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Mr. Gaurav Juneja Tel: +91-9810301644  
E-mail: [gaurav@mexexhibits.com](mailto:gaurav@mexexhibits.com)



IMPACT Exhibition Management Co., Ltd.  
Bangkok Land Building, 10 Floor, 47/569-576, Moo 3, Popular 3 Road,  
Banmai Sub-district, Pakkred District, Nonthaburi 11120  
Ms. Panvisut Buranakarn (Opal): Tel: +66 (0) 2833 5328, Email: [panvisutb@impact.co.th](mailto:panvisutb@impact.co.th)  
Ms. Wong Wing Yan: Tel: +66 (0) 2833 5013, Email: [wingyanw@impact.co.th](mailto:wingyanw@impact.co.th)

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### PUBLISHER

Steven Ooi (steven.ooi@tradelinkmedia.com.sg)

### ASSOCIATE PUBLISHER

Eric Ooi (eric.ooi@tradelinkmedia.com.sg)

### EDITOR

Amita Natverlal (seab@tradelinkmedia.com.sg)

### MARKETING MANAGER

Felix Ooi (felix.ooi@tradelinkmedia.com.sg)

### SENIOR MARKETING EXECUTIVE

Jee Yin Woon (jeeyin.woon@tradelinkmedia.com.sg)

### HEAD OF GRAPHIC DEPT/ADVERTISEMENT CO-ORDINATOR

Fawzeeah Yamin (fawzeeah@tradelinkmedia.com.sg)

### GRAPHIC DESIGNER

Siti Nur Aishah (siti@tradelinkmedia.com.sg)

### CIRCULATION

Yvonne Ooi (yvonne.ooi@tradelinkmedia.com.sg)

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Tel: +65 6842-2580 Fax: +65 6842 2581

Editorial e-mail: seab@tradelinkmedia.com.sg

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**A** warm welcome to the March/April 2018 issue of **Southeast Asia Building** magazine. As always, we have packed the magazine with a variety of articles to keep our readers up to date with the latest news, trends and projects in the region.

Our lead story in the Architecture + Interior section is on Hotels. Many architects are now designing hotels that are unique and stylish. This can be seen right from exterior facade of the hotels to the interiors such as hotel lobby, cafes, swimming pool and hotel rooms. Check out the variety of colourful hotel projects inside for a visual treat.

Next in the Special Feature section, we have lined up some interviews with waterproofing companies on the importance of protecting a building from water penetration and how should architects specify solutions and products for their projects.

Lastly, we have an interview with Mr Wong Heang Fine, Group CEO of Surbana Jurong on the factors that have contributed to the success and growth of the company, the importance of sustainability in their projects and its future plans.

We hope you enjoy reading this issue. If you have any feedback regarding our new look, **please email me at [seab@tradelinkmedia.com.sg](mailto:seab@tradelinkmedia.com.sg)**.

*Amita Natverlal*

**NEXT ISSUE THEMES**

- Architecture + Interior – Skyscrapers
- Special Feature – Playground Equipment
- Product Focus – Architectural Hardware
- Architect's Corner – Interview



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## McGregor Coxall wins Danaoke Mountain Park International Design Competition Shenzhen China

**Sydney, Australia** – McGregor Coxall have been awarded as one of two winners for the Danaoke Mountain Park International Design Competition in Shenzhen alongside landscape architecture competitors Atelier LOIDL + Schlaich Bergermann (Germany). The winning firms will now progress onto developing the scheme in collaboration.

Shortlisted teams into the competition included Turenscape (China), Andropogon (USA) and Ramboll Studio Dreiseitl (Netherlands). The McGregor Coxall entry was a collaborative effort between the Shanghai and Sydney studios involving the landscape architecture, environment and urbanism disciplines.

The competition sought masterplanning proposals for a 500 hectare mountain park in central Shenzhen China. The masterplan proposes a 'Parkland Triangle' which unites the three majestic mountain peaks of Danaoke, Huangzhu and Lianhua at the geographic centre of the city aligned to its cultural axis. The new park also integrates an adjacent tech campus and high density housing.

The steep geology of Danaoke Mountain underlies a wild landscape. Ancient forests and ecologies provide a range of natural environments to explore. Nature provides the back drop for a diverse range of planned active eco-adventures.

At the heart of the park lies the Danaoke Mountain Base containing the Mountain Base Hub, Park Ranger Headquarters,

Sports Park and Urban Park. Offering a range of playground and recreation facilities in an urban setting, the hub is a vibrant home for an eclectic mix of activities and cultural events. At night restaurants, cafés, bars and shops come alive with sports, live music, biking action and stunning sights to enjoy with family and friends. Buildings utilise pioneering sustainability techniques including solar glass and passive ventilation. A wetland, urban pond and WSUD system collects all urban runoff from the site for bio-filtration and reuse in the buildings and landscape irrigation demonstrating Sponge City principles.

The Danaoke Gondola lifts sightseers, walkers, hikers and mountain bikers to the 360 metres high peak. Boasting a gondola accessed network of trails for walking and hiking of more than 40 kilometres, Danaoke Mountain park offers over 20 different walks and hikes for experiencing the stunning scenery of Shenzhen. The top station of the Gondola has a Forest Flyer Zipline that drops more than 300 metres over the forest to the lake below. The trail network has a range of attractions including camping sites, suspension bridges, raised boardwalks, rest points and scenic lookouts.

Adding to the adventure spirit of the park 5 kilometres of lift accessed downhill gravity Mountain Bike Trails are provided. An MTB Terrain Park plus a BMX Pump Track to suit every skill level and age is located on the disused motorway construction area.



Danaoke Mountain Park – Mountain Top Station.

## JLL Shanghai office leads the way as first WELL Certified™ Platinum office in Asia Pacific

**Singapore** – JLL's office at Shanghai's HKRI Taikoo Hui has received the first WELL Platinum certification in Asia Pacific and the third in the world. Awarded by the International WELL Building Institute pbc™ (IWBI™), the WELL Building Standard™ measures and monitors features of buildings that impact the health and wellness of the people who live, work, and learn in them.

According to JLL, this certification means that JLL is the first company in the region to boast offices officially recognised as providing the best worker-friendly facilities possible by the foremost body in this field.

Eddie Ng, Managing Director for JLL East China, said: "We are very proud to become the first office in Asia Pacific, as well as only the third office anywhere in the



Photo: © JLL

world, to receive this level of certification from IWBI™. This clearly demonstrates JLL's commitment to environmentally friendly practices, and to providing the best possible working conditions for our staff."

The achievement of WELL Certified™ Platinum status demonstrates that JLL has the in-house expertise necessary

to win a major award in the very industry in which the company operates. Once the decision to engage in the Well Certification process was made, a project team was set up that looked at every aspect of potential new office spaces, and how each feature could be optimised to create a space which would do justice to the vision laid out in JLL's Future of Work concept.

The JLL Shanghai office earned its Platinum level rating based on seven categories of building performance – air, water, light, nourishment, fitness, comfort and mind. To be awarded WELL Certification by IWBI, the project underwent rigorous testing and a final evaluation carried out by a third-party certification body. The successful pursuit of one of the most sought-after industry standards for employee health reinforces JLL's commitment to its staff, and the company's strong belief that a healthy and happy workplace can enable colleagues to work more productively. The co-working style in the new Shanghai office allows colleagues to collaborate effectively in a flexible, smart office environment, as well as providing an inclusive and inspiring atmosphere for clients to visit and work within.

## Aedas-designed Lè Architecture crowned Best International Office Architecture

**Hong Kong** – At the International Property Awards 2017 held in London, UK, Aedas-designed Lè Architecture in Taipei, Taiwan, first beat other office projects in Asia Pacific to become the Best Office Architecture Asia Pacific, and later topped other regional winning projects from Europe, Africa and the Americas to be the ultimate Best International Office Architecture.

Designed by Andy Wen, Global Design Principal of Aedas, Lè Architecture in the Nangang district of Taipei is set to redefine Taipei's rapidly developing skyline. The design for Lè Architecture drew inspiration from the shape of river pebbles, developing a unique aesthetic concept that conveys the idea of roundness and elegance, as well as strength and character. The building's egg-like shape implies it is an incubator of knowledge and a metaphor of intellectual revival, which integrates well with the local context and marks an important milestone in the revitalisation of the fast-emerging Nangang district.

The 60-metre tall office building employs multiple strategies to add greenery to the façade and is focused on minimising energy demands which helped it achieved a LEED gold certification.



Photo: © Aedas

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## Changi Airport unveils revamped T3 Central Piazza and new Louis Vuitton duplex store

**Singapore** – Passengers at Changi Airport Terminal 3's Transit Hall are now greeted to the refurbished Central Piazza, featuring the airport's latest feature garden made up of elegant glass dandelion sculptures – the Crystal Garden.

The Crystal Garden is brought to life by tiered garden beds incorporating a curated selection of flowering plants and 12 spheres of artisan dandelion glass sculptures in varying sizes. Inspired by the flora and fauna of the other gardens in Changi Airport, the glass sculptures glow with luminance, creating the illusion that they are floating on pools of water or swaying in a breeze – these offer passengers a captivating and unforgettable experience amidst a garden of lights.

Prominently nestled in the heart of the Central Piazza behind the Crystal Garden is the brand new Louis Vuitton store which opened its doors on 15 December 2017. As the luxury brand's first duplex airport store in the world, it is a travel destination itself with its unique architectural elements. Joining the ranks of The Shilla Duty Free's Cosmetics & Perfumes duplex and the DFS Wines & Spirits duplex at the Central Piazza, Louis Vuitton's arrival at Changi Airport completes the trio of duplexes at T3's Central Transit Hall, lifting passengers' retail experience another notch up. A linkway at the mezzanine level above the Crystal Garden connects all the duplex stores and offers passengers the luxury of browsing seamlessly across the three retail spaces.

Specially conceptualised for the Central Piazza, the Crystal Garden is the seventh feature garden at Changi Airport. It comprises 1,735 Bohemian glass components hand blown with different finishes, giving the sculpture richness and texture. Embracing



Photo: © Changi Airport Group (Singapore) Pte Ltd

the philosophy that nature soothes, the Crystal Garden gently integrates nature into the Central Piazza, presenting travellers with an interesting juxtaposition of poetic calm amidst a burst of colour and activity. The seeds of the dandelions floating across the Crystal Garden represent passengers on their onward journeys, spreading out to different corners of the world, as seeds would travel.

Behind the Louis Vuitton duplex store, the Central Piazza also offers a new open lounge with plush seating and soft lighting, a dedicated working area and individual charging points, all carefully designed to enhance the T3 experience for all travellers.

## ARDEX & QUICSEAL hold grand opening of Johor Bahru plant

**Singapore** – ARDEX & QUICSEAL held a grand opening ceremony for their new manufacturing plant in Johor Bahru, Malaysia on 9 February 2018. This manufacturing plant in Johor Bahru is a joint investment between the ARDEX Group and QUICSEAL Construction Chemicals Pte Ltd.

Guest of Honour Encik Md Eharay Abd Majid – Vice President, Economics & Investment of Iskandar Regional Development Authority graced the grand opening of the plant. Invited guests at the opening included ARDEX Group's CEO – Mr Mark Eslamlooy, Group CFO – Mr Uwe Stockhausen, Director of QUICSEAL Construction Chemicals – Mr Jimmy Lim, and close business partners (suppliers, local and overseas customers and distributors).

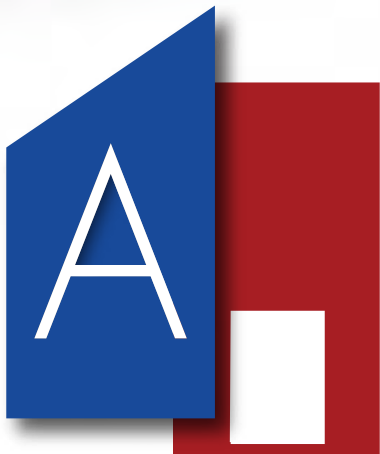
At the beginning of 2012, ARDEX acquired a majority stake in QUICSEAL Construction Chemicals in Singapore. QUICSEAL Construction Chemicals is a leading manufacturer of specialty construction products for waterproofing, tiling, concrete repairing and joint sealing needs.



Photo: Courtesy of ARDEX Group and QUICSEAL Construction Chemicals Pte Ltd

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## Arup enhances Digital and Cities and Planning capabilities with senior hires in Singapore



Kevin Koh. Photo: © Arup



Neil Walmsley. Photo: © Arup

**Singapore** – Arup welcomes digital strategy and solutions specialist Kevin Koh, and city and transport planning specialist Neil Walmsley to lead its digital services and cities and planning teams in Singapore respectively.

With more than 23 years of experience in the industry, Mr Koh joins Arup as a market leader, particularly in the creation and implementation of vertical solutions plans for national governments. Having spent a large part of his career in Australia, United States and Asia, he has intimate knowledge of the needs and drivers of Asia's growing and emerging markets.

"Having consulted in both public and

private sectors, I am excited to apply my breadth of experience in technology and strategy to help our clients determine their digital needs. I'm really looking forward to learn and leverage on Arup's vast design and engineering capabilities to deliver the next level of digitally-enhanced projects for our clients," said Mr Koh.

Mr Koh also takes a personal interest in working with young start-ups who are developing the drone, video analysis and robotics capabilities of tomorrow. In assisting the next generation of companies to grow and thrive, he hopes to develop a community that can revolutionise the industry and bring new levels of

optimisation to the built environment.

Mr Walmsley's move to Singapore reinforces Arup's focus in shaping healthy, sustainable and liveable cities. The cities and planning team will bring together a holistic range of specialist technical and advisory services across all aspects of the built environment including sustainability, resilience, policy, economics, urbanism, transport planning, site development, logistics, operations and digital.

"I've always admired Singapore's approach to city building and I'm very excited to now have the opportunity to contribute to future growth here, and across the region," said Mr Walmsley.

Mr Walmsley joined Arup in 1997 and brings with him more than 20 years of global planning and design experience. He started his career with Arup in the United Kingdom, leading urban development and transport projects in key cities including Leeds, Bradford, Hull and Sheffield. He has spent the last decade leading the Planning business in the Middle East where he led Arup's work on major city-scale projects including the Abu Dhabi Plan 2030, Sharjah's Strategic Plan and Dubai's successful bid to host Expo 2020.

## Call for Entries: 2018 UNESCO Asia-Pacific Awards for Cultural Heritage Conservation

**Bangkok, Thailand** – Submissions are now being accepted for the 2018 Asia-Pacific Awards for Cultural Heritage Conservation. This year's awards cycle will mark the launch of a three-year partnership with Think City, a Malaysian urban renewal body that will support the programme and host the annual Awards Jury meeting in Penang, Malaysia.

Eligible projects must have been completed within the last 10 years. Houses, commercial and institutional buildings, historic towns and villages, archaeological sites and cultural landscapes, for example, are all suitable for entry. Winners will be announced in early November 2018 in the following categories: "Award of Excellence", "Award of Distinction", "Award of Merit", "Honourable Mention" and "Award for New Design in Heritage Contexts". The "Award for New Design in Heritage Contexts" is given to newly-built structures that demonstrate outstanding design which is well-integrated into historic contexts.



The deadline for receipt of materials is 15 May 2018. **To apply for the 2018 Awards and for relevant resources, visit <http://bangkok.unesco.org/content/apply-awards>.**

## PHILGBC members elect new representatives to the PHILGBC Board of Trustees

**Manila, Philippines** – Building industry stakeholders gathered during the Annual General Membership Meeting of the Philippine Green Building Council (PHILGBC) to elect new representatives to the PHILGBC Board of Trustees. Stakeholders from five (5) PHILGBC member group are represented in the PHILGBC Board of Trustees. The member groups are:

- Property Owners, Developers and Brokers,
- Building Professionals and Service Providers,
- Contractors and Specialty Trade Contractors,
- Manufacturers and Suppliers, and
- Individuals, Civil Society and Academe.

"The multi-sectoral constitution of the PHILGBC Board of Trustees ensures that all stakeholders in the building and property industry are fully represented and plays active roles in advancing programs that will drive market transformation from grey to green," remarked Christopher de la Cruz, Chief Executive Officer of the PHILGBC.

Elected representatives to the PHILGBC Board of Trustees are the following:

- Christophe Vicic, Country Head, Jones Lang Lasalle (Philippines), Inc. (for the Property Owners, Developers, and Brokers group)
- Rowena Ramos, Principal Architect, Ecotektonika, Inc. (for the Building Professionals and Service Providers group)



**The 2018 members of the PHILGBC Board of Trustees and Officers of the PHILGBC National Secretariat. Photo: © Philippine Green Building Council**

- Audrey Belle Po, Director and Marketing Manager, World Home Depot Corporation (for the Manufacturers and Suppliers group)
- Richard Uy, Regional Business Development Manager, Delta Dore Inc. (for the Contractors and Specialty Trade Contractors group)

The four newly elected members of the Board of Trustees will join the ranks of green building leaders representing various building industry stakeholder groups in PHILGBC Board of Trustees.

## Keppel Land acquires two prime residential sites in Ho Chi Minh City

**Singapore** – Keppel Land Limited (Keppel Land) has entered into two conditional sales and purchase agreements to acquire 100 percent interest in two prime sites in Ho Chi Minh City (HCMC). The total development cost of the two sites amounts to US\$297 million (approximately S\$407 million).

For the first site located in Saigon South of HCMC, Keppel Land plans to develop about 220 landed homes and a 1,029-unit high-rise condominium spanning a gross floor area (GFA) of about 36,110 square metres and 141,540 square metres respectively. The 13-hectare site is situated among highly populated and established upper mid-end residential

areas which enjoys easy accessibility to HCMC's central business district (CBD). The total development cost, inclusive of the land cost, is about US\$235 million (approximately S\$322 million).

The second site is located in District 9 and borders the affluent residential enclave of District 2. Keppel Land will develop another 300 landed homes spanning a GFA of about 55,000 square metres. The total development cost for the six-hectare site, inclusive of the land cost, is about US\$62 million (approximately S\$85 million).

Mr Ang Wee Gee, CEO of Keppel Land, said, "Vietnam's housing demand is expected to continue its upward

momentum, supported by the country's young population, growing middle-class as well as rising urbanisation. We are confident that these two developments will be well sought after, given the limited supply of upper middle-end gated landed homes and condominiums close to HCMC's CBD. The two projects will add to Keppel Land's pipeline of more than 20,000 homes in Vietnam. We will continue to leverage our experience and expertise as one of Asia's premier property companies with a strong track record of delivering well-planned, quality and thoughtfully designed homes to meet the lifestyle aspirations of discerning homebuyers in Vietnam."

## Paya Lebar Quarter completes 'topping out' of its first office tower

**Singapore** – Paya Lebar Quarter (PLQ) by Lendlease completed the topping out of its first office tower structure at a ceremony attended by Minister for National Development Lawrence Wong and other key delegates on 15 January 2018.

The S\$3.2 billion mixed-use development comprising of office, residential and retail components, is progressing well. When completed, it is set to transform Paya Lebar into Singapore's newest business hub.

Mr Tony Lombardo, CEO, Asia, Lendlease, commented: "The significant market demand Lendlease has received for PLQ signals a sustained market appetite in Singapore for quality integrated business and lifestyle precincts underpinned by excellent public realm, superb connectivity and designed with people foremost in mind. PLQ represents the best of inclusive urban spaces and workplace ecosystems for seamless and vibrant lifestyles, where people want to work, live, dine and shop."



Topping out the Lendlease way. From left to right: Richard Paine, PLQ Managing Director, Lendlease; Associate Professor Fatimah Lateef, Member of Parliament for Marine Parade GRC, Geylang Serai Ward; Lawrence Wong, Minister for National Development and Second Minister for Finance; Tony Lombardo, Chief Executive Officer, Asia, Lendlease and Ng Hsueh Ling, Managing Director, Singapore and Chief Investment Officer, Asia, Lendlease officiating the topping out of PLQ's first office tower. Photo: © Lendlease

## Frasers Centrepoint Singapore tops out Frasers Tower with over 70 percent pre-commitment for office tower

**Singapore** – Following the successful inaugural launch of Frasers Tower last February, Frasers Centrepoint Singapore celebrated the tower's topping out ceremony, having secured strong lease commitments of over 70 percent for its 38-storey office tower, with close to 50 percent of its retail podium also successfully leased.

Speaking at the sidelines of the topping out ceremony, Mr Christopher Tang, Chief Executive Officer of Frasers Centrepoint Singapore commented: "This is a memorable milestone for us. We are encouraged by the pre-commitment of over 70 percent as a

testament to Frasers Tower being the top-of-mind choice for established organisations to grow their business. We are confident that Frasers Tower will be a leading landmark in the business district, catering to a contemporary workforce in the years to come."

