dance performers.*

Eupe brought the community together for a vibrant Chinese New Year celebration at the Est8 Sales Gallery, creating a lively and joyful atmosphere with cultural experiences, festive treats, and engaging workshops. The event provided a space for people to celebrate the season, connect with one another, and immerse themselves in creative workshops.



*Preparing tanghulu for the attendees.*



*Participants adding dried flowers to their soap moulds during the workshop.*



*A participant showing their beautifully crafted soap.*

Held on 8th February 2025, the celebration featured an array of traditional Chinese delights, including tanghulu, muah chee, and dragon beard candy, which received compliments for their authentic flavours.

As part of the activities, approximately 40 attendees explored hands-on workshops, with two sessions for both the paper-cutting and soap-making activities, from 11:00 AM to 12:00 PM and 1:30 PM to 2:30 PM.

The paper cutting workshop offered intricate designs such as snake shapes and floral patterns, appealing to both children and adults.

Meanwhile, the soap making workshop guided participants through a creative process they chose their desired colours and essential oils before mixing in coconut oil and decorating their moulds with dried flowers like roses and lavender.

After pouring the mixture into the moulds, attendees eagerly awaited their handcrafted soaps to harden, adding an element of anticipation to the experience.

Adding to the festive spirit, a lively lion dance performance captivated the audience.

Children especially enjoyed the energetic movements and rhythmic drumbeats.

Following the lion dance, a Chinese orchestra performance set a calming ambience before the second session of workshops began.

The harmonious sounds of the yangqin, zhongruan, and dizi added a touch of cultural elegance, enhancing the overall experience for attendees.



*The Chinese orchestra performance echoing with harmonious melodies.*



*Participants immersed in the creativity of the paper cutting workshop.*

With the community gathering to share in these traditions, the event successfully fostered a sense of togetherness and celebration.

Through initiatives like these, Eupe continues to create meaningful experiences that bring people closer through culture and tradition.



# Modern Elegance Meets Nature: CSR2's Launch *Makes a Bold Impression*

Cinta Sayang Resort Villas 2 (CSR2), one of Eupe's latest developments in Kedah, was launched recently.

The 6.5-acre gated community in Sungai Petani comprises a total of 41 exclusive units with three distinct layouts.

The project has been thoughtfully designed to create spaces that **embrace social gatherings** and a **seamless connection with its natural surroundings**.

The launch event attracted **more than 200 potential home buyers** who experienced firsthand the development's sleek, modern boutique bungalows and exceptional lifestyle offerings beautifully showcased through carefully curated interior design.

*Purchasers eagerly queueing to register for CSR2's launch.*



cinta sayang  
**Resort  
Villas**



*Eupe's Northern Sales and Marketing Team ready to welcome guests.*

Visitors were particularly impressed by CSR2's modern layout and interior craftsmanship – in particular, the meticulous attention to detail and creative architectural vision that sets the development apart.

The successful launch ended with **more than 35% of the available units booked** on the same day.

*Sylvene (left), Head of Eupe's Northern Sales and Marketing team, explaining CSR2's many features.*





# Sunset Soirée:

## CSRV2's Rooftop Party Celebrates Eupe's Loyal Buyers in Style

Building on the successful launch, CSRV2's show unit was also used to host a Sunset Party in December for Eupe's loyal home buyers and supporters in Sungai Petani.

This unique event was inspired by the Eupe team's discovery of the breathtaking sunset views from CSRV2's rooftop terrace during launch preparations.

Eager to share the experience, the team organised the Sunset Party to **strengthen bonds with Eupe's buyers** in the north.

A total of **40 guests** were treated to Bolognese pasta, salmon toast and other gourmet canapés as well as fresh fruits and brownies and refreshing fruit punch.

Guests mingled and relaxed on the roof's dining terrace against a rosy, sunset backdrop and the beats of a live DJ's soundtrack.



Invitees and Eupe staff enjoying the sunset gathering together.



An elegant spread of gourmet Christmas delights.



The evening concluded with **enthusiastic feedback** from attendees, many noting that this was an exciting new experience and an unprecedented social event for Sungai Petani.

Nurul Akmar, a key member of Eupe's Sales and Marketing team who spearheaded the event, shared her enthusiasm about the positive response. "These occasions are a great way for us to show off the unique features of developments like Cinta Sayang Resort Villas 2 while bringing our community closer together.

