

Modern, gated-and-guarded industrial park continues to attract FDI

Prominent integrated industrial park developer, AME Development Sdn Bhd is bringing another modern, gated-and-guarded industrial park, the RM1.5 billion i-TechValley, to the Southern Industrial and Logistics Clusters (SiLC), Iskandar Malaysia, Johor.

Spanning 170 acres, i-TechValley will be the company's third industrial project in SiLC. Director of property development division Cheryl Lim says the previous industrial schemes were smaller and were not gated and guarded.

i-TechValley will have contemporary façades and features. The developer says it will set a new benchmark for the industrial sector and will be equipped with guardhouses, CCTV surveillance, 24-hour security control and high-speed broadband. The development will have wide entrances to allow unobstructed access.

Established in 1995, AME Development is an integrated and comprehensive industrial space solutions provider involved in the development of gated-and-guarded industrial parks, the design and construction of large manufacturing plants, the sale and lease of industrial factory units, as well as rental and management of workers' dormitories.

AME Development focuses on flexibility in its business and products. While there will be a standard design for the industrial properties at i-TechValley, they can also be customised to suit the specific needs of a business, if requested.

There are also ready-built factories for companies that need a place of business urgently while the developer constructs a customised one next door. Such an arrangement, Lim explains, provides them with the flexibility and room to expand.

Flexibility

Another flexibility that AME Development offers is the option of leasing a property or purchasing it outright. Based on past projects, AME Development's leasing portfolio takes up 20% of its units, but the developer will not restrict itself to that percentage for this project, says Lim.

"We will have some ready-built standard buildings, just in case there are clients that need to move in on short notice. And then, if they require it, we can put in the customisation. We also offer vacant plots," she adds.

"We allow customisation and we have emphasised that industrial properties shouldn't look old or traditional. They can look like bungalows or semi-detached houses. Our strength lies in being an industrial-space one-stop solutions provider, including end-to-end solar photovoltaic solutions. With these solutions, we are able to cater for various industries and accommodate specific business needs as we do consultation, design and construction."

By developing industrial properties of high standards, AME Development is targeting multinational corporations for 50% to 60% of its units. This allows the developer to continue to attract foreign direct investment from global corporations.

In June, it was announced that Nasdaq-listed medical device giant Insulet Corp will build its latest manufacturing facility in i-TechValley. The new fit-for-purpose facility with a built-up area of 400,000 sq ft is Insulet's first presence in Southeast Asia, complementing its manufacturing capacity in the US and China. The manufacturing facility is expected to be operational in mid-2024.

i-TechValley

There are 72 plots in i-TechValley, offering two types of 1½-storey detached factories — Type A with a land size of one to two acres, and Type B with a land size of three acres and above. Selling prices start from RM10.02 million.

The buildings have been designed to bring



The RM1.5 bil i-TechValley is a gated and guarded industrial park in the Southern Industrial and Logistics Clusters, Iskandar Malaysia
Below: AME Development emphasises that industrial properties can look like bungalows or semi-detached houses



There will be flexible green deck area on the mezzanine floor for flexible use of space



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— Lim

maximum comfort and efficiency to buyers. For example, they have been oriented to reduce direct sunlight and glare to enable energy conservation, while reflective glass will be used to minimise heat transfer. The factories will also be constructed with industrialised building system steel frames to achieve higher overall quality.

The production area of the factories has a height of nine metres, which is upgradable at the operator's needs upon request. The loading bay will also be equipped with a dock leveller for smoother workflow.

There will also be flexible green deck area at the mezzanine floor for flexible use of space. Lim says this flexibility-of-space design will allow the operators to transform the area into a semi-out-

door garden terrace that welcomes the outside breeze or close it for a private space.

i-Park @ Senai Airport City earned an honorary mention at *The Edge Malaysia*-PAM Green Excellence Award last year.

Lim says there will be a workers' dormitory within the i-TechValley development, but details have yet to be confirmed. The developer's previous workers' dormitories had 2,000 to 2,200 beds each.

"Dormitories help factory operators cut down on transport cost. It is also about sustainability. We also work with merchants to help the workers transfer money back home via mobile phones. Furthermore, we have shuttle buses to send the workers to nearby amenities such as supermarkets and shopping malls," she adds.