



**SUNWAY BERHAD**

# **GREEN TOWNSHIP POLICY**

Doc No.

Version #1

Process Owner: Property Development

Intended Users: Sunway Group - All Users

Process / Knowledge Area: Policy Statement

Last Updated: 5 April 2023

COMMITTED TO  
**SUSTAINABLE DEVELOPMENT GOALS**



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*Approved by Sunway Berhad Board Sustainability Committee on 24 February 2023*

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## 1. INTRODUCTION

- 1.1. A green township is a development of substantial size that contains a community or small neighbourhood, which meets the diverse needs of existing and future residents, is sensitive to their environment, and contributes to a high quality of life.
- 1.2. Sunway Berhad (the “Company” or “Group”) seeks to manage the ecological and social impacts of our townships, as well as to promote urban regeneration and revitalisation, thereby enhancing the liveability of our communities that enable us to continue operating over the long term and create value for our stakeholders.
- 1.3. The development on brownfield sites may be considered, subject to due diligence.
- 1.4. The Group is committed to developing all new townships – developed from 2025 onwards – to be green-certified, aiming to reduce the overall negative impact of the built environment on their surroundings.

## 2. PURPOSE

- 2.1. The Group identifies a green township as a development that is well-planned and designed to mitigate negative environmental impact. In addition, the green township incorporates innovative solutions to optimise the use of natural resources and promotes connectivity of the community within and beyond the development.
- 2.2. This policy outlines guidelines on the key requirements that are essential to the development of green townships.

## 3. SCOPE

Sunway Berhad’s Green Township Policy (the “Policy”) applies to all Directors, employees of Sunway Berhad as well as our business associates such as partners, agents, vendors, suppliers, contractors, consultants and any other third-party service providers or persons who perform services for, or on behalf, of the Group. At those companies in which the Group has an interest but do not form a part thereof, the Company will promote, through its representatives on the boards of directors thereof, the alignment of their own policies with those of the Company, such that they adhere to commitments that are consistent with those established in this Policy.

#### 4. POLICY STATEMENT

- 4.1. Sunway Berhad is committed to developing all new townships – developed from 2025 onwards – to be green-certified, reducing the overall negative impact of the built environment on their surroundings.
- 4.2. The Group is also monitoring and reviewing the green certification of existing townships where an opportunity arises.
- 4.3. The Group shall be guided by the following main principles of conduct, which apply to all its activities and businesses:
  - a) Integration of sustainable practices in development, operations and management, which begins during the conceptualisation process and extends to the design, construction, operation and maintenance of buildings and infrastructure.
  - b) Design and produce built environment that facilitates healthy lifestyles and emphasises on the well-being of the community.

#### 5. IMPLEMENTATION

- 5.1. Our key strides towards green townships in areas we operate include, but not limited to, establishing standard operating procedures to:
  - a) Energy Efficiency
    - i. Optimise the use of renewable energy via onsite energy generation and other methods where applicable
    - ii. Integration of energy-efficient features and technologies to reduce energy consumption in buildings and facilities
    - iii. Increase electric vehicle (EV) charging stations in public areas
    - iv. Minimise heat gain or loss and reduce energy demand by implementing passive solar strategies (e.g., building orientation, façade design, natural lighting and natural ventilation, among others)
    - v. Measure the building energy intensity performance based on Malaysia's national standards, minimum system efficiency and energy monitoring
    - vi. Establish building user guidelines as well as sustainable operations and maintenance guidelines

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- b) Water Management
    - i. Ensure buildings and operation sites implement rainwater harvesting systems and water-efficient fittings to optimise water consumption
    - ii. Ensure buildings and operation sites have backup supply and water storage capacity beyond the minimum municipal authority requirement
    - iii. Ensure efficient water management system by using water-efficient fittings, alternative water resources, etc.
    - iv. Monitor the usage of water to avoid any wastage by identifying any leakages
    - v. Establish building user guidelines as well as sustainable operations and maintenance guidelines
  
  - c) Biodiversity Conservation
    - i. Minimise the impact of development on existing ecological diversity and balance
    - ii. Conserve natural hydrological systems as well as protect life and property by assessing and mitigating flood risk and conservation of wetlands or water bodies
    - iii. Limit disruption to natural hydrology by reducing water pollutants and source contaminants
  
  - d) Social Cohesion & Community Planning
    - i. Reduce the need for car travel to essential facilities by strategically locating said facilities within reasonable walking distance
    - ii. Promote an all-inclusive society by providing infrastructure that is 'handicapped-friendly' and universally accessible
    - iii. Provide public Wi-Fi hotspots to enable digital and social connectivity
    - iv. Provide security in design and cooperate with the police and residents' association to prevent crime
    - v. Provide quality learning institutions and facilities
    - vi. Provide accessible quality healthcare services and facilities
    - vii. Promote a socially equitable community through diversity in housing and mixed-use neighbourhood for a wide range of economic levels
    - viii. Provide infrastructure that promotes a healthy lifestyle such as jogging tracks, bicycle lanes, etc.
  
  - e) Transportation & Connectivity
    - i. Reduce car use by providing pedestrian walkways as an alternative mode of travel
    - ii. Promote a transit-oriented development integrated with linkages within the township as well as to external hubs for accessibility

- f) Building & Resources
  - i. Increase waste reduction by promoting separation of waste at source
  - ii. Reduce the impact of material use by promoting the use of recycled and reclaimed materials for infrastructure works
  - iii. Encourage the use of sustainable products for infrastructure and public amenities
  - iv. Promote efficiency and quality in construction thereby conserving resources
  - v. Reduce the environmental impact from construction activities by establishing proper construction waste management
  - vi. Reduce the environmental impact from construction activities through implementation of site sedimentation and pollution control
  - vii. Adopting green building design in the township (Refer to green building policy)
  
- g) Business & Innovation
  - i. Generate business opportunities and possibilities for public-private sector collaboration
  - ii. Promote innovative solutions which are sustainable and reduce carbon emissions
  - iii. Encourage green lease partnerships within the township

**REFERENCES**

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2. Green Building Index Assessment Criteria for Township Version 1.01  
<https://www.greenbuildingindex.org/Files/Resources/GBI%20Tools/GBI%20Township%20Tool%20V1.01.pdf>
3. IESE Cities in Motion Index 2022  
<https://media.iese.edu/research/pdfs/ST-0633-E.pdf>