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July / August 2026

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In This Issue

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Lead Feature: Compact, Flexible, and Smart—Rethinking Spaces for Urban Lifestyles • Micro-spaces and Hybrid Offices • Residential Interior Design • MEP: Solutions for Water Ingress • Product Spotlight: Multifunctional Furniture • Fun in Urban Spaces • Interview with Industry Experts

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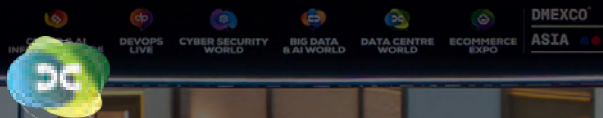
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 **CloserStill**

Welcome to the July/August issue!

This time, we have an issue chock-full of amazing designs and insights. In our lead feature, we cover several architecture projects that maximise space in our urban landscape. Similarly, we look into micro-spaces and hybrid office designs in the case study section. Discover more about the latest trends and innovations in these design fields!

The issue also looks at residential interior design projects in the region. As homes to families, such projects can be so intimate. It's a rare chance to look into others' styles and see how they are portrayed by interior designers! We also briefly cover multifunctional furniture, solutions for water ingress, and ways to have fun in urban spaces.

We are already halfway through the year! There are plenty of industry events to look out for in the coming months, and I hope everyone has a great time.

An Jee-Hyun

September/October 2026 Issue

- **Architecture:** Tropical Sustainability & Passive Design
 - **Lead Feature:** Designing for Heat & Humidity – Passive cooling strategies in Southeast Asia.
 - **Case study:** High-performance tropical buildings in Singapore and Vietnam
 - **Materials focus:** Reflective coatings, thermal mass, and natural ventilation systems
- **Interior:** Retail Projects
- **MEP:** Energy-efficient HVAC for hot climates
- **Playground:** Water Play

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The Hong Kong Institute of Architects



Vietnam Green Building Council



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AHEC Presents 'Wood for the Trees' at Material Matters at 3daysofdesign 2026

On 10–12 June 2026, the American Hardwood Export Council (AHEC) returns to 3daysofdesign in Copenhagen, inviting the global design audience to explore the environmental, structural, and aesthetic potential of American hardwoods with an immersive storytelling exhibition, created by Mitre & Mondays, a London-based studio with a focus on social and environmental impact, regenerative materials, and design for reuse and repair.

Taking place within Material Matters at the historic waterfront Gammel Dok building in Christianshavn, Wood for the Trees will take visitors on a spatial journey into the world of hardwood forestry.

The exhibition draws on the ideas and themes explored in AHEC's recent feature documentary *Forested Future*,¹ which examines our relationship with forests through the lens of the people and communities whose livelihoods depend on them. Supported by the peerless craft expertise of Benchmark, Mitre & Monday's vision for the exhibition translates the story on screen into a design-led spatial experience.

In previous years, AHEC used its platform at 3daysofdesign to showcase its collaborations with established and emerging European designers, demonstrating the creative possibilities of underutilised hardwood species through product innovation and sculptural spectacle.

This year, AHEC is broadening its focus, not only highlighting material beauty and the versatility of hardwood but also providing an overview of its role within a broader environmental system encompassing responsible forestry, carbon storage, and long-term sustainability. Wood for the Trees makes the case that using a diverse range of timber helps incentivise landowners to maintain their forests for generations to come.

Take a walk in the woods with Mitre & Mondays

A century ago, the hardwood forests of the eastern United States were little more than 'stumps and ashes', but in the last 100 years, they have recovered, now spanning more than 40 million acres and growing at twice the rate they are harvested.

Visitors to Material Matters will be immersed in an



Martin Penrose, Mitre & Mondays, David Venables. Photography by Petr Krejčí



Wood for the Trees design process @ Benchmark. Courtesy of AHEC

¹ <https://www.forestedfuture.film/>

abstract arboreal setting, examining every stage in the journey of hardwood timber from tree to finished product through five key stages that unfold into the world of responsible forest management and make the case for the long-term stewardship of nature.

Constructed from timber donated by family-owned sawmills, exhibition materials will be presented on rotating trunks, seating and furniture evoke fallen logs, and graphics will be suspended from above, evoking the boughs of the forest canopy.

In addition to designed objects and material applications, the exhibition will include educational storytelling and environmental data, expressed through audio-visual elements, graphic and narrative displays.

In the context of an increasingly uncertain environmental future, the exhibition will explore how growth, planning, and resilience underpin the long-term health of North America's hardwood forests, and the impact that material selection and timber use have on sustaining them.

The exhibition takes the visitor through five stages in the story of timber:

1. **Growth** looks at how trees—among the largest and longest-living organisms on earth—reproduce, regenerate, and even clone themselves, allowing

them to persist across generations, adapting to change over time.

2. **Planning** explores both the day-to-day realities and century-spanning timescales of forest management, examining the life cycles of trees and the systems and strategies employed to sustain them.
3. **Selection** unpacks the meticulous process of identifying trees for harvest and for preservation, and the factors that influence it, including age, health, longevity, and the tree's contribution to the vitality of the wider forest ecosystem.
4. **Resilience** considers the ability of a forest to withstand change—adapting to shifts in climate, resisting pests and disease, and recovering from disturbance—the role foresters play in strengthening that ability, and the impact that our material choices can have in shaping it.
5. **Timber** looks at the point where the forest meets the human world, and reveals the history carried in the grain of every piece of wood.

Wood for the Trees is free to visit and takes place in the ground-floor exhibition space at Gammel Dok, Strandgade 27B, Copenhagen, during 3daysofdesign, 10–12 July 2026, and will include a workshop enabling visitors to interact with the materials (date TBC).



Wood for the Trees making @ Benchmark. Photography by Petr Krejčí

AiR Digital Achieves ISO Certification for its AI-Powered Platform as Global Expansion Accelerates

AiR Digital Solutions, the technology subsidiary of Singapore-listed global concrete innovation leader Pan-United Corporation Ltd (泛联集团), has achieved ISO/IEC 27001:2022 certification for its AI-powered operations management platform.

ISO/IEC 27001:2022 is an internationally recognised standard for managing information security risks. The certification underscores AiR Digital's robust approach to cybersecurity and data privacy, including safeguards against threats such as cyberattacks, unauthorised access, and data leaks.

This certification marks an important milestone in AiR Digital's continued growth as a trusted technology partner. It provides customers with added assurance that the company operates on a secure and scalable framework with robust governance, operational resilience, and quality assurance standards.

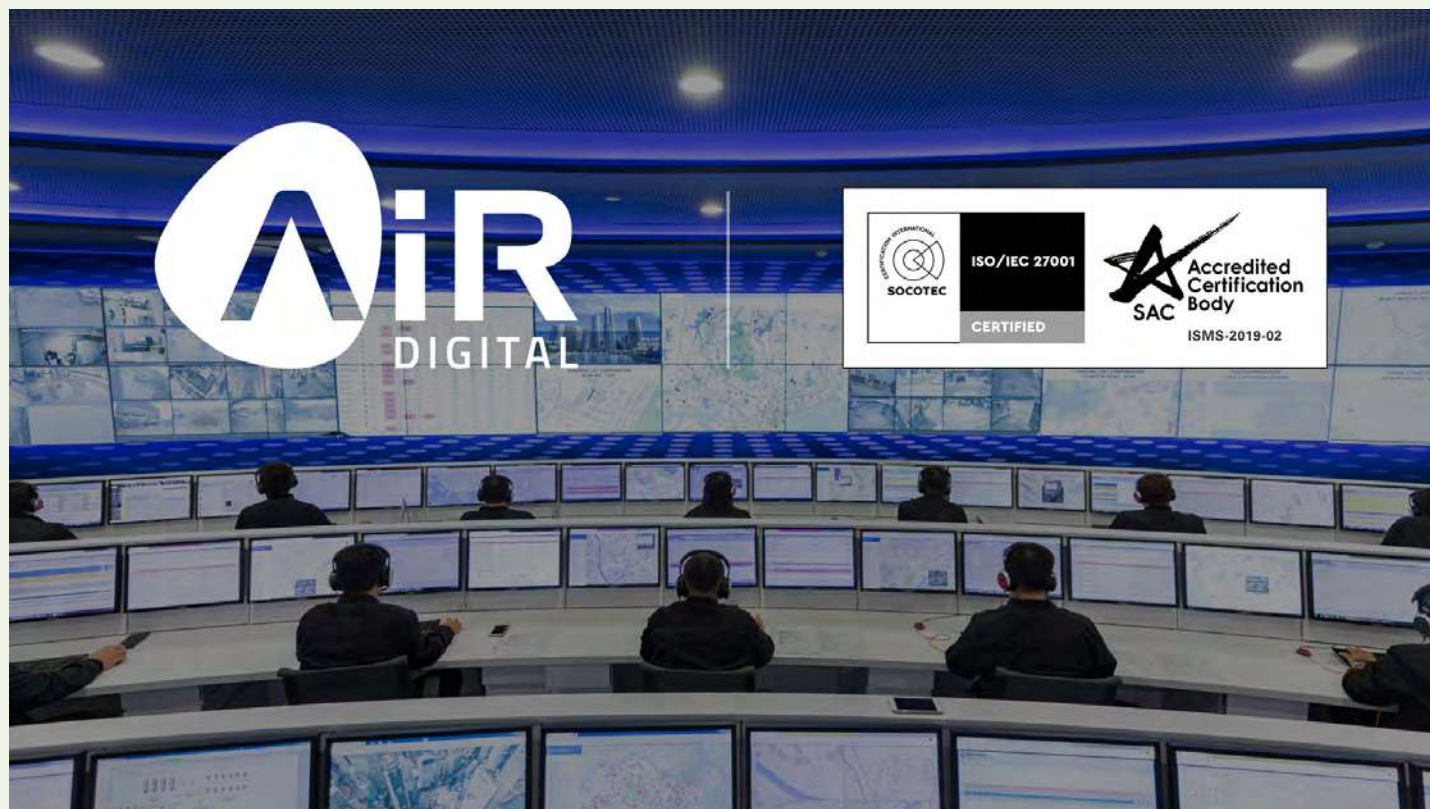
The certification also supports AiR Digital's ability to scale its solutions across markets and industries while maintaining consistency, reliability, and data security.

Ms Seng Mui Mui (孙美美), Senior Director of AiR Digital Solutions, said, "As businesses increasingly harness digital tools and solutions to manage operations, cybersecurity and data privacy must be embedded in the way technology is designed, delivered and supported. This certification reinforces the strong governance and security foundations behind the AiR Digital platform, giving our customers greater confidence as they digitalise and scale their operations across increasingly complex environments and supply chains."

The ISO certification comes as AiR Digital continues to expand its regional and global footprint. Today, the company operates across seven markets in Asia and Australasia,

helping businesses optimise logistics, manpower planning, and operational workflows through AI-driven automation. AiR Digital is also exploring opportunities in new international markets.

AiR Digital Solutions specialises in AI-powered operations management system for ready-mix concrete (RMC) producers, logistics companies, and industries with complex end-to-end operations. Built on deep domain expertise in RMC operations, its configurable, proprietary platform uses machine learning and AI to enable data-driven, automated decision-making, optimise processes, and improve operational efficiency. Earlier this year, AiR Digital also showcased its solutions at World of Concrete 2026, one of the construction industry's leading global trade events, as part of its efforts to deepen engagement with international customers and partners.



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Arup Names Silvia Halim as Indonesia Leader as Market Demand Grows for Resilient Urban Infrastructure

Global built environment consultancy Arup has appointed Silvia Halim as its new Indonesia leader. She joins the firm at a time when Indonesia is stepping up investment in infrastructure to support economic growth while responding to rising climate and urban pressures.

In this role, she will lead Arup's business in Indonesia and drive the next phase of growth in a market that remains strategically important to the firm and offers significant long-term opportunity.

Silvia Halim brings extensive leadership experience across Indonesia's transport, urban development, and public infrastructure landscape. Most recently, she served as Deputy for Infrastructure & Facilities at the Nusantara Capital Authority for Indonesia, where she led the planning, regulation, and delivery of infrastructure and facilities across transportation, housing, water, waste, utilities, and social infrastructure. Her remit also included urban mobility planning, water-sensitive city guidelines, and the introduction of green and smart building standards.

Lau Ching Luan, Managing Principal, Southeast Asia, Arup, said, "Indonesia is a key market for Arup, with strong momentum across infrastructure, urban development, and the energy transition. Silvia brings a unique combination of leadership experience, deep local knowledge, and proven delivery capability. Her track record across some of Indonesia's most significant programmes, alongside her public sector leadership at the national level, positions her well to lead our business and strengthen our partnerships across the country."

Silvia Halim, Country Leader, Indonesia, Arup, said, "Indonesia's development ambition is significant, but so too is the need to make infrastructure more resilient, better connected, and fit for a changing climate. I am excited to



Silvia Halim, Indonesia Country Leader, Arup

join Arup at this moment and with our teams, clients, and partners to build on Arup's legacy in Indonesia and deliver meaningful outcomes for communities."

A civil engineer by training, Silvia holds a Bachelor of Engineering (Civil) from Nanyang Technological University, Singapore. Her experience spans nationally significant transport and urban infrastructure initiatives across Indonesia and Singapore. Under her leadership, MRT Jakarta delivered the first MRT system in Indonesia and received an Award of Merit at the FIDIC Project Awards 2021.

A Spectrum of Excellence: Creative Colour Awards Crowns 2026 Winning Spatial Designs

The world's leading architects and interior designers recognise that colour is far more than a finishing touch. It is a critical design discipline that influences experience, supports function, and brings ideas to life. The Creative Colour Awards celebrate those who demonstrate exceptional mastery of colour in the built environment. Entries are evaluated not on visual impact alone, but on the depth of the colour narrative: how

hue, tone, and finish were deployed to serve the design's social, emotional, and environmental intent.

Now in its fourth edition, the Creative Colour Awards 2026 took centre stage in Bangkok, Thailand, held concurrently with the AYDA International Awards 2025/2026 as part of Nippon Paint's celebration of a spectrum of excellence, where the architectural, interior design, and creative colour worlds converge onto

a single, prestigious global stage. Together, the CCA and AYDA Awards represent Nippon Paint's belief that design and colour are inseparable forces. The breadth of this interwoven relationship deserves greater appreciation and celebration, from the ambitions of the next generation to the mastery of today's leading practitioners.

The celebration brought together the architecture and interior design



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industry's most distinguished voices, including Christina Thean, Principal Partner at Park + Associates; Ekaphap Duangkaew, Founder and Director at EKAR Architects; Hideji Kanamori, CCD Tokyo Representative and Global Managing Partner at Cheng Chung Design (Tokyo); and returning jury members Lai Siew Hong, Chief Executive Designer at Blu Water Studio, and Francesca Heathcote Sapey, Partner and Managing Director at Teresa Sapey + Partners. Their collective rigour ensured that

recognition at CCA 2026 carries meaningful industry weight.

CCA 2026 received 257 submissions from 16 countries and geographic locations—a continued demonstration of the growing recognition of colour not merely as an aesthetic consideration but as a core element of design thinking.

The exceptional calibre of submissions received this year prompted the jury to make the decision not to confer a Grand Prix Winner for 2026, as each project

demonstrated a distinctive and equally compelling approach to the purposeful use of colour. Instead, the Creative Colour Awards 2026 recognised outstanding colour-led design across five specialist categories, honouring the diverse range of spaces in which colour can define, transform, and elevate the human experience.