"We see these gatherings as wonderful opportunities to connect with our purchasers and potential buyers, allowing them to experience the lifestyle our developments offer."



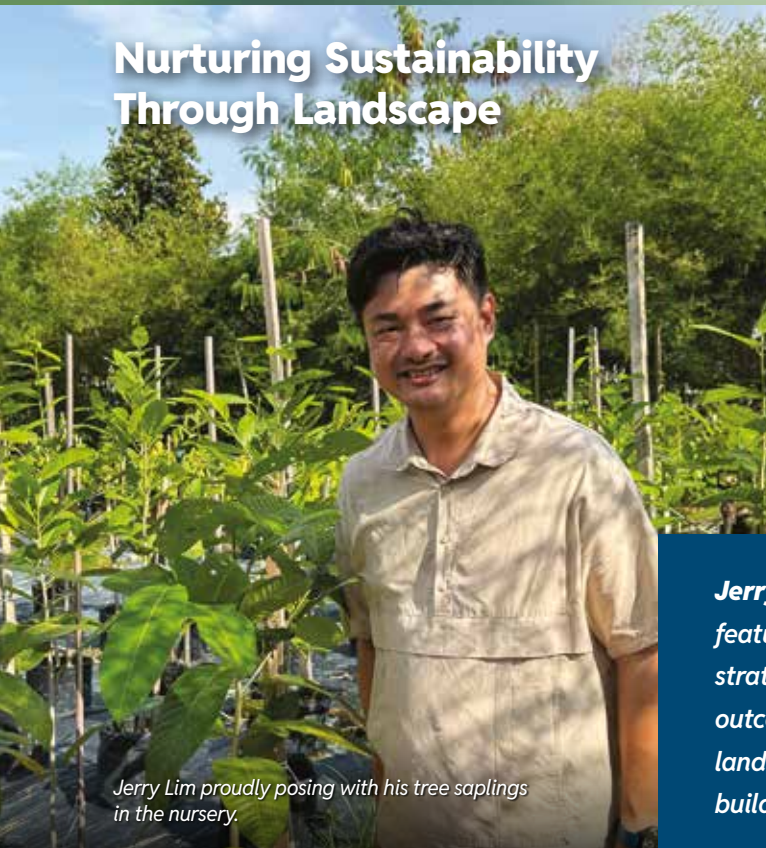
Nurul (2nd from right) with the Sunset Party organising team.



*Sustainability is more than a vision at Eupe—it's a core principle embedded in our projects, the communities we develop, and the people who work with us.*

*Our new "Sustainability Champions" series highlights our employees who are driving positive change within Eupe, showcasing their passion, expertise, and efforts to build a greener future.*

## Nurturing Sustainability Through Landscape



*Jerry Lim proudly posing with his tree saplings in the nursery.*

# Growing a Greener Future

*with Jerry Lim, Eupe's Landscaping Manager*

**Jerry Lim, Eupe's Landscape Manager** - whose expertise features environmental conservation and biodiversity strategies and practices - is driving important sustainability outcomes for Eupe. His work showcases how innovative landscaping in property development can lead the way in building back nature by promoting biodiversity.

## A Passion for Green Spaces

Jerry's love for trees and plants led him to a degree in Landscape Architecture and certifications as an ISA Certified Arborist. He is also corporate member of the Institute of Landscape Architecture Malaysia. He ensures all Eupe's landscaping decisions align with the company's sustainability goals - in particular Eupe's biodiversity objectives - while adding long-term value for customers and the environment.

"I've worked as both a consultant and in construction firms before moving into the corporate world by joining Eupe," Jerry explains. "One thing remains constant-I never stop learning."

## Landscaping as a Pillar of Sustainability

As sustainability gains priority, landscaping plays a crucial role in property development. Jerry bridges policies with real-world implementation integrating green spaces and conserving biodiversity.

Some of the most impactful initiatives Jerry has spearheaded in Sungai Petani include:

- **Sourcing and cultivating rare forest species**, especially endangered ones.
- **Training staff** on tree care and pest management.
- **Tree conservation and transplantation** before construction.
- **Biodiversity studies and management plans** at key Eupe project sites like Edgewater, which is being developed as a 120-acre eco-friendly residential and commercial development in Sungai Petani.
- **Prioritising native plant species** over foreign ones.
- **Utilising Eupe's nursery** to cultivate trees for future projects.







## Choosing the Right Greenery

A well-planned landscape supports ecosystems, conserves resources, and creates a sustainable human as well as natural environment. Jerry carefully selects trees based on their diversity, adaptability, and positive ecological impact.

“Choosing the right trees isn’t just about aesthetics,” he says. “It’s about functionality, environmental impact, and ensuring they can thrive naturally.”

## Turning Waste into a Resource

Among Jerry’s latest initiatives is the **Bring Your Waste to Work** program, encouraging staff to bring organic waste like fruit peels and coffee grounds for composting. Initially begun as food waste collection from Eupe owner food courts, the initiative has since expanded to the company’s office building, Wisma Ria.

“In landscaping, we compost leaves and branches to improve soil fertility and reduce waste. Extending this to household waste increases the recycling impact,” Jerry explains.

The initiative has raised awareness among Eupe staff of the importance of organic recycling. The compost collected reduces chemical fertiliser use and enriches naturally the soil Eupe uses for landscaping at its project sites.



## Becoming a Certified Arborist

Understanding trees at a scientific level has been pivotal to Jerry’s work. Arboriculture, he explains, is more than just tree planting—it involves tree biology, soil interactions, pest management, and habitat conservation.

One of the biggest misconceptions he encounters is that trees require little to no maintenance. “Many people think that trees grow on their own and don’t need any care. In reality, trees need proper pruning, soil management, and pest control to remain healthy and safe.”



## Looking Ahead: Sustainability Challenges and Goals

Looking forward, Jerry is passionate about biodiversity conservation. He believes human development and wildlife can coexist with careful planning. “Housing projects don’t have to come at the cost of biodiversity,” he asserts. “We can build homes for people while also preserving and improving habitats for wildlife.”

His advice to others? “Keep learning. The more you understand sustainability principles and best practices, the better you can drive change.”

Through his leadership and dedication, Jerry is shaping greener landscapes and a more sustainable future for Eupe and the communities it builds.

# 5 Ways to Foster Climate Resilience in Your Life

Climate change is no longer a distant threat. Rising temperatures, extreme weather events, and shifting ecosystems are affecting communities worldwide. While global action to combat climate change is essential, we can all take steps to adapt and build resilience in our daily lives.

Here are five practical ways to do just that.

## 1

### Make Your Home More Climate-Resilient

Your home is the first line of defence against hotter weather and extreme weather climate. Simple modifications can make a big difference, like:

- **Improving insulation and ventilation** - Proper insulation keeps your home cool in hot weather and warm in cooler seasons, reducing reliance on air conditioning.
- **Using energy-efficient appliances** - Switching to LED lights and energy-star-rated appliances reduces power usage and carbon emissions.
- **Harvesting rainwater** - Installing a rainwater collection system or just keeping a bucket out in the rain helps conserve water and provides extra supplies during dry spells.
- **Planting trees and greenery** - Trees provide shade, lower surrounding temperatures, and help absorb excess rainwater.
- **Securing your home against extreme weather** - Strengthen windows and doors and ensure your drainage system is well-maintained to prevent flooding.





## Rethink Your Food Choices

# 2

What you eat plays a role in climate resilience. Climate change affects global food production, so more mindful eating habits can help to reduce its environmental impact.

- **Eat locally and seasonally** - Supporting local farmers reduces carbon emissions from food transportation and ensures fresher produce.
- **Reduce food waste** - Plan meals carefully, store food properly, and compost organic waste to minimise waste sent to landfills.
- **Incorporate more plant-based meals** - While you don't have to become vegetarian, reducing your meat consumption lowers greenhouse gas emissions and preserves natural resources.
- **Grow your own food** - Even small-scale gardening can supplement your diet and help create a more self-sufficient food system.



*Increasing local food production reduces dependence on imports, enhancing national food resilience and security.*



# 3

## Strengthen Community Connections

Resilience thrives when communities work together.

- **Get involved in local sustainability initiatives** - Join community clean-up programs, tree-planting projects, or food-sharing networks.
- **Support local businesses** - Keeping money within the local economy reduces dependence on long-distance supply chains.
- **Share resources and skills** - Whether it's carpooling, tool-sharing, or exchanging knowledge, collective efforts reduce waste and increase efficiency.
- **Create emergency preparedness plans** - Work with neighbours to establish support systems during extreme weather events, such as power outages or floods.



*When communities work together, it leads to stronger social bonds and a safer, more connected neighborhood.*



# 4

## Adopt Sustainable Transportation

Transportation contributes significantly to carbon emissions. But small changes in how you get around can make you less dependent on fossil fuels.

- **Use public transport or carpool** - Fewer cars on the road mean reduced emissions and less traffic congestion.
- **Walk or cycle whenever possible** - Not only is this good for the environment, it also improves your personal health.
- **Choose fuel-efficient or electric vehicles** - If you drive, consider upgrading to a vehicle with better fuel efficiency or switching to an electric car.
- **Work remotely when possible** - Reducing commutes cuts emissions.



## Reduce, Reuse, and Recycle Wisely

A sustainable daily lifestyle minimizes waste and conserves natural resources. Practicing the three Rs-Reduce, Reuse, Recycle-can lessen your impact on the environment and contribute to a circular economy.

- **Reduce** - Cut down on single-use plastics, buy only what you need, and choose durable products over disposable ones.
- **Reuse** - Repurpose household items, donate unused goods, and opt for reusable alternatives like cloth bags and water bottles.
- **Recycle correctly** - Follow local recycling guidelines to ensure materials are properly processed and not contaminated.
- **Upcycle** - Get creative with DIY projects to give old items new life instead of discarding them.

# 5

*In 2023, Malaysia lost an estimated RM291 million due to recyclable materials not being processed and instead ending up as waste.*





# Meet the People Behind Eupe

## What are your roles and responsibilities in Eupe?

I oversee cost management and contract administration for KL projects. My role involves budget control, contracts procurement, value engineering and ensuring we meet financial targets to achieve the best possible design and cost outcomes.

## What's one thing people often misunderstand about you?

My role might suggest I'm just a number person, but I'm equally focused on fostering teamwork and supporting my colleagues.

## What's your favourite way to start your workday?

I like to start with a quick look at my task list for the day before hitting the showers.

## What's the best trip you've ever taken, and what made it memorable?

A family trip to California when I was young was unforgettable, driving down from LA to San Diego, exploring vibrant cities and iconic landmarks made it truly special.

## If you could learn a completely unrelated skill (like playing an instrument or a sport), what would it be?

I'd love to learn how to play the drum set but I still lack the inspiration to start.

## How do you balance work and personal life, especially during busy periods?

I prioritise what matters, set clear boundaries, value family time, and ensure good team communication.

## What's your favourite part of the office culture at Eupe?

I really like the collaborative and innovative vibe. Everyone's ideas are valued, and we're always learning from each other.

## If you could build your dream home anywhere in the world, where would it be?

I'd build a terraced home on a hill with a city skyline view, the perfect retreat to unwind after a long day.

## What's your all-time favourite memory from childhood?

Spending time and playing outside with friends until sunset. Those carefree days of adventure and fun really shaped who I am.

## What's one app on your phone you can't live without?

WhatsApp is essential for my work and personal communications.

## What's your favourite sports team or athlete?

I admire Michael Schumacher. His determination, skill, and relentless drive to succeed made him a true legend in the world of Formula 1.

## What's your favourite type of dessert?

I'm not really a dessert person but I don't mind a good bowl of cendol.

## Alex Liew

Deputy General Manager, Cost & Contract





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THE EDGE - PEPS  
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Award 2021 | Non-Residential

The Edge - PEPS Value Creation  
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FIABCI Malaysia - Winner  
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Pemaju: Eupe Kemajuan Sdn Bhd • Tingkat 5, Wisma Ria, Sg Petani • No. Lesen: 3828/03-2029/0137(A) • Tempoh Sah: 26/03/2024 - 25/03/2029 • No Permit Iklan & Jualan: 3828-4/12-2024/0297(R)(L) • Tempoh Sah: 17/12/2023 - 16/12/2024 • No Rujukan: MPSPK(IP)B.29/2021 D RKM • Projek Perumahan 13 unit rumah sesebuah 2 tingkat berharga Min.RM1,222,596 - Maks.RM1,349,584 • Dijangka Siap: Oktober 2026 • Pelan diluluskan: MPSP • Jenis hak milik: Hak Milik Kekal • Bebanan tanah: Tiada

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