

Award Application 2024: Project Overview

Project reference/ name: TALKE Dangerous Goods (DG) Warehouse, Westport
 Client: TALKE Logistics Malaysia Sdn Bhd
 Project Manager: Krishna Kumar Subramaniam
 Project Team: Plus PM Consultant Sdn Bhd
 Project location/address: Westport Pulau Indah, Port Klang, Malaysia

Project description, type, sector and key parameters

The TALKE site located in Port Klang, Malaysia, stands out due to its strategic positioning along crucial logistics routes, facilitating the provision of top-tier services. Recognized as a unique Dangerous Goods (DG) warehouse in Malaysia, it upholds stringent compliance with NFPA and local standards and is certified with Green Building Index (GBI) with the 1st GBI Certified Industrial Building with 100% electric-powered MHE (Material Handling Equipment) in Malaysia setting a benchmark for innovation. Purposefully designed for class 2, 3, 4, 5, 6, 8, and 9 storage, spanning an expansive 18,000 square meters with a capacity to accommodate 26,500 pallets, the facility boasts a high-end Hi-Ex Fire Foam System equipped with an integrated fire alarm and device detection system, along with dynamic building protection features, ensuring formidable fire protection measures.



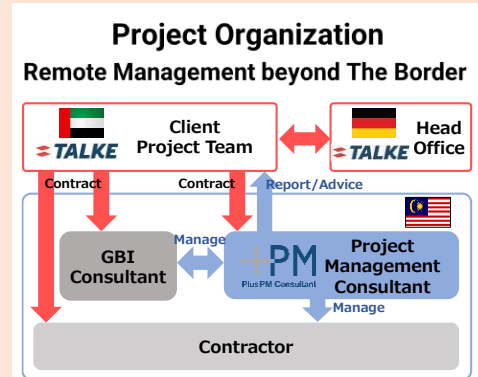
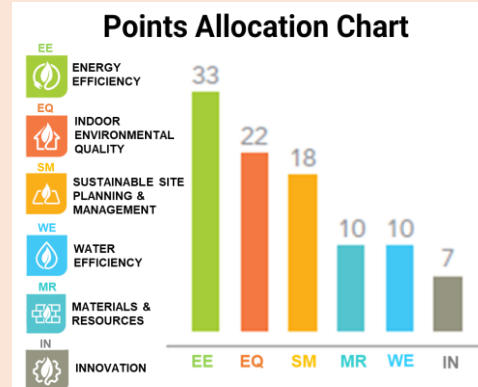
Fire-fighting Hi-Ex Foam System for DG



Project challenges and key drivers

At the heart of TALKE's operations lies a commitment to sustainability, with innovative eco-friendly practices seamlessly integrated into this DG warehouse designs. One key milestone in evaluating our sustainability efforts was obtaining the Green Building Index (GBI) certification. However, we encountered challenges in meeting certain criteria due to compliance with fire insurance conditions, particularly in implementing solar power, which impacted the GBI score in the Energy Efficiency category, despite its recognized sustainability benefits.

To overcome this obstacle, we worked together with the expertise of the relevant commissioning specialist to work out the in constructing eco-friendly buildings aligned with specific criteria. We also collaborated closely with all stakeholders, including remote management beyond borders such as Germany and the Middle East, along with the client team and contractor to streamline the building commissioning process to enhance energy efficiency, indoor environmental quality, and water efficiency. These collaborative efforts enabled us to establish key benchmarks for assessing the fulfillment of project requirements, ultimately aiming for a GBI Silver Rating.



Project focus area: New sustainable approaches

TALKE Logistics Malaysia Sdn Bhd has granted approval for ICPMA award participation


Your award-worthy contribution, achievement, new technique or process

To achieve a sustainable strategy through acquiring GBI certification, we have integrated advanced Smart Energy Management Systems (EMS) including Power Monitoring Expert (PME), Energy Optimization, Water Leak Detection, and Rainwater Harvesting System (RWHS) into our operations.


The PME system, developed in partnership with Schneider, offers a smart solution for monitoring and optimizing energy consumption. This system enables the identification of consumption patterns, optimization of operational processes, and enhancement of energy efficiency, potentially resulting in 10-15% savings achievable by ensuring real-time visibility of energy consumption and savings potential. These features have enabled PME to contribute to the scoring of GBI Energy Efficiency and Water Efficiency points.

Our successful execution of a sustainable approach with the GBI commissioning Specialist and coordination with the contractor showcases our commitment to effective project management.


Eco Friendly Materials/ Green Energy Facilities




Roof Coating Image



EV Charging Bays Image

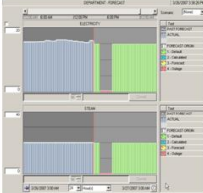


Acoustic Barriers of Wall Image

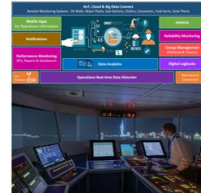


Appropriate Illuminance via software


Smart Energy Management Systems



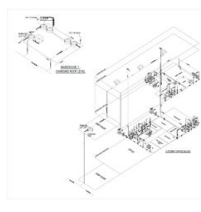
ENERGY OPTIMIZATION



POWER MONITORING EXPERT(PME)



WATER LEAK DETECTION



RAINWATER HARVESTING SYSTEM(RWHS)

Project Milestone Dates/Programme

- Project period: June 2022 to Aug 2023 • TALKE started operation in Oct 2023
- Current project stage: Completion