OWAA Architects LLP from Singapore earned the Architectural Best in Corporate and Commercial Exterior award for HHOM – Nurse Hostel. This project transformed a former 10-storey school building into a 250-bed nurses' hostel. In this project, colour was used to reflect the diversity of nurses' uniforms in Singapore, each distinguished by different sleeve, collar, and button colours. The result is a vibrant expression of unity, symbolising the coming together of nurses from different races, nationalities, religions, and cultures working in Singapore.

Meanwhile, Türkiye's KONTRA took home the Interior Design Best in Corporate and Commercial Interior award for Epoca. Designed for a young and energetic audience, Epoca draws inspiration from the rich and layered culture of Latin America—its warmth, colour, rhythm, and deeply rooted traditions of communal gathering. The primary design goal was to create a venue that harmonises with the mall's architectural language while standing out through its distinctive façade and outdoor bar area. Featuring a soft



Jury and Nippon Paint Representatives



HHOM — Nurse Hostel

yet harmonious colour palette, the design establishes a presence that is both immediately recognisable and memorable.

In the Architectural Best in Residential Exterior category, Flo by Sansiri Public Company Limited from Thailand was recognised for its condominium development in Bangkok's vibrant Khlong San district. The project draws inspiration from the area's historical identity, where brick was once a dominant building

material. This heritage is thoughtfully translated into the development's signature brick-orange palette, which serves as its defining visual identity.

Kaizen Architecture from Singapore earned the Interior Design Best in Residential Interior award for Matou House, an additions-and-alterations project for an existing semi-detached residence. In Matou House, colour is used as an architectural device to define the spatial and emotional core of the home. A terracotta-red

stairwell void anchors the house vertically, intensifying its chapel-like proportions and transforming functional circulation into an emotional experience. Set against a neutral palette that allows daylight and greenery to dominate the living areas, the red volume establishes hierarchy and orientation, elevating colour into a powerful tool that shapes movement, perception, and the experience of domestic space.

Finally, Murali Architects from India, returning contender and CCA 2025's Grand Prix winner, was honoured with the Best in Public Spaces award for The Harvee School in Kuniyamuthur. Colour was used to shape how children perceive and navigate space, with vibrant hues of blue, coral, yellow, and green animating classrooms, corridors, and the central staircase, transforming everyday circulation into playful landscapes. The staircase serves as a colourful spine that guides movement across levels, while bold window frames punctuate the façade with rhythm and identity. Balanced by the warmth of the brick façade, the palette creates a joyful yet grounded environment that encourages curiosity, comfort, and discovery among young learners.

The apex of artistry: celebrating creative colour excellence

In its four years, the Creative Colour Awards has established itself as the definitive standard for colour excellence in spatial design—a platform that the architecture and



Matou House



Epoca

interior design industry can look to as a benchmark for what purposeful, innovative use of colour can and should achieve. While broader design competitions evaluate colour as one consideration among many, the Creative Colour Awards were built on the belief that colour, when deployed with genuine intent, is a design discipline in its own right, and deserves a platform that judges it as such.

Through the rigour of its judging criteria, the calibre of its jury, and the global diversity of its entries, CCA has positioned Nippon Paint at the forefront of a growing industry-wide conversation: that colour is central to great design, and is capable of redefining how communities inhabit, experience, and find meaning in the spaces and facades around them.

This year, that rigour was evident across the full range of submissions; from exterior facades that used colour to preserve heritage and historical narratives, to interior environments that used colour to blur the boundaries between surface and space. The diversity of entries, spanning 16 countries and geographical locations across residential, commercial, and public space typologies, reflects how universally colour speaks, and how differently it can be made to say something meaningful.

"The Creative Colour Awards celebrate those who understand the transformative power of colour. We

believe colour is not merely seen; it is experienced, interpreted, and strategically applied to shape the spaces and facades around us. By shining a global spotlight on excellence in colour design, CCA continues to raise the bar for the industry. This year's entries

are an inspiring reminder of how far the discipline has progressed and the exciting future that lies ahead," said Jo-Lynn Yap, Senior Manager, Group Colour Leadership, NIPSEA Group.

"I am particularly pleased to see the Creative Colour Awards take place in Thailand this year. Thailand's rich cultural heritage reflects the enduring power of colour, from its architecture and craftsmanship to its vibrant festivals and public spaces, making it a fitting backdrop for a platform dedicated to colour excellence. It is encouraging to see designers using colour with intention to shape experiences, express identity, and create more meaningful connections between people and place," said CCA jury Ekaphap Duangkaew, Founder and Director, EKAR Architects.

Francesca Heathcote Sapey,



The Harvee School

Partner and Managing Director at Teresa Sapey + Partners and returning jury member, also emphasised, "Historically, colour has always shaped how civilisations express identity. It is a cultural force, not an embellishment. The most compelling submissions this year were not those where colour was applied last. They were the ones where colour was part of the thinking from the very beginning. That is the bar CCA is setting, and the industry is rising to meet it."

"Good colour is not about making something look interesting. It is about creating a particular feeling, reinforcing an idea, or helping people connect with a place. Like materials, light and proportion, colour is part of the architectural language," said CCA jury Christina Thean, Principal Partner, Park + Associates. "The projects recognised by the Creative Colour Awards demonstrate how colour can move beyond decoration and become a fundamental part of the spatial experience."

Fellow jury Hideji Kanamori, Global Managing Partner and Executive Vice President, Cheng Chung Design (CCD) TOKYO enthused, "As a juror, beautiful is never enough—colour must solve. When colour helps people intuitively understand a space and remember it meaningfully, it moves from surface to substance. That is what separates the outstanding submissions from the rest, and that is the standard CCA holds the industry to."

For more information on the Creative Colour Awards, visit www.creativecolourawards.com.



Flo

FROM FOREST TO FUTURE

PHOTOGRAPHY BY | Petr Krejci



Every piece of wood tells a story.

Not just of craftsmanship, but of growth, stewardship and renewal.

The striking installations featured in Wood for the Trees at Copenhagen's 3daysofdesign reveal a simple truth: beautiful materials do not begin in the workshop. They begin in the forest.

American hardwoods come from naturally regenerating forests that today cover more than 40 million acres across the eastern United States. For over a century, careful management and responsible harvesting have allowed these forests to grow faster than they are being harvested.

The result is a remarkable material palette. From the rich warmth of cherry to the clean elegance of hard maple, the character of each species reflects decades of natural growth, creating textures, colours and grain patterns that cannot be replicated.

But beauty is only part of the story.

Every specification choice shapes the future of our forests. By using a diverse range of responsibly sourced hardwoods, designers help support long-term forest stewardship, carbon storage and the continued regeneration of these landscapes.

In a world searching for materials that are both inspiring and responsible, American hardwoods offer something rare: a connection between exceptional design and a thriving natural system.

The future of design is already growing in the forest.

DOMOTEX asia/CHINAFLOOR 2026: Global Community Brought Together for the Carpet and Flooring Industry's Largest Event of the Year

DOMOTEX asia/CHINAFLOOR 2026 concluded successfully in Shanghai on 27–29 May, reaffirming its position as the largest and most influential dedicated flooring event on the global stage. Despite persistent economic and trade headwinds, the exhibition once again demonstrated the resilience of the global carpet and flooring industry, attracting 83,887 visitors and creating valuable business opportunities for industry professionals worldwide.

International attendance exceeded expectations, reaching a record 18,302 visitors from 146 countries, up from 124 countries represented in 2025. In addition to strong participation from key regional markets such as the Far East (South Korea and Japan), Southeast Asia, and Oceania, buyers from Europe and North America continued attendance in significant numbers. In particular, countries such as Canada, Germany, Spain, and Poland recorded visitation growth, alongside emerging markets from the Belt and Road region and South America, reflecting the strengthening trade and business ties between these regions and China.

This strong international participation underscores China's continued appeal as a leading global sourcing destination, supported by resilient supply chains and

a stable business environment. The scale of the event, combined with its record international reach, further reinforces DOMOTEX asia/CHINAFLOOR's position as a crucial global meeting place for the flooring industry.

The event will return to the Shanghai National Exhibition and Convention Centre (NECC) again from May 26–28, 2027.

Looking ahead, as announced earlier this year, the DOMOTEX brand will expand its presence with the launch of DOMOTEX Southeast Asia, taking place from 11–13 November 2026 at the Bangkok International Trade & Exhibition Centre (BITEC). Complementing the annual DOMOTEX asia/CHINAFLOOR exhibition in Shanghai, the new event will strengthen the brand's reach across Southeast





Asia and create new opportunities for business growth in the region. Co-located with R+T South East Asia, the inaugural platform is expected to span 10,000 sqm and host over 150 exhibitors.

A showcase of the full flooring spectrum

Covering 210,000 sqm across seven halls, the exhibition brought together around 1,500 carpet and flooring companies and brands from around the world. Exhibitors presented the latest advancements in technology, design, and sustainable solutions, reinforcing the event's role as the largest platform for industry trends and innovation. Across the three-day show, manufacturers highlighted their adaptability in a challenging market environment, responding to shifting global demand with forward-looking and competitive product offerings.

Among newcomers this year was the pavilion organised by the Coir Board of India. Mr. Shaubhik Bhardwaj, Section Officer (Coir) of the Ministry of MSME in India, stated, "This was the first time our Board organised a pavilion at DOMOTEX asia, and we met strong interest from our members to participate in this new opportunity to expand their business in China and the broader Far East region. China remains an important market for our members, and participation in leading industry platforms such as DOMOTEX asia provides unique opportunities to connect with buyers from across Asia. The exhibition met our expectations in terms of visitor quality, business opportunities, and market exposure."

Brands such as Arte Mundi, Artist, Almas Carpet, Card-Monroe, CFL, Craft Flooring (Ter Hurne), Daejin, Dajulong, Freudenberg, Haima, Jey Key Rugs, Kaili, KDF, KTE, Kingdom, Paulig, Power

Dekor, Ruixin Carpet, Standard Carpets, Uny Group, Xingyue Carpet, and Mahesh Carpet have already rebooked their participation at the 2027 edition.

Expanded outreach and buyer engagement

This year, a record 250 selected international buyers representing 34 countries joined the Buyer Club programme, participating in targeted matching events and enjoying exclusive hospitality benefits. Selected in partnership with regional industry associations and media partners, the buyers engaged in over 650 business meetings with more than 100 exhibitors.

Phil Buckely, CEO of Australasian Timber Flooring Association, organiser of the buyer delegation from Australia, said, "DOMOTEX asia/CHINAFLOOR was such a well-run and well-attended expo. The variety and quality of exhibitors were first class, with so many business opportunities for our Australian and New Zealand buyers to explore. We are really excited to see what Domotex





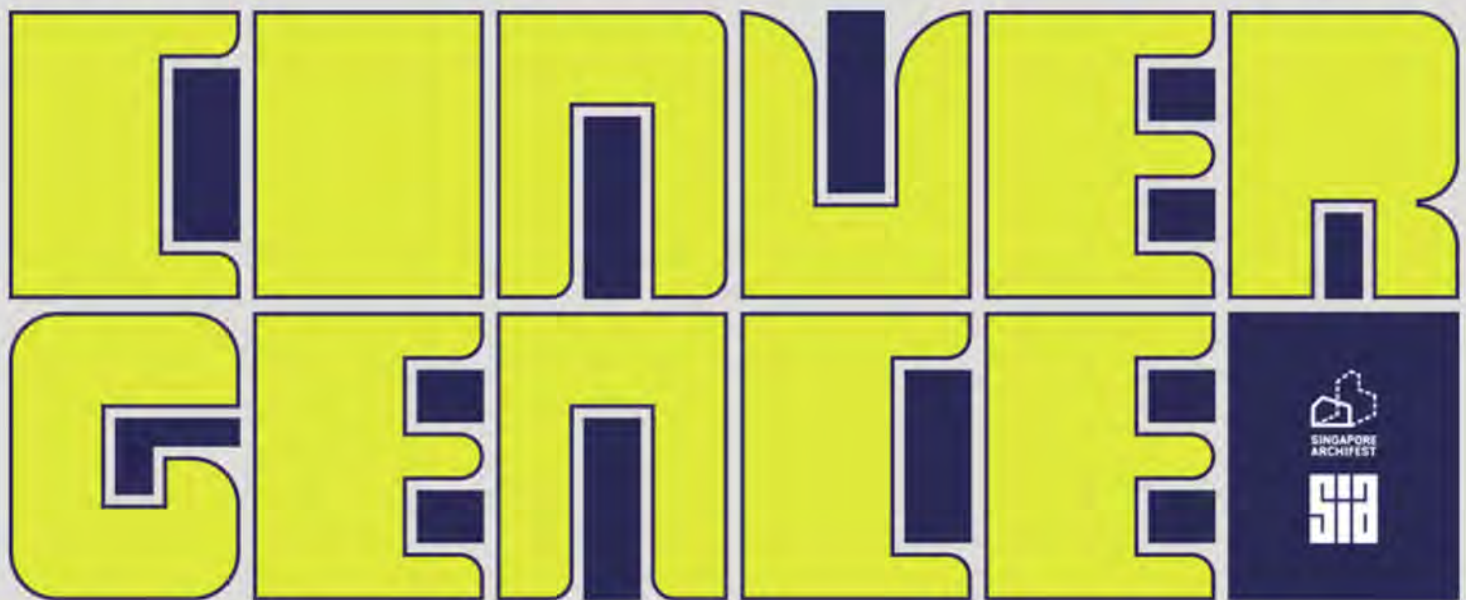
Southeast Asia in Bangkok can deliver in November."

On the Chinese visitor side, in addition to traditional trade audiences, the exhibition strengthened its cross-industry outreach by welcoming professional delegations from sectors including e-commerce, construction and engineering, architecture and design, application industries, healthcare, and senior living. Over 400 hosted Chinese buyers were brought to the event through 17 local associations, such as Shanghai Yilian Building Materials

Market, Suzhou Zhejiang Chamber of Commerce, Shanghai JiaShiJia, and other industry partners and associations. The programme also engaged industry influencers brought together by the leading social media platform, RED NOTE.

Next year, DOMOTEX asia/CHINAFLOR will continue its commitment to serving as a premier international hub for the global flooring industry, fostering business growth, encouraging innovation, and addressing the key challenges and opportunities shaping the sector's future.





Singapore Archifest 2026 Returns for Its 20th Edition

Singapore's largest gathering of the architectural community returns for its 20th edition. Presented by 4PLUS8, Singapore Archifest Expo will take place from **22 to 24 July 2026** at **Sands Expo & Convention Centre, Hall A & B, Level 1**. The exhibition and conference will bring together architects, designers, engineers, developers, consultants, educators, suppliers, students, and industry leaders for three days of exchange, discovery, and collaboration.

Themed **CONVERGENCE: Theme and Variations**, this year's festival explores the ideas, technologies, and practices shaping the future of the built environment.

With more than **7,000 industry peers** expected, SGAF 2026 offers an important platform for the architectural community to come together, exchange ideas, and take part in conversations shaping the future of architecture, design, and construction. Trade professionals will have the opportunity to connect with peers, discover new innovations, and engage in meaningful conversations with industry partners.

COMPLIMENTARY EXPO PASS



Event Highlights - Singapore Archifest Expo 2026

SGAF Expo presented by 4PLUS8

Explore the latest products, technologies, and solutions.

SGAF Conference

Hear from internationally renowned architects including Elizabeth Diller, Marina Tabassum and Lina Ghotmeh, alongside leading industry practitioners and thought leaders.

Directors' Roundtables

Join conversations with past Festival Directors as they explore future directions for architecture and design.

SGAF Market

Connect through curated Architectural Product Specification Meetings.

SGAF Forum

Engage in discussions on leadership, education, emerging technologies, and AI adoption across the built environment sector.

SIA Dinner Reception

A special networking evening graced by Guest-of-Honour Mr Chee Hong Tat, Minister for National Development, bringing together industry leaders, practitioners, and stakeholders.

EMSTEEL Strengthens UAE Industrial Capability Through ES600 High-Performance Rebar

EMSTEEL Group (ADX: EMSTEEL), one of the region's largest publicly traded steel and building materials manufacturers, announced the official launch of its ES600 high-strength steel rebar, the highest-strength steel grade currently produced in the UAE.

Developed for modern infrastructure and high-rise construction, ES600 combines advanced structural performance with material efficiency, supporting the UAE's infrastructure ambitions, industrial resilience, and long-term economic development.

The official launch took place during EMSTEEL's "Building the UAE's Future Together" event held in Dubai on 21 May, which brought together stakeholders from across the UAE's construction, engineering, and industrial sectors to discuss the role of advanced manufacturing and engineering capability in supporting the country's next phase of urban and infrastructure development.

The launch further reinforced EMSTEEL's position as a strategic national enabler, with ES600 reflecting the Group's broader focus on industrial capability, advanced manufacturing, and alignment with the UAE's industrial vision and Operation 300bn strategy.

Certified to UAE and international standards, ES600 has been developed as a locally manufactured, high-performance steel solution that supports the construction sector's increasing focus on engineering efficiency, material optimisation, and long-term structural resilience. The product enables steel consumption reductions of 18%–24%, depending on project scale and design requirements, while reducing logistics and transport requirements and on-site rebar congestion to support more efficient project delivery.

Through material efficiency and reduced logistics requirements, EMSTEEL estimates that every 10,000 tonnes of ES600 used can eliminate approximately 12,107 tonnes of CO2 emissions. In tower construction, the product has also demonstrated the ability to reduce emissions by approximately one tonne of CO2 per floor.



The product is already being deployed across a wide range of residential, mixed-use, infrastructure, and landmark developments in the UAE, demonstrating strong market confidence in its engineering performance and suitability for complex construction environments. The total volume supplied and secured across ongoing and confirmed projects now exceeds 200,000 tonnes, spanning major high-rise towers, master-planned communities, and transformative urban developments, with several individual projects accounting for tens of thousands of tonnes.

Eng. Saeed Ghumran Al Remeithi, Group CEO, EMSTEEL, said, "ES600 reflects the direction in which the UAE's industrial sector continues to evolve toward higher-value manufacturing, advanced engineering capability, and nationally produced solutions that support increasingly complex infrastructure and development requirements. Through continued investment in advanced manufacturing and product development, EMSTEEL is strengthening local industrial capability while delivering more efficient and resilient construction solutions. More broadly, this reinforces our role not only as a steel manufacturer, but as a long-term national partner contributing to the UAE's economic diversification, industrial competitiveness, and development ambitions."

With the completion of EMSTEEL's AED 625 million Asset Enhancement Programme, the Group will expand its ES600 production capacity and introduce advanced shear systems capable of producing high-strength rebars designed to support more efficient and sustainable construction practices. This further reinforces EMSTEEL's commitment to innovation, operational excellence, and the evolving needs of the construction sector.



CapitaLand Officially Opens S\$1.4 billion Geneo, Marking a Key Milestone in Singapore Science Park Rejuvenation

CapitaLand Group officially opened Geneo on 22 May 2026, a life sciences and innovation hub at Singapore Science Park (SSP). The opening marks a key milestone in CapitaLand's multiphase rejuvenation of Singapore's first research and development (R&D) and technology park.

Geneo is jointly owned by CapitaLand Development (CLD) and CapitaLand Ascendas REIT (CLAR).¹ Totalling about S\$1.4 billion in investments, Geneo spans three properties: 1 Science Park Drive, 5 Science Park Drive, and 7 Science Park Drive, with a total gross floor area (GFA) of approximately 180,600 square metres (sqm). This includes approximately 80,000 sqm of purpose-built infrastructure for biomedical R&D, flexible laboratories, and innovation-ready Grade A business park workspaces.

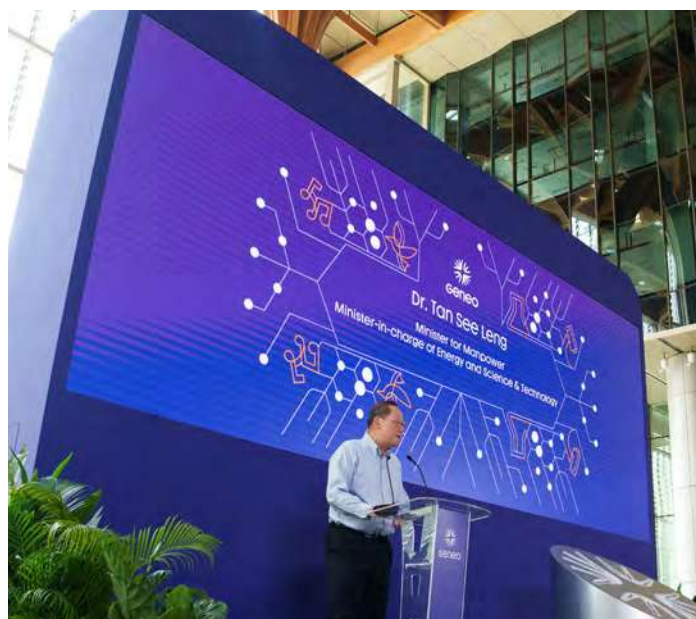
The opening ceremony was officiated by Dr Tan See Leng, Minister for Manpower and Minister-in-charge of Energy and Science & Technology in the Ministry of Trade and Industry. Other attendees included government agency representatives, SSP tenants, and key partners of CapitaLand.

Jonathan Yap, CEO of CLD, the master developer and park operator of SSP, said, "Geneo is a defining milestone in the rejuvenation of SSP. For over 40 years, the Park has been a cornerstone of Singapore's economic and innovation growth. Drawing on CLD's expertise in delivering differentiated real estate and CapitaLand's ecosystem, Geneo is a vibrant people-centric development that brings together purpose-built workspaces with curated lifestyle and retail offerings. As a life sciences and innovation hub, it supports the full innovation cycle, from research through to commercialisation, within an integrated environment. "Geneo is part of a broader vision for the rejuvenation of SSP. Alongside LyndenWoods,² the upcoming first residential project in SSP, and Citadines Science Park Singapore, the first lodging facility in SSP, there are pipeline plans to add residential developments that will further enliven the precinct. CLD will continue to ideate innovative ways to create more sustainable spaces for SSP communities to further integrate live, work, and play."

William Tay, CEO and Executive Director of the manager of CLAR, said, "Our successful redevelopment of 1 Science Park Drive and acquisition of 5 Science Park Drive underscore CLAR's proactive portfolio rejuvenation strategy to enhance portfolio resilience with future-ready assets. These high-quality properties are seeing strong tenancy demand from world-leading companies in biomedical sciences, R&D, and technology sectors, further reinforcing CLAR's leadership



Dr Tan See Leng, Minister for Manpower and Minister-in-charge of Energy and Science & Technology in the Ministry of Trade and Industry, at the official launch of Geneo at Singapore Science Park.



Dr Tan See Leng, Minister for Manpower and Minister-in-charge of Energy and Science & Technology in the Ministry of Trade and Industry, delivering his opening remarks.

position in Singapore's life sciences real estate market. With a portfolio of approximately 4.5 million square feet of properties at Singapore Science Park, CLAR is the largest provider of business park and life sciences space within the precinct."

¹ Science Park Drive comprises three buildings: 1, 1A and 1B. CLD holds a 66% stake in 1 Science Park Drive and fully owns 7 Science Park Drive, while CLAR holds a 34% stake in 1 Science Park Drive and fully owns 5 Science Park Drive.

² LyndenWoods is the upcoming first residential project in SSP and one of the best-selling residential projects in Singapore last year; it achieved 94% sales on launch day.



Jonathan Yap, CEO, CapitaLand Development, delivering his welcome address.

World-class tenants anchor Geneo's life sciences and innovation ecosystem

Geneo has attracted world-class tenants, including Agency for Science, Technology and Research (A*STAR), Barry Callebaut, Chugai Pharmabody Research, Henkel, and NSG Bio, spanning industries from biotech and advanced manufacturing to food innovation and pharmaceutical R&D.

Their presence at Geneo underscores confidence in CapitaLand's capabilities in best-in-class developments that support a wide range of R&D activities and innovation needs. It also reinforces CapitaLand's role as an ecosystem curator, connecting Singapore-based researchers, start-ups, and corporates with global partners, investors, and institutions.

The specialised infrastructure at Geneo includes wet lab and wet lab-ready floors, coworking laboratory space, units with tailored specifications such as high floor loading, and smart building management systems. There are also communal spaces and active placemaking programmes that encourage cross-disciplinary collaborations.

The life sciences and innovation community at Geneo is further enabled by Bridge+ Geneo. It provides premium flexible workspaces and NSG BioSuites, CapitaLand's first coworking laboratory facility in partnership with NSG Bio.

The facility is Southeast Asia's largest coworking laboratory, which spans over 3,200 sqm (nearly 35,000 square feet). Together, they form The Apex, where researchers, start-ups, corporates, and investors connect and scale up. These facilities support a life science enterprise's full journey from discovery and experimentation to team growth and industry deployment.

The Apex complements The Seed, a genomic garden designed in collaboration with SingHealth Duke-NUS Institute of Biodiversity Medicine, and The Canopy, a 3,000 sqm all-weather event plaza. Inspired by the layers of a forest ecosystem, The Seed represents discovery and growth, while The Canopy brings people and communities together. Rising from this ecosystem, The Apex is the culmination point where ideas, research, and innovation converge. Collectively, these spaces create a holistic environment where science, nature, and community intersect.

Sustainability and community at the core

Geneo achieved the Building and Construction Authority's (BCA) Green Mark Platinum rating for all three properties, including Super Low Energy for 7 Science Park Drive. Both 1 and 7 Science Park Drive also attained the International WELL Building Institute's WELL Core Gold Certification for healthy building design. Coupled with SSP's first distributed district cooling network, energy and water-efficient systems, and smart building technologies, these integrated features help optimise resource efficiency, cater to tenants' sustainability needs, and reinforce CapitaLand's long-term commitments.

As part of its commitment to corporate social responsibility, SSP, in partnership with CapitaLand Hope Foundation and Access Singapore, will launch the SSP-ACE! (Access Career Exploration) Programme this year. Through mentorship, workplace engagement, and industry-grounded challenge statements, the SSP-ACE! Programme offers students from underserved backgrounds meaningful opportunities to explore STEM3 pathways while strengthening connections between education, industry, and place.

Visit <https://geneo.sciencepark.com.sg/> for more information.



Official opening of Geneo at The Canopy



Guests at the exhibition of Geneo's journey



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Hilton Announces Debut of LXR Hotels & Resorts Properties in Tokyo and Hakone

Global hospitality company Hilton has announced the upcoming debut of its first LXR Hotels & Resorts properties in Tokyo and Hakone, further expanding the company's luxury presence in Japan.

In Tokyo, the iconic Hotel Gajoen will join LXR Hotels & Resorts by 2027 through a rebrand in partnership with Brookfield. The storied property will enter a new chapter that brings together nearly 100 years of history, extraordinary Japanese artistry, and LXR's deeply personalised approach to luxury hospitality.

The hotel is set to resume operations for its rooms and restaurants in mid-2026, ahead of its official debut, following a phased programme of enhancements to its facilities and guest rooms. Hotel Gajoen will become the second LXR Hotels & Resorts hotel in Japan, following ROKU KYOTO, LXR Hotels & Resorts. The signing reflects Hilton's growing luxury presence in Japan, with additional properties slated for Hiroshima and Niseko, Hokkaido.

Long revered as a symbol of Tokyo culture and hospitality, Hotel Gajoen is celebrated for interiors shaped by extraordinary art, craftsmanship, and design, carrying forward nearly 100 years of history and tradition. The property is also home to Hyakudan Kaidan, or the Hundred-Step Staircase, the only remaining wooden structure



Gajoen Tokyo—Exterior

within the hotel and a designated Tangible Cultural Property by the Tokyo Metropolitan Government. With its singular sense of place and deeply rooted identity, Hotel Gajoen is a natural fit for the brand, where each property is defined by its own cultural resonance, intriguing design, and highly personalised approach to luxury.

The hotel is moments from Meguro Station and within easy reach of the city's most vibrant cultural and commercial districts. In spring, guests will be immersed in one of Tokyo's

most evocative seasonal spectacles, with approximately 800 cherry trees lining the nearby Meguro River. The property will feature 60 guestrooms, including spacious suites of more than 100 square metres, along with five dining destinations, a spa, fitness centre, and approximately 5,700 square metres of meeting and event space.

"As demand for luxury brands continues to grow in Japan, the introduction of LXR Hotels & Resorts to Tokyo offers a new and distinctive option to both domestic and



Gajoen Tokyo—Japanese-style banquet room



Gajoen Tokyo—Guest room



Hakone Gora—Exterior

international travellers. Drawing on more than 60 years of experience operating hotels in Japan, we are committed to preserving the rich heritage of this iconic property while catering to the evolving expectations of curious, experience-seeking travellers that define the LXR Hotels & Resorts brand," said Hirohisa Fujimoto, vice president, Development, Japan & Micronesia, Hilton.

The brand will also make its debut in Hakone Gora, Kanagawa, with an agreement with THE SANKEI BUILDING CO., LTD. and HASEKO Real Estate Development, Inc., scheduled to open in summer 2028.

Hakone Gora, located at the heart

of one of Japan's most renowned hot spring destinations, is known for its breathtaking natural scenery through the seasons and abundant natural hot springs. The resort faces a lush forest within Momijidani, one of Hakone's most beautiful autumn foliage spots, and is envisioned to be a sanctuary where guests transition from the pace of everyday life into a slower rhythm shaped by mountain air, thermal waters, and the enduring beauty of nature.

"Hakone Gora represents a natural fit for LXR Hotels & Resorts, where a strong sense of place and locally inspired experiences define the brand's approach to luxury. The



Hakone Gora—Guest room with bath

introduction of LXR to Hakone Gora reflects the continued evolution of Hilton's luxury portfolio in Japan. This signing reinforces Hilton's commitment to accelerating growth in high-demand luxury markets, responding to the evolving expectations of experience-led travellers," said Hirohisa Fujimoto, vice president, Development, Japan & Micronesia, Hilton.

Numerous cultural and artistic landmarks are within walking distance of the hotel, including the Hakone Open-Air Museum, the Hakone Museum of Art, and Gora Park, offering guests opportunities to enjoy nature and the arts. The hotel is roughly 90 minutes by train from central Tokyo and just a three-minute walk from Koen-Kami Station on the Hakone Tozan Cable Car line.

The LXR Hotels & Resorts hotels will participate in Hilton Honors, the award-winning guest loyalty programme for Hilton's 27 distinct hotel brands.



Hakone Gora—Guest room

Institution of Engineers, Singapore Inaugurates Aviation Veteran Mervyn Sirisena as 31st President

The Institution of Engineers, Singapore (IES) announced the inauguration of Mr. Mervyn Sirisena as its 31st President during the 60th IES Annual General Meeting (AGM) held on 23 May 2026. Succeeding Er. Chan Ewe Jin, Mr. Sirisena will lead the institution for the next two years.

As Singapore's engineering sector faces rapid technological disruption driven by artificial intelligence (AI), cybersecurity, and automation, Mr. Sirisena outlined plans to strengthen IES's role in preparing engineers for the future while deepening engagement with younger generations entering the profession.

A former President and Chief Operating Officer of SIA Engineering Company and former Senior Vice President of Engineering at Singapore Airlines, Mr. Sirisena brings more than four decades of engineering and aviation leadership experience to the role.

Over the past decade, Mervyn has been actively involved in IES leadership and development initiatives, particularly through the IES Academy. He spearheaded the introduction of leadership programmes developed in partnership with NTUC to support young, mid-career, and senior practising engineers. These initiatives were aimed at strengthening leadership capabilities and preparing engineers to navigate a rapidly evolving technological landscape.

He has also been a strong advocate for professional development and engineering chartership, believing that continuous learning and competency-building are critical for engineers to remain future-ready. Through the IES Academy and the Chartered Engineer framework, he has championed efforts to raise professional standards and deepen technical and leadership capabilities across the profession.

Under his leadership, IES will focus on four key priorities: strengthening engagement with young engineers, helping members navigate emerging technologies, enhancing membership engagement, and expanding resources and partnerships.

Strengthening engagement with young engineers

A major focus under Mr. Sirisena's leadership will be the refreshed "The Young IES" movement aimed at better engaging students, fresh graduates, and younger engineers. Plans include deeper outreach to recent graduates, a Young Engineering Leadership Forum for engineers under 35, expanded student engagement programmes, and the formation of a dedicated Youth Wing led by younger Council Members.

Working closely with its Young Engineers Committee, IES also aims to shape programmes, mentorships, and interest groups that better resonate with younger engineers, while leveraging social media platforms such as TikTok to strengthen outreach and community engagement.

Another key priority will be equipping members to



understand the opportunities and risks brought about by emerging technologies such as AI, cybersecurity, and space technology. IES plans to organise dialogues and knowledge-sharing sessions with external subject matter experts to help engineers stay current and future-ready.

Enhancing membership engagement

IES plans to strengthen alignment between members' professional interests and the institution's activities by categorising members according to industry sectors in addition to engineering disciplines. The institution will also review its committees to streamline efforts, reduce overlaps, and better align with evolving industry needs.

Expanding resources and partnerships

To enhance resources available to members, IES plans to progressively develop a reference library and research repository database, deepen partnerships with organisations including NTUC PME, the Academy of Engineering Singapore, and the Singapore Army, and enhance its events management and sponsorship processes.

Celebrating IES60 and engineering's contributions to nation-building

In conjunction with IES60, IES will roll out a series of commemorative initiatives celebrating the engineering profession's contributions to nation-building. These include a Family Day, a tree-planting initiative symbolising sustainability and legacy-building, and the annual IES Gala



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Mr. Sirisena said, "I am deeply humbled and honoured to be elected President of IES as we celebrate IES60, marking six decades of engineering contributions to Singapore's progress. As the world enters a new era of rapid technological transformation, engineers will play an even more important role in shaping the future. My hope is for IES to continue inspiring engineers across generations,

strengthening our professional community, and creating new opportunities for innovation, leadership, and impact."

IES also expressed its appreciation to Immediate Past President Er. Chan Ewe Jin for his contributions over the past two years. During his term, Er. Chan strengthened IES' four core pillars of Engineering Excellence, Professional Development, Professional Registration and Internationalisation, while advancing initiatives in accreditation, membership growth and outreach.

Indoor Air 2026 Opens in Singapore as Global Platform for over 900 Experts Tackling Critical IAQ Challenges

Indoor Air 2026, the premier global conference on indoor air quality (IAQ), opened its doors on 15 June 2026 to more than 900 academics and experts from around the world.

The four-day event is convened by the International Society of Indoor Air Quality and Climate (ISIAQ) and organised by the Singapore Green Building Council (SGBC) together with the Department of the Built Environment under the College of Design and Engineering (CDE) at the National University of Singapore (NUS). This global platform brings together leading scientists, engineers, medical practitioners, policymakers, and industry professionals to address critical challenges in indoor air quality—from airborne disease transmission to smart building



technologies and IAQ policy.

The conference theme, “Enhancing Wellbeing in Existential Challenges: Deepening Understanding, Building Resilience”, prioritises human wellbeing and recognises understanding and resilience as key drivers of change against a plethora of challenges, including climate change, pandemics, and decarbonisation.

More than 1,000 submissions were received for Indoor Air 2026, with over 900 papers to be presented across key subthemes. Singapore researchers contributed more than 50 papers to the conference, held at the Singapore Management University (SMU).

Indoor Air 2026 is supported by a coalition of institutional organisations, including the Ministry of Sustainability and the Environment (MSE), the Building and Construction Authority (BCA), the Centre for Liveable Cities Singapore, and the National Environment Agency (NEA), as well as private sector partners.

A medical-engineering game plan for airborne outbreaks

A high-profile late-breaker session was held on Thursday, 18 June 2026, at Indoor Air 2026, bringing together world-leading experts to examine how engineering controls can prevent airborne outbreaks in confined, high-occupancy environments.

Co-convened by Dr. Julian Tang (University Hospitals of Leicester NHS Trust, Leicester UK), a medical expert specialising in airborne transmission and clinical virology, and Professor Chandra Sekhar (Department of the Built Environment, NUS CDE), an engineering expert specialising in building ventilation and indoor air quality, the session featured five international and local experts:

- Distinguished Professor Lidia Morawska (Queensland University of Technology, WHO advisor)
- Professor Donald Milton (University of Maryland, airborne transmission expert)
- Professor Paul Tambyah (National University of Singapore Yong Loo Lin School of Medicine, infectious



- disease specialist)
- Dr. Kang Chang Wei (A*STAR Institute of High Performance Computing)
- Professor Bill Bahnfleth, PhD, PE (Penn State University, ASHRAE Distinguished Lecturer)

This session explored practical engineering controls, including ventilation optimisation, outdoor-air strategies, airflow management, and other infrastructure measures, alongside the policy and cost-effectiveness arguments needed to implement them.

The session also addressed a critical gap: how to conduct rigorous, engineer-led outbreak investigation research in collaboration with the medical fraternity, including candidate study designs such as tracer-gas and smoke visualisation, manikin-based experiments with harmless surrogates, and computational fluid dynamics supported by validation data.

Global pledge for healthy indoor air

On Wednesday, 17 June 2026, Indoor Air 2026 hosted a signing ceremony for the Global Pledge for Healthy

Indoor Air—the first time the global community has formally declared that clean indoor air is fundamental for protecting health and safeguarding well-being.

The pledge brought together the three principal communities driving indoor air quality forward: the scientific community (ISIAQ), the engineering and standards community (ASHRAE), and the advocacy community (Air Club). The Singapore Green Building Council (SGBC) was among the signatories, joining a growing global movement to position healthy indoor air as a public health priority.

The signing ceremony followed a plenary session featuring Dr. Sandro Demaio, Director and Head of the WHO Asia-Pacific Centre for Environment and Health; Nicholas Reece, Lord Mayor of Melbourne; and Marina Mijuskovic, Executive Director of the Montenegrin Institute for Advanced Innovation.

Professor Tham Kwok Wai, Conference President of Indoor Air 2026, from the Department of the Built Environment, NUS CDE, noted, “Indoor air quality is no longer a niche technical concern – it is a health imperative that affects how we live,

work, and learn in dense urban environments. The knowledge exchanged here over the next four days will deepen insights, drive innovation, and shape building standards and policies for years to come."

Er. Yvonne Soh, Conference Vice President (Executive) of Indoor Air 2026 and CEO of SGBC, added, "This is the first time SGBC is organising a major international scientific conference, and we are proud to welcome the global indoor air community to Singapore. With over 900 papers and 50+ contributions from local researchers, this conference demonstrates Singapore's ability to convene world-class expertise while advancing our own green building journey through initiatives like Go 25. The collaborations forged here will accelerate solutions for healthier, more climate-resilient indoor environments across the tropics."

"Since the first Indoor Air conference was held in Copenhagen in 1978, this series has been the world's leading scientific platform for advancing indoor air quality knowledge," said Professor Kerry Kinney, President of the International Society of Indoor Air Quality and Climate (ISIAQ). "As climate change and urbanisation pressures intensify around the world, the knowledge exchanged this week is even more critical to shape a healthier, more resilient indoor environment globally."

All photos credit: Singapore Green Building Council





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Johnson Controls Releases Second Data Centre Reference Design Guide to Advance Industrial-scale AI Factory Cooling

Johnson Controls (NYSE: JCI), a global leader in thermal management, mission-critical building systems, energy efficiency, and decarbonisation, is expanding its AI Factory Reference Design Guides with the launch of its second guide, focused on air-cooled chillers.

Building on the company's water-cooled chiller guide released in February, this latest blueprint marks the next step in what will be the industry's most comprehensive set of global design guides mapping the full data centre thermal chain—with additional guides covering absorption chillers and direct-to-chip liquid cooling to follow.

As AI brings new scale and complexity to data centre design, operators are facing mounting challenges, including the power needed for cooling systems, rising cooling-loop temperatures, efficiency losses from heat islands, and limited water availability. Johnson Controls' AI Factory Reference Design Guide Series addresses this challenge by outlining how designers and operators can achieve industry-leading energy and water efficiency and minimise noise impact on surrounding communities while remaining adaptable to different climates, workloads, and growth paths.

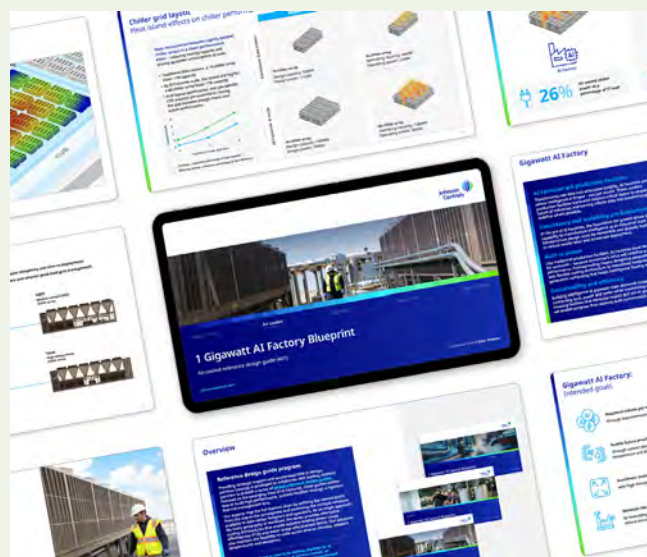
The new guide supports the scalable design of data centres of all sizes, up to a 1-GW AI factory, utilising air-cooled chillers. It outlines a comprehensive thermal cooling architecture that integrates high-efficiency air-cooled YORK centrifugal chillers (including its YDAM and YVAM chillers), fan-coil walls (FCWs), and coolant distribution units (CDUs) to manage both air- and liquid-cooled IT loads. The guide provides sizing references for 220MW compute clusters, including recommended design temperatures and operating conditions across each stage of the thermal chain.

Key outcomes enabled by the design guide include:

- 50MW returned to the AI factory through the implementation of bifurcated loops for air- and liquid-cooling systems.
- 32% improvement in annual energy consumption through the intelligent utilisation of redundant chillers.
- 20MW peak power savings by quantifying and mitigating heat island effects of air-cooled chiller plants.
- Zero water usage saves over 12 million gallons daily by eliminating the need for cooling towers to produce facility water.
- 30% Coefficient of Performance (COP) improvement and 27% fewer chillers from raising the chilled water temperature to support warm-water Technology Cooling System (TCS) loops.

"At gigawatt scale, AI factories require a fundamentally different way of thinking about infrastructure," said Austin Domenici, president, Johnson Controls Global Data Centre Solutions. "The future requires designing integrated systems that can scale predictably, perform efficiently, and adapt as technology evolves. This guide reflects how Johnson Controls helps customers plan holistically for AI growth, from design to operations, anywhere in the world."

Learn more about Johnson Controls' Reference Guide Series at www.johnsoncontrols.com/industries/data-centers/reference-designs.



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from 49 countries

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70

Qualified hosted buyers

35

Guest speakers

4

Workshops

2026 OUTLOOK

No. of Exhibitors

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Exhibiting Companies

No. of Visitors

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Where Global Industry Meets Asian Innovation: R+T Asia 2026 Wraps Up Successfully

Against a backdrop of evolving geopolitical dynamics and companies increasingly diversifying sourcing strategies across Asia Pacific, R+T Asia 2026 once again confirmed its role as a key platform connecting global demand with the region's manufacturing capabilities and innovation in the sun shading, door/gate, and automation sectors.

Held in Shanghai, the 2026 edition exceeded last year's record-breaking results, welcoming a total of 56,029 visitors, including 15,801 international buyers and professionals from 118 countries, up from 115 in 2025. The strong turnout reflected the industry's continued confidence in the Asian market and reinforced R+T Asia's strategic importance within the global supply chain.

"The 2026 edition of R+T Asia once again reaffirmed its position as one of the most influential international platforms for the sun shading, door/gate, and automation industries. From global brands to emerging regional leaders, exhibitors confirmed the strategic importance of the Asian market and the role of R+T Asia as a key gateway connecting East and West. This successful edition reinforced both the strength of the sector today and the positive momentum shaping its future worldwide," said Roland Bleinroth, President of Landesmesse Stuttgart GmbH & Co. KG, the show's co-organiser.

Looking ahead, the R+T brand is set to further reinforce its international footprint with the debut of R+T Southeast Asia 2026, scheduled for 11–13 November 2026 at the Bangkok International Trade & Exhibition Centre (BITEC) in



Bangkok. Together with the annual R+T Asia exhibition in Shanghai, the new show will broaden the brand's presence throughout Southeast Asia while opening additional pathways for regional business development and industry collaboration.

Exhibitor confidence reaches record levels

The strong market response was equally reflected in exhibitor satisfaction and future commitment to the show. The 2026 edition achieved an outstanding re-booking rate of 88%, a historical high that confirms exhibitors' confidence in the strategic value of R+T Asia for business development across the APAC region and beyond. Leading international and domestic brands once again used the platform to strengthen partnerships, expand market presence, and gain insight into rapidly evolving customer demands.

"R+T Asia continues to be a key platform for Coulissee to strengthen relationships with our partners and connect with high-quality professionals from across the APAC region. We





were particularly impressed by the quality of the visitors this year, with many meaningful conversations and strong business opportunities emerging throughout the show," said Silvio Rossetto, Sales Representative for Latam South at Coulisse BV.

"R+T Asia is the leading exhibition for our business — the place where we meet our customers from all around the world. It is also where we connect with the new clients we are looking for, therefore it represents an excellent platform to further develop communication and strengthen relationships with them," said Mustafa Uluocak, CEO at Mutex.

Networking at the core of the R+T Asia experience

Beyond product innovation and business opportunities, networking once again proved to be the beating heart of the exhibition. Since its inception, the Buyer Club community has continued to grow year after year. The 2026 edition gathered more than 100 members from North and South America, Europe, South and Southeast Asia, and Oceania, who participated in guided sourcing tours and benefited from an enhanced hospitality programme designed to

maximise networking and business efficiency during the show. Among others, the hospitality programme welcomed international delegations from long-standing partner ACMI, the Italian industry association for automatic door manufacturers, as well as a Singaporean delegation organised by Business Review Journal. For the first time, the show was also visited by an organised delegation of import/export traders from Southeast Asia based in China.

At the domestic level, R+T Asia hosted 10 professional buyer delegations composed of distributors and home decoration retail chains from Hangzhou, Jiaxing, Changzhou, Shaoxing, and Taicang, further reinforcing the exhibition's role as a key sourcing and business platform for both international and Chinese markets.

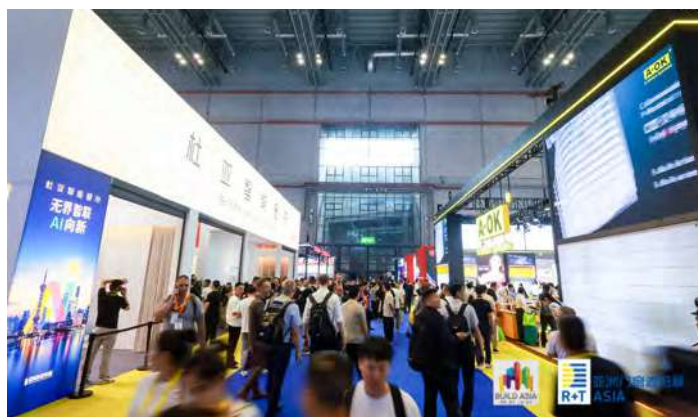
Industry trends shape the 2026 edition

Beyond the strong attendance figures and business activity recorded during the exhibition, R+T Asia 2026 also reflected several key transformations reshaping the current global sun shading, door/gate, and smart building industries.

Across the exhibition floor, exhibitors increasingly showcased integrated solutions combining automation, intelligent controls, energy efficiency, and smart connectivity. From advanced motorisation systems and intelligent shading technologies to digitally controlled doors and next-generation outdoor living solutions, the industry demonstrated its ongoing evolution toward more connected, efficient, and user-oriented applications.

Growing international demand for low-carbon building solutions also emerged as a major driver across product categories. As building regulations and sustainability targets continue to evolve worldwide, technologies capable of improving thermal comfort, reducing energy consumption, and supporting smarter building management attracted strong interest from buyers and professionals throughout the show.

At the same time, the exhibition further highlighted the



rapid evolution of Asian manufacturing toward higher-value, technology-driven, and innovation-oriented production. Increasingly, international buyers attending R+T Asia are not only seeking competitive sourcing opportunities but also reliable long-term partners capable of delivering flexible production, technological expertise, and product innovation adapted to changing global market demands.

Outdoor living solutions also gained greater visibility throughout the exhibition, reflecting growing worldwide demand for flexible and experience-oriented residential and hospitality environments. Pergolas, awnings, and integrated outdoor systems attracted strong attention as consumers and project developers increasingly prioritise comfort, sustainability, and multifunctional outdoor spaces.

Together, these trends reinforced R+T Asia's position as a sourcing platform and a strategic hub where global market trends, technological innovation, and future business opportunities converge.

APAC's strategic role in the future of building industries

As global markets continue to evolve and the construction ecosystem undergoes profound transformation, R+T Asia continues to strengthen its position as a leading trade platform and strategic hub shaping the future of the industry. With its combination of international reach, industry expertise, innovation-driven content, and high-level networking opportunities, R+T Asia remains one of the most influential meeting points for the global sun shading, door/gate, automation, and outdoor living industries.

By connecting global demand with Asian innovation and advanced manufacturing capabilities, the exhibition continues to highlight the increasingly strategic role of APAC within the international building and construction landscape.

The next edition of R+T Asia will take place from 26–28 May 2027 at the National Exhibition and Convention Center (NECC) in Shanghai.

SJ Group appoints Kelvin Wong as Group Chief Commercial Officer and Region Head, Asia

SJ Group has announced the appointment of Kelvin Wong as Group Chief Commercial Officer and Region Head, Asia, effective 1 July 2026, reporting to Group CEO Sean Chiao.

The appointment brings one of the built environment sector's most accomplished leaders into a newly configured role, combining commercial strategy across SJ's global business and responsibility for Asia.

As Group Chief Commercial Officer, Mr Wong will lead SJ's commercial strategy across the full client lifecycle from market positioning and business development to contracts and client management. His mandate extends to SJ's other regions and Centres of Excellence, aligning technical delivery with commercial outcomes.

As Region Head for Asia, he will oversee a region that accounts for more than half of SJ's global workforce and over 60 per cent of its global revenue in 2025.

SJ Chairman Chaly Mah said, "The Board is pleased to welcome someone of Kelvin's standing to SJ. His appointment reflects the strength of SJ's trajectory and the quality of

leadership we are able to attract. We look forward to the impact Kelvin will have."

Group CEO Sean Chiao added, "What our clients need from us is rigour, depth, and the ability to deliver. Kelvin has spent three decades in roles that shaped industries, built national capabilities, and driven change at the highest levels of government and industry. I am very glad to have him at SJ."

Kelvin Wong commented, "SJ has the ambition and what it takes to make the built environment sustainable, resilient, AI-driven, and talent-centric. My career has traced an arc from policy to promotion, and regulation to industry engagement, always in service of the broader community. SJ is where that work continues, at scale, and with a team I am proud to be joining."

Mr Wong joins SJ from the Building and Construction Authority (BCA) in Singapore, where, as CEO for six years, he led a sector-wide transformation spanning sustainability, productivity, digital adoption, and collaborative contracting. Before BCA, he spent



Mr Kelvin Wong joins SJ Group to lead its commercial strategy and Asia business

24 years at Singapore Economic Development Board (EDB), where he built national capabilities in emerging growth sectors, shaped policy on talent, land, and carbon, and led EDB's strategies for engaging conglomerates.

Throughout his career, Mr Wong has worked with government and private sector leaders across Asia, the United States, and Europe. He holds a Master of Science in Communications and Signal Processing from Imperial College London.

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SJ Group Advances Cognitive Cities Through Strategic Collaborations with Abu Dhabi's Department of Municipalities and Transport and Centre for Liveable Cities at the World Cities Summit

At the World Cities Summit, Surbana Jurong (SJ) Group announced on 15 June 2026 strategic collaborations with Abu Dhabi's Department of Municipalities and Transport (DMT) and the Centre for Liveable Cities (CLC) in Singapore.

The partnerships come as SJ Group unveiled at the Summit its focus on advancing Cognitive Cities, together with expanded capabilities such as climate advisory, to help cities respond to increasing climate pressures, system complexity, and rising expectations for liveability.

Sean Chiao, Group Chief Executive Officer, SJ Group, said, "The next leap for cities is not just to be smarter, but to become Cognitive Cities—more responsive, more regenerative, and more human. It means using AI and digital intelligence not only to optimise systems, but to create places where people, communities, and economies can thrive. Today's announcements mark a significant step in SJ Group's push to move cities beyond the smart city paradigm toward urban environments that learn, adapt, and actively restore value, for people, ecosystems, and future generations."

Cross-border partnerships for urban development excellence
In line with this, SJ Group has signed a Memorandum of Understanding with Abu Dhabi's Department of Municipalities and Transport (DMT) to support the advancement of more integrated, sustainable, and digitally enabled urban systems.

The two-year collaboration will focus on advancing Cognitive Cities through digital governance, climate resilience and decarbonisation, investment and public-private partnership enablement, and strategic advisory across urban planning, infrastructure, and mobility. The collaboration will also promote



MOU between SJ and Abu Dhabi

knowledge exchange and capability development to support the delivery of future-ready urban environments.

His Excellency Abdulla Mohamed Al Blooshi, Director General, Urban Planning & Permits Centre, Abu

Dhabi's Department of Municipalities and Transport, said, "As cities continue to evolve in response to rapid urban growth, technological advancement and climate challenges, partnerships such as this play an important role



MOU between Centre for Liveable Cities and SJ Group

in shaping more resilient, sustainable and future-ready communities. By combining global expertise with innovative planning approaches, we can accelerate the adoption of solutions that enhance liveability, strengthen urban resilience, and improve quality of life for current and future generations."

Together, the partners aim to explore innovative approaches that will help cities become more adaptive, data-informed, and responsive to the evolving needs of communities and economies.

Hassan Taleb, Regional Head, Africa, Middle East and Central Asia (AMECA), SJ Group, said, "With global expertise and deep local insights, SJ Group is well positioned to support Abu Dhabi's next phase of urban development. From climate advisory to digital and infrastructure capabilities, we look forward to working closely with DMT to enable more connected and resilient urban systems."

SJ Group has also signed a Memorandum of Understanding with the Centre for Liveable Cities to jointly advance knowledge, research, and global discourse on Cognitive Cities, regenerative design, and climate resilience.

The partnership will focus on shaping how these approaches are understood and applied globally through joint research, publications, and knowledge-sharing platforms, translating insights into practical approaches that city leaders can implement.

Hugh Lim, Executive Director, Centre for Liveable Cities, said, "Cities today are navigating increasingly complex challenges, from climate resilience to rapid urbanisation. CLC has been advancing the concept of Regenerative Cities as an avenue for cities to become more liveable and resilient in the face of climate change. This MOU allows us to build on these efforts and share practical insights with cities around the world through collaboration in research and knowledge exchange."

New tools for Cognitive Cities: Beyond Smart

To support city leaders and governments in prioritising action, SJ Group has developed two tools. The SJ Cognitive City Tool aims to help city leaders evaluate, benchmark, and advance their city's cognitive maturity. This is complemented by the SJ Regenerative City Tool, which will help decision-makers define and measure what it means to create cities, communities, and projects that restore more than they take.

At the Summit, the China-Singapore Green Development Research (Suzhou Industrial Park) Co., Ltd, a joint venture between Suzhou Sungent Holding Group Co., Ltd, SJ Group, and Keppel Ltd., will also sign a Memorandum of Understanding with BCA International on 16 June. The partnership seeks to explore opportunities to support green, smart, and cognitively enabled buildings and urban environments across China and Southeast Asia.

ST Telemedia Global Data Centres Opens STT Seoul 1, Extending Its Platform into South Korea

ST Telemedia Global Data Centres (STT GDC), a leading global data centre provider, announced the opening of STT Seoul 1 on 16 June 2026, its first data centre in South Korea.

Developed and operated through a joint venture between STT GDC (60%) and Hyosung Heavy Industries (40%), the facility establishes a strategic foothold for STT GDC in one of Asia's most advanced digital markets, extending STT GDC's platform to support customers deploying AI and cloud infrastructure across Northeast Asia.

South Korea is a strategically important market for high-performance digital infrastructure, underpinned by

strong enterprise digitalisation and growing demand for compute capacity. The opening of STT Seoul 1 reflects STT GDC's broader approach to expanding in markets where long-term digital demand, infrastructure readiness, and customer requirements are converging.

"AI infrastructure demand is increasingly concentrating in markets where digital capability, power availability, and customer requirements come together," said Charles Chulhoy Huh, Country Head, ST Telemedia Global Data Centres (Korea). "STT Seoul 1 establishes an important foundation for STT GDC's presence in Korea, extending a globally consistent platform into a key Northeast Asian market, where customers are scaling increasingly



Situated within Gasan-dong, Geumcheon-gu, STT Seoul 1 is strategically located near Mokdong. The facility has convenient access to nearby sub-stations, as well as critical telecommunications, subway stations (Gasan Digital Complex and Doksan), logistics, and knowledge industry centres.

advanced workloads and require infrastructure that is resilient, efficient, and built for long-term growth."

Hyosung Group Chairman Hyun-Joon Cho said, "Over a decade ago, we recognised the value of big data—often referred to as the 'oil of the 21st century'—and set out with a firm conviction to build core AI infrastructure in the Seoul metropolitan area, the 'brain' of Korea. Today, STT Seoul 1 stands as a timely oasis for advanced IT companies that have long faced infrastructure constraints, and a new milestone marking the future of Korea's AI ecosystem. Going forward, we will continue to expand our collaboration with STT GDC, not only in Korea but also in shaping the next paradigm of the global AI ecosystem."

Located in Gasan-dong, Geumcheon-gu, Seoul, STT Seoul 1 comprises approximately 40,000 square metres of gross floor area and supports up to 30MW of IT load, with full commercial operations beginning in June 2026. The facility is designed to support a range of hyperscale and enterprise deployments, including evolving high-density workloads.

The opening ceremony was attended by Bruno Lopez, STT GDC President & Group CEO, Hyun-Joon Cho, Hyosung Group Chairman, Jeehye Park, Member of the National Assembly of Korea, and Singapore's Ambassador to the Republic of Korea, His Excellency Wong Kai Jiun, reflecting the importance of digital infrastructure in supporting economic development and cross-border collaboration.

Given that Korea is aiming to become one of the top 3 global leaders in AI, establishing high-quality, efficient data centre infrastructure is a critical national priority," said Jeehye Park, Member of the National Assembly of Korea. "I look forward to STT Seoul 1 supporting Korea's journey to

becoming a true AI powerhouse by creating a more efficient, professional, and sustainable data centre model.

"The development of digital infrastructure is closely tied to national priorities around sustainability, resilience, and long-term economic competitiveness. As Korea accelerates the growth of its digital and AI-driven economy, it is increasingly important that this expansion is supported by infrastructure that is both high-performing and energy-efficient. Facilities such as STT Seoul 1 contribute to strengthening the foundations of Korea's digital economy while incorporating design approaches that support operational resilience and responsible resource use. This will be important as we continue to scale advanced technologies in a sustainable and responsible manner."

"Singapore and South Korea share strong and longstanding ties in trade, technology, and innovation. As both countries continue to advance their digital and AI capabilities, trusted digital infrastructure will play an important role in enabling deeper connectivity and collaboration," said Singapore's Ambassador to the Republic of Korea, Wong Kai Jiun. "STT Seoul 1 demonstrates how cross-border collaboration can support the development of resilient digital infrastructure, strengthen regional connectivity, and create new foundations for innovation and growth."

Designed for high availability and operational resilience Ahead of its launch, STT Seoul 1 has achieved the Tier III Certification of Design Documents (TCDD) from Uptime Institute, validating a design approach that supports high availability through concurrent maintainability. The certification provides early proof of the engineering and design discipline that underpins the facility.

STT Seoul 1 has been built with a strong focus on uninterrupted operations and energy efficiency from the design stage. The facility features dual 22.9kV power feeds with a redundant configuration, together with a distributed redundant (DR) UPS system and backup generators capable of operating for up to 24 hours without refuelling, enhancing operational resilience in emergencies.

Its cooling system supports a design PUE of below 1.3 and is complemented by thermal energy storage (TES) to enable stable and continuous cooling. STT Seoul 1 also incorporates a seven-layer physical security framework, including intelligent video analytics and biometric authentication, and has achieved LEED Gold certification, reflecting a focus on efficient, high-performance infrastructure. These features position STT Seoul 1 to support customers requiring resilient, efficient infrastructure for mission-critical cloud and AI deployments, while reinforcing STT GDC's ability to bring consistent engineering and operating standards into new markets.

Built through local partnership, backed by global expertise Established in 2021, the joint venture between Hyosung Heavy Industries and STT GDC combines STT GDC's global data centre platform and operating expertise with Hyosung's local market capabilities, supporting the development of infrastructure aligned with both international standards and local requirements.

STT GDC operates a global portfolio of data centres across key markets, including Singapore, the United Kingdom, Germany, India, Italy, Thailand, Indonesia, Japan, the Philippines, Malaysia, Vietnam, and Korea. With the opening of STT Seoul 1, STT GDC aims to support the continued development of Korea's digital economy as part of STT GDC's broader platform.

SJ Group to Advance Global Climate and Sustainability Impact with its First Leadership Appointment to the World Green Building Council (WorldGBC) Board

SJ Group is strengthening its role in delivering global climate and sustainability outcomes in the built environment with its first leadership appointment to the Board of Directors of the World Green Building Council (WorldGBC)—Farah Naz, SJ's Global Climate Advisory Director.

WorldGBC is a global network working with industry and governments to advance a more sustainable and resilient built environment. The appointment strengthens SJ Group's engagement with global industry platforms and reinforces its role in supporting clients to navigate evolving climate and sustainability requirements, from advisory through to implementation.

With cities and communities under increasing pressure to move from climate ambition to implementation, addressing this gap requires governance frameworks, investment-ready project pipelines and the ability to translate strategy into bankable, implementable solutions.

Farah brings 25 years of international experience across four continents, spanning the UK, the US, Southeast Asia, and the Middle East. At SJ, her work covers decarbonisation and climate resilience projects from buildings to large-scale urban developments, with a focus on helping governments, cities, developers and investors embed climate action into infrastructure, masterplans and investment portfolios.

Farah Naz, Global Climate Advisory Director, SJ Group, said, "It is an honour to serve on the WorldGBC Board at a time when the built environment must respond decisively to climate challenges, moving beyond target setting towards implementation and, increasingly, regenerative outcomes. At SJ Group, our focus is on helping clients navigate this transition by aligning policy, investment, design and delivery to unlock outcomes that are sustainable, investable and scalable. I look forward to working with fellow Board members to advance approaches that support cities and organisations in delivering long-term environmental and social value, accelerating climate funding into real projects, and championing innovation that is inclusive, human-centred and responsive to the needs of cities and communities."

Farah joins Mr Hugh Lim, who has been re-elected for a new term as a member of the WorldGBC Board. Their appointments reflect Singapore's increasing prominence in global climate and sustainability leadership.



Farah Naz, SJ's Global Climate Advisory Director, has been elected to the Board of Directors of the WorldGBC. Farah Naz is one of two leaders within Singapore's Green Building Council's network, reinforcing Singapore's continued contribution to advancing climate action and sustainable urban development globally.

Yvonne Soh, CEO of the Singapore Green Building Council (SGBC), said, "For over a decade, SGBC member organisations have been represented on the WorldGBC Board of Directors. We are proud to see this continue with the election of Ms Farah Naz and Mr Hugh Lim. Having two leaders serving concurrently reflects the growing recognition of Singapore's approach to systemic transformation and sustainable urban development, from tropical climate solutions to integrated policy frameworks and industry collaboration. This continued presence allows SGBC to further our contribution to a more sustainable and resilient built environment globally."

Flexform Unveils New Singapore Experience Centre with Rosso Italia Living

Italian luxury furniture powerhouse, Flexform, officially celebrated the launch of its Singapore Experience Centre on 26 June 2026, marking a significant milestone in the brand's presence in Southeast Asia through its exclusive partnership with Rosso Italia Living.

Rosso Italia Living is the sole and official distributor of Flexform in Singapore, presenting the internationally renowned maison's signature collections and refined approach to bespoke living.

Hosted at the newly unveiled Flexform Experience Centre within the Luzerne Building, the launch event gathered distinguished media, VIPs, clients, architects, interior designers and friends of the brand for an intimate introduction to Flexform's world of quiet elegance and contemporary design.

Founded in Meda, Italy, within the renowned Brianza Design District, Flexform is a third-generation family-owned brand by the Galimberti family that has defined luxury Italian interiors for more than six decades. Internationally recognised for its exceptional craftsmanship, every Flexform piece is manufactured exclusively in Italy using locally sourced materials, reflecting the



Rosso Italia Living Experience Centre Unveiling

brand's enduring commitment to authentic "Made in Italy" quality and artisanal excellence.

Rooted in the enduring creative vision of acclaimed Italian architect and designer Antonio Citterio, Flexform's collections are internationally celebrated for their impeccably refined proportions, quiet sophistication and versatility across residential and hospitality spaces.

While Flexform represents the Italian furniture house and manufacturer itself, the Flexform Experience Centre in Singapore serves as the brand's dedicated physical showcase and immersive design destination in the country. Managed exclusively by Rosso Italia Living, the appointment-only space offers clients and design professionals a bespoke introduction to Flexform's



Mr Lim Swee Hoe's Speech



Rosso Italia Living Experience Centre Ribbon Cutting

craftsmanship and customisation capabilities.

The new Flexform Experience Centre by Rosso Italia Living presents a meticulously curated showcase of Flexform's most iconic collections. This includes internationally acclaimed icons such as the Groundpiece and Loungescape sofas and the sculptural Ginger lounge chair, a timeless design by Antonio Citterio that has remained one of the brand's most iconic pieces since its debut in 1984.

Designed as an intimate sanctuary for its clients, the Flexform Experience Centre delivers an immersive and uniquely tailored design journey led by architecturally trained design specialists. Guests are invited to explore Flexform's extensive world of bespoke customization, from a refined palette of finishes such as leather and fabric to a curated selection of textiles for both indoor and outdoor living.

A defining feature of the Flexform Experience Centre is a dedicated multimedia and configuration suite, designed for homeowners, architects, and interior designers to digitally map layouts, visualise spatial compositions, and export technical files, including AutoCAD drawings, to support project planning and execution.

A defining hallmark of Flexform is its modular flexibility and comfort-driven design approach. Many of the brand's sofas are modular in nature, allowing pieces across different collections to pair seamlessly while offering highly personalised seating configurations. Exceptional comfort is achieved through the use of premium materials such as goose down, delivering the soft, enveloping seating experience that is emblematic of Flexform.

Speaking at the launch, Lim Swee Hoe, Managing Director of Rosso Italia Living, shared, "The opening of the Flexform Experience Centre represents a significant milestone for Rosso Italia Living as we unveil a new home for contemporary Italian design in Singapore.

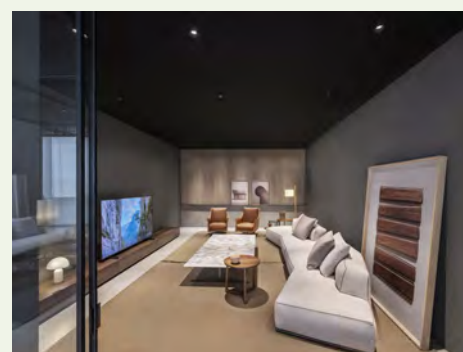
"Conceived as more than a traditional showroom, the space offers clients and design professionals an immersive and tailored journey into the world of Flexform, celebrating the



Rosso Italia Living Experience Centre Entrance. Flexform Camelot (Sofa), Arnold (Coffee Table), Lauren (Chair), Inca (Carpet)



Rosso Italia Living Experience Centre Materials Room. Flexform Zefiro Outdoor (Table), Echoes Outdoor (Chair)



Rosso Italia Living Experience Centre Multi-media Room. Flexform Loungescape (Sofa), Jiff (Side Table), Fly Outdoor (Coffee Table)

brand's timeless elegance, exceptional craftsmanship and enduring philosophy of comfort."

Mr Giuliano Galimberti, the third-generation co-owner and export sales director of Flexform, added, "For more than sixty years, Flexform has elevated Italy's design culture through our commitment to unparalleled comfort, quiet elegance and artisanal expertise. We are proud to strengthen our presence in Singapore with Rosso Italia Living and bring our family's legacy and design philosophy to the region."

With a strong international presence spanning Europe, the Middle

East, the Americas, and Asia, Flexform continues to strengthen its footprint across key regional markets, including Singapore, China, South Korea, and Thailand. The launch of the Flexform Experience Centre is a testament to Flexform and Rosso Italia Living's shared commitment to bringing fine Italian craftsmanship and timeless design to Singapore.

Visitor Information

Flexform Singapore Experience Centre
70 Bendemeer Road, #05-04,
Luzerne Building
Singapore 339940
Admission is by appointment only.

GEBT's 23rd Edition Concludes, Advancing Global Business in Low-Carbon Intelligent Technologies

The 23rd edition of Guangzhou Electrical Building Technology (GEBT) concluded on 12 June 2026 at the China Import and Export Fair Complex. Running concurrently with Guangzhou International Lighting Exhibition (GILE), the two fairs covered 210,000 sqm across 21 halls in Areas A and B of the venue, with 2,802 exhibitors from 18 countries and regions and 210,128 trade visitors from 164 countries and regions.

Exhibitors at GEBT showcased low-carbon intelligent building and home automation technologies, supported by forums exploring more than 60 topics, discussion panels, and influencer activities organised in collaboration with industry bodies and experts.

Ms Lucia Wong, General Manager of Messe Frankfurt (HK) Ltd, commented, "GEBT 2026 opened up new opportunities for low-carbon intelligent buildings and home automation, in line with China's focus on 'Quality Homes'. As the sector moves towards more integrated building solutions, this year's fair supported practical discussions on technology, standards and cooperation across domestic and international markets. Participant feedback was encouraging, particularly around the quality of business discussions and partnerships formed during the event.

"GEBT will continue to support overseas expansion, international cooperation, and the wider development of

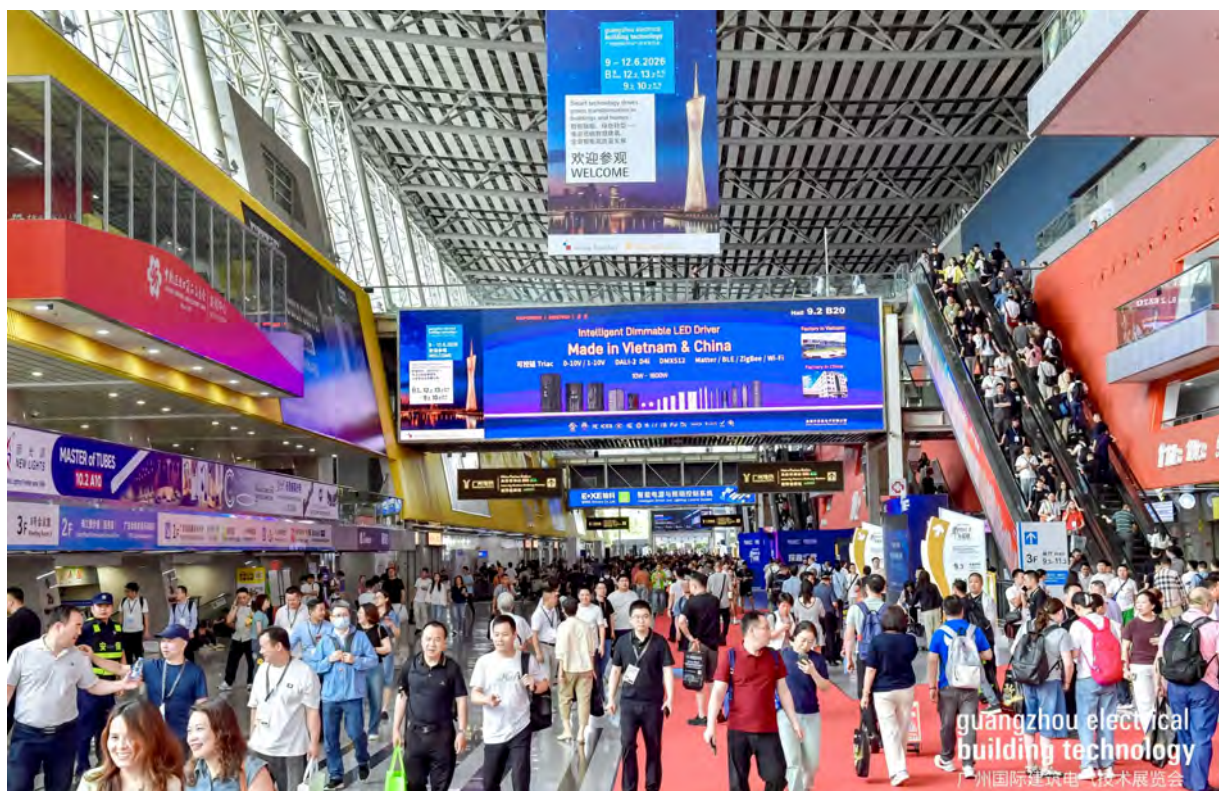
the building technology sector. We look forward to meeting again in Guangzhou next year."

Product displays covered building automation, equipment monitoring, energy management, new energy storage, smart audio-visual and home entertainment systems, sun-shading and curtain systems, home security, building intercoms, home cabling, smart lighting control, and home appliances. The fair also featured three themed zones: the KNX Zone, the Matter Zone, and the Low-carbon Intelligent Building & Energy Management Zone. Together, the exhibits and themed areas presented developments in systems, products, technical standards, and applications, providing an efficient business-matching platform for industry participants.

Exhibitors' comments

"GEBT is an essential platform for showcasing technology in the home automation and intelligent control sectors. The exhibition attracts a high volume of our target clients, supporting our promotional efforts by allowing visitors to easily understand our systems through hands-on exposure to complete KNX solutions. With our booth attendance steadily growing and customer demands becoming clearer over recent years, this exhibition has become the most important fixture on our calendar." — Mr Wenhong Lu, Chairman, KNX China

"This is our first time exhibiting, and we are presenting



The 23rd edition of Guangzhou Electrical Building Technology

several new smart shading products to connect with integrators and appliance companies, all while laying the groundwork for our international expansion. We have met numerous buyers from Southeast Asia, Europe, and the US who showed genuine interest. Buying intent is high; some clients have asked to become our service providers, which we plan to follow up with. Overall, we are very pleased with the results of our participation and intend to return."

— Mr Mutao Pan, Smart Omnichannel Marketing Manager, Guangdong Chuangming Smart Home Technology Co Ltd

"Participating for our sixth consecutive year, we view GEBT as the leading event in China's electrical engineering and intelligent building sectors. By focusing our display entirely on smart technologies this year, we have helped traditional switch users affordably upgrade to a connected lifestyle. For us, the exhibition remains an indispensable in-person platform to reconnect with long-term clients, monitor evolving industry trends, and gain deeper insights into customer needs." — Mr Jian Kuang, General Manager, Zhongshan Gamder Electric Appliance Co Ltd

"This year, we showcased our energy and building automation solutions and AI-driven energy-saving and diagnostic tools. The exhibition drew professionals from intelligent building, energy management, and factory automation sectors, with a visitor profile that closely matched our target customers. We engaged with target clients from Malaysia, Singapore, and the Middle East who requested follow-up meetings. For our industry, GEBT remains a vital platform for accessing both domestic and international markets." — Mr Haiqing Li, Chairman, Beijing HaiLin Control Technology Inc

Overseas delegations at GEBT 2026 included representatives from the overseas KNX User Club, who returned to the fair to connect with local KNX ecosystem partners. Buyers specialising in luxury residential design, commercial planning, and hotel and villa development also attended via the fair's first cooperation with the Malaysia Entrepreneurs' Development Association. The fair also worked with the Thai IoT Association to help Chinese brands connect with potential buyers and partners in Thailand.

The Government Engineering Delegation from the Hong Kong Special Administrative Region visited the fair to review intelligent system solutions for municipal venues, healthcare facilities, vehicle services, and border control. Industry associations, media, and design communities from 18 countries and regions also attended, alongside further delegations including the Malaysian Engineering Planning and Design Group and the Cambodian Trade and Economic Exchange Delegation.

Buyers' comments

"As a Singaporean provider of one-stop home automation solutions, our systems span lighting, security, climate control, and audio-visual entertainment. Attending GEBT 2026 led to a major commercial milestone for us. We have long sought to deepen our supplier relationships, and the productive face-to-face discussions we have had here progressed into a signed distributor agreement right on the floor. It has been an exceptional event for us." — Mr

Wai Hoong Loong, Director, INHAUS Home Smart Solutions (Singapore)

"My company focuses on landscape design and planning for construction projects. I came to GEBT to source smart lighting and sensor technology for hotel and resort projects. On my first visit, I was already impressed by the show's scale, professionalism and the incredible range of products on display. With demand for advanced home automation growing rapidly among our local high-end hotels and resorts and upper-income families. The comprehensive solutions here, including OEM options, allow us to develop our own branded products for the local market. This has been a highly effective trip, and I look forward to returning next year with more colleagues." — Mr Sovan Ouk, Director, Tropic Planners & Landscape (Cambodia)

Forums and influencer activities extend industry dialogue GEBT's first Influencer Programme featured more than 60 content creators, digital influencers, and lifestyle bloggers from home automation, home design, and related fields. Across major social platforms, their coverage of exhibits and technology highlights generated numerous online engagements.

More than 60 forum sessions and discussion panels also took place throughout the exhibition, with participation from industry associations, experts, academics, and leading company representatives. Topics included the KNX ecosystem, OpenClaw proactive services, PLC interconnection standards, building automation, system integration, energy management, and AI-enabled power distribution.

Speakers' comments

"At the 2026 China (Guangzhou) Smart Integrators Conference, I co-hosted an interactive session with integrators focused on commercial public buildings and home automation systems. We discussed how AI agents can support home automation and presented the latest integrated solutions, agent concepts and case studies to help integrators develop differentiated offerings that better match specific user segments. The conference provided a setting for discussion, knowledge sharing, and training; our goal was to support leading integrators and their continued growth. Overall, it was a focused and practical event." — Mr Zhonghong Xiang, Founder & CEO, Qianjia Smartech

"The CSHIA Startup Camp • Home Automation Evolution Summit focused on how manufacturers, solution providers, and integration partners collaborate across the supply chain. Together with our partners, we highlighted the latest developments in home automation, opening up a productive dialogue on the floor and helping attendees better adapt to industry changes through the summit. On the third day of the exhibition, the strong turnout and high engagement demonstrated the genuine value the industry places on this forum." — Mr Shengyang Wang, Chief Editor, ZN Toutiao; Head, CSHIA StartupCamp

Audience comments

"As a residential automation provider covering smart

lighting, automated blinds and energy monitoring systems, we came here not just to source products, but to understand the latest technical developments and market trends. The speaker line-up at the 'KNX Home and Building Control Technology Workshop 2026: Digital Intelligence Empowerment, Green Building Residence' was excellent; leading companies such as Siemens shared some highly practical insights in their session. This seminar is incredibly valuable for helping the industry keep pace with new technology." — Mr Jinyuan Xia, owner of Guangzhou Yunshan Intelligent Technology Co Ltd

"I came to the '2026 Forum on AI Technology and Smart Building Power Supply and Distribution — Green Energy & Electrical Tech Driving the Future through Synergy' looking for practical AI implementations, and the presentation on office building automation was very well done. The case study demonstrated how AI models analyse peak and off-peak elevator data to perform energy-saving analyses, which greatly improves operational efficiency. I believe the forum content brings significant inspiration to future real estate design and serves as a vital learning and networking

platform for the industry." — Mr Jingbin Lin, Chief Electrical Engineer, Guangzhou R&F Properties Co Ltd

The next editions of Guangzhou Electrical Building Technology and Guangzhou International Lighting Exhibition will be held from 9–12 June 2027. Both shows are part of Messe Frankfurt's Light + Building Technology fairs headed by the biennial Light + Building event. The next edition will be held from 5–10 March 2028 in Frankfurt, Germany.

Messe Frankfurt organises several trade fairs for the light and building technology sectors in Asia, including smarteX Malaysia, International Smart Space Exhibition, Shanghai Intelligent Building Technology, Shanghai Smart Home Technology, Parking China and Shanghai Smart Office Technology. The company's lighting and building technology trade fairs also cover the markets in Argentina, India, Türkiye, the UAE and the US.

For more information on Light + Building shows worldwide, please visit <http://www.brand.light-building.com>. For more information regarding the building shows in China, please visit www.building.cn.messefrankfurt.com or email building@china.messefrankfurt.com.

SJ Group Announces Leadership Transition as Sean Chiao Retires After Three Years of Transformation

Surbana Jurong Group (SJ Group) announced on 26 June 2026 that Sean Chiao will retire as Group Chief Executive Officer and step down from the Board of SJ Group, effective 31 July 2026.

Mr Chiao has led SJ Group since April 2023. Under his leadership, SJ Group has made significant progress in its ambition of becoming a leading global Architecture, Engineering, and Construction (AEC) player. He steered the Group's transformation agenda and anchored its enterprise approach through One SJ, unifying its businesses and brands around a shared vision and culture framework. He also strengthened and refreshed the senior leadership team through a combination of high-calibre internal appointments and external hires, reshaped the Group's operating model into a globally integrated one, and sharpened its focus on operational excellence.

These efforts have reinforced SJ's standing among the top AEC firms in Asia and globally; the Group ranked 24th among ENR's Top 225

International Design Firms, which tracks revenue from design services on projects outside a firm's home country.

Sean Chiao said, "It has been a tremendous privilege to lead SJ through a transformative chapter in its history. Building One SJ and bringing our people together around our shared purpose, Real impact, made together, is what I am most proud of. I am grateful to the Chairman and the Board, and all my colleagues for the trust and partnership these past three years, and retire from the role knowing that the Group has the talent, the global platform, and the ambition to go even further as it builds a resilient, regenerative future."

Chaly Mah, Chairman of SJ Group, said, "We thank Sean for his leadership and his contributions in positioning the Group for future success, and wish him the very best in his future endeavours.

"The Board has commenced a global search for Sean's successor. In the interim, I will take on the role of Executive Chairman to manage the



Sean Chiao, SJ Group CEO

key operations of the Group. The Board and management team are focused on ensuring a seamless transition."

SJ Group remains well-positioned to continue delivering on its strategic priorities and its commitment to its clients, colleagues, and communities worldwide.

Therme Singapore Breaks Ground on Asia's First Large-scale Integrated Wellbeing Destination

Therme Group, the leading global developer and operator of large-scale wellbeing destinations, marked the groundbreaking of Therme Singapore on 19 June 2026, a state-of-the-art development slated to open at Marina South in 2030.

Spanning more than 720,000 sq ft of gross floor area, equivalent to over nine football fields, Therme Singapore will be Asia's first large-scale integrated urban wellbeing destination, introducing a new form of social infrastructure to the region. The groundbreaking ceremony was officiated by the Minister for Sustainability and the Environment and Minister-in-charge of Trade Relations, Grace Fu.

Mr Robert Hanea, Founder and CEO of Therme Group, said, "Therme Group's vision is to create a new form of social infrastructure, where wellbeing is accessible, joyful and integrated into everyday city life. Singapore's commitment to long-term urban planning, innovation and world-class public spaces makes it a natural home for this vision. As our first destination in Asia, Therme Singapore will serve as a gateway for regional growth to develop partnerships, capabilities and models that can be scaled across Asia and beyond."

The Therme Singapore experience

Designed to serve visitors from all walks of life, from families with



Rendering of external overview of Therme Singapore

children to working professionals and seniors, Therme Singapore will integrate leisure, nature, and wellbeing into a single immersive destination. The seven-storey development with a basement will feature more than 20 indoor and outdoor pools and water bodies, as well as over 70 wellness treatment rooms.

The visitor experience is organised into three distinct zones. The Play zone features active, family-oriented water attractions, including children's pools, 18 water slides spanning more than 1.8 kilometres in total length, and interactive play areas designed for movement, exploration, and shared enjoyment. The Relax zone offers thermal pools, therapeutic mineral baths, quiet water spaces, and amenities such as hydromassage beds and infrared therapy. The Restore zone is dedicated to deeper wellbeing, including saunas, steam rooms, and

massage treatment spaces focused on physical and mental rejuvenation.

Visitors can expect more than 86,000 sq ft of food-and-beverage offerings for dining, relaxation, and social gatherings, complemented by sea views.

Landscape and design

Nature is woven throughout the development. The extensive landscaped environments will feature more than 200,000 plants across over 200 species, including orchids and native Southeast Asian varieties, strengthening the local biodiversity while creating immersive indoor and outdoor green environments.

Beyond the development, a coastal public park spanning almost 4 hectares will be created to connect Therme Singapore with Marina Barrage, enhancing public access to green spaces while strengthening the



Rendering of Therme Singapore's facade



Rendering of Therme Singapore's interior

ecological and recreational value of the waterfront district.

Therme Singapore is developed by Therme Group in partnership with Kajima Overseas Asia (Singapore) and designed by multinational architecture firm DP Architects in collaboration with Therme Group's in-house architects, Therme ARC. The development will incorporate a range of sustainability measures, including energy-efficient building systems, solar photovoltaic panels, smart irrigation technologies, and climate-adaptive landscaping strategies aimed at reducing operational carbon emissions and supporting biodiversity.

Advanced technologies will also be integrated across operations and the visitor experience. These include waterproof RFID wristbands that function as locker keys and cashless payment tools, a next-generation robotic locker system designed to optimise convenience and space utilisation, and advanced ozone-based water filtration systems that enhance water quality and operational efficiency.

Skills and capability building

Therme Singapore is also expected to generate direct employment opportunities, alongside broader job creation across tourism, hospitality and related sectors. Roles will span construction, engineering, facilities management, operations, and



Minister for Sustainability and the Environment and Minister-in-charge of Trade Relations, Grace Fu, with Therme Group representatives, distinguished guests, and students.

hospitality, underscoring the need for strong technical capabilities and industry-relevant training.

An estimated 400 new jobs will be created, including the development of specialised capabilities such as sauna masters (also known as Aufgussmeisters), alongside a range of hospitality roles to lead and deliver the destination's diverse programming.

To support workforce development, Therme Singapore has established partnerships with Institutes of Higher Learning, including a Memorandum of Understanding with the Institute

of Technical Education and Republic Polytechnic. These collaborations will focus on skills development, innovation projects, internships, and employment pathways for graduates, in line with Singapore's approach to aligning education, industry, and employment to build a future-ready workforce.

Mr Mah Bow Tan, Chairman of Therme Group Asia and Therme Singapore, said, "Therme Singapore has the potential to become one of Singapore's most meaningful shared spaces, visited by millions over time and woven into the life of the city. To achieve this, it must be iconic and enduring, inclusive in its design, programming and experience, and shaped by the climate, culture, and lifestyle of Singapore.

"Beyond the visitor experience, Therme Singapore is also about people, creating jobs, developing new capabilities, and supporting Singapore's tourism, hospitality and wellness sectors. Singapore is the ideal platform for Therme's growth in Asia. It offers the right environment for this vision through strong connectivity, a deep talent ecosystem and a culture of innovation, enabling us to serve both local communities and visitors from across the region."



From Left to Right: Mr Robert Hanea, Founder and Chief Executive Officer of Therme Group; Mr Mah Bow Tan, Chairman of Therme Group Asia and Therme Singapore; Minister for Sustainability and the Environment and Minister-in-charge of Trade Relations, Grace Fu; and Mr Tan Boon Khai, Chief Executive Officer of Therme Singapore.

Images courtesy of Therme Singapore

Zouk Group Ushered in a New Chapter with its Grand Reopening

Zouk Group celebrated the reopening of Zouk Mainroom and Phuture on 17 June 2026, marking the completion of a multi-million-dollar renovation across its flagship Clarke Quay home and the start of a new chapter for the Singapore-born nightlife icon.

Coinciding with Zouk's 35th anniversary this year, the transformation introduces a more versatile, modular venue designed to host up to 3,500 guests across Zouk Mainroom, Phuture, and Capital, with the flexibility to support everything from club nights and live performances to product launches, conferences, brand activations and immersive entertainment experiences.

The reopening comes at a time when nightlife in Singapore continues to evolve beyond the traditional club format, with audiences seeking experiences that bring together music, performance, culture and community. More than entertainment, nightlife plays an important role in how a city gathers, connects, and creates shared memories. For Zouk, the transformation is a response to these changing ways of gathering while staying true to the role it has played in Singapore's after-dark culture for 35 years—from championing local DJs to creating a platform for homegrown and international talent today. The



The Mothership's light show

refreshed venue is designed to support this next chapter, giving Zouk greater flexibility to host a wider spectrum of artists, audiences and experiences while retaining the music-led energy that has long defined the brand.

"Zouk has never stood still," said Andrew Li, CEO of Zouk Group. "From Jia Kim to Clarke Quay, from championing local DJs to bringing global names to our stage, we have always evolved with the city and the people who come through our doors. This renovation is not about changing who we are, but about creating the

right platform for what comes next: more ambitious performances, more creative collaborations, and more ways for people to experience Zouk."

A brand new era for Zouk

Led by internationally acclaimed creative partners Josh Held Design and Superlative, the refreshed Zouk has been conceived around flexibility, scale, and experience. Mainroom, Phuture, and Capital are designed as distinct yet adaptable environments, each serving a different audience profile and event function while remaining part of a larger connected ecosystem.

Individually, the venues can support dedicated programming across a range of scales and formats—from live performances and brand showcases to conferences, networking sessions, and social experiences. At the heart of the redesign, however, is modularity. While Mainroom, Phuture, and Capital operate independently and are separated by audio walls, the spaces can also be opened up and integrated into a larger seamless environment when required. This gives organisers greater flexibility in managing guest flow, staging, programming and occupancy needs within a single venue ecosystem, with a total capacity of up to 3,500 guests when the



DJ Caden spinning

modular spaces are fully opened.

The transformation also introduces significantly upgraded production and technical capabilities across the venue. The new spaces are equipped with extensive audio, visual and lighting infrastructure, including large-format LED walls and end-to-end screen capabilities that allow for highly customised content, staging and storytelling. The systems have been designed to support a broader range of live programming beyond traditional nightlife formats, from keynote presentations and panel discussions to product showcases, live performances, and immersive entertainment experiences.

Highlights include:

- Next-generation sound systems engineered for both DJ sets and live performances
- 12-metre-wide high-resolution LED walls for powerful visual storytelling
- A redesigned main entrance for Zouk mainroom and Phuture with a streamlined flow for an elevated guest journey
- A premium VIP sofa experience with plush seating behind the DJ booth, delivering front-row access like never before

A night to mark Zouk's next chapter

To mark the reopening, Zouk hosted a closed-door party on Wednesday, 17 June, bringing together media, tastemakers, personalities and friends of the brand for an exclusive first look at the transformed venue.

From the red carpet to the dance floor, guests were immersed in the new Zouk experience, exploring the refreshed Mainroom and Phuture while enjoying a sneak peek into the new day-to-night lifestyle concept Rally Clubhouse.

The evening also paid tribute to Zouk's illustrious history, with guests treated to a look back at the brand's legacy and cultural impact, before a ribbon-cutting ceremony marked the venue's official reopening.

Bringing the night's Future Nostalgia theme to life, homegrown singer-songwriter Iman Fandi then took to the stage for a special live performance that bridged Zouk's legacy with its next chapter. Iman debuted her new single, IT IS, before following with a remixed version of her hit song, Out Of My Mind, created in collaboration with Zouk's resident DJ Caden.

Paired with immersive visuals across Zouk's newly upgraded screens, the moment brought the evening's Future Nostalgia theme to life, connecting the familiar with the future-facing. The collaboration between Iman Fandi and Zouk brought music, fashion, design, and technology into a single performance, offering guests a glimpse of the venue's enhanced production capabilities and its potential for live performance, visual storytelling, and large-scale entertainment experiences.

The reopening arrives as Zouk celebrates 35 years of shaping Singapore's nightlife and music culture. From its origins on Jiak Kim Street to its current home at Clarke Quay, Zouk has long been recognised as one of Singapore's



Zouk's reopening party

most influential cultural exports, bringing the world's dance music scene to Singapore and giving the city its own after-dark identity.

With its latest transformation, Zouk is looking ahead to a more dynamic and multifaceted future. One where nightlife is not only entertainment, but a vital part of how a city connects, expresses itself and remembers who it is.

Zouk Group will also launch its newest concept, Rally Clubhouse, later in June: a social space targeted at the younger generation where creative programming and community-led experiences come to life.

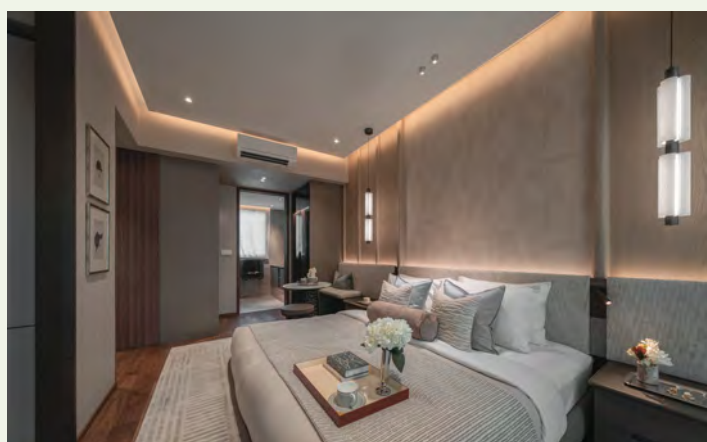
Dunearn House by Frasers Property, CSC Land Group, and Sekisui House Consortium Draws About 5,900 visitors on First Preview Weekend

After a successful first preview weekend, a spokesperson for the consortium comprising Frasers Property, CSC Land Group, and Sekisui House made the following statement about the attendance of the showsuite:

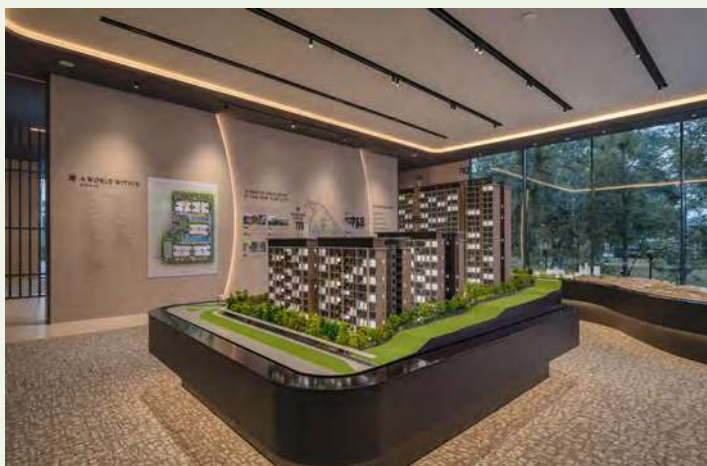
"We welcomed about 5,900 visitors (as of 6pm, 12 July 2026) during the first weekend of the preview of Dunearn House, the first and tallest residential development in the prestigious Bukit Timah Turf City masterplan. It offers homebuyers a rare first-mover opportunity in a long-term masterplanned precinct and a well-connected home in one of Singapore's most sought-after residential districts.



The preview weekend at Dunearn House



Dunearn House showsuite





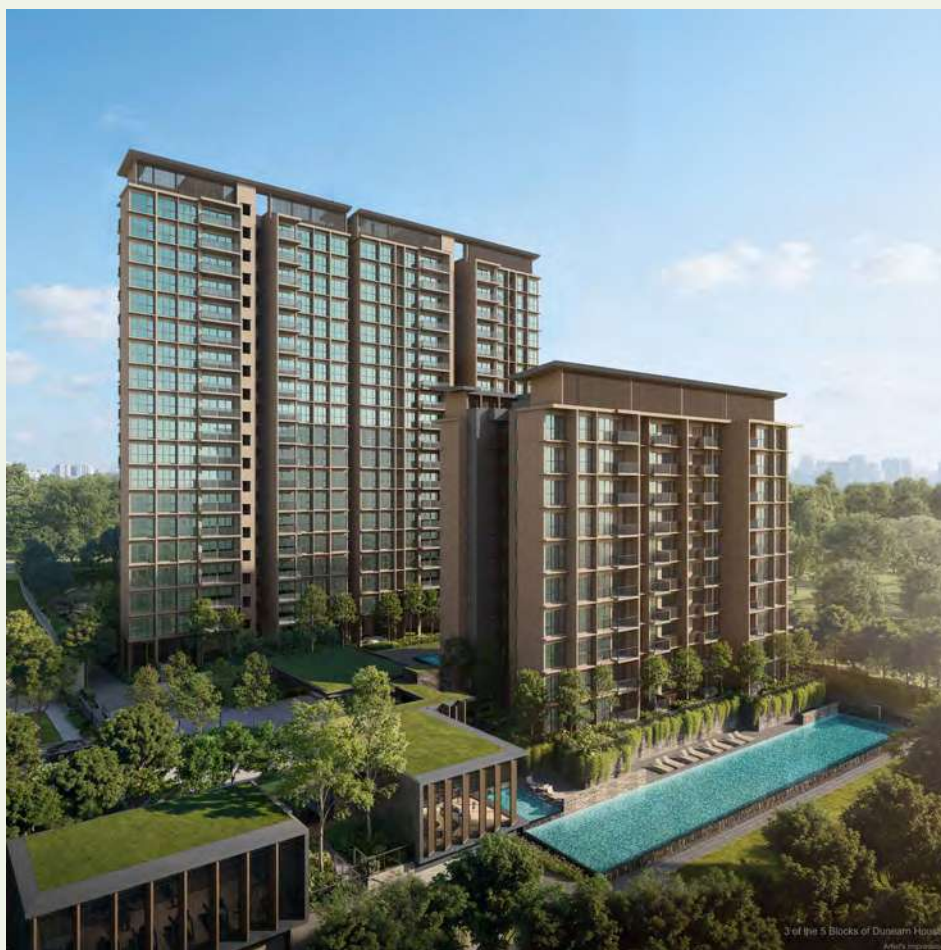
Artist impression

We are glad to see healthy interest from a broad spectrum of homebuyers, including owner-occupiers upgrading within the Bukit Timah area and from the neighbouring districts, families seeking quality schools and a nature-centric lifestyle, as well as investors who recognise the long-term potential of this emerging precinct. Many are also drawn to Dunearn House's thoughtfully designed and flexible layouts, which cater to a variety of lifestyle needs across different life stages.

The 380-unit Dunearn House offers a curated mix of two-bedroom, three-bedroom and four-bedroom unit types, catering to families, owner-occupiers and investors seeking a prime address in District 11. Indicative prices start from S\$1.475 million for a two-bedroom unit (527 to 678 sq ft), S\$2.597 million for a three-bedroom unit (872 to 1,001 sq ft), and S\$3.588 million for a four-bedroom unit (1,184 to 1,378 sq ft).

Defined by its green surroundings, heritage character and strong connectivity, Dunearn House enjoys a commanding position with elevated views overlooking the Good Class Bungalow enclave. Residents will benefit from a four-minute walk to the Sixth Avenue MRT station and convenient access to the future Turf City MRT station, as well as close proximity to everyday amenities.

Sales bookings will commence on Saturday, 25 July 2026."



Artist impression

Andu Masebo's Benches for V&A East Museum: A Showcase for Sustainable Timber

When the first visitors step inside the new V&A East Museum at East Bank in Queen Elizabeth Olympic Park from 18 April, one of the first sights that will greet them is the striking and sinuous series of American red oak benches crafted bespoke for the space by the designer Andu Masebo.

With one installed in an alcove in the upper-ground entrance threshold and another two framing the curved window into the museum's Why We Make permanent galleries, the benches are constructed entirely from solid American red oak, introducing a note of rich natural materiality into the space.

Designed by Andu Masebo, with material and fabrication support from AHEC and craft furniture makers Benchmark, the benches showcase the sustainable application of underused timber grades, while offering V&A East Museum visitors somewhere to relax and take in their surroundings.

A showcase for sustainable timber

Andu Masebo's choice of material has its basis in his collaboration with the American Hardwood Export Council (AHEC) on the 3daysofdesign exhibition No.1 Common in Copenhagen in 2025. The project saw three designers create work using timber classified as 'No.1 Common', an underutilised grade most often associated with cabinetry,

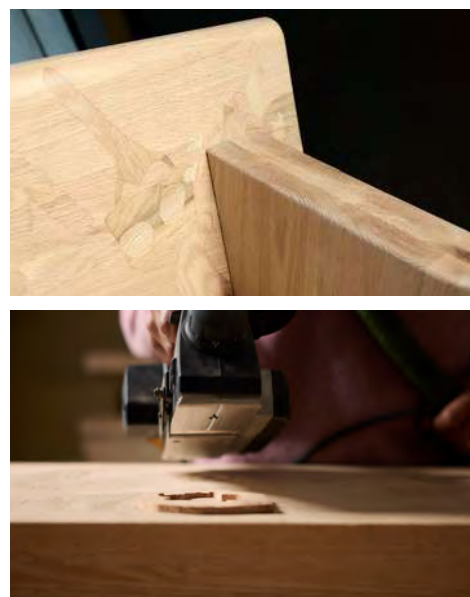
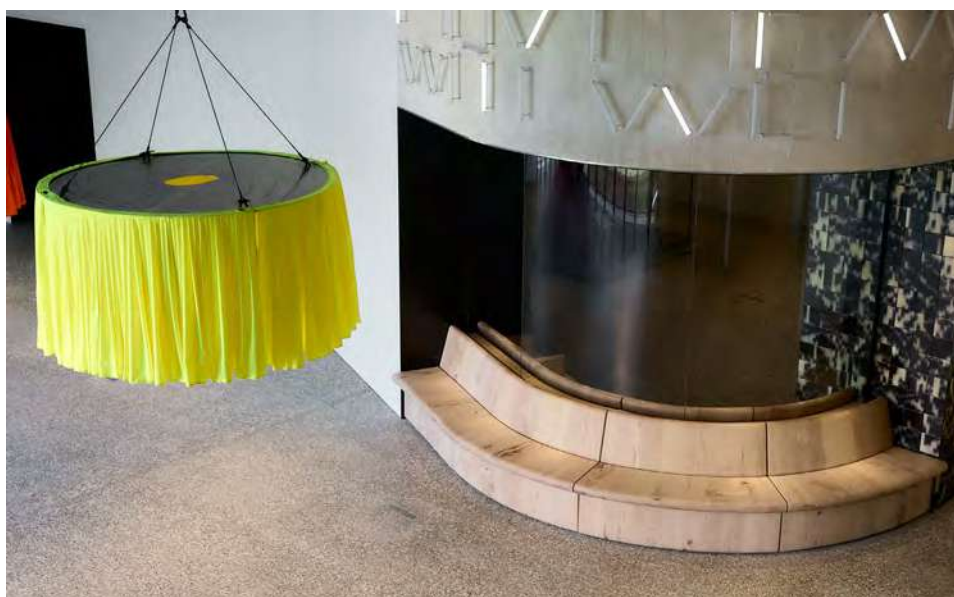
characterised by an increased amount of surface variations in the form of colour contrast, knots, splits and irregular grain direction.

Masebo's design, the Around Table, successfully showcased the aesthetic potential, practical performance and durability of No.1 Common red oak. Impressed by the opportunity the often-overlooked timber offered for sustainable and more affordable furniture making, the designer was enthusiastic to return to the material for the V&A East project, with AHEC as a material collaborator once again.

Roderick Wiles, Regional Director, AHEC Oceania, commented, "Andu's designs are the perfect demonstration of how underused wood grades like No.1 Common can, and should, become beautiful and functional pieces of furniture. If we are to adopt genuinely sustainable approaches to design, we need to look beyond material conventions and identify the creative opportunities that overlooked hardwood species have to offer designers and architects—which is exactly what Andu Masebo has done at V&A East Museum."

Masebo noted that the wood's surface variations presented a unique opportunity for storytelling. Where a designer might usually opt to manage surface variations in timber by introducing surface patches or structural





butterflies, Masebo saw a chance to insert a shape into the bench that could imbue it with a sense of place—a visual and textural element that could connect it to its East London home.

Telling the stories of East London

To determine the narratives that would inform the benches, Masebo collaborated with cultural curator Nate Agbetu and his social practice Freeform to develop a body of research to ensure the benches exhibited a strong and meaningful relationship with the neighbourhoods and boroughs around V&A East Museum.

Based on direct experience of East London, a series of directed photo walks, Masebo and Freeform developed a bank of symbols and motifs to embed in the benches.

The research process culminated

in a workshop at the Dovetail neighbourhood centre with residents of the Carpenters Estate in Newham. Here, participants were invited to decorate Masebo's Topside Stool with their interpretations of life in East London. Many of the resulting images and patterns—as well as ideas from the conversations that were sparked around them—found their way into the V&A East Museum benches.

Some of the inserts are rooted in literal representations of East London, including photos of residents, public sculptures, and local wildflowers. Others are abstractions, like the outline of the river, a bollard, or a signpost, or rooted in the personal and anecdotal, such as the shapes of individual hands, pets, or even the leaves that stained the concrete on the Carpenters Estate. Some are instantly recognisable,

others more opaque, allowing space for interpretation, but all are contextually rooted in East London.

"A consideration for dialogue became a driving force in the design process. It's not just about who gets to make it, but whose voice is carried in the work. The aim was to invite as many people as possible into the process and to design the bench out of these conversations. The symbols and motifs that are carried in the bench are a reflection of these personalised narratives with the aim to connect with a deeper sense of belonging," stated Andu Masebo.

Andu Madebo's benches can be found at V&A East Museum, Queen Elizabeth Olympic Park, from 18 April 2026.

Photo credit: Thom Atkinson

