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projects in
China
Hong Kong
India
Indonesia
Korea
Malaysia
Philippines
Singapore
Thailand
Vietnam



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The next generation
of architecture in
Asia + New building
technologies and
products

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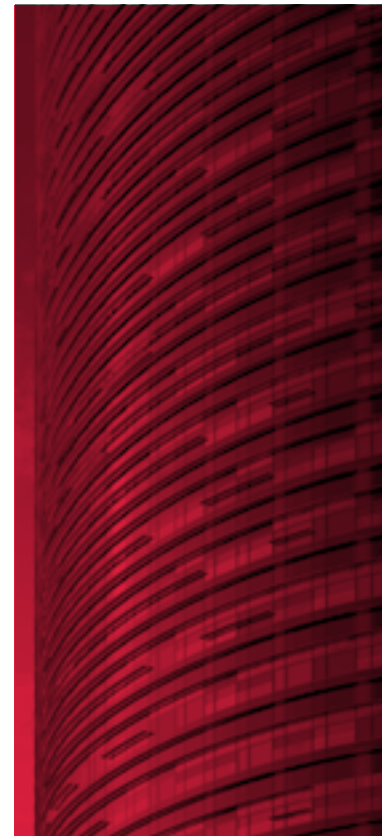
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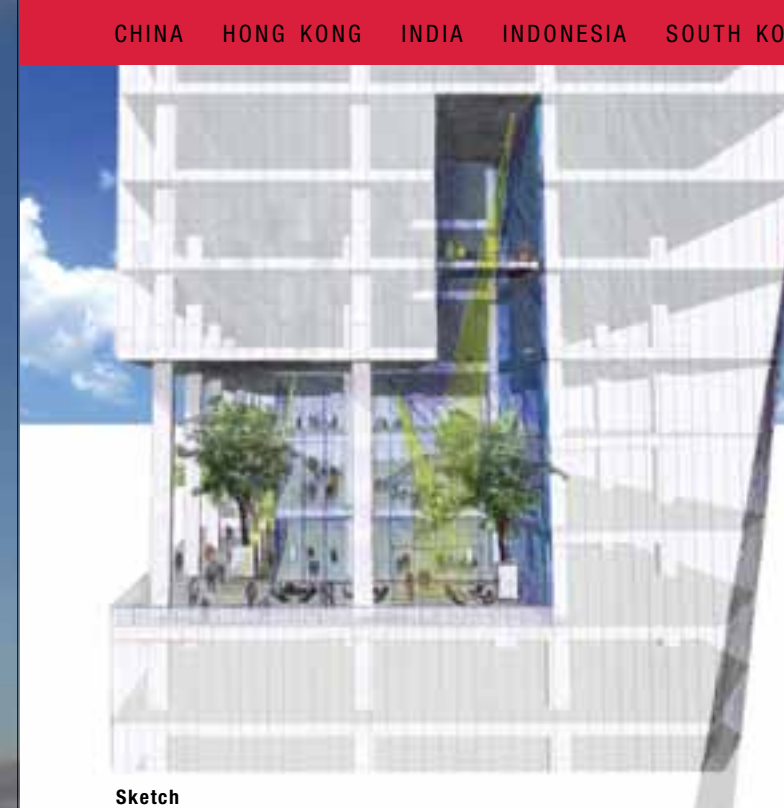
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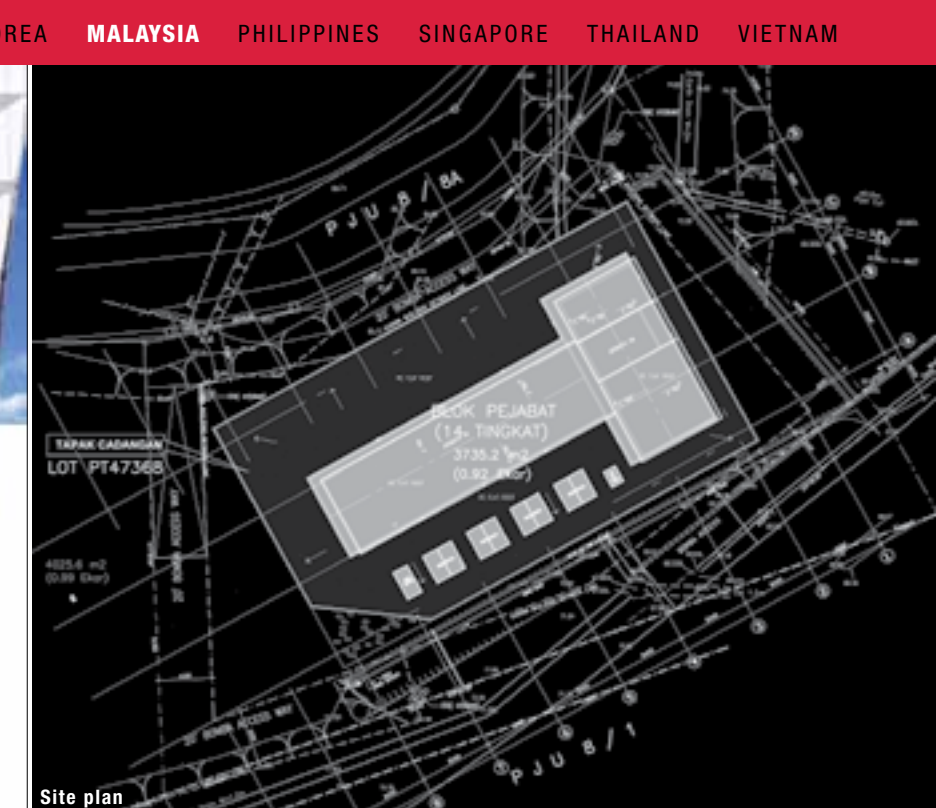
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Perspective view



Sketch



Site plan

Concept sketches



POINT 92 TOWER

DAMANSARA PERDANA | SELANGOR | MALAYSIA



Huat Lim Susanne Zeidler

Client/Owner Tujan Gemilang Sdn Bhd
Lead Consultant/Designer ZLG Sdn Bhd
Mechanical & Electrical Engineer MEP Engineering Sdn Bhd
Civil & Structural Engineer JPS Consulting Engineering Sdn Bhd
Building Contractor Kumpulan CLO Bersekutu Sdn Bhd
Quantity Surveyor YSCA Consulting Sdn Bhd
Site Area 3,735.2 square metres
Gross Floor Area 18,944.5 square metres
Building Height (metres) 30 (basement to sky lounge); 46 (office)
Building Height (storeys) 6 (sub-basement car parks); 1 (public space); 11 (office)
Superstructure Construction Start Date 1Q/2Q 2011
Scheduled Completion Date March 2012

The tower is aptly named after the land area due to the very tight site, which is just under an acre. The client sought out to do an iconic building to draw investments into their real estate. The project is located right across from an elevated road and looks out from a cliff into a residential precinct.

Point 92 is about blurring the boundary between residential and office environment. The volumetric shapes carved from inside the shape of the building gives variation both in terms of spatial organisation internally as well as aspects of outside views from within. Each compartmentalised space has its own unique features, internal bridges, voids and double height ceilings and so on, compressed into a complex but integrated whole.

The arrival experience is one of walking through a body of water filled with lemongrass and weedy plants, linking the drop off point to lift lobbies that rise directly into the offices. The underside of the structure is a white reflective surface that picks out water movements from the landscaped pools and so forth. At night the designers contemplated the options to light up this undercroft space or soffit to give the surreal feeling of a floating box. The façade is composed of 50 percent glazing and the rest is made up of wooden panels or cement boards. The checkered and patterned façade allows for deep daylight penetration into the building plan. The block is supported by a minimum number of columns to express generous and unobtrusive views of the landscape beyond. The podium structure, consisting mainly of car parks, will be greened on the edges to resolve the connection of this building to the ground.



Perspective view

CLEANTECH ONE

SINGAPORE

Challenge

The brief was to create CleanTech One as a 'seed' building and a showcase for CleanTech Business Park. The design solutions are needed to achieve the high standards of the Green Mark Platinum Award while ensuring every aspect of design utilises the sustainable philosophy of delivering more whilst using less resources, and to personify the client's vision of global leadership in Green sustainable features and practices.

Approach

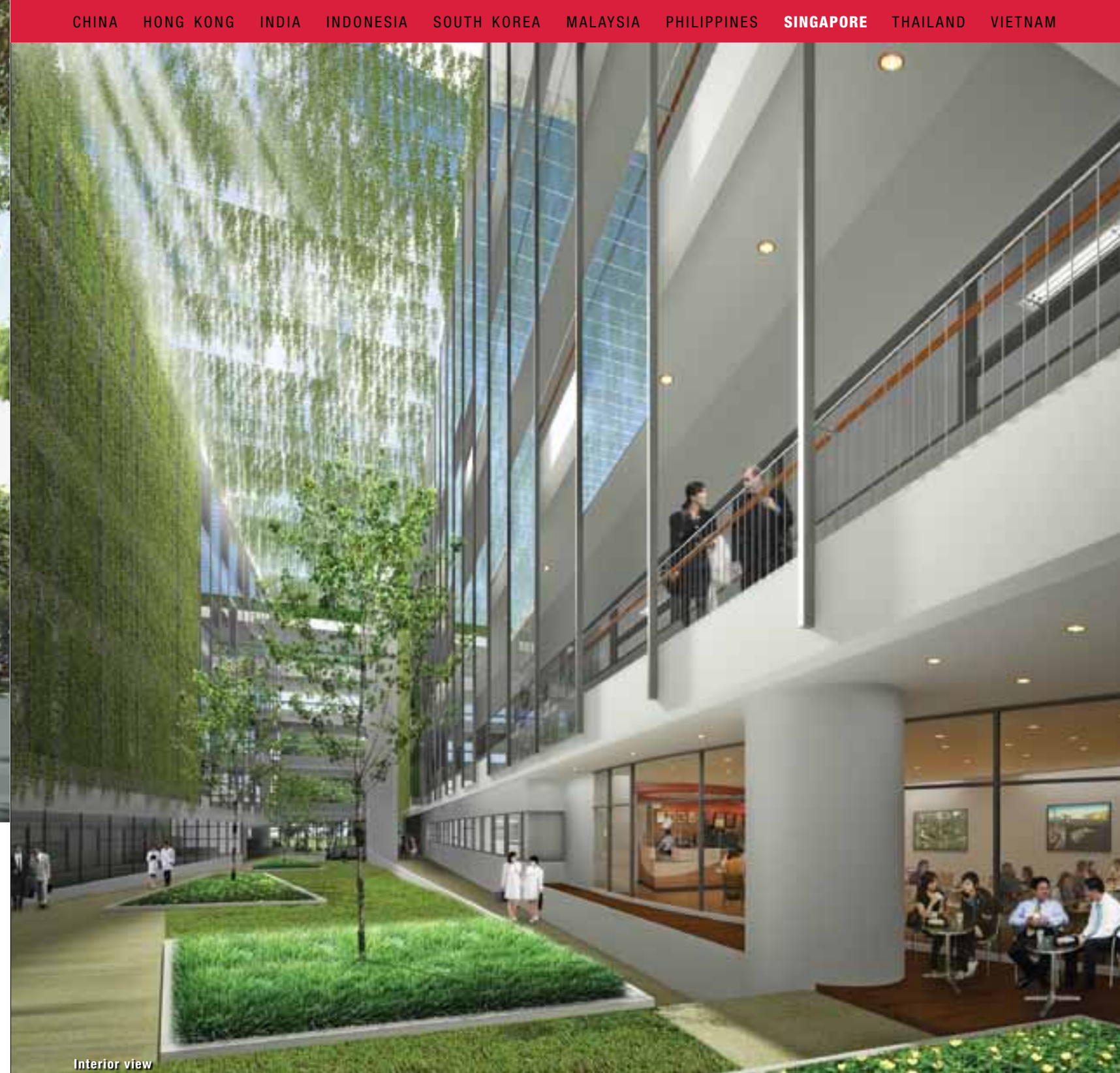
The design approach is to make CleanTech One a physical gateway for residents into the business park as well as a practical demonstration of sustainability applied to everyday life. Within the master plan, a central green core has been designed to serve as a pedestrian portal to all areas of the park and provide spaces for interaction.

CleanTech One is designed as two individual towers allowing maximum flexibility for interior use. At the ground level, the main space between the two office towers is a relaxed campus-like common green and pathway area which encourages meeting and exchanges between researchers. It acts as both an extension of and integration with the central green core. The two towers are connected at roof level by sky trellises that allow natural daylight to filter into the interiors. The effect is a 'living atrium' which lowers heat gain and reduces the reliance on artificial light. The building itself functions as a 'living laboratory', incorporating test elements of sustainability within its very fabric.

Impact

CleanTech One epitomises the contribution of CleanTech Park to Singapore's position as a global leader in providing a world-class environment for the clean tech industry.

Client/Owner JTC Corporation
Architecture Firm Surbana International Consultants Pte Ltd
Principal Architect Frven Lim
Other Architects Phong Chong Teng; Indra Atmadja; Goh Ee Peng; Laura Annabella; Yurika Chua
Mechanical & Electrical Engineer Surbana International Consultants Pte Ltd
Civil & Structural Engineer Surbana International Consultants Pte Ltd
Site Area 1.5 hectares
Gross Floor Area 37,500 square metres
Building Height (metres) 40
Building Height (storeys) 6
Superstructure Construction Start Date 4Q 2010
Scheduled Completion Date 4Q 2011



Interior view



Site plan



Perspective view