The development has a total net lettable area of approximately 663,000 square feet and comprises a 38-storey Premium Grade-A office tower with unique community zones – The Sky, The Terrace and The Park – and an adjacent three-storey cascading retail podium with a roof garden, The Oasis.



Topping out ceremony group photo. From left to right: Mr Christopher Tang – CEO, Frasers Centrepoint Singapore; Mr Panote Sirivadhanabhakdi – Group CEO, Frasers Centrepoint Limited; Mr Kim Jung Chul – EVP / COO / Head of Building Works Division, Hyundai Engineering & Construction; and Mr Kwak Im Koo, Project Director, Hyundai Engineering & Construction. Photo: © Frasers Centrepoint Singapore

## MANN+HUMMEL opens its Asia Pacific headquarters for Intelligent Air Solutions in Singapore

Company also signs strategic partnership with the World Green Building Council to promote better places for people.

**Singapore** – MANN+HUMMEL Group, a leading global filtration specialist, opened its Asia Pacific Headquarters for Intelligent Air Solutions (IAS) in Singapore on 14 December 2017. The headquarters will spearhead the growth of its OurAir business. OurAir offers indoor air quality solutions that combine MANN+HUMMEL's deep expertise in air filtration with advanced digital technologies.

Besides the regional market responsibilities, the IAS Asia Pacific HQ in Singapore is also responsible for global research and development, product charters, brand management and strategic partnerships. Mr Thomas Fischer, Chairman of the Supervisory Board at MANN+HUMMEL, said, "The megatrends of Asia's growth, intensifying urbanisation, environmental sustainability, and rapid digitalisation of the physical world, are important for all of us. MANN+HUMMEL believes in leveraging our core expertise of filtration and separation while embracing new digital technologies. We will work very closely with our partners and customers in Singapore and Asia, to actively address these challenges and opportunities."



**Ribbon Cutting (From left to right)**  
**Mr Charles Vaillant, Group VP Technology, Mann + Hummel,**  
**Mr Ken Cao, Group VP and CEO, Asia Pacific, Mann + Hummel,**  
**Ms Emese Weissenbacher, Chief Financial Officer Mann + Hummel,**  
**Mr Beh Kian Teck – Assistant Managing Director, Economic Development Board,**  
**Mr Thomas Fischer – Chairman of the Supervisory Board, Mann + Hummel,**  
**Mr Hakan Eckberg – Group VP, Life Sciences and Environment, Mann + Hummel,**  
**Mr Jason Tang – VP, Intelligent Air Solutions, Mann + Hummel**

**Photo: © MANN+HUMMEL**



**Signing Ceremony (From left)**  
**Mr Tai Lee Siang, Chairman, World Green Building Council, and**  
**Mr Hakan Ekberg, Group Vice President, Life Sciences & Environment, Mann + Hummel**

**Photo: © MANN+HUMMEL**

Singapore's strategic location in Asia Pacific, and the government's move towards a smart and sustainable nation, makes it an obvious key hub for MANN+HUMMEL. Together with its Global IoT (Internet-of-Things) Lab, also located in Singapore, MANN+HUMMEL is set to serve a market for clean air solutions in Asia Pacific estimated at more than SGD 4 billion.

Mr Beh Kian Teik, Assistant Managing Director, Singapore Economic Development Board, said, "MANN+HUMMEL has been a long standing partner and valued contributor in the industrial and environment sector in Singapore. The opening of its Asia Pacific Headquarters for Intelligent Air Solutions is aligned with Singapore's push to embrace the digital economy and green buildings. We look forward to the creation of solutions to enable smarter, healthier buildings for Singapore, as well as the region and beyond."

MANN+HUMMEL's OurAir business aims to help owners, facility managers and end-users of commercial buildings and offices "Know, Improve and Manage" better indoor air quality. OurAir offers smart HVAC air filters and air purification systems, air quality monitors and indoor air quality management platforms. MANN+HUMMEL has implemented "Living

Lab" projects with top multi-national companies across China, Asia and Europe, and is working closely with them on the monitoring and optimisation of indoor air quality.

Mr Jason Tang, Vice President, Intelligent Air Solutions, said, "There are many factors that affect indoor air quality in buildings and offices. MANN+HUMMEL provides solutions for real-time monitoring of indoor and outdoor air quality, and digital platforms to analyse, predict and manage the optimisation end-to-end. This is anchored by our deep expertise in filtration

to achieve clean air more effectively and efficiently. We help our customers in the evolution of standards towards healthy buildings, and make smarter choices to enjoy better air."

On the same day, MANN+HUMMEL signed a global strategic partnership with the World Green Building Council (WorldGBC) to jointly promote its initiative Better Places for People. The WorldGBC is the leading global non-profit organization driving the agenda for green buildings. Through Better Places for People, the WorldGBC aims to increase market

awareness of better indoor environments to support the well-being and productivity of people.

Ms Terri Wills, Chief Executive Officer, World Green Building Council, said, "Better Places for People is a project that is truly global in scale, influencing businesses around the world to build green by demonstrating their positive impact on people's health and wellbeing".

MANN+HUMMEL is the first partner of WorldGBC's Better Places for People focusing on better indoor air quality for buildings and offices.

## Industry leaders shine with Green Star ratings in 2017

**Sydney, Australia** – More than 27 million square metres of building space has been certified under the Green Star rating system, as the Green Building Council of Australia (GBCA) publishes its annual list of 'Green Star leaders'.

"Each year, we crunch the numbers to identify the annual leaders who have led the industry by challenging business norms, testing new ideas and pushing the boundaries of best practice. And each year, we are bowled over by the industry's leadership," said the GBCA's Chief Executive, Romilly Madew.

"The area of Green Star certified space has almost doubled in the past two years, up 93 per cent from the end of 2015," said Ms Madew.

The GBCA certified 304 projects in 2017, taking the grand total of Green Star projects certified since the rating system was launched in 2003 to 1,721.

"Importantly, we registered 525 new Green Star projects in 2017. This is up from 416 in 2016 and 277 in 2015. This speaks volumes about the growing influence of Green Star on the market," said Ms Madew.

"Sustainability is synonymous with building quality, with more than half of all ASX 50 companies operating from Green Star buildings. Increasingly, investors, tenants and building owners understand a Green Star rating helps to manage risk and enhance reputation," said Ms Madew.

### Certification leadership

Charter Hall gained Green Star certification for its entire portfolio in 2017, with an impressive 179 ratings in total (178 buildings, and 1 portfolio rating).

"Charter Hall now has the largest Green Star-rated portfolio in Australia by both number of projects and area, with an eye-watering 3.1 million square metres of Green Star space. Charter Hall now has a baseline as it increases the operational performance of its assets, while also enhancing the experience for tenants and the value for shareholders," said Ms Madew.

Charter Hall's Perth and Melbourne state offices have also

received WELL Certified™ Silver ratings from the International WELL Building Institute, making it the first company in Australia to achieve an interior rating in Victoria and the first project in Western Australia to achieve WELL accreditation.

Charter Hall Group CEO & MD David Harrison said: "We are proud to have Australia's largest Green Star footprint, with 178 of our office, retail and industrial assets achieving a Green Star – Performance rating and 19 Green Star ratings for projects achieving 5 Star Green Star or above. We care about the environments we create for our tenants, the communities we operate in and for our people. Achievement of these ratings provides us with a framework to set longer-term targets to continually improve our performance and to deliver superior returns for our investors."

Looking at the ongoing leadership with Green Star, Frasers Property Australia maintains a steadfast commitment to rate all new projects and existing properties with Green Star. Frasers Property has registered 82 buildings for Green Star – Performance ratings in 2017, as well as 24 other projects. When these projects are certified it will take Frasers Property's total to 231.



Charter Hall

# dormakaba launches new smart access and room system called 'UNIQUIN'

For perfection in spatial configuration, look no further than UNIQUIN.



**Singapore** – UNIQUIN enables you to perfect the spatial impression of your interior architecture. The system offers flush-fitting profiles complemented by architectural hardware and locking systems all in the same coordinated design. A special powder coating is applied to the aluminum, imparting to it an elegantly textured finish offering resistance. UNIQUIN can be fitted with partition elements of glass, timber or other materials in thicknesses up to 19 millimeters.

It is available from 2018.



### Divides spaces without consuming them

Be it in an office complex, a hotel or some other installation location: UNIQUIN is an asset to any spatial structure. Its sophisticated design, transparency and the daylight it allows to flood in generate a pleasant ambience conducive to both creativity and relaxation.

And you can incorporate both sliding and swing doors of standard or full room height as required. Existing structural openings can also be fitted with UNIQUIN frames as an individual door solution.



### Electrified for any spatial layout

UNIQUIN offers flexibility in electrification, allowing the interior configuration to be fully adapted to the planned use of the room.

- The cabling is integrated in the profiles.
- So switches and sockets can be fitted precisely where they are needed.
- Electronic access control components can also be integrated without problem.



### Aesthetics and security in one

Access control systems from dormakaba can likewise be integrated within the UNIQUIN system.

- The security levels available extend from manually operated lock cylinders to electronically controlled access management.
- Security solutions can be implemented either on an individual room basis or as an integrated system.



### High sound absorption for improved concentration

UNIQUIN reduces sound transmission between adjacent rooms,

- with the insulating effect augmented the decoupling of the aluminum profiles and the partition infill elements
- Even noisy events next door will not impair concentration in an adjacent space
- Use of special glass results in sound reduction levels of up to 40dB



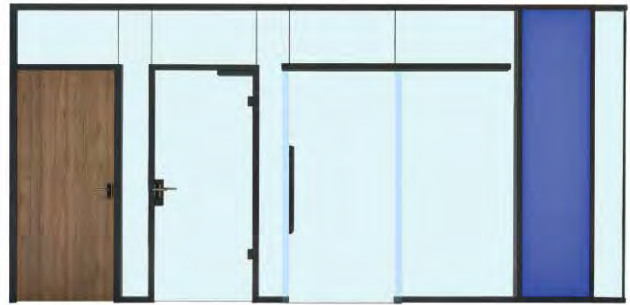
### Good to hear, nice to see

The acoustic modules included in the UNIQUIN package create a pleasant ambient feel, while also offering something for the eye as attractive design elements.

- Aging-resistant, recyclable acoustic fleece in aluminum frames to effectively absorb noise
- Acoustic module sizes individually adaptable
- Fabric covering can be individually printed and provided with appropriate designs for further visual enhancement

#### The benefits at a glance

- Advanced design with finely coordinated functional components Flexible choice of infill elements from 10 to 19 mm in thickness (TSG, LSG, timber)
- Integrated electrification for optimised spatial utilisation
- Individually dimensioned acoustic modules for a pleasant ambient feel
- Decoupled glass mountings for increased sound insulation
- Integrated security with access control options
- Simple, fast installation



- Combination of sliding and swing doors of standard or full room height with coordinated designs

For more information, please contact [cheekeong.chan@dormakaba.com](mailto:cheekeong.chan@dormakaba.com).

## Leigh & Orange unveils new designs for Zhejiang World Trade Center

**Hong Kong** – Leigh & Orange (L&O) is pleased to announce its appointment to deliver the new Zhejiang World Trade Center (WTC) in Hangzhou. The original building was first established in 1987, designed as a key venue to facilitate foreign trade, during the early years of the Chinese economic reforms.

Bearing the concept of a transit oriented development, or TOD, the new design will help re-zone the existing hotel-office-convention clusters, and to inject a new commercial catalyst for the business community.

Located in heart of the Huanglong financial district, and close to the famous scenic West Lake, the project is primarily an underground redevelopment with a total construction area of 79,250 square metres, including 24,700 square metres of new commercial spaces. The basement retail will be seamlessly connected to the metro forming a public gathering space, a focal point for the surrounding community. Central to the design is the concept of a "retail park", where retail space will be intertwined with two major circulation experience: an indoor sport-themed arcade and an outdoor park trail. The retail complex will also house two major anchors, a sports-themed concept store and a major flagship bookstore.



Photo: © Leigh & Orange

Kelvin Li, L&O's Project Director said: "L&O is honoured to be working on what is a very prominent scheme which will help shape the future of Hangzhou's Huanglong district. With the upcoming 2022 Asian Games in Hangzhou, we hope to work hand-in-hand with Hangzhou Metro to transform this into a world class mixed-used facility."

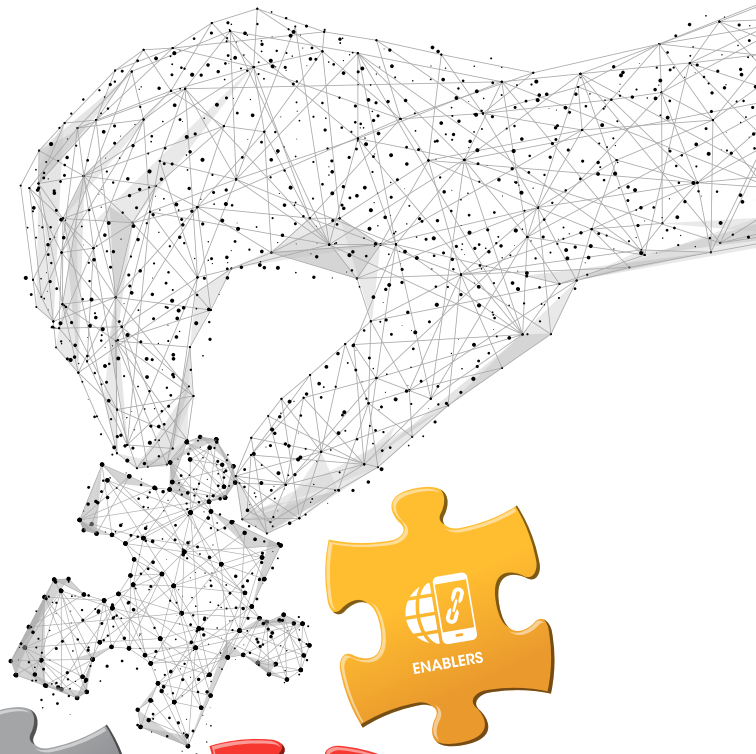
Construction will begin in April 2018 and is expected to complete in 2021.

# IoT ASIA | 21-22 March 2018

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## Ascott surpasses 20,000-unit target for China with signings of nine new management contracts

**Singapore** – CapitaLand's wholly owned serviced residence business unit, The Ascott Limited (Ascott), has exceeded its target of 20,000 units for China in 2017, ahead of its planned schedule of 2020, as it sealed contracts to manage nine properties with over 2,000 units in China. With these new properties, Ascott made inroads into new cities such as Harbin and Zhuhai, and widened its presence in Chongqing, Foshan, Shanghai and Wuxi. It also marked a record year of growth in China, as it added over 5,600 units across 28 properties in 2017, double the over 2,700 units across 15 properties added in 2016.

Mr Kevin Goh, newly appointed Ascott's Chief Executive Officer, said: "With these nine new management contracts secured in China, Ascott has exceeded our target of 20,000 units for our biggest market China three years ahead of schedule. 2017 was our strongest year as Ascott's global portfolio crossed 72,000 units, adding a record high of about 24,000 units within the year. We are confident of achieving our global target of 80,000 units in 2018, well ahead of 2020 as we press ahead with our aggressive expansion plans via strategic alliances,



**Ascott Riverside Garden Beijing, one of the recently opened properties in China. Photo: © The Ascott Limited**



**Ascott Zumiao Foshan. Photo: © The Ascott Limited**

management contracts, franchises and investments."

Mr Tan Tze Shang, Ascott's Managing Director for China, said: "Ascott has been fast expanding in China, and the achievement of our 20,000-unit target is testament of our partners' confidence in Ascott's strong brand reputation and management excellence. In 2017, we made our foray into Handan, Xuzhou, Yichang, Kunming, and now Harbin and Zhuhai. Harbin is a key political, economic and technological centre of Northeast China while our entry into Zhuhai will entrench Ascott's business in South China, specifically the economic zone of the Pearl River Delta, one of the fastest growing regions in China that is earmarked for further development into a world-class metropolis. We also deepened our presence in existing cities to leverage greater economies of scale. This includes our latest ones in Chongqing, Foshan, Shanghai and Wuxi."

In China, Ascott has a portfolio of over 20,000 units in more than 110 properties across 31 cities. Of the nine new properties, Somerset Gubei Shanghai will be the first to open in 2018, while Ascott Raffles City Chongqing and Tujia Somerset City Hub Zhuhai Serviced Residence are scheduled to open in 2019. Meanwhile, Ascott Jing'an Shanghai and Citadines Baoyu Riverview Harbin are targeted to open in 2020. Ascott Zumiao Foshan, Ascott Gaoxin Wuxi and Gaoxin Serviced Residence Wuxi are slated to start operations in 2021 while Ascott Hengqin Zhuhai is due to open in 2023.

Besides Ascott Raffles City Chongqing, four other properties which are part of CapitaLand's Raffles City-branded integrated developments include operating ones such as Ascott Raffles City Beijing, Ascott Raffles City Chengdu, and Ascott Raffles City Shenzhen, as well as Ascott Raffles City Hangzhou which is slated to open in third quarter of 2018.

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## Teraco and STULZ triumph at the DCD Global Awards 2017

**London, UK** – Teraco in collaboration with STULZ celebrated winning an award at the DCD 2017 Awards. The companies were commended for increasing its energy efficiency and reducing the carbon footprint in a very challenging climate at the Isando Data Centre 7 in Johannesburg.

Now in their 11th year, the DCD Awards went global for the first time and celebrated the best projects, technologies, companies, individuals and teams from across the industry. The 2017 event took place in December 2017 at London's Royal Lancaster Hotel. Approximately 700 guests gathered to celebrate these hotly contested awards which received over 200 entries from 30 countries.

Barrister turned comedian and broadcaster Clive Anderson, who hosted the event presented the Energy Efficiency Improvers Award (sponsored by Starline) to Brendan Dysel, Head of Infrastructure Management at Teraco. There was stiff competition from DigiPlex (Norway), Liberty Global in the UK and vXchnge in USA.

Teraco is the first provider of resilient, vendor neutral data environments in South Africa and is leading the way in the region by making energy efficiency

one of its highest priorities.

Kurt Plötner, Vice president of STULZ Germany commented, "We are delighted that Teraco and STULZ South Africa have received this accolade. It is a tremendous achievement which would not have been possible without the sales, product management and design engineers in Hamburg being absolutely focused and determined to build an energy efficient, state of the art data centre in Johannesburg's challenging climate. Needless to say that we at STULZ are proud to be associated with Teraco and their team!

The 27,500 square metres colocation facility has a net cooling capacity of 2 MW, supplied by a chilled water system which is concurrently maintainable, with three CyberCool 2 chillers (N+1) and 14 CyberAir 3 chilled water units from STULZ. Due to extremely hot summers, the ambient temperature reaches 40°C. However, with water temperatures of 22°C/14°C Teraco is able to switchover into mix-mode at 20°C ambient temperature (approx. 5.700 h/a) to increase the energy efficiency by reducing the electrical power consumption of the chiller. The design of the installation allows the use of free cooling for approximately 65



**From left to right: Mathew George from Starline, Brendan Dysel from Teraco and Clive Anderson at the DCD Global Awards 2017.**

percent of the year, saving a significant amount of energy (circa 45 percent) and reducing Teraco's carbon footprint.

STULZ were also proud to supply the cooling solutions for The MareNostrum Data Center in Spain which won the World's Most Beautiful Data Center Award.

## Registrations now open for 2018 Tall + Urban Innovation Conference

**Chicago, Illinois, United States** – Thanks to the significant success and growing interest in CTBUH's annual conference, CTBUH is pleased to announce that it will be hosting two conferences each year moving forward.

Incorporating what was previously known as the CTBUH Annual Awards Event, the first annual CTBUH Tall + Urban Innovation Conference will explore and celebrate the very best in innovative tall buildings, urban spaces, building technologies, and constructing practices



from around the world. This two-day conference will see the owner/developers and design teams for 45 Finalist projects compete in front of an international audience and live juries for winning

distinctions in eight award categories.

It will take place on 31 and 31 May 2018 at the Radisson Blue Aqua, Chicago, US. **For more information, visit <http://tallinnovation2018.com>.**

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## mfree-SCCF facade by Permasteelisa Group awarded in the US by the National Institute of Building Sciences

**Washington, USA** – The National Institute of Building Sciences has awarded the Permasteelisa Group for its proprietary façade technology called mfree-SCCF. This technology received the Honor Award, First Place for the High-Performance Innovation in the National Institute of Building Sciences 2017 Beyond Green™ High Performance Building Awards, a unique programme which recognises the initiatives that shape, inform and catalyse the high-performance building market, as well as the real-world

application of high-performance design and construction practices.

Alberto Franceschet (Executive VP Business Development & Sales) and Alex Cox (Business Development Manager – West Coast) from Permasteelisa North America attended the ceremony to receive the award and to present the mfree-SCCF facade, highlighting the great opportunities that this high-performance and sustainable technology can offer to the audience, mostly composed by building industry leaders and US Real Estate industry representatives.

The mfree-SCCF is a cost efficient façade that significantly contributes to high environmental ratings of a building, offering abundant availability of daylight and light-thermal acoustic comfort. It is designed in such a manner that no contamination by dust and condensation is permitted inside the internal cavity of this special double skin facade. All of this without compromising the aesthetics of the buildings.

The mfree-SCCF façade has been already employed by Permasteelisa in important realisations throughout the world; among them, 200 George Street (Sydney, Australia), JTI International HQ, (Geneva, Switzerland), One New Burlington Place (London, UK), LEO (Frankfurt, Germany), Roche Building (Basel, Switzerland).



Photo: Courtesy of Permasteelisa Group

## Vanceva World of Color Awards 2018 jury announced

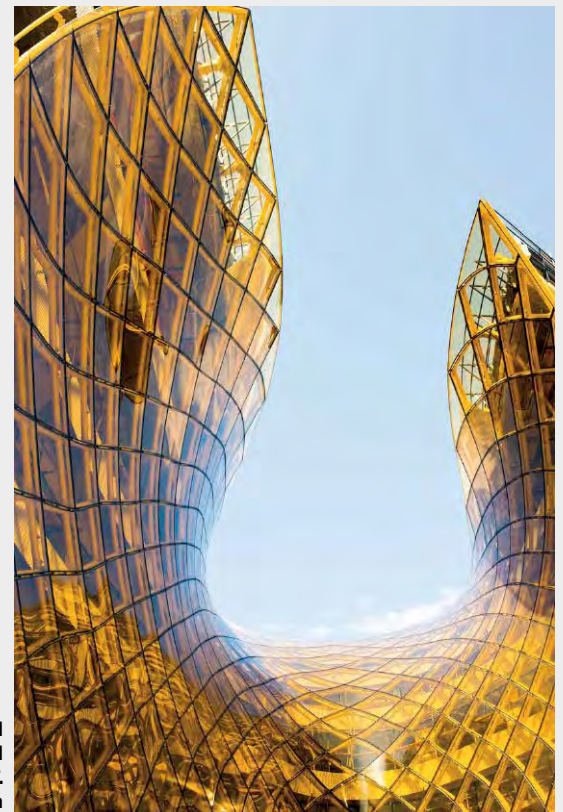
**Kingsport, Tennessee, USA** – The jury is in! Eastman, manufacturer of the Vanceva® Color System for laminated glass, announced today the five jury members for its 2018 Vanceva World of Color Awards™ international design recognition programme.

All projects will be judged by this international jury of renowned industry professionals representing the architectural and design industries.

The Vanceva World of Color Awards competition is designed to honour architects, interior designers, glass fabricators, furniture designers, glazing contractors, engineers and other industry professionals for their innovative use of coloured laminated safety glass in building design and interior spaces around the world.

**Preliminary entries can be submitted from Monday, January 8 to Sunday, April 15, 2018, at 11:59 p.m. CST and all entries can be uploaded at <https://www.vanceva.com/woca/submit-a-project>.**

**Emporia Shopping Mall located in Malmö, Sweden and designed by Gert Wingårdh of Wingårdh arkitektkontor, was named Exterior Winner in the Vanceva World of Color Awards 2017.**  
Photo: Courtesy of Vanceva by Eastman



## International collaboration led by US-based design practice wHY wins competition to revitalise nationally-important site in Edinburgh

**London, UK** – The Ross Development Trust together with the City of Edinburgh Council has announced the winner of the Ross Pavilion International Design Competition to be the team led by US-based design practice wHY.

The five-month search for an outstanding team for the £25m Ross Pavilion and West Princes Street Gardens project attracted first-stage submissions from 125 teams (made up of 400 firms) from 22 different countries.

At the competition's second stage, shortlisted teams produced concept designs for a new landmark Pavilion; a visitor centre with café; and improvements to the surrounding Gardens. The new Pavilion will provide a flexible platform for the imaginative arts and cultural programming that Edinburgh excels in, and allow visitors and residents to engage with a variety of events all year round.

The competition jury met on 11 July 2017 to interview the seven teams shortlisted for this initiative, and unanimously selected wHY as the winner. Their team included Edinburgh-based design studio GRAS, Groves-Raines Architects, Arup, Studio Yann Kersalé, O Street, Stuco, Creative Concern, Noel Kingsbury, Atelier Ten and Lawrence Barth.

The competition winners proposed an organic landscape-focused scheme that respects the historic setting but also animates the Gardens through the introduction of a new undulating promenade, transformed access from Princes Street, sculptural seating and dynamic open views.

Inspired by the Gardens' geology and history – from the volcanic forces to the man-made energy of the Victorian pleasure garden – the design subtly positions the new visitor centre and the 'butterfly' Pavilion into the folds of the landscape, enabling the Castle to remain the main visual event. The scheme increases the amount of green space relative to hard surfaces within the



Image: © wHY

Gardens and is, in the team's words, 'human scale with moments of drama... activating four layers of meaning within the Gardens: botanical, civic, commemorative and cultural.'

The jury praised the team's concept design as 'a beautiful and intensely appealing proposal that complemented, but did not compete with, the skyline of the City and the Castle.' They liked the concept of the activated community space with a democratic spirit, potentially creating a new and welcoming focus for the City's festivals while appreciating that the team's design balanced this with a strong approach to the smaller, intimate spaces within the wider Gardens. Construction is expected to begin in 2018.

Malcolm Reading Consultants were the competition organisers.

## Schmidt Hammer Lassen Architects wins competition to design Sports and Culture Campus in Aarhus, Denmark

**Gellerup, Denmark** – A jury commissioned by Aarhus Kommune and Brabrand Boligforening selected Schmidt Hammer Lassen Architects along with a collaborative team that includes MASU Planning ApS, Loop Architects and COWI A/S to design a new Sports and Culture Campus in Gellerup.

Located in a community in western Aarhus that is seeing an influx of redevelopment and revitalisation, the sprawling Gellerup Sports and Culture Campus will comprise a library, facilities for local residents, a playful activity house for circus, soccer, school and climbing – and potentially a unique public swimming pool.

The campus is expected to attract more than 600,000 visitors annually.

"When designing the campus, our intention was to create a welcoming place that is open and relevant for the local community, while also appealing to residents from across Aarhus and the world," said Trine Berthold, Associate Partner at Schmidt Hammer Lassen Architects. "We hope to draw people into the campus's various elements with architecture that is rooted in the local environment, but also speaks to an international audience," said Ms Berthold.

Located in the western part of Aarhus Kommune, Gellerup is the city's most culturally diverse district with residents relocating to the neighbourhood from all corners of the globe. The Gellerup Sports and Culture Campus is a part of the city's ambitious Master Plan, a project aimed at improving the quality of life and safety in the area in collaboration with the community's residents. The winning proposal presented an inviting building structure that breaks up the city's existing boxy grid with an open, flowing layout that strengthens community ties, neighbourhood democracy and cohesion. The architecture supports openness and creates space for people to meet each other by overlapping buildings and spaces in an intuitive way.

The winning team, selected after a competition that also included Danish architectural firms 3XN and CEBRA, will now begin work to develop a detailed design. Work on-site is planned to begin in early 2018, with completion estimated to be in 2021.



Photo: Schmidt Hammer Lassen Architects

## Adelaide Contemporary shortlisted architects welcomed and competition jury announced

**London, UK** – The six star design teams vying to win the Adelaide Contemporary International Design Competition were welcomed to Adelaide with an Aboriginal welcome by Kaurna Elder, Frank Wanganeen, in early January 2018. On 23 January 2018, Jay Weatherill MP, Premier of South Australia and Minister for the Arts, addressed them as they prepared for a site visit and briefing.

Adelaide Contemporary, a new landmark on Adelaide's celebrated North Terrace boulevard, next to the Adelaide Botanic Garden, will combine a contemporary art gallery with a public sculpture park. The initiative is key to regeneration agency Renewal SA's vision to transform the site. It will be a focus for the city's cultural energies and also include a community meeting place, integrating art, education, nature and people.

The high-profile shortlisted teams, who all include international and Australian collaborations and were announced last month, include: Adjaye Associates (London, UK) and BVN (Sydney, Australia); BIG – Bjarke Ingels Group (Copenhagen, Denmark) and JPE Design Studio (Adelaide, Australia); David Chipperfield Architects (London, UK) and SJB Architects (Sydney, Australia); Diller Scofidio + Renfro (New York, USA) and Woods Bagot (Adelaide, Australia); HASSELL (Melbourne, Australia) and SO-IL (New York, USA); and Khai



Adelaide Contemporary International Design Competition shortlisted teams visit the Art Gallery of South Australia, Adelaide, 2018. Photo: Nat Rogers

Liew (Adelaide, Australia), Office of Ryue Nishizawa (Tokyo, Japan) and Durbach Block Jagers (Sydney, Australia).

The jury is made up of nine eminent leaders from the arts, architecture, culture and business and includes:

- Michael Lynch AO CBE (Chair), Chair, Sydney Community Foundation and Chair, Circa
- Lee-Ann Tjunypa Buckskin, Deputy Chair, Australia Council for the Arts, Managing Director, L-AB & Associates and Executive, Aboriginal Strategy, South Australian Film Corporation

- Beatrice Galilee, Associate Curator of Architecture and Design, The Metropolitan Museum of Art, New York
- Walter Hood, Creative Director and Founder, Hood Design Studio
- David Knox, Deputy Chair, Economic Development Board of South Australia and Member, Adelaide Botanic Gardens Foundation Committee
- Nick Mitzevich, Director, Art Gallery of South Australia

The competition is being organised by Malcolm Reading Consultants.

## Richard Meier & Partners to complete four new projects in Colombia, Germany, Mexico and Taiwan in 2018

**New York, New York, USA** – Richard Meier & Partners will celebrate in 2018 the completion of Vitrum in Colombia, the Engel & Völkers Headquarters and Apartments in Germany, Torre Cuarzo on Reforma in Mexico, and the CDC Xin-Yi Residential Tower in Taiwan. The projects have reached important construction milestones this year and each building has been designed to celebrate natural light and openness within the local context.

In Latin America both the Torre Cuarzo in Mexico City and Vitrum in Bogotá will open during the first quarter of 2018. Torre Cuarzo represents the first project built by the firm in Mexico and the towers are going to be located along Paseo de la Reforma in Mexico City. This distinguished boulevard was designed to commemorate the history of the Americas and has become a major commercial thoroughfare that cuts diagonally across the city. Sitting gracefully along this road, the development is a 120,155 square metres (1,293,338 square feet) mixed-use complex designed by Richard Meier & Partners in collaboration with Diametro Arquitectos who also acted as the project's developer.

The new development is comprised of an iconic 40-storey mixed-use tower that will accommodate a range of activities, such as high-end offices, retail space, restaurants, a fitness centre and parking. In addition to this tower, a tower containing a hotel will complete the complex. The overall design of the project considers the current constraints of the city while accounting for the possibility of future development and the evolution of its surroundings.

In Bogotá, Colombia, Richard Meier & Partners will celebrate the completion of the Vitrum development. The project is the first residential project in the country and the second project in South America after the successful completion of the Leblon Offices in Rio de Janeiro, Brazil in 2016.

With impressive views towards the city and in direct relationship with the secluded Seminario Mayor, one of the largest and most important seminaries in Colombia, this 13-storey residential project consists of two towers with a total of 37 condominiums. The 22,000 square metres (236,806 square feet) project is located on a prominent site along Séptima Avenida in the north section of Bogotá, and is surrounded by the mountains and the gardens of the adjacent Chico Park. A ravine and water gorge delimits the property to the north and serves as a buffer and separation to the neighbouring property delineating the unique angular shape of the site.

The two towers are distinguished by singular forms, each with a unique expression and in dialogue with the other. Tower 1 is characterised as a prismatic structure distinctively articulated by folds, planes and carved surfaces, while Tower 2, an almost rectangular shape is defined by two solid punctuated planes. The massing of both towers responds to the internal program, the relationship with the immediate context, the views to the exterior and the privacy required for each unit.

In the second quarter of 2018 the firm will celebrate the completion of the new Engel & Völkers Headquarters and Apartments in Hamburg, Germany. While following the urban



**CDC Xin-Yi Residential Tower. Rendering: © Vize**

requirements of the HafenCity district, the building provides a new perspective on the usual disposition of the courtyard typology.

The design of the project began with a pairing of the courtyard building with the organisational system of a hybrid building that contains a multiplicity of different programmatic uses such as apartments, training academy, offices and retail spaces within a singular and identifiable building. The organization of these various disparate programmatic uses are planned uniquely to provide the maximum benefits for each use in plan and section. The exterior of the building reads as a continuous and evenly articulated shell with elaborations that trace the internal differences of the project. The interior contains and reveals a series of shared experiences of its disparate parts.

The courtyard itself is transformed into an atrium as central circulation core and as an urban living room in the tradition of grand hotel lobbies. Its ceiling divides the public domain (training academy, shop, café and gallery) below from the private functions (residential and office) above, but also unifies them through the introduction of natural light and views through a skylight.

In addition to the building structure the building is defined by the open and spacious, light-flooded interiors with ceiling-height doors and floor-to-ceiling windows open to the city, the Elbe River, and the city port. Each floor of the 34,740 square metres (373,938 square feet) building is a study in balancing transparency and natural light with various degrees of privacy and opacity required for the residential and office interiors to meet the local stringent sustainability specifications.

Later in the third quarter of 2018 the firm will celebrate the completion of the CDC Xin-Yi Residential Tower in Taipei, Taiwan. The 27,733 square metres (298,513 square feet) tower is the first project to be designed and built in Taiwan, and it has been

commissioned as an urban landmark by Continental Development Corporation. The CDC Xin-Yi Residential Tower rises 127 metres (417 feet) into the sky and will set a new precedent in Taiwan as a private building that dedicates its entire landscape to the public realm.

Oriented along a distinct east-west axis on Xin-Yi Road, the building respects the characteristics of the site through its organizing grid and scale in dialogue with the urban context. The ground plane is a continuation of the urban fabric that becomes an open landscape where the base of the tower is a generous public space immersed in a field trees and sculptures by international artists.

## Nakheel and AccorHotels to debut Raffles on world-famous Palm Jumeirah

**Cannes, France** – AccorHotels, one of the world-leading travel and lifestyle groups, signed a management agreement with leading Dubai-based master developer Nakheel on 5 December 2017 for the expansion of AccorHotels' globally-renowned luxury brand, Raffles Hotels & Resorts.

The agreement, recognised by Nakheel Chairman Ali Rashid Lootah and Sébastien Bazin, Chairman and CEO of AccorHotels at a signing ceremony at the International Luxury Travel Market (ILTM) in Cannes (France) will lead to the opening of PALM360, a spectacular two tower development on the world famous Palm Jumeirah comprising of the Raffles The Palm Dubai Hotel and Raffles Residences PALM360.

Set to open in 2021, PALM 360 will be the first beachside resort for Raffles in Dubai and the tallest structure on Palm Jumeirah. At almost 260 metres high, PALM360 will offer unobstructed views of Palm Jumeirah, the spectacular Arabian Gulf coastline and Dubai skyline. Its centrepiece will be a 155 metre long sky pool, connecting the towers 170 metres above the ground, from where guests can also enjoy these stunning, uninterrupted views from a unique vantage point.

The hotel component will offer 125 hotel rooms and suites, whilst the 359 branded residences – including 16 branded penthouses that will each have their own private infinity pool, gym and cinema – will be available for purchase. Residence owners will be able to enjoy Raffles' legendary services, including concierge, private transportation and in-residence dining. They will also enjoy global VVIP status through an exclusive Ownership Benefits Program.

The hotel and residential complex will feature a host of high end dining outlets, including two rooftop restaurants commanding



Artist's impression of PALM360 which is set to open in 2021. Image: © Nakheel

sweeping views and a waterside restaurant in a spectacular poolside and beachside setting. A speciality restaurant will provide a venue for lavish culinary presentations throughout the day and a specially-designed lobby lounge will serve top-flight fare in luxurious surroundings.

Recognising that wellness is a vital component of daily life, especially for guests on the go, the resort will feature high-quality, well-equipped fitness and wellbeing facilities at the Raffles Spa, Health Club and tennis court. The hotel and branded residences will also feature a fully-supervised children's club to complement its leisure offering.

Located on Palm Jumeirah's 11km crescent Boardwalk, PALM360 is close to upcoming attractions such as The Palm Promenade, The Pointe and Nakheel Mall, with Dubai's key business and leisure hubs within easy reach. The luxury property will offer guests a distinct resort feel with direct private beach access, a specialised private beach club along with thoughtful, personal and discreet service synonymous with the Raffles brand.

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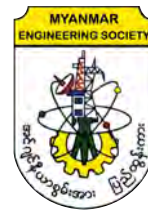
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## Future Campus – University College Dublin International Design Competition coming soon

**London, UK** – University College Dublin (UCD) is commissioning an international search for an outstanding design team to devise an Entrance Precinct Masterplan and design a landmark 8,000 square metres building, the circa €48 million Centre for Creative Design. The international competition will launch in early 2018.

Interested architects, urban designers and masterplanners can now sign up to receive notification of launch on the competition website's holding page at <https://competitions.malcolmreading.co.uk/universitycollegedublin>.

UCD benefits from a parkland and wooded campus close to Dublin's city centre that has a serious architectural pedigree with a mid-20th-century core that was designed by Andrzej Wejchert.

Recent additions include the Student Centre, UCD O'Brien Centre for Science, and other worldleading facilities, notably UCD Sutherland School of Law and UCD Lochlan Quinn School of Business.

UCD's new Confucius Institute for Ireland, designed by Robin Lee in conjunction with Arthur Gibney Architects, is due to open next year.

UCD, known as Ireland's Global University, plans to improve and develop its campus to reflect its 21st-century identity, and offer faculty and students exemplary facilities that raise the University's profile internationally and give it greater presence within Dublin.

The University's MArch is in the final stages of working towards SE (Substantial Equivalence) accreditation from the American Institute of Architects (AIA) – a rare achievement for an international university outside North America. UCD intends to run a forthcoming joint Master's degree with the National College of Art and Design and Dún Laoghaire Institute of Art, Design and Technology that will combine architecture with art.

The competition will be run by international competition specialist, Malcolm Reading Consultants (MRC). MRC is currently running the high-profile Adelaide Contemporary International Design Competition and recently ran competitions for the Cambridge to Oxford Connection, the Royal College of Art, Homerton College, Cambridge and Gallaudet University in Washington, D.C., in the US.

The first-stage global search will culminate in the selection of five teams chosen on the basis of relevant skills and past experience. At the second stage, these teams will be invited to visit the site and receive further briefing, and will be asked to produce concept designs for the Entrance Precinct Masterplan and the Centre for Creative Design. International teams will be required to team up with a local executive team during the second stage.

The competition will be run in accordance with EU procurement guidelines and the Republic of Ireland's S.I. No. 284/2016 European Union (Award of Public Authority Contracts) Regulations 2016. This competition will be advertised in the Official Journal of the European Union (OJEU).

## MVRDV reveal 'crystal rock' design for The Milestone

**Rotterdam, The Netherlands** – The Milestone is a new 6,500 square metres mixed-use office building by MVRDV with a distinct part-reflective façade and open geometric core has been selected by a jury for the city of Esslingen.

The building will literally be a milestone, its façade designed like a crystal rock is interactive and carries the topography of the town and messages about the history and people of Esslingen. In this sense, it will become a new landmark for Esslingen that celebrates its past whilst looking forward towards the future. RVI developers have commissioned the project and construction start is envisioned for 2020.

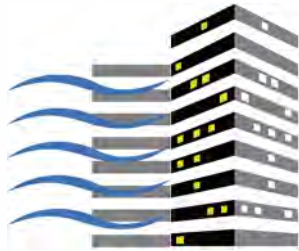
Located in Esslingen am Neckar in the region of Stuttgart in the south of Germany, Esslingen, a city with a fine historical town centre, has for the last decade progressed with ambitious regeneration projects in the areas around its main railway station. The Milestone, a 6,500 square metres 12-storey mixed-use building with public viewing platform located in Neue Weststadt on its square is one of such projects signalling the city's future ambition. MVRDV ambitious design responds to the client's brief for a mixed-use building that brings together the tension between tradition and modernity of the city.

"This building shows Esslingen to people all who pass by on trains and will become a new symbol to reflect its past heritage and future," said Winy Maas, MVRDV co-founder. "The façade with fritted glass will have QR codes integrated on to it informing visitors about Esslingen's people, landscape, and histories which makes the building an interactive library for all," added Winy.

MVRDV was commissioned to work on the project by investors RVI and construction will start in 2020.



'Crystal rock' design for The Milestone by MVRDV. Photo: © MVRDV



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## Snøhetta completes fish market with rake-looking roof

**Oslo, Norway** – Norwegian architecture firm Snøhetta has completed a new fish market in the west of Muscat, on the coast of Gulf of Oma, which aims to revive Oman's traditional fishing industry with its iconic structure.

A giant rake-looking steel pergola covers the main building, reaching at extreme height to provide a public space underneath, and creates a special pattern with its geometrically-designed structure which is derived from the sinuous flow of Arabic calligraphy.

Named Muttrah Fish Market, the 4,000-square-metre building is situated at the heart of Muttrah, on Oman's largest harbour, the new fish market is a tribute to both the past and the future of Oman. "The city of Muttrah is known for its long history of commercial trade, its characteristic port, and long-standing

fishery traditions. Located close to the city's original fish market, built in 1960, the new market marks a continuity of the region's trade and fishing traditions, while also fulfilling Oman's need to accommodate for the country's growing tourism industry," said Snøhetta, regarding the project.

Merging tradition with innovation, the studio elegantly unites the old and the new, creating a generous space with a public meeting space where local fishermen and worldly tourist from all over the world meet under the same roof.

"The architectural concept is inspired by the playful qualities of light and shadow through the shape of a double radial wall defining the spine of the new fish market," added the studio.

"Seen from afar, one can observe how the curved wall relates to the radial shape

of the cornice and the wider bay area, interacting with the street by exposing the stairs from the roof terraces in the openings along the cornice."

"Referencing both the former waterfront and the continuation of the cornice, the fish market defines the boundaries of public space, interconnecting the city, the mountains, and the waterfront," added the architects.

On street level, the new market enhances the public setting by forming a dynamically shaded canopy, organising the spaces beneath it. The building's architectural design follows the logic of a playful movement of light and shadow built from aluminum fins which provide shade, natural ventilation, and an ephemeral appearance. The complexity of the canopy roof contrasts the simple solidity of the concrete structure below it.

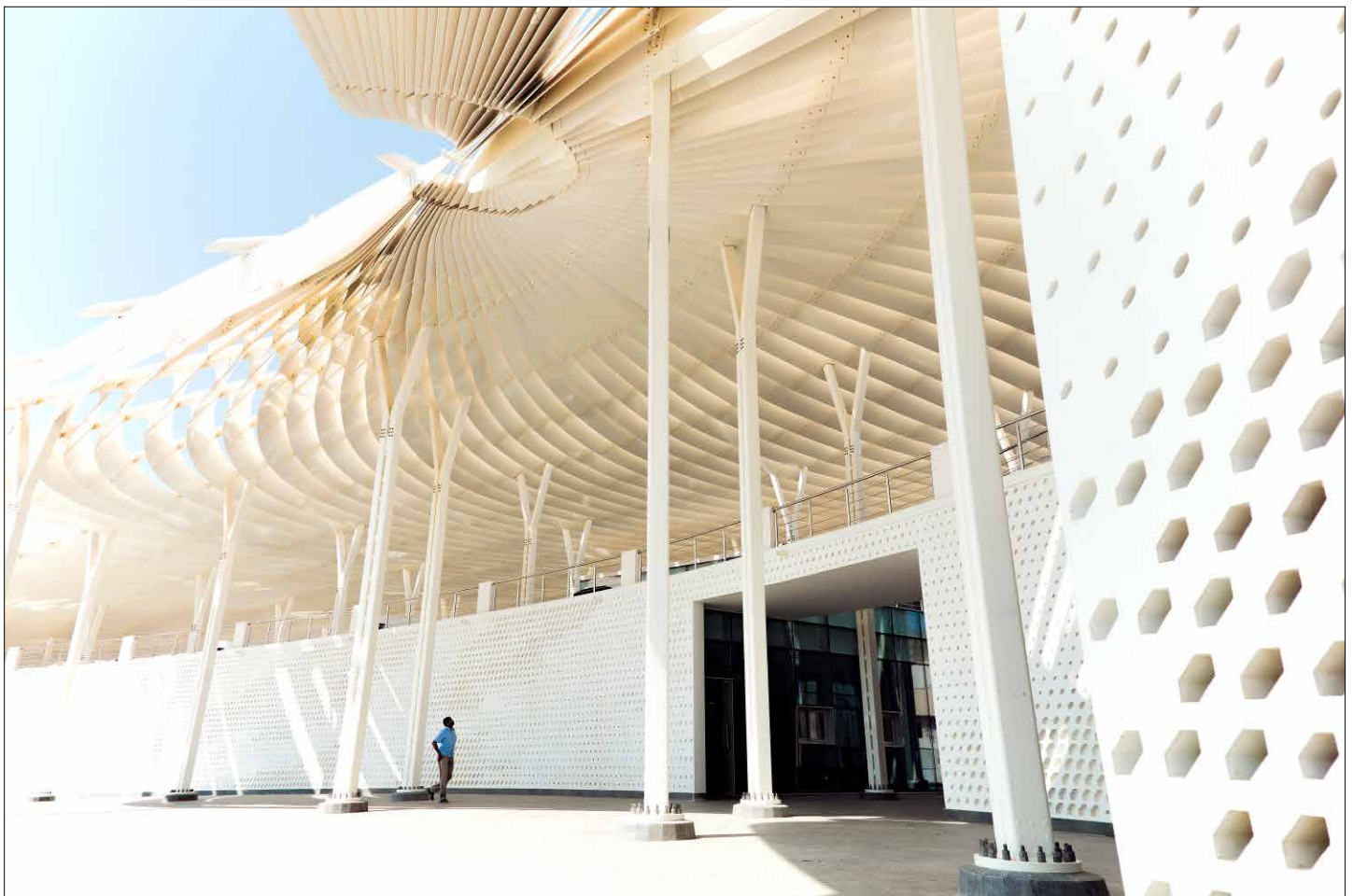


Photo: © Firas Al Raisi, Luminosity Productions



## The critical role of R&D in fire protection: How innovative technologies are setting new standards

*Text by Susan Schierwagen, Vice President of Coupling and Suppressions Systems at Victaulic*

**F**or any company in the business of developing fire protection systems, substantial investment in research and development is key to the execution of an effective business strategy. The introduction of new codes and standards, such as those governing the use of hybrid fire suppression technology, has fueled the growth of the fire protection market, prompting companies to invest more heavily in the creation of new solutions. Let's take a closer look at the evolution of the industry and what type of work is currently being done.

### Recent innovations

Fire protection engineering has evolved throughout the years in many respects, trending toward the adoption of technologies that are safer for the

environment, easier to maintain, and non-toxic to human occupants.

We have seen the introduction of alternative piping and fitting materials, such as PEXs (Crosslinked polyethylene), HDPE (High-Density Polyethylene), PPR (Polypropylene), and CPVC (Chlorinated Polyvinyl Chloride). In the area of fluid dynamics, innovation continues with the introduction of flexible sprinkler drops, flexible dry sprinklers, couplings and fittings which are ready for installation right out of the box, as well as prepackaged water mist and pump systems on skids. Mechanical joining solutions incorporating grooved couplings and fittings are increasingly used for fire protection systems and in fact today are considered the norm, reflecting a shift from traditional threading.

Perhaps the most innovative new

technology is hybrid fire suppression for special hazards, which utilises a combination of an inert gas such as nitrogen and a small volume of water to create a nebulized suspended mist. The introduction of fire suppression solutions for data centers, plants, and other facilities where water damage is a major concern has fueled the growth of these systems. With the introduction of the industry's first hybrid, water and inert gas fire suppression system in 2009, the industry has responded by developing an applicable standard for this technology; the NFPA is working toward the creation of a new code for hybrid systems – the NFPA 770 Standard on Hybrid (Water and Inert Gas) Fire Extinguishing Systems.

### Standardisation of new technologies

As we have seen with the effort to create the NFPA 770 standard, the development of new fire protection solutions can actually guide and improve the evolution of NFPA codes. Companies which create new technologies look to have them standardised and incorporated into the internationally recognised set of fire codes.

The biggest challenge with developing a new technology in fire protection systems is that some of the most innovative ideas and solutions typically do not fit into these already existing codes, standards and practices. Due to the risks involved in the fire protection market, owners, engineers, inspectors and contractors tend to adhere to the status quo.

In order to gain acceptance from these owners and engineers, a company developing the technology must demonstrate how the new technology either complies with the existing norms or offers significant value. Generally, a timeline must be provided for when agency approvals and listings will become available. As a result, new product development in the fire protection market requires an understanding of the limitations of existing codes and standards and coordination between customers and regulatory agencies.

The time from development in the lab to introduction into the marketplace can be as short as nine to 12 months or can last up to several years, depending on the innovation that is under development.

New product solutions are generally subject to a robust and rigorous testing process prior to installation, ensuring the highest level of reliability. Companies work with internationally recognised approval agencies such as UL (Underwriter’s Laboratory), FM (Factory Mutual), VdS (In German: Verband Der Schadenversicherer), and LPCB (Loss Prevention Certification Board) to ensure that newly developed and existing products meet all regulatory requirements.

Manufacturers of fire protection systems conduct research in conjunction with universities and work with organisations such as NFPA, ASTM International (American Society for Testing and Materials) and AWWA (American Water Works Association) to develop new standards and codes. Fire engineers from around the world are consulted due to the importance of understanding the local codes and installation practices in different markets. As a result, engineers are spending more time outside of the U.S., visiting jobsites and interacting directly with the engineering firms and contractors that are specifying or installing products.

**What lies ahead**

In the future, we will see the use of more software for the development of fire protection technologies, as well as alternative materials that will be created for piping. The most important trend will be the continued development of solutions that minimise the use of water, with much research being put into finding alternative chemical-based firefighting systems like foams or aerosol based solutions.

With no significant lack of new talent in the engineering community, the fire protection industry should continue to grow. But for this to happen, manufacturers of fire suppression systems must continue to collaborate with organisations around the world to adopt innovative and environmentally friendly technologies to push the industry forward.



**With the introduction of the industry’s first hybrid, water and inert gas fire suppression system in 2009, the industry has responded by developing an applicable standard for this technology; the NFPA is working toward the creation of a new code for hybrid systems – the NFPA 770 Standard on Hybrid (Water and Inert Gas) Fire Extinguishing Systems.**

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Andaz Singapore driveway. Photo: © Andaz Singapore

# Andaz Singapore

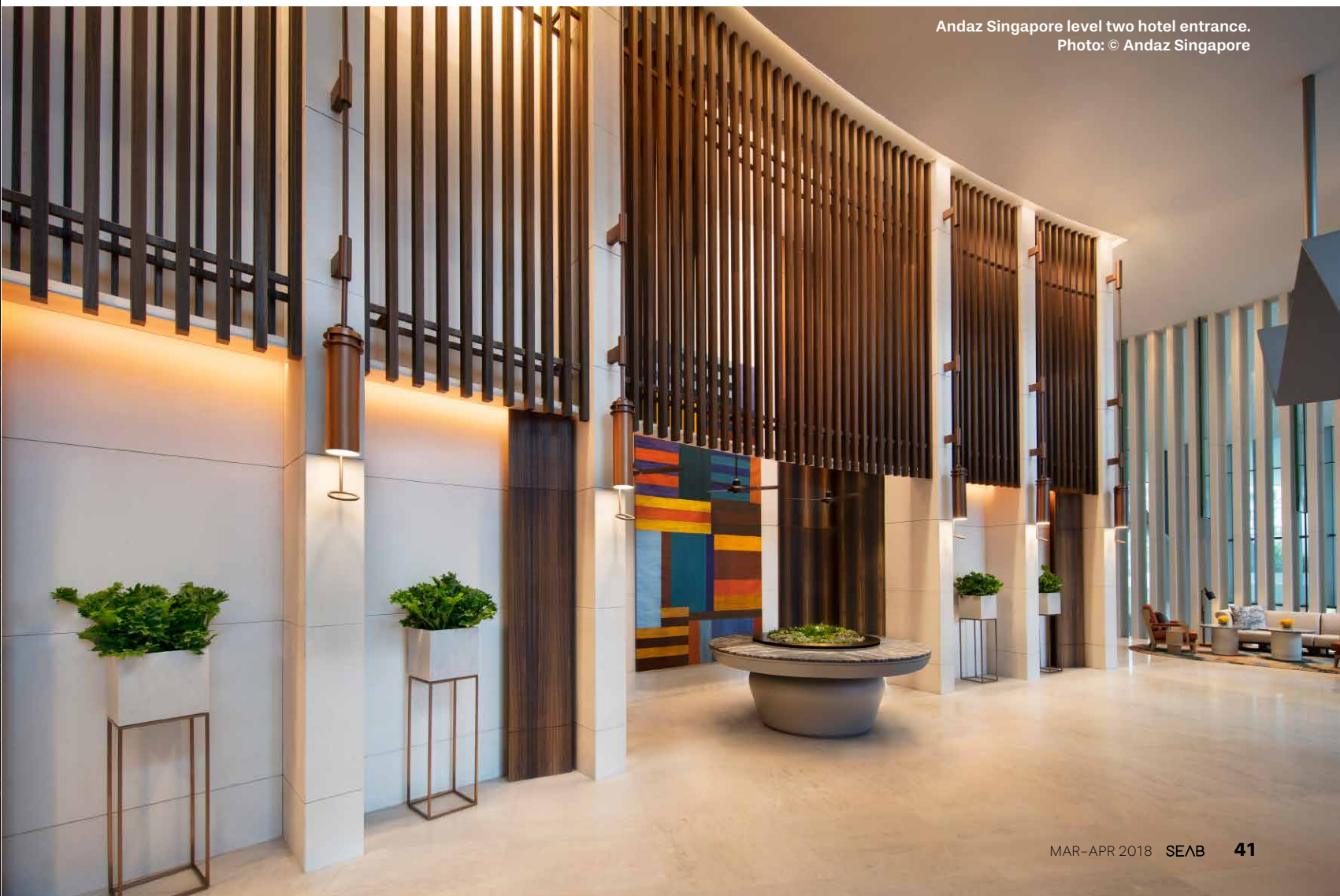
*Andaz Singapore marks the opening of the first Andaz Hotel in Southeast Asia.*

**H**yattHotelsCorporationannounced the opening of Andaz Singapore on 27 October 2017 in Singapore. Andaz Singapore is the first Andaz property in Southeast Asia that offers 342 guestrooms and suites, four event venues, and four dining and drinking concepts, with stunning views of the city.

Andaz Singapore furthers the brand's mission to create inspiring, indigenous experiences that immerse guests in the local culture of each unique destination. The hotel marks the 17th property for the brand and joins other Andaz hotels in global gateway cities and top resort destinations around the world.

Located at the heart of cultural crossroads, where Kampong Glam, Little India and the Bras Basah Bugis arts and entertainment hub meet, the locally-inspired hotel draws inspiration from its lively surroundings – intimate alleyways filled with shop houses in vibrant colours and textures – and weaves this ambience into the hotel to offer guests fresh perspectives of the city. The hotel is a short 20 minutes drive from Changi Airport and only a five minutes drive to Singapore's Central Business District.

"We are extremely excited to open Andaz Singapore and to bring the inspirational and creative Andaz brand



Andaz Singapore level two hotel entrance.  
Photo: © Andaz Singapore



to Southeast Asia," said General Manager Olivier Lenoir. "By bringing in the local spirit of our surrounding neighbourhoods and offering fresh perspectives, Andaz Singapore aims to inspire a sense of discovery."

#### Locally inspired design

Andaz Singapore opens in DUO, a striking pair of concave skyscrapers, 186 and 170 metres high, clad in a latticework of hexagonal windows. Designed by multi-award-winning German architect Ole Scheeren, renowned for his works with the China Central Television Headquarters in Beijing and Prada Epicenters in New York and Los Angeles, DUO is the largest

Andaz Singapore Atrium Art – World Traveller. Photo: © Andaz Singapore



Above: Nestled at the top of Andaz Singapore on Level 39, Mr Stork is a destination rooftop bar providing 360-degree views of the city. Photo: © Andaz Singapore



Left: 665°F, Andaz Singapore – Interior shot. Photo: © Andaz Singapore

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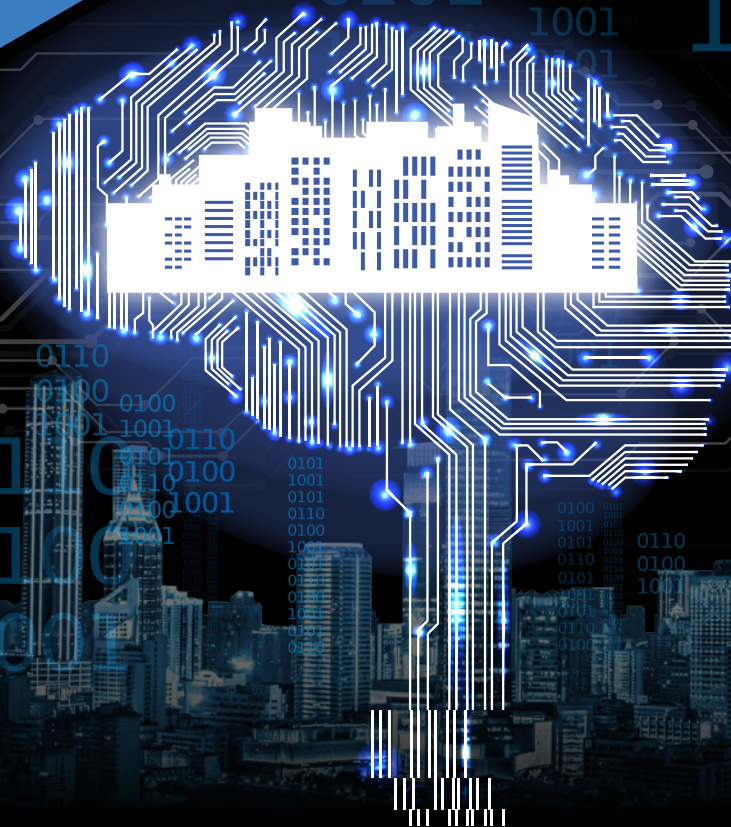


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Andaz Singapore king bedroom. Photo: © Andaz Singapore

integrated development in the Ophir-Rochor district and comprises of residences, retail spaces, offices and the new Andaz Singapore hotel. DUO is directly connected to Bugis MRT station via underground pedestrian walkways, providing easy access to all corners of the city.

Andaz Singapore, in collaboration with famed interior designer André Fu of AFSO, envisioned the hotel as a modern cultural discovery, which embraces Singapore's urban spirit. Fu observed the hotel's dynamic location and its neighbourhood to create a dreamscape of passageways and incorporated subtle, locally inspired techniques, decorative details, furniture, art and fabric into the hotel's design.

A number of acclaimed artworks are showcased in the hotel; colour-saturated pieces by Brazilian sculptor André Mendes and other remarkable works from local Singaporean artist Ahmad Abu Bakar, New York-based Filipina artist Monica Delgado and Malaysian artist Fauzulyusri Mohd Yusof. Andaz Singapore houses 342 contemporary guestrooms, including 26 suites, with floor-to-ceiling windows framing stunning views of the city.

### Innovative hospitality experience

Sitting at the top of Andaz Singapore at Level 38, 665°F is the hotel's premium

steakhouse, where you can take in the rich interior inspired by classic Savile-Row tailor shops and stunning views of the Singapore skyline. Named after the temperature of the Pira oven and grill in which sits in the heart of a show kitchen, 665°F is a cosy dining experience specialising in halal-certified prime cuts and sustainable seafood. With interiors conceptualised by famed designer André Fu of AFSO, 665°F conveys the rich aesthetics of a traditional Savile-Row tailor shop to transport guests into a private world of armoury chic with hues of walnut, burgundy and copper. Guests are invited to journey past a whimsical copper-arched ceiling and discover the magical dining room – a cosy yet dramatic domed dining room designed with a matrix of 20 suspended globes hanging above.

### Mr Stork

Nestled at the top of Andaz Singapore on Level 39, Mr Stork is a destination rooftop bar providing 360-degree views of the city. Inspired by the long-legged, long-necked wading bird – often viewed as a good omen – that builds large nests on the tops of trees, churches and other buildings, Mr Stork houses 10 teepee huts set amid lush, locally inspired tropical landscaping and cobbled paving, providing cosy, unique seating, plus an observatory corner to best

| PROJECT DATA                                      |
|---|
| <b>Project:</b> Andaz Singapore                   |
| <b>Location:</b> Singapore                        |
| <b>Client:</b> Hyatt Hotels Corporation           |
| <b>Executive Architect:</b> DP Architects Pte Ltd |
| <b>Principal Architects:</b> Ole Scheeren         |
| <b>Interior Design firm:</b> AFSO                 |
| <b>Contractor:</b> Obayashi Singapore Pte Ltd     |
| <b>Type:</b> Hotel                                |
| <b>Site Area:</b> 26,700 square metres            |
| <b>Gross Floor Area:</b> 160,350 square metres    |
| <b>Status:</b> Completed – opened                 |
| <b>Completion date:</b> 26 October 2017           |

enjoy the breathtaking views. At the heart of Mr Stork is a freestanding bronze pavilion roofed in radial tilted fins.

Designed to allow guests to roam freely around the entire space in a 360-degree format, Mr Stork provides impeccable and unobstructed views of the city skyline as well as the heartland areas of Singapore. An incredible space which transforms from day to night, Mr Stork is also a great location to catch picturesque views of the crimson sunset setting over the bay area.



# FIVE Palm Jumeirah Hotel

*Installation of marble and ceramics in a new hotel in Dubai by Mapei.*

The FIVE Palm Jumeirah Hotel in Dubai. For this hotel, Mapei products have been used to install marble and ceramic floorings. Mapei also provided its cementitious product ULTRATOP at the hotel's restaurant.

In certain parts of the world, and Dubai is such a place, hotels themselves are one of the attractions and in the city that is now making preparations for the Universal Exposition of 2020, one thing is certain: nobody likes to come second. The city's latest addition, the FIVE Palm Jumeirah Dubai, inaugurated in 2017 just goes to prove this rule.

This mammoth hotel overlooking the sea has been built on the artificial island of Palm Jumeirah according to a design by the architect firms Yabu Pushelberg and NAO Taniyama and Associates.

The FIVE Palm Jumeirah is located in a strategic position close to the Dubai business quarter and the city's numerous tourist attractions and has features which include its own private beach and three open-air swimming pools, one of which is 60 metres long and runs through the central part of the resort.

It has 477 rooms and suites on 16 floors, all with large spaces and wonderful views of the Arabian Gulf, which are furnished simply yet elegantly with luxurious touches.

The building has large, ceiling-high windows which allow natural light to enter and illuminate the inside of the building. Most of the internal areas are finished in Italian marble, while light and dark shades of wood perform light games with the colours of the marble, creating a sense of balance.

## **Mapei's contribution**

Mapei made a significant contribution to the construction of this prestigious hotel and the work was carried out at various phases of its construction. Mapei supplied products to install 150,000 square metres of marble and ceramics inside the hotel (for the entrance halls, corridors, rooms, bathrooms and balconies) and in the large

Glass Cube – the heart and symbol of the FIVE hotel.

During the first phase, ULTRABONDECO 375 adhesive in water dispersion with a high and rapid initial tack and long open time was used for bonding an acoustic insulation mat to the screed to reduce the transfer of sound between floors.

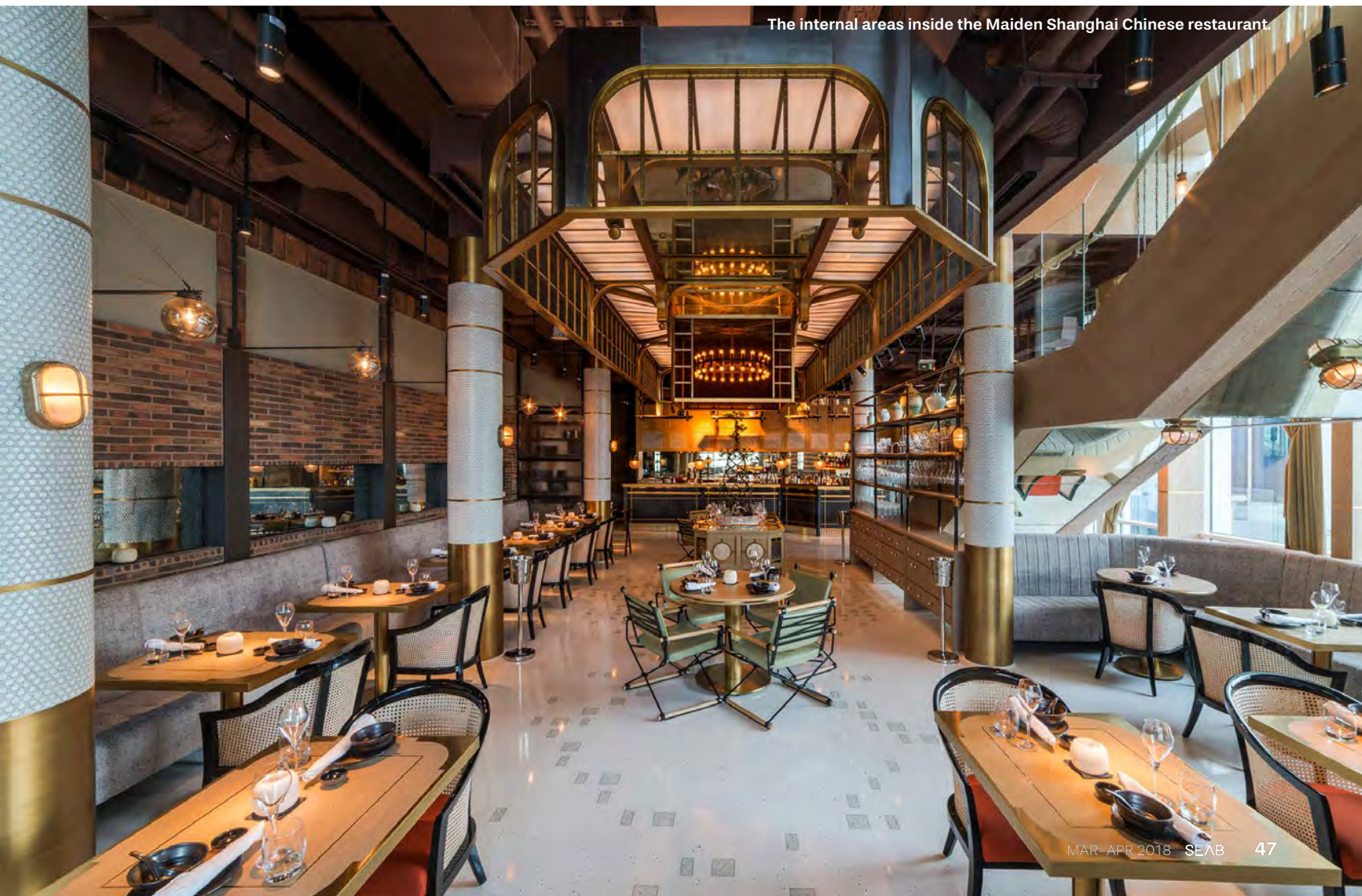
ADESILEX P9 a high performance, non-slip cementitious adhesive with extended open time was used to install the ceramic tiles.

The slabs of marble were installed with KERAFLEX MAXI S1, a white coloured, high performance, non-slip cementitious adhesive with extended open time for ceramic and stone material.

The movement joints between the natural stone were sealed with MAPESIL LM, a mould-resistant, neutral silicone sealant. MAPESIL AC was used to seal the movement joints in the ceramic tiling.



ADESILEX P9 has been used to bond ceramic tiles in the internal areas.



The internal areas inside the Maiden Shanghai Chinese restaurant.



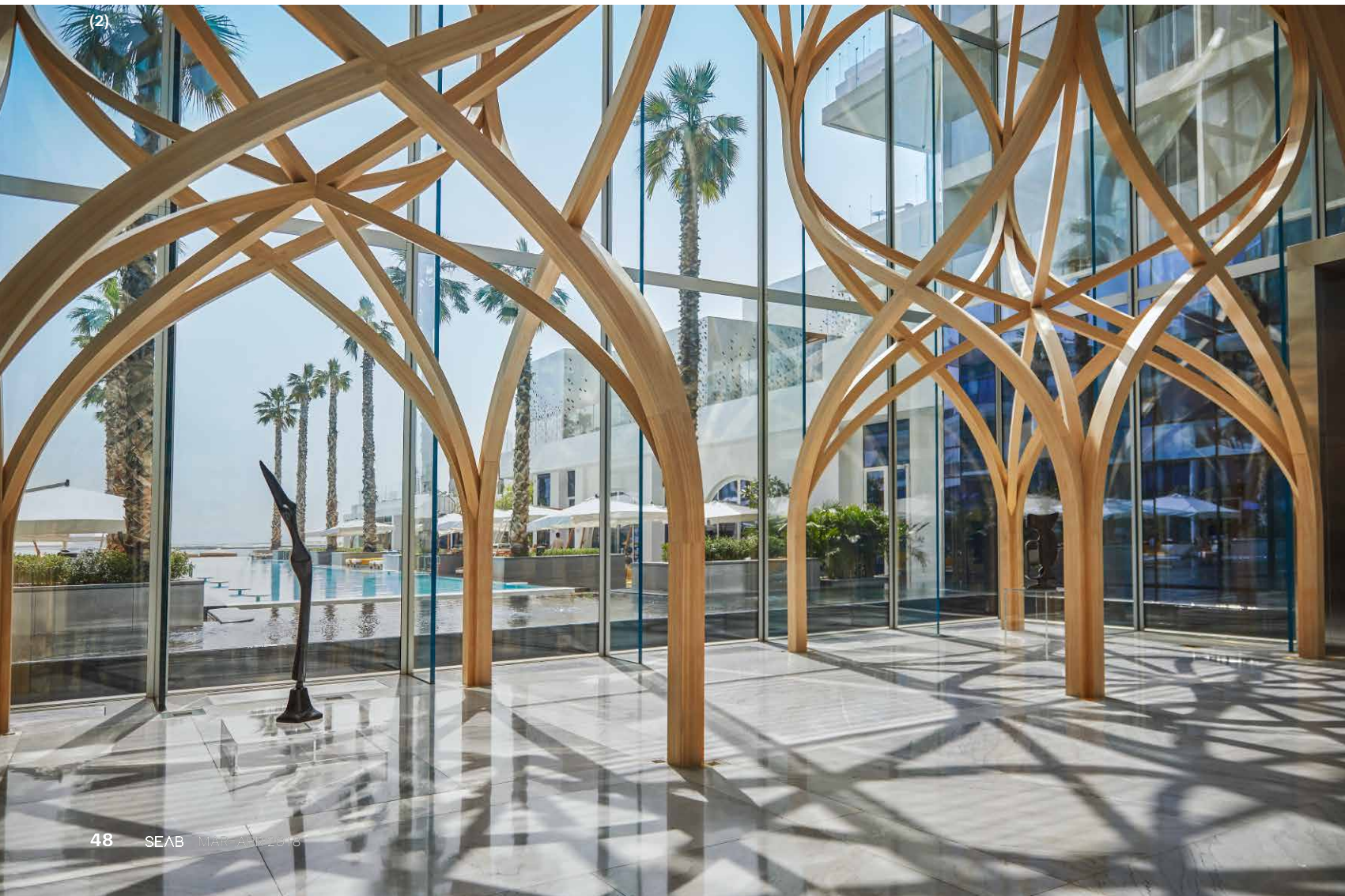
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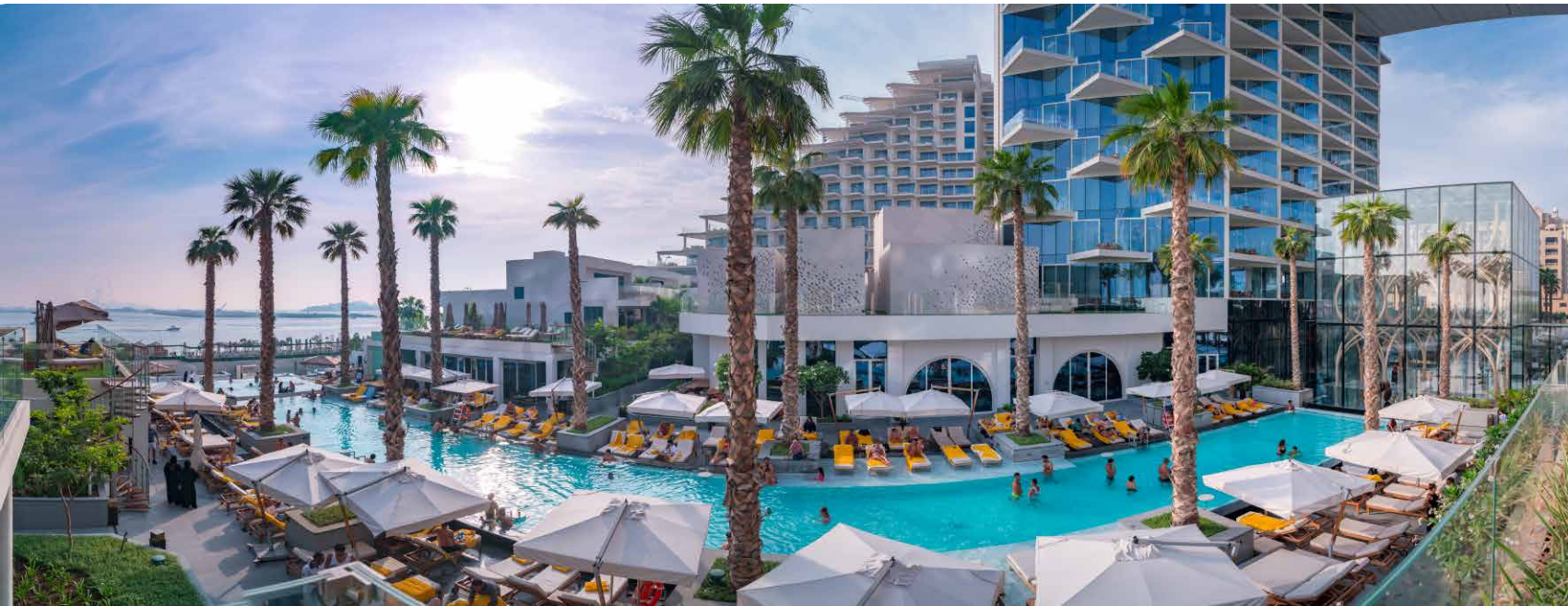
(1) Hotel suite.  
(2) The internal areas inside the Glass Cube.

The tiles in areas exposed to heavy traffic were grouted with KERAPOXY two-component, acid-resistant epoxy mortar, designed for grout lines at least 3 mm wide, which can also be used as adhesive.

ULTRACOLOR PLUS, a high-performance, anti-efflorescence, quick setting and drying, water-repellent and anti-mould grout was used for the tiling in all other areas.

A highly successful, eco-sustainable system was proposed by Mapei engineers for the Glass Cube's raised flooring, below which pass electric cables and ventilation systems. The products were chosen by taking into consideration the difference in temperature between the lower part of the cube, which is hotter, and the upper part of the structure where it gets cooler, as well as to allow for installation of





One of the swimming pools of the hotel, running through the central part of the resort.

large-format artificial stone tiles on top of the raised floor system.

MAPELASTIC SMART, a two-component cementitious mortar with high elasticity, was used to protect the plywood boards and the flooring against rising damp.

ECO PRIM GRIP, a multi-purpose, synthetic resin-based adhesion promoter with selected inert materials and very low VOC, was used to facilitate application of ULTRAPLAN FIBER KIT self-levelling, fibre-reinforced, ultra rapid-hardening smoothing compound, which is distributed in the UAE, on the upper part of the plywood boards. To complete this system, KERALASTIC T, a two-component, high performance polyurethane adhesive was used to bond soundproofing panels and to install large-format slabs of artificial marble on to the prepared sub floor.

Last, but not least, ULTRATOP, ultra-fast setting, self-levelling mortar based on special hydraulic binders for abrasion-resistant flooring, thickness from 5 to 40 mm was installed as a finished floor for Maiden Shanghai Chinese restaurant. ULTRATOP was selected for its ability to create a range of designs as well as for its durability.

Enjoy the view of this spectacular venue!

### Mapei products

Substrates preparation: Ultrabond Eco 375, Eco Prim Grip, Ultraplan Fiber Kit\*

Waterproofing: Mapelastic Smart  
Installation of ceramics and stone material and grouting: Adesilex P9, Mapesil AC, Mapesil LM, Kerapoxy, Ultracolor Plus, Keralastic T, Keraflex Maxi S1  
Finished concrete flooring: Ultratop

\* This product is distributed in the UAE market by Mapei Construction Chemicals LLC

Article source: Realtà Mapei International no. 65/2017

For more information, email [mapei@mapei.com.sg](mailto:mapei@mapei.com.sg).

The ceramic tiles have been bonded with ADESILEX P9, while KERAFLEX MAXI S1 has been chosen for the marble.



### PROJECT DATA

**Project:** FIVE Palm Jumeirah Hotel  
**Location:** Dubai, UAE  
**Period of construction:** 2014–2016  
**Period of intervention by Mapei:** 2015–2016  
**Intervention by Mapei:** supply products for the installation of ceramics and of natural stone and Ultratop decorative floor finishing  
**Client:** FIVE Holdings LLC  
**Project:** Yabu Pushelberg and NAO Taniyama and Associates  
**Consultants:** P&T/ECG  
**Installer Company:** Ishwar Tiling/Emirates Marble/In Out Concepts  
**Mapei Coordinator:** Alia Khawaja (Mapei Construction Chemicals LLC)

# LTW unveils designs for luxury five-star hotels in Asia

**B**uilding on a year of successful project launches, LTW Designworks, the award-winning Singapore-based design firm, has unveiled three of their latest completions in Asia, including Cordis Shanghai, Hongqiao, Grand Hyatt Changsha and Shangri-La Colombo in Sri Lanka.

"2017 has been a significant year for

the studio," said Teo Su Seam, Partner. "In addition to key milestone projects like the Kohler flagship Experience Centre in Singapore, we were also honoured to be recognized in this year's AHEAD Asia for Four Seasons Seoul, winning the Best Lobby & Public Spaces and Best Spa and Wellness awards. These achievements, together with the new

projects, stand as a testament to LTW's rigorous approach to design and our versatility as a luxury design studio. We look forward to another exciting year ahead with several new commissions in the pipeline, including a new Park Hyatt in Phu Quoc, Vietnam and other amazing hospitality developments in China, Cyprus and around Asia Pacific."



Photo: © LTW

## Cordis Shanghai, Hongqiao

LTW pays tribute to Old Shanghai with their design for Cordis Shanghai, Hongqiao, the first property under Langham's new brand in mainland China. Located in the heart of Puxi's commercial and transportation nucleus called "The Hub", Cordis Shanghai, Hongqiao offers 396 luxurious guestrooms and suites, alongside stylish F&B outlets and banqueting venues.

A throwback to 1920's Shanghai, vintage street scenes are subtly articulated in the design through contemporary expressions. Examples include the backlit display boxes in the bar showing Shanghainese street scenes from the early 20th Century, and elegant etched glass murals with stylized Chinese women and cherry blossoms. The hotel lobby showcases commissioned artwork by Chinese sculptor Xie Aige, depicting five sculptures named "Ceramic Women" that portray female figures dressed in *qipao* or traditional one-piece Chinese dresses. Floating

### PROJECT DATA

**Project:** Cordis Shanghai, Hongqiao  
**Location:** Shanghai, China  
**Client (Developer):** Great Eagle Group  
**Architect firm:** P&T Architects and Engineering  
**Interior Design Firm:** LTW Designworks  
**Type:** Hotel  
**Gross Floor Area:** 45,192.81 square metres  
**Status:** Built  
**Completion Date:** 27 September 2017



Photo: © LTV

above the sculptures is a custom-designed chandelier, intricately laced to imitate falling rain drops. Together, these art pieces evoke a scene of daily life from a bygone era.

The hotel guestrooms exude a subtle yet sophisticated simplicity, in line with Cordis's brand direction. Distinguished by a careful attention to detail, rooms and suites

feature bespoke furniture and fittings in muted tones of white and grey for a cosy and intimate feel. Textured silk wall panels feature traditional Chinese motifs that signify good fortune, with clever accent details such as oversized persimmon qipao buttons.

C Market, the hotel's all-day-dining outlet was designed to welcome natural

daylight into the two-storey dining space with open live-action kitchens and a connecting outdoor terrace. In Ming Court, the hotel's Chinese restaurant, vintage Shangainese pin-up etchings along with bronzed metal and patterned glass screens create semi-private dining amidst a quiet upscale ambience that harks back to Shanghai's Golden Age.

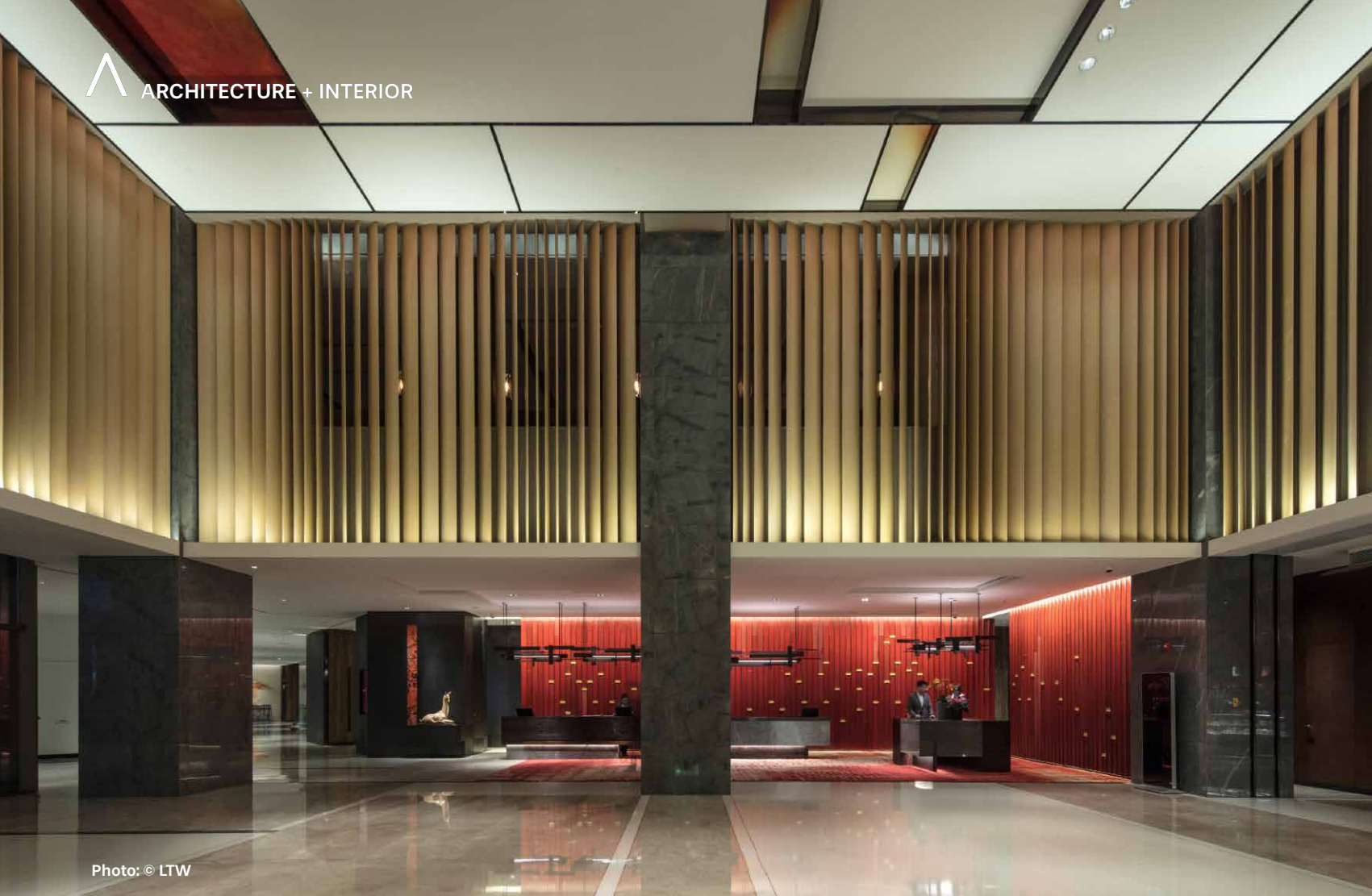


Photo: © LTW



Photo: © LTW

## Grand Hyatt Changsha

With a history dating back 3,000 years, the city of Changsha – the birthplace of Mao Zedong – is a place of great historical and cultural importance in China. Situated at the apex of a landmark 61-storey building, the Grand Hyatt Changsha offers views of the majestic Xiang River and the city's skyline, setting the scene for dramatic and sophisticated hotel interiors.

Guided by LTW's main design philosophy to showcase the property's unique sense of place, the design team aimed to create a different modern Chinese aesthetic, while paying homage to the region's landscape and history.

Inspired by two classic Chinese red-ink paintings: 'Changsha' by Fu Baoshi and "Ten Thousand Hills in Red" by Li Keran, the design employs a palette of red and white, which also references the autumn maple trees on the nearby Yuelu Mountain and Xiang River. The expansive lobby showcases a striking red and white feature wall, rising up two storeys with its dramatic vertical fins rendered in lacquered wave patterns. Bas relief motifs in flowing water and floral compositions also draw guests into the space. Portraying the movement of water waves, the wall is a sculptural art piece representing the constant flow and energy of the Xiang River.

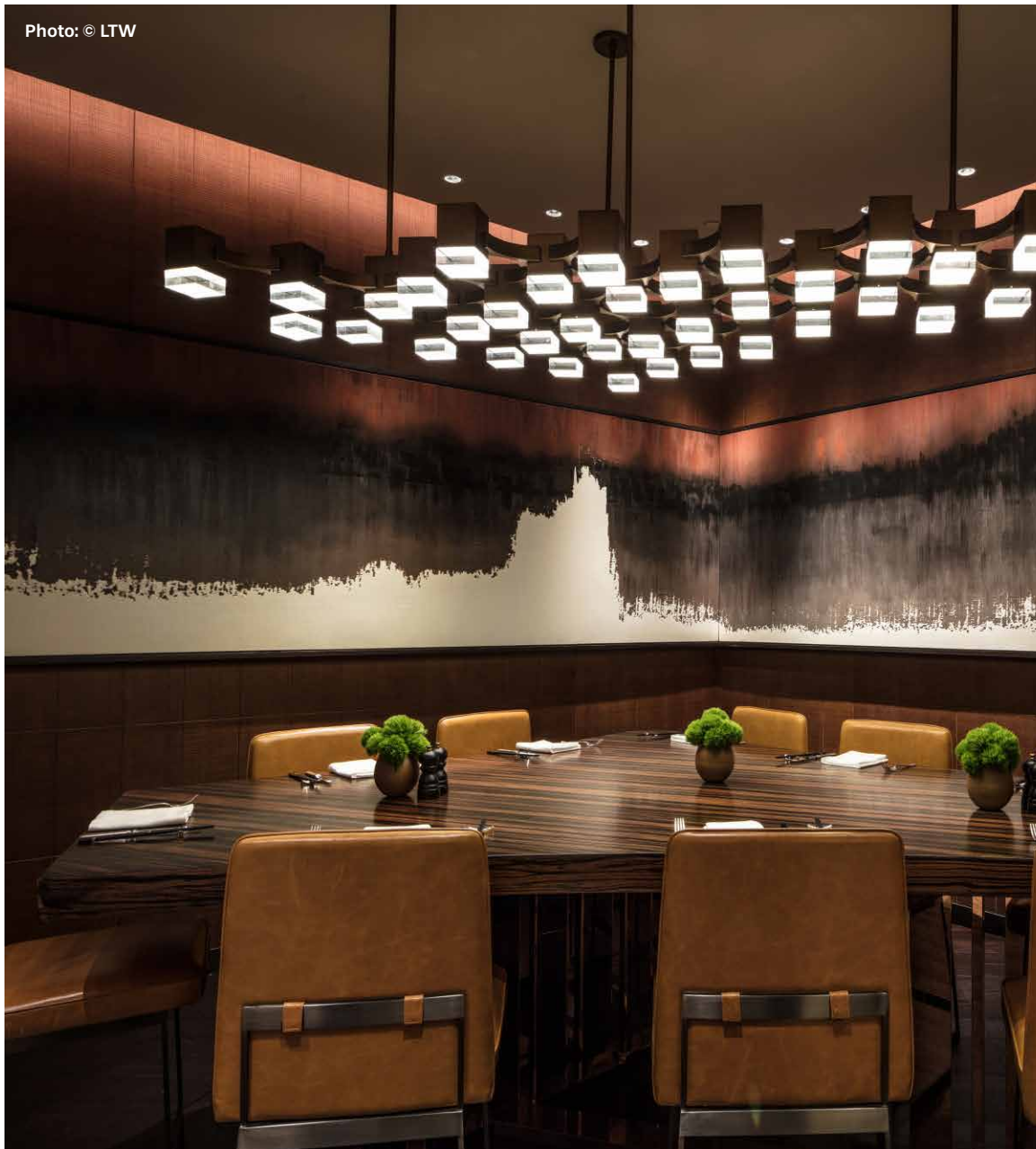
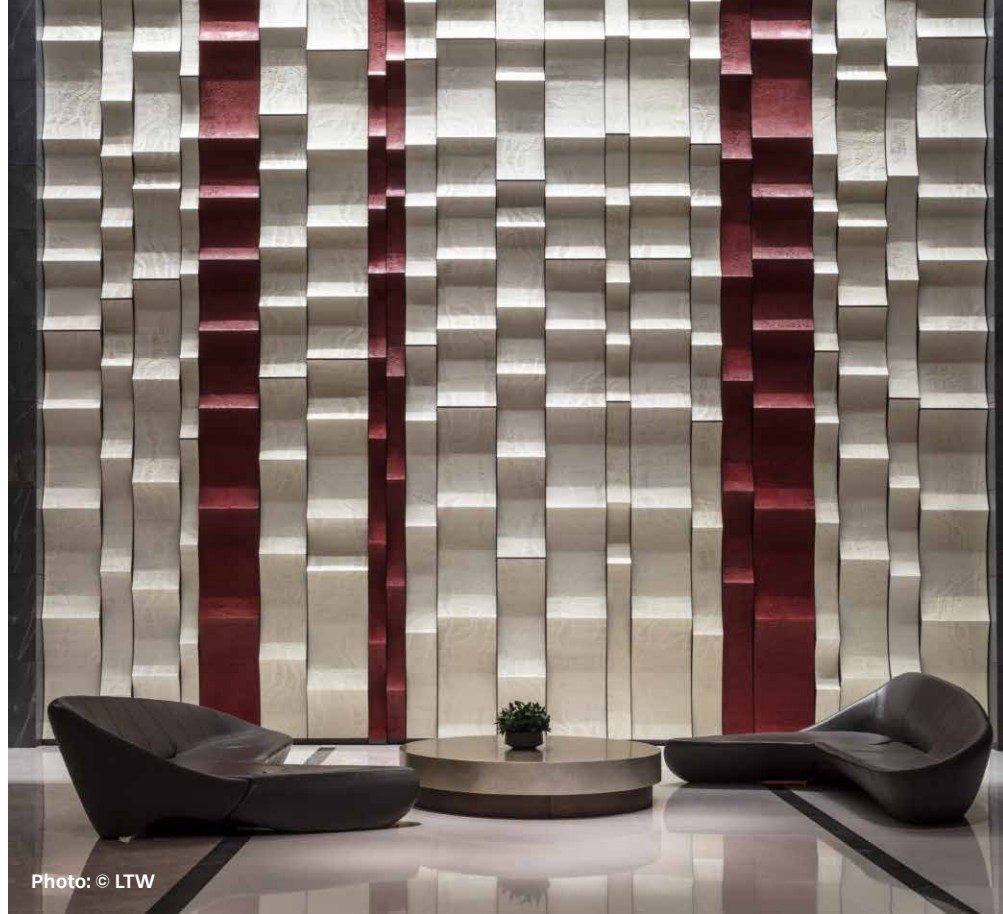
The hotel's spacious guestrooms feature warm colour tones with thoughtful design details such as white slotted panels inset with art blocks in lacquered ombre shades, glazed brick red tiling and plush floral carpeting. Bespoke furniture complement floor-to-ceiling windows that offer spectacular views of the city and the adjacent river.

Inspired by the city's bustling local markets, the hotel's massive all-day-dining restaurant makes use of double and triple-height volumes created intentionally to evoke drama and highlight the architecture. Diners can sample cuisines from East and West in the central display kitchen that bisects the restaurant. A myriad of seating options – from the counter seats

to long banquettes and communal tables – are lit with cage-like wrought iron lighting fixtures hanging from above, adding a human scale. Furthermore, the Asian barbecue restaurant is designed with raised timber platforms and raw finished wall panels inset with oversized fish artwork to mimic the river villages built on stilts along the Xiang River.

**PROJECT DATA**

**Project:** Grand Hyatt Changsha  
**Location:** Changsha, China  
**Client (Developer):** Huayuan Real Estate Co  
**Architect Firm:** Wong Tong Group  
**Interior Design Firm:** LTW Designworks  
**Type:** Hotel  
**Gross Floor Area:** 65,000 square metres  
**Status:** Built  
**Completion Date:** 1 August 2017



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## Shangri-La Colombo

Shangri-La Hotel, Colombo offers a new level of luxury to the capital of Sri Lanka. Taking inspiration from its seaside location, LTW has re-invented the hotel interiors, bringing to life the beauty of the nature that Sri Lanka is blessed with in a contemporary and refined context.

The hotel design showcases Shangri-La's signature oriental elegance fused with modernity inspired by the country's natural beauty. Every part of the interior scheme - from the architectural forms, design details to the colour palette - presents a vivid tropical dream. The hotel entrance features a magnificent sculptural water lily art piece that cascades down, with stylized crystal petals to welcome guests into the hotel.

LTW has adopted a soothing palette for the guestrooms and suites, incorporating shades of cool grey, off-white paneling and soft blue and white carpeting. Custom-designed furnishings and accent materials, including woven leather wall panels, marble topped nightstands and textured fabrics inspired by Sri Lankan crafts, further evoke a sense of elegance. The timeless design direction extends to the other hotel function areas such as the ballroom, spa and public spaces, where the interiors blend harmoniously with the hotel's luscious gardens and stunning views.

### PROJECT DATA

**Project:** Shangri-La Colombo  
**Location:** Colombo, Sri Lanka  
**Client:** Shangri-la Group  
**Architect Firm:** Chad Tse Ann & Partners Pte Ltd  
**Interior Design Firm:** LTW Designworks  
**Contractor:** Zinta and Huading (ID Contractor), Who Hup (Main Contractor)  
**Type:** Hotel  
**Gross Floor Area:** 69,792 square metres  
**Status:** Built  
**Completion Date:** November 2017

Photo: © Colombo Shangri-La





# The Ritz-Carlton unveils tropical paradise in Malaysia

The Ritz-Carlton, Langkawi opens amid the island's lush rainforest.

All photos: © The Ritz-Carlton, Langkawi

The Ritz-Carlton Hotel Company, L.L.C. has opened a new oceanfront resort called 'The Ritz-Carlton, Langkawi' on the Malaysian island of Langkawi.

Set in a tranquil private bay, the resort is surrounded by an ancient jungle, while its beachfront is sheltered by trees and gently lapped by the Andaman Sea. Designed to reflect the beauty and vibrancy of the nearby traditional villages – which are known as Kampongs – The Ritz-Carlton, Langkawi incorporates influences from local culture, creating a uniquely luxurious

retreat with an authentic touch.

"We are thrilled to be introducing The Ritz-Carlton to Langkawi. This exciting opening marks our first resort destination in Malaysia, and the second property in the country following The Ritz-Carlton, Kuala Lumpur," said Hervé Humler, President and Chief Operating Officer of The Ritz-Carlton Hotel Company, L.L.C. "With spectacular coastal views, lush rainforests and a blend of cultures, Langkawi offers stunning natural beauty with a fascinating story. The Ritz-Carlton, Langkawi provides guests with the

opportunity to experience the wonders of this unique island for themselves," added Mr Humler.

Designed by Philippe Villeroux of Kuala Lumpur-based Tropical Area Architects, the resort has been carefully created to fully immerse travelers in the island's natural ecosystem and local culture. Spacious interiors in the 75 guest rooms, 15 suites and 29 villas are framed by delicate references to Malay architecture, which can be seen in the intricately-designed features, large windows and gabled roofs.



The rooms vertical lines fully integrate the living spaces into the surrounding jungle, while elegant overwater villas offer panoramic views of the sea, complete with magnificent Langkawi sunsets. Especially suited to multi-generational families or other groups, the resort's Villa Mutiara, offers deluxe accommodations for up to eight and boasts two pools and access to a private beach.

Intended to allow guests to soak up the island's rich culture and beauty from their first moment, the resort's Walkway of

Wishes entrance offers a warm welcome with a water fountain inspired by the island's mystical granter of wishes, Tasik Dayang Bunting, 'The Lake of Pregnant Maiden.' Each guest will be invited to write their wishes on a flat stone, which is then placed into the water in the hope that it will come true, as the first of many special memories to be created during their stay.

During the 'golden hours' of sunrise and sunset, guests can enjoy a contemporary performance of an ancient tarian payang on the beach, a traditional gesture of thanks

and respect for the rich bounty of the sea and land. Guided jungle walks reveal the myths and creatures of the surrounding rainforest, while learning the graceful Silat moves of ancient Malay warriors allow one to tap into the magic of Langkawi legends. Travelers looking to experience Langkawi's vibrant blend of local cultures can partake in a visit to one of the local night markets, where they can sample traditional Malay, Chinese and Indian delicacies and crafts.

The resort is home to four distinct dining venues, each overlooking the





glistening Andaman Sea offering striking views from sunrise to sunset. From the blend of Malay, Chinese and Indian cuisine in Langkawi Kitchen, to western favorites in the Beach Grill, and Chinese seafood in Hai Yan, there are options to delight the palates of all.

The resort has also curated locally-inspired activities for children as part of its Ritz Kids programme, while families can get creative by painting the wings of a mystical Malay kite, take part in the *Langkawi Treasure Hunt* to become pirates and find the hidden chest on the beach, or embark on the *Nature Discovery* tour

to collect nature's treasure with a special photo frame to take home.

Onsite facilities allow health and fitness fanatics to enjoy a range of active pursuits, including an outdoor tennis court, a fully-equipped gym and an infinity pool, while indoor and outdoor yoga offers 180° views of the rainforest and classes led by qualified instructors. Those looking to explore the area can try deep sea fishing or a sailing adventure through the archipelago of islands, and the on-site private cove provides direct access to the island's famed diving sites.

Spa rituals at The Ritz-Carlton Spa,

Langkawi have been created to restore equilibrium within body, mind and soul with an infusion of traditional local elements. Spa Rituals have been inspired by the indigenous healing and beauty ceremonies practiced by local shamans on the Island for thousands of years. The spa is home to five cocoon-shaped pavilions which float above the sea and have been designed to resemble Malay Bubus or the intricately woven fish traps that have been used by local fishermen for centuries. Connected by over-water walkways, each pavilion is surrounded by a circular platform with breathtaking ocean views.

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#### PROJECT DATA

**Project:** The Ritz-Carlton, Langkawi

**Location:** Langkawi, Malaysia

**Client:** The Ritz-Carlton Hotel Company, LLC.

**Architect firm:** Tropical Area Architects

**Architect:** Philippe Villeroux

**Interior Design firm:**

– F&B Outlets: Teruo Tadukoro, Strickland

– Rooms & Villas: Philippe Villeroux, Tropical Area

Contractor: Strickland & Tropical Area

**Type:** Hotel

**Site land space:** 50 acres

**Total land space:** 104 acres

**Status:** Built in 2011

**Completion date:** 2017



Exterior of YOTEL Singapore.

Mission Control on 'TWO'.



# Asia's first YOTEL opens in Singapore

**Y**OTEL Singapore, the first YOTEL in Asia designed by DP Architects, opened its doors to guests on 1 October 2017, offering 610 rooms known as 'cabins' across 30 floors. By integrating the elements of luxury hotels into smartly designed spaces, YOTEL aims to provide a seamless and intuitive guest experience by giving guests everything they need and nothing they don't.

Inspired by luxurious first class airline travel, the cabins in YOTEL are smartly spaced and beautifully designed and come with everything you need and nothing you don't.

With a wide variety of cabins on offer from a Premium Queen Cabin to a VIP Suite, YOTEL has something to suit every budget and every traveller's needs. The cabins are equipped with signature YOTEL features such as the adjustable SmartBed™ with super comfortable Serta Gel mattresses, as well as a Technowall with

mood lighting and a Bluetooth and Miracast-enabled smart TV for easy connectivity to your own devices. There is access to complimentary super-strength WiFi throughout the hotel.

CEO of YOTEL Hubert Viriot commented: "We are thrilled to introduce our cleverly designed cabins, co-working spaces and Club Lounge concept at YOTEL to the vibrant city of Singapore. We think our innovative style of hospitality will suit those living in or visiting the city."

On 'TEN', guests may enjoy facilities including a pool and terrace, 24/7 gym and a common area where visitors and locals alike can enjoy co-working, casual meetings and social gatherings. *Grains & Hops*, YOTEL Singapore's restaurant and bar, also located on 'TEN', offers their signature Grains & Hops Brew, along with nine varieties of rice bowls of meat, seafood and vegetarian options.



*Grains & Hops* Restaurant and Bar.

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Brendan Daly, General Manager of YOTEL Singapore said, "A stay at YOTEL is all about intuitive service and saving our guests time so that they can get on with the things important to them. We are incredibly excited about showcasing the YOTEL hospitality experience for the first time in Asia and we anticipate that our high-tech affordable luxury concept, as well as restaurant, bar and co-working space options will be very popular with guests, whether visiting the city or enjoying a staycation."

YOTEL Singapore is just a five-minute walk from Orchard MRT station, offering easy access to the rest of the city. Flanked by iconic shopping malls and restaurants, guests can enjoy world class shopping, great food, and entertainment right at their doorstep.

#### PROJECT DATA

**Project:** Yotel Singapore

**Location:** Singapore

**Client:** YOTEL

**Architect Firm:** DP Architects

**Interior Design firm:** DP Design

**Contractor:** Maincon (Building)

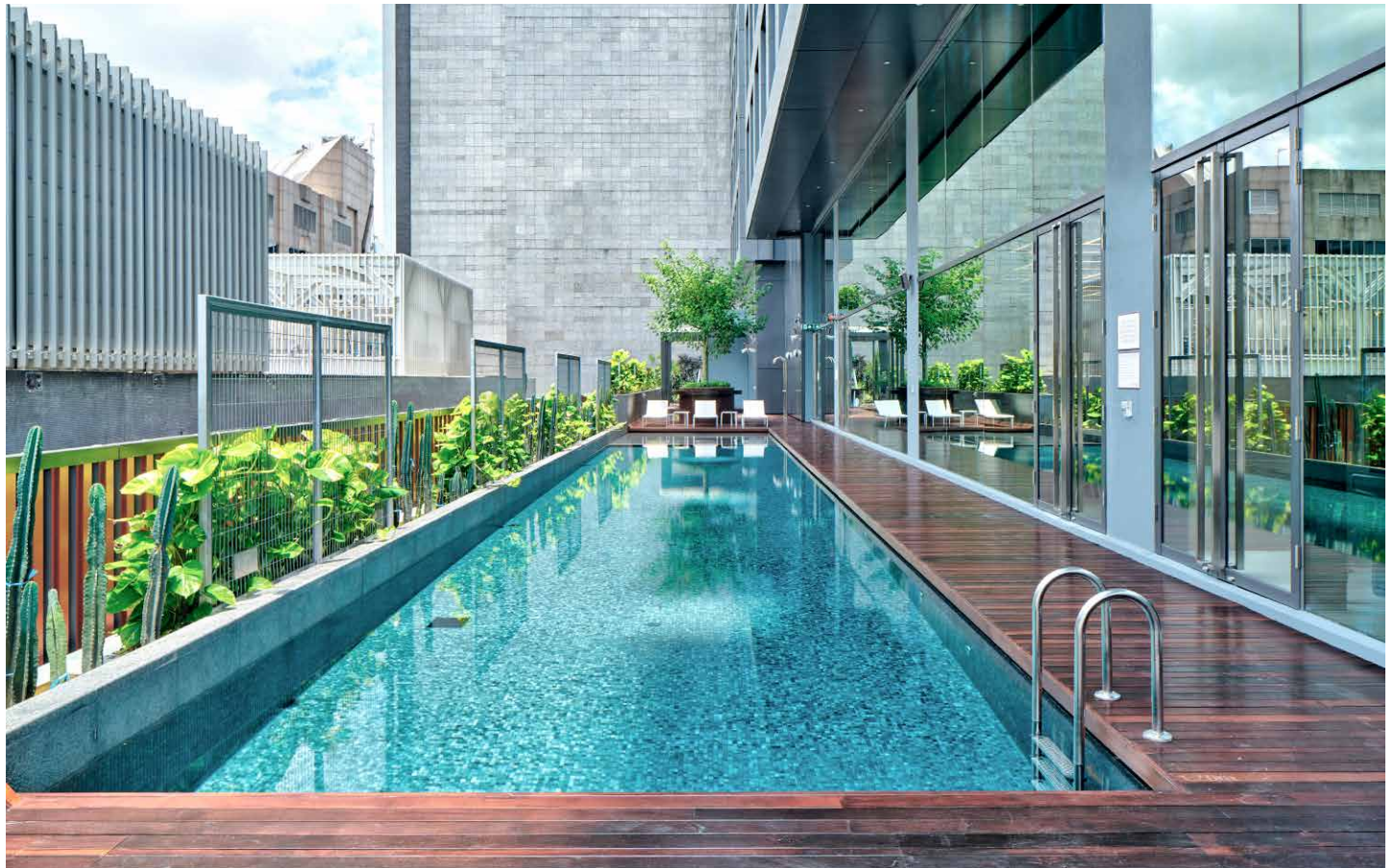
**Type:** Hotel

**Total Site Area:** 5,056.90 square metres

**Gross Floor Area:** 14,458.67 square metres (GFA for hotel portion only)

**Status:** Built in 2017

**Completion date:** 1 October 2017 (Soft Opening)



Swimming pool.



Lobby centrepiece – Singapour Je T'aime, a stunning nine-metre chandelier designed by Lasvit. Photo: © AccorHotels

## *Sofitel Singapore City Centre ushers in new levels of luxury*

**T**he new Sofitel Singapore City Centre opened its doors in October 2017 and it is the AccorHotels' 800th hotel in Asia Pacific. Nestled amidst historic shop houses and towering skyscrapers, the 223-room luxury hotel is elegantly designed, reflecting Singapore's rich cultural heritage with undeniable French flair.

An oasis in the heart of historic Tanjong Pagar, the hotel is strategically situated just 20 minutes from Singapore's Changi Airport. It is AccorHotels' 13th hotel in Singapore and it will be shortly followed by a combined 782-room Novotel and Mercure complex which will open on Stevens Road, firmly cementing the group's position as the largest hotel operator in Singapore.

Guests entering Sofitel Singapore City Centre are welcomed

by the shimmering Singapour Je T'aime, a stunning nine-metre chandelier designed by Lasvit. This stunning art installation of glass leaves that whirl through the lobby, comprises 700 hand-blown glass crystals.

Sofitel's commitment to culture and design is brought to life with an outstanding collection of custom-made furniture and artworks including designer uniforms accentuated with floral prints, evoking the strong botanic theme that runs throughout the hotel.

The hotel's interiors elegantly juxtapose vibrant rose gold accents with striking design features and botanical motifs, inspired by the sublime geometry of a traditional jardin à la française and the rich green spaces of Singapore, also known as the Garden City.



Racines. Photo: © AccorHotels



Joaquim suite. Photo: © AccorHotels



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Swimming pool. Photo: © AccorHotels



Exterior. Photo: © AccorHotels

In addition, the hotel also commissioned its own Artist-in-Residence, renowned Italian artist Arianna Caroli who created the inspiring Bouquet Magnifique.

Guests may choose from 223 well-appointed rooms and suites featuring floor to ceiling windows; complimentary minibars serviced by the hotel's very own droid butler – Sophie The Robot; Sofitel's luxurious MyBed; a Handy Phone which provides access to free local and international calls to 10 countries and wifi on the go; Smart TVs and Bose Sound systems; large soaking tubs with separate rain showers and luxurious Lanvin or Hermes amenities.

Sofitel Singapore City Centre offers Racines, a sophisticated dining outlet that serves authentic French gastronomie and refined local Chinese cuisine, the eclectic 1864 Lobby Bar which is renowned for its barrel-aged cocktails, the world's first Coffea – featuring Nespresso (coffee station) a 20,000 square feet meetings space, a 24-hour gym and access to Virgin Active's largest fitness centre in Singapore.

**PROJECT DATA**

- Project:** Sofitel Singapore City Centre
- Location:** Singapore
- Client:** AccorHotels
- Architect Firm:** Architects 61 Pte Ltd
- Interior Design firm:** Wilson Associates
- Contractor:** Samsung C&T Corporation
- Type:** Hotel
- Site Area:** 19,481.69 square metres (209,699 square feet)
- Gross Floor Area:** 15,813.1 square metres (170,211 square feet)
- Completion Date:** October 2017



# Alila Fort Bishangarh

– A 230-year-old fortress in Jaipur converted into a luxury resort

**Hidden away in the Aravalli hills in Rajasthan, a world away from the crowds on the conventional Jaipur-Jodphur-Udaipur trail, is Alila Fort Bishangarh – a 230-year-old boutique fortress which has been seven years in restoration and undergone a brilliantly sensitive transformation. The property is designed by Ritu and Sandeep Khandelwal of Sthapatya Architects.**

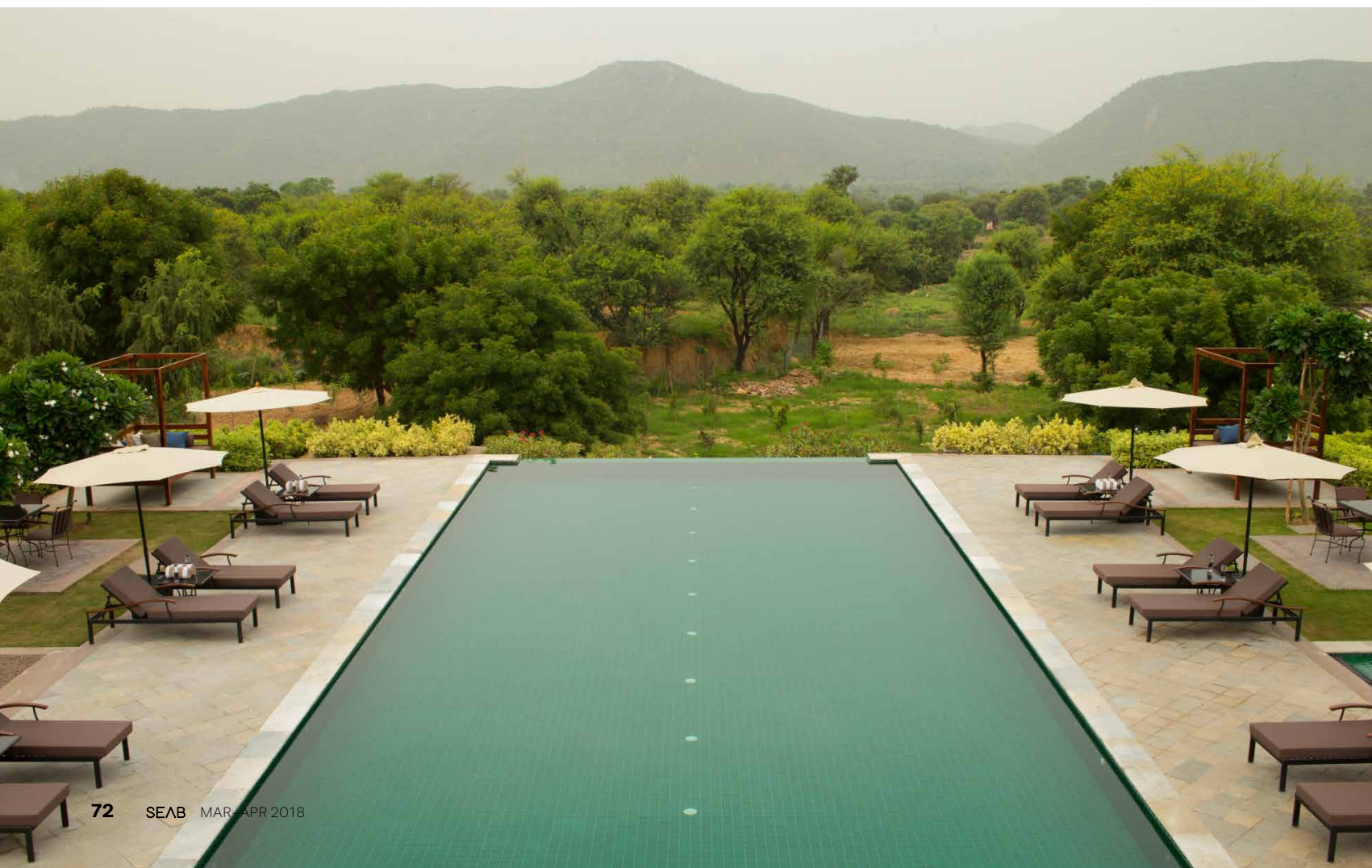
**T**he 59-suite Alila Fort Bishangarh had its soft opening in the end of February 2017 followed by the grand opening in July 2017. It is Alila's second property in India and follows the opening of Alila Diwa Goa in 2010. Alila is the first international hotel group to open a property in the Aravalli hills between Delhi and Jaipur and Fort Bishangarh is thought to be one of the only warrior forts of its kind to be converted into a unique heritage resort of this stature.

It has a remarkable presence, sitting up high on a granite hill with staggering 360-degree views of the Rajasthani landscape, surrounded by hills and dotted with havelis, villages and temples. A tiny village skirts its base and adds to the rural charm. This imposing structure is fortified by two-metre thick stone walls and

majestic turrets with wonderfully intricate arched windows and *jaalis* – a perfect example of the Jaipur Gharana architecture influenced by both the Mughals and the British. The use of traditional materials in a contemporary manner is the basic design ethos.

The quest in the preservation of this ancient warrior fort inspired the creation of a world-class boutique resort for guests to appreciate the beauty of the Aravalli hills. The project grew out of a love for the heritage outpost and the surrounding landscape, with sustainability as a core commitment. All residential rooms and public areas are within the fort premises. Guest rooms have been created by strengthening the existing structures and adding on partition walls and picture windows to vantage views.





The Fort comprises of a tall central structure and the low level podium, all located within the original premises of the property. One block of rooms was built from the central living area within the main structure that existed in the original fort where the King and nobles stayed. The other block of rooms is housed in the contiguous lower level structure where the soldiers stayed. Each of the 59-suites has been custom designed to make the most of the stunning views from the large openable windows, resulting in 22 different layouts. The rooms come with all the modern conveniences, including expansive bathrooms, footed/inbuilt bathtubs and large day-beds.

Within the fort are various exciting F&B options innovatively curated by a renowned chef. Meanwhile, down the hill is the Haveli where some public areas are housed, comprising the arrival courtyard and tent, luxurious banquet lawns, the pool, pool verandah and terrace, a bar and pantry, fitness centre and the Play Soldiers Club for teenagers and toddlers separately. An organic garden and a greenhouse set up amidst the ravines and various lounging areas located in this rural landscape brings one up close with nature.

### Challenges

Alila Fort Bishangarh is the result of the adaptive reuse of a 230-year-old warrior fort into one of India's most unique heritage properties. Adaptive reuse offers a sustainable option for the reclamation of heritage sites, an inspiring way to preserve and revive an existing building by merging its traditional ideals with modern

culture, usage, design techniques and ideas.

Built during Rajasthan's royal era as an outpost guarding the kingdom of Jaipur (Amber) against invaders from the North, the fort at Bishangarh had long outlived its original purpose. Almost a decade ago, as the fort stood abandoned in a dilapidated condition, inhabited by thousands of bats and monkeys, the owners – a Rajput leader by birth and election and two successful entrepreneurs – together with Alila took a visionary decision to breathe new life into its reincarnation as a boutique resort, while maintaining its stark sanctity.

What followed was an extraordinary journey of transformation to keep this piece of tangible heritage alive, taking complete care to retain the original structure in its full integrity while reinventing it for the 21st century.

Immense challenges had to be overcome – including stabilising and strengthening the ruins, constructing a road up to the fort, finding circulation through 3 metres thick walls, and deciphering the unconventional puzzle of the organic structure, which featured not a single 90-degree wall.

Upper and outer wings were adapted to the original fortification to carve out 59 suites following the curved and sloping walls of the existing turrets. Rooms and restaurants have been made to fit around the original walls – 2 to 3 metres-wide in many places. With no typical floor plan, there were 23 different room configurations in all, the precise details of which took some 1,800 hours to draw up. To add to that, 23 unique venues have been created for meetings and celebratory events.





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On the outer plasterwork done to the fort, the architects had to work on numerous experimental mixes of mortar using local stone dust to achieve the same 'cracked' appearance as the existing plaster on the old walls. Meanwhile, working out the position of vertical shafts had to be done using a traditional method of dropping ropes attached with torches, no easy feat given that the fort has four lifts, two staircases and a kitchen lift for goods.

Sustainable design was the core commitment of the team. Extensive research and care were taken to develop a design vocabulary that fully embraced the original structure and its place in history. Design ideas of the past were encapsulated in a way that served today's needs best. Taking the cue from what was found in the ruins, local traditional materials were used in a modern adaptation, to make it accessible (and applicable) for the younger generation, yet still connecting them to their roots.

All windows, entrance portals, arches, columns, railings, jaali screens (latticed window patterns), turrets and walls had to be fully in sync with the original. Broken elements were recreated, finishes emulated, and old pieces reused. Of the

100,000 square feet area of the fort, only 30,000 square feet is covered in marble, while the rest is finished in local sandstone. According to historical records, this was once the residential abode for various kings, which explained the more stately decoration. Two of these royal quarters now house the main restaurant Amarsar, named after the birthplace of the royal Shekhawat clan.

#### Design concept

The design concept embraces elements of Jaipur Gharana architecture, featuring Rajput and Mughal influences. A perfect example of this can be seen in the 'Amarsar' restaurant, where Tudor and Cusped arches harmoniously coexist – aptly styled for a warrior fort. The walls have been finished not with paint but with modern adaptations of the traditional surkhi (stone dust) and Araish, the dying Rajasthani plastering art, that results in glistening surfaces.

From the very start, simplicity was sought. Rather than creating an ornate palace, as might be expected of a Rajasthani heritage property, the design direction is decidedly stark and spartan, marked by clean and uncluttered interiors judiciously woven with Rajasthani

#### PROJECT DATA

**Project:** Alila Fort Bishangarh  
**Location:** Rajasthan, India  
**Client:** Alila Hotels and Resorts  
**Architect firm:** Sthapatya Architects  
**Architects:** Ritu and Sandeep Khandelwal  
**Interior Design firm:** Sthapatya Architects  
**Contractor:** Sthapatya Architects  
**Type:** Hotel  
**Site Area:** 89,999.91 square metres (968,751 square feet)  
**Build-up space:** 13,006.43 square metres (140,000 square feet)  
**Status:** Restoration began in 2010  
**Completion date:** July 2017  
**All photos:** © Alila Hotels and Resorts

elements – Jharokha-style windows, stone Jaali work, brass embossed panels, Tarkashi (the craft of brass wire designs inlaid in wood), hand block printed fabric, old-style doors and wall frescoes with Thikri mirror work. Local marble, granite, carpets, fabrics, artefacts, lighting and furniture all contribute to authenticate its adaptive reconstruction.

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## An Interview with Ktisis

Mr Akis Apostolopoulos, Managing Director, Ktisis, shares his views.

*Photos supplied by Ktisis*

**Q: Can you highlight to us the importance of waterproofing in a building project?**

**A:** Waterproofing is fundamental for any building project. Without adequate protection, the structure will suffer damage that can destroy the foundations but also the inside of the buildings.

**Q: How should architects select the waterproofing system that they should specify for the project that they are working on?**

**A:** There are a number of issues: Existing climate conditions as well as common temperatures. If the structure that will be also used for other purposes (for example

a rooftop restaurant). Is the structure near rivers, mountains, swamps, areas that might be affected by rising humidity.

**Q: For a weather like Singapore which, experiences heavy rainfall and high temperatures, what measures are taken to ensure to prevent leakage of water and fading away of the waterproofing components?**

**A:** The structure should have all the proper slopes and drainage systems in place so that water does not stay on the structure but it immediately leaves. You should use waterproofing system that is not affected by ponding (or standing) water.



**Polyurethane rooftop coating applied on an industrial rooftop.**



## An Interview with Eastern Win Enterprises Pte Ltd

Mr Sylvester Lim, Business Development Manager, Eastern Win Enterprises Pte Ltd, shares his views.

*Photos supplied by Eastern Win Enterprises Pte Ltd*

**Q: Can you highlight to us the importance of waterproofing in a building project?**

**A:** Besides the obvious leaking roof or ceiling problem that is in plain sight, when there is a waterproofing failure in a building, it can lead to many issues in building maintenance. Some examples of such issues are mould and mildew growth, cracks and weakening of concrete and other structures, rusts,

unsightly watermarks, damaging electrical conduits, etc. These issues result in other problems e.g. health issues if there is unchecked mould and mildew growth, etc.

**Q: How should architects select the waterproofing system that they should specify for the project that they are working on?**

**A:** When selecting waterproofing systems, one should consider such areas like: design and aesthetics; system performance life required; ease of maintenance and repairs; ease of installation; costs; availability and environmental impact.

**Q: For a weather like Singapore which, experiences heavy rainfall and high temperatures, what measures are taken to ensure to prevent leakage of water and fading away of the waterproofing components?**

**A:** Well-designed water drainage, ample ventilation and prevention of unnecessary heavy foot traffic or water ponding on roofs among others, are required to ensure proper system performance.



**Re-roofing on T8E terminals substations in Hong Kong, done with a similar waterproofing coating system supplied by Eastern Win.**

The background of the entire page is a complex, light blue architectural drawing or blueprint. It features various geometric shapes, lines, and patterns, including circular motifs, rectangular structures, and intricate details that suggest a technical or engineering drawing. The lines are thin and white, contrasting against the darker blue background.

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## An Interview with Parexgroup Pte Ltd

Ms Jacqueline Ng, Sales Manager, Waterproofing, Parexgroup Pte Ltd, shares her views.

*Photos supplied by Parexgroup Pte Ltd*

**Q: Can you highlight to us the importance of waterproofing in a building project?**

**A:** Waterproofing is a construction measure designed to prevent from damaging a building. Poor waterproofing brings serious risks to the integrity of a building. When exposed to water, foundation cracks or joints may lead to bigger structural problems. These include leakage, spalling and deterioration.

**Q: How should architects select the waterproofing system that they should specify for the project that they are working on?**

**A:** Selection should be based on life-time cost performance. This should include not only the initial performance and cost of the waterproofing system but also the cost of replacing a waterproofing system failing prematurely and other cost associated with the failure. An experienced and qualified person should review the qualities of a recommended product in meeting existing standard tests. Test certificates

and previous job references should be submitted to confirm the compliance within the stated specifications.

Architects should also review on the suitability and characteristics of the waterproofing systems. For example, small areas like toilets are not suitable to



**Davco K10 Green Sheet R is a high performance, multi-layer, fabric reinforced, waterproofing system that can be installed using a special spray equipment or roller. It is specially formulated to be fast drying hence increasing productivity and reducing the risk of the membrane being wash out due to the sudden occurrence of rain on during installation.**

propose materials like preformed sheet membrane systems, as these systems are more suitable for large areas.

**Q: For a weather like Singapore which, experiences heavy rainfall and high temperatures, what measures are taken to ensure to prevent leakage of water and fading away of the waterproofing components?**

**A:** The measures taken to prevent leakage of water and fading away of the waterproofing components are:

1. Ensure good drainage. Poor drainage weakens the foundations, causing cracks, uneven settling and pathways for the water to enter.
2. Check the water leaks and fix them. If you fix a leak soon after it starts, there may be no long-term damage at all.
3. Re-waterproof an existing roof after 10 years of the installation of the waterproofing membrane. Re-coating should be done on a 5-year basis.



## An Interview with Xypex Chemical Corporation

Mr Loch Jackson, Senior Business Development & Sales XCC - Hong Kong, shares his views.

*Photos supplied by RNC Integral Concrete Technology (M) Sdn Bhd*

**Q: Can you highlight to us the importance of waterproofing in a building project?**

**A:** Over the past decade, the recognition of the cost of maintaining steel reinforced concrete structures and the effect that has on our environmental foot print has encouraged developers, designers and asset owners to adapt waterproofing design to increase structural durability, reduce the financial impact of ongoing structural maintenance, reduce ongoing environmental impact and increase opportunity for the practice of Corporate Social Responsibility (CSR).

**Q: How should architects select the waterproofing system that they should specify for the project that they are working on?**

**A:** The cost of waterproofing materials is generally suggested to be under three percent of a structure's total cost, therefore cost cutting in this critical deliverable for a structure's optimum performance does not seem to make economic sense. What does make economic sense, however, is specifying the use of products with multiple application formats based on a single performance quality. In this way, the use of a waterproofing



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product can be engineered to give optimum waterproofing performance at optimum price.

Integral waterproofing products such as those generically described as "waterproofing by crystallization" can be applied both as an additive to new concrete or a coating over post set concrete and both applications still perform their function internally within the concrete matrix. Applied as an admixture the function is included in the initial hydration process of the concrete or used as a coating the same catalytic chemical components are able to diffuse deep into the concrete matrix (up to 300mm+ in one instance) and both perform the same function.

A variation in application practice allows a specifier to determine which areas of a structure need to be waterproofed throughout the entire matrix of the concrete and which areas are well protected by a reaction within the external 300mm+ of the application are on the structure. This can provide significant cost savings while maintaining similar waterproofing and durability performance.

**Q: For a weather like Singapore which, experiences heavy rainfall and high temperatures, what measures are taken to ensure to prevent leakage of water and fading away of the waterproofing components?**

**A:** Singapore and other parts of Southeast Asia are monsoonal therefore a prerequisite to waterproofing of any structure, where



Fahrenheit 88 is a shopping centre in Bukit Bintang, Kuala Lumpur, Malaysia.

possible, is to ensure the water flow around, onto and off the structure, for example, allowing roof decks to allow run off to drains and/or sub structures to additionally drain away waterflow externally or internally is a primary design consideration.

Where the before mentioned cannot be achieved, then the use of self-healing pre-hydrated bentonite membranes or self-healing crystalline waterproofing products that have a high tolerance to water pressure on the positive and negative sides of a concrete structure can be used successfully irrespective of the structures capacity to control waterflow over or around it.



## An Interview with Vodapruf

Mr Wang Wee Hwa, Director, Vodapruf, shares his views.

*Photos supplied by Vodapruf*

**Q: Can you highlight to us the importance of waterproofing in a building project?**

**A:** 95 percent of all rectification/repair related works in Singapore is due to water and moisture related problem. Proper waterproofing system specification during the project design-conceptual stage will prevent a lot of unnecessary seepage related problem. This would, in the long run, enable huge cost saving.

**Q: How should architects select the waterproofing system that they should specify for the project that they are working on?**

**A:** General rules:

1. Polymer modified cementitious for internal areas
2. Higher quality preformed membrane for roof as exposed to greater thermal movement or planter area.



Wangz Hotel in Singapore.

3. Bitumen based waterproofing membrane for basement area to prevent moisture related problem
4. To determine the type of system roof waterproofing, it will really depend on the final built up, finishing requirement, u value requirement and functional of the roof. Do contact waterproofing specialist like Vodapruf Pte Ltd for best advice.

**Q: For a weather like Singapore which, experiences heavy rainfall and high temperatures, what measures are taken to ensure to prevent leakage of water and fading away of the waterproofing components?**

**A:** For roof that experiences the greatest thermal expansion and contraction, the below measures will be necessary:

1. Waterproofing product has to be tested for not undergoing hydrolysis "dissolve overtime" shall there is ponding water
2. Proper screed to fall
3. Proper specification during the design stage (correct built up) to prevent potential ponding water over waterproofing membrane
4. Proper selection of reinforcement mesh for waterproofing system
5. Proper selection of type of waterproofing product

# "We believe that cities must be liveable and have longevity"

– Interview with Mr Wong Heang Fine, Group CEO of Surbana Jurong



Photo: © Surbana Jurong

Surbana Jurong, a leading provider of architectural, masterplanning and engineering services globally, received several awards and accolades last year for its urban, industrial and infrastructure projects. In this interview with SEAB, Mr Wong Heang Fine, Group CEO of Surbana Jurong, talks about the factors that have contributed to the success and growth of the company, the importance of sustainability in their projects and its future plans.

**Q: 2017 was a very successful year for Surbana Jurong as it had won many local and international awards. Tell us briefly about the projects that have won the awards.**

Surbana Jurong is honoured to be recognised locally and internationally for breaking new grounds in various disciplines, from productivity to design and engineering safety, to sustainability and innovative construction. The awards

we have received are testament to the world-class work we continue to deliver to our clients, and affirm our mission to deliver holistic urbanisation, infrastructure and engineering solutions that support the sustainable social and economic growth of our clients. They also reflect the depth and breadth of our services, and the integrated approach which we bring to all our projects. Let me highlight some of our award-winning projects:

| Project (Country)   | Award   | Project Highlights   |
|---|---|--|
| Floating Ponds (Singapore)  | WAFX (World Architecture Festival Awards) Prize - Water category  | The vertical-farming concept enables fish and vegetables to be farmed together in a closed-loop, self-sustaining ecosystem with minimal waste of water, energy and nutrients. As the concept is highly scalable and can fit almost any available urban space, it can play a significant role in agriculture and high-tech farming in land-scarce cities such as Singapore. In doing so, vertical farms can help make a small pocket of urban space significantly productive, enhance the surrounding ecology and generate a vibrant community hub with farming activities. |
| Science Park I (Singapore)  | Building and Construction Authority (BCA) Platinum Green Mark for Districts Award   | To make the 30-hectare district more sustainable, we proposed infrastructure and public amenities that are more energy and water efficient, including the utilisation of rain water for irrigation.  |
| Kallang Trivista (Singapore)  | <ul style="list-style-type: none"> <li>- Building and Construction Authority (BCA) Universal Design (Gold Plus) Award</li> <li>- HDB Awards (Certificate of Merit in Design)</li> </ul> | This public residential project is designed to allow residents to utilise and enjoy the amenities and community spaces that cater to all age groups, as well as the seamless connectivity between blocks, park connector network and external public transport connections through accessible pathways.  |
| The Scotts Tower (Singapore)  | Building and Construction Authority (BCA) Design and Engineering Safety Excellence Award  | The private residential project demonstrated innovative engineering solutions that overcame challenges such as unfavourable soil conditions and proximity to an MRT protection zone. Design and engineering safety was achieved while constructing the tower block, which was designed with a rare "open view" concept on the lower levels.  |
| Jing Hang Grand Canal Theatre & Park (Hangzhou, China)                          | International Property Awards - Asia Pacific "Best in Leisure Architecture - China"   | The project was recognised for its outstanding architecture and landscape design work.   |
| 12-kilometres Han Cheng Riverfront with 700-hectare Theme Park (ShaanXi, China) | IFLA Asia-Pacific Landscape Architecture Awards - Honourable Mention  | The project was recognised for its exemplary landscape design work, which includes an integrated storm water management and cleansing system, which will help cleanse and retain water at the site for future use, especially when the city faces water shortages during the summer.   |
| Business excellence in the construction industry (South Africa)                 | Construction Industry Business Excellence Awards - Diamond Arrow Awards   | We were recognised as a top engineering consultant in three categories: <ul style="list-style-type: none"> <li>- Civil Consulting Engineers</li> <li>- Structural Consulting Engineers</li> <li>- Combined Civil &amp; Structural Consulting Engineers</li> </ul>  |
| Building and Construction Authority (BCA) SkyLab                                | <ul style="list-style-type: none"> <li>- Minister's Award - Team</li> <li>- BCA Green Mark Award - Platinum</li> <li>- Institute of Engineers Prestigious Engineering Award</li> </ul>  | The BCA SkyLab is the world's first high-rise, state-of-the-art rotatable laboratory for the tropics. Designed for testing energy efficient building technologies, it is fitted with multiple sensors that intelligently inform and adapt to external conditions, making it a smart and responsive building.   |

Some of Surbana Jurong's award-winning projects in 2017.

**Q: What kind of presence does Surbana Jurong have on the international front?**

Surbana Jurong is one of the largest Asia-based urban, industrial and infrastructure consulting firms. The Surbana Jurong Group includes member companies SMEC, KTP, Sino-Sun, AETOS and Robert Bird Group. We currently have a global workforce of 13,500 employees across more than 120 offices in 44 countries. We are also the 35th largest international design firm in the world. Surbana Jurong has our roots

in planning and building townships and industrial estates in Singapore. For over five decades, we played an integral role in fulfilling the housing needs of Singapore by planning 26 townships and designing over 1 million public housings across the nation.

**Q: What are the key ingredients for the success of Surbana Jurong in Singapore and overseas?**

Our successful track record and unmatched expertise in Singapore make Surbana

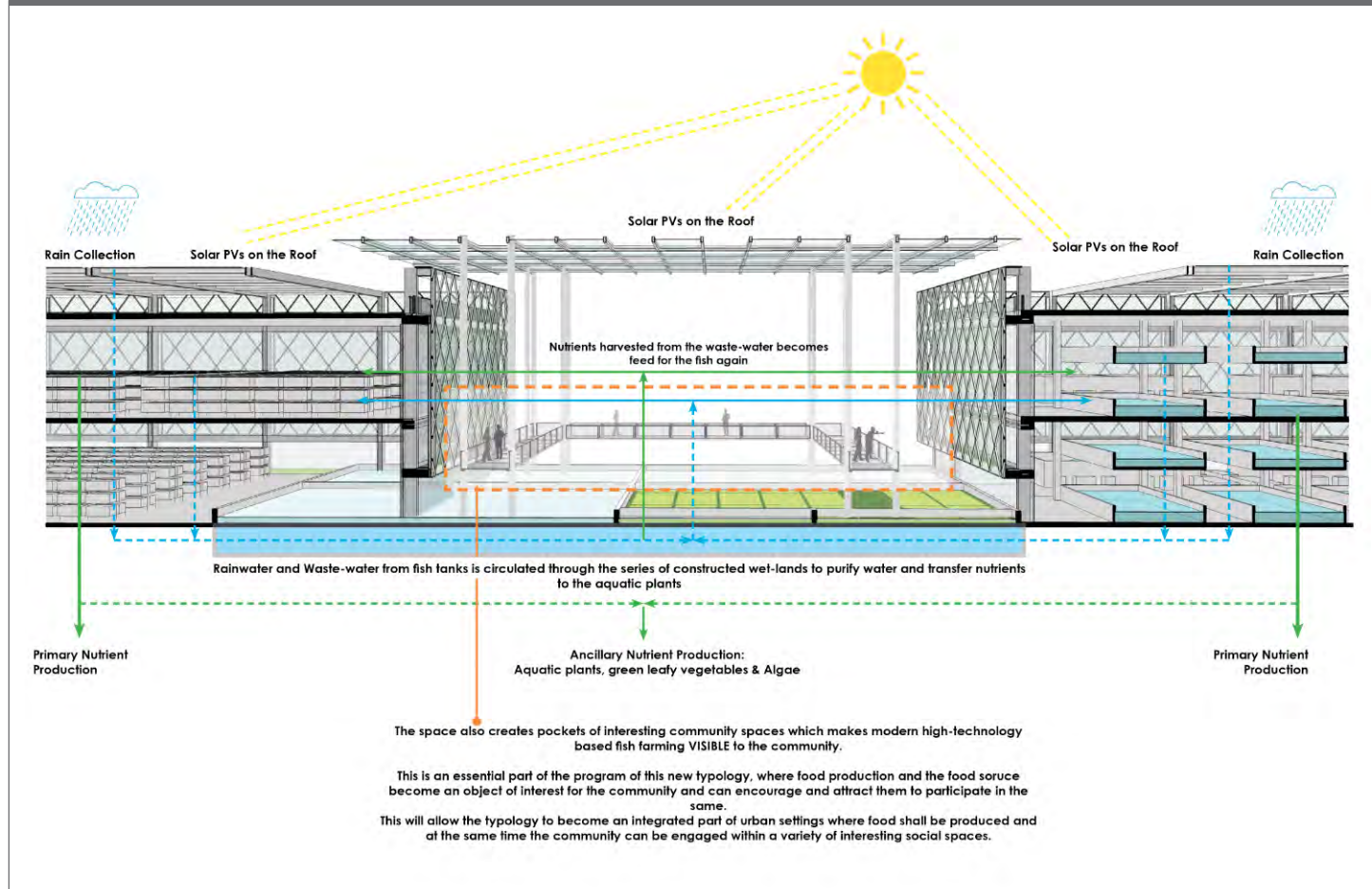
Jurong a highly sought-after consultancy overseas. Our clients see great value in the lessons that we have learnt in developing Singapore over the past 50 years.

We have provided master plans for more than 30 countries and have also been successful in exporting our solutions to countries as far as China, Indonesia and India because our project teams on the ground have a good understanding of the local communities and the conditions they live in.



Floating Ponds. Photo: © Surbana Jurong

Creating a new urban typology - self sustaining urban farming ecosystem



Floating Ponds Cross Section. Photo: © Surbana Jurong

**"We see increasing demand for sustainable designs and find that these attributes are important no matter which part of the world we do business in."**

**- Mr Wong Heang Fine,  
Group CEO of Surbana Jurong**



The Scotts Tower. Photo: © Far East Organisation



Building and Construction Authority (BCA) SkyLab. Photo: © Surbana Jurong

**Q: What ideas influence the company's designs?**

In designing cities, townships, buildings and infrastructure, Surbana Jurong is mindful that what we build must be sustainable and remain relevant and attractive for both present and future generations. We believe that cities must be liveable and have longevity. For that reason, our design considerations will always include sustainability, which involves the critical combination of social, economic and environmental factors. We see increasing demand for sustainable designs and find that these attributes are important no matter which part of the world we do business in.



Kallang Trivista. Photo: © Surbana Jurong

**Q: How has sustainability played a role in your projects?**

Surbana Jurong has a dedicated sustainability team which works across our Group to provide a full suite of sustainability services to our clients, including environmental impact analysis, design optimisation consultation, and green ratings certification. While we place great emphasis on sustainability in our designs, we believe there is more to a sustainable design than just using environmentally-friendly materials and minimising energy use. It should also be practical to build, serve the users' needs, and be in-sync with its environment.

**Q: What plans have the company put in place for the next 3-5 years?**

In addition to sustainable designs, Surbana Jurong is also pursuing major design projects in Asia Pacific. In May 2017, we partnered with Safdie Architects to form Safdie Surbana Jurong with the aim of

combining our expertise to create world-class iconic architecture projects in the residential, commercial and institutional space. Through this collaboration, we hope to develop more high-quality design projects and groom a new generation of architects in Asia. We have started working on our first joint project, which is an integrated resort in Vietnam.

Surbana Jurong is where we are today because we never rest on our laurels. We continue to expand our capabilities and global footprint while giving our clients the best value. We believe that we must keep innovating and growing to stay relevant and retain our leadership position for the future, by taking bold steps and challenging the norms.

In the last two years, we have acquired global partners that complement our capabilities, including SMEC, AETOS, KTP, Sino-Sun and most recently, Robert Bird Group. The acquisitions have enabled Surbana Jurong to grow deep and at the

same time, expand our suite of service offerings to provide one-stop solutions to our clients around the world.

We have also forged partnerships with China Highway Engineering Consulting Corporation and Credit Guarantee & Investment Facility to expand and deepen our capabilities.

Surbana Jurong's strong track record in Singapore, along with our newly-acquired pool of in-house expertise and revamped internal processes, have truly transformed the company into a one-stop consultancy with a hard-to-beat value proposition. We will continue to grow our business globally through organic and inorganic growth. Our aim is to become Asia's powerhouse and a global leader in urbanisation, industrialisation and infrastructure projects. At the same time, we will continue to look for partnership opportunities that complement our businesses, deepen our core capabilities and build our talent pool.



Jing Hang Grand Canal Theatre and Park. Photo: © Surbana Jurong

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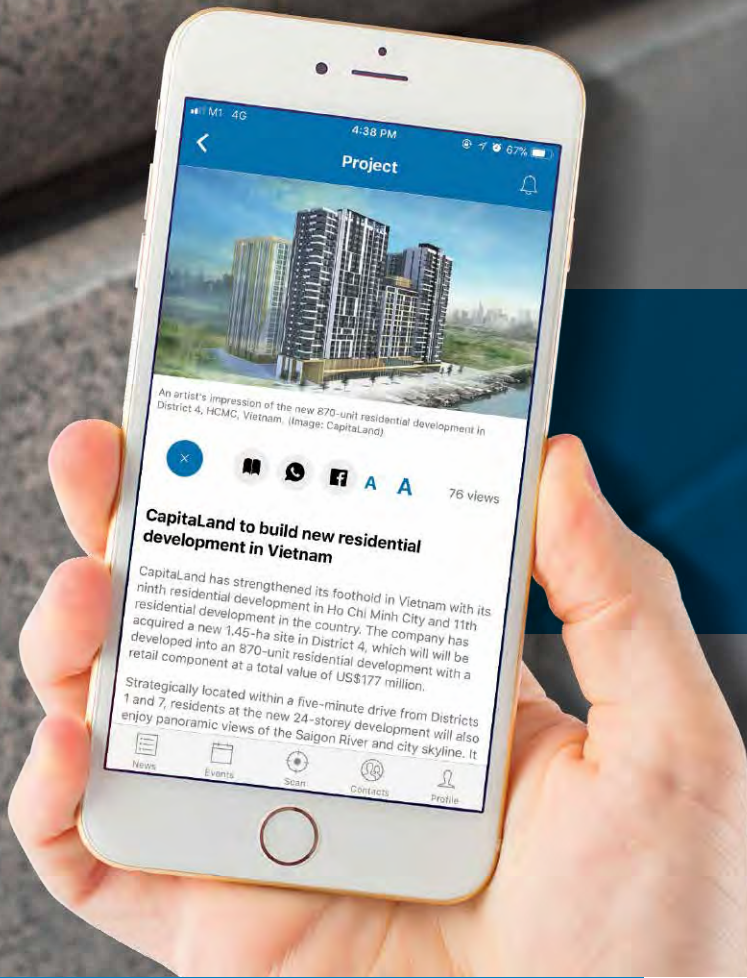
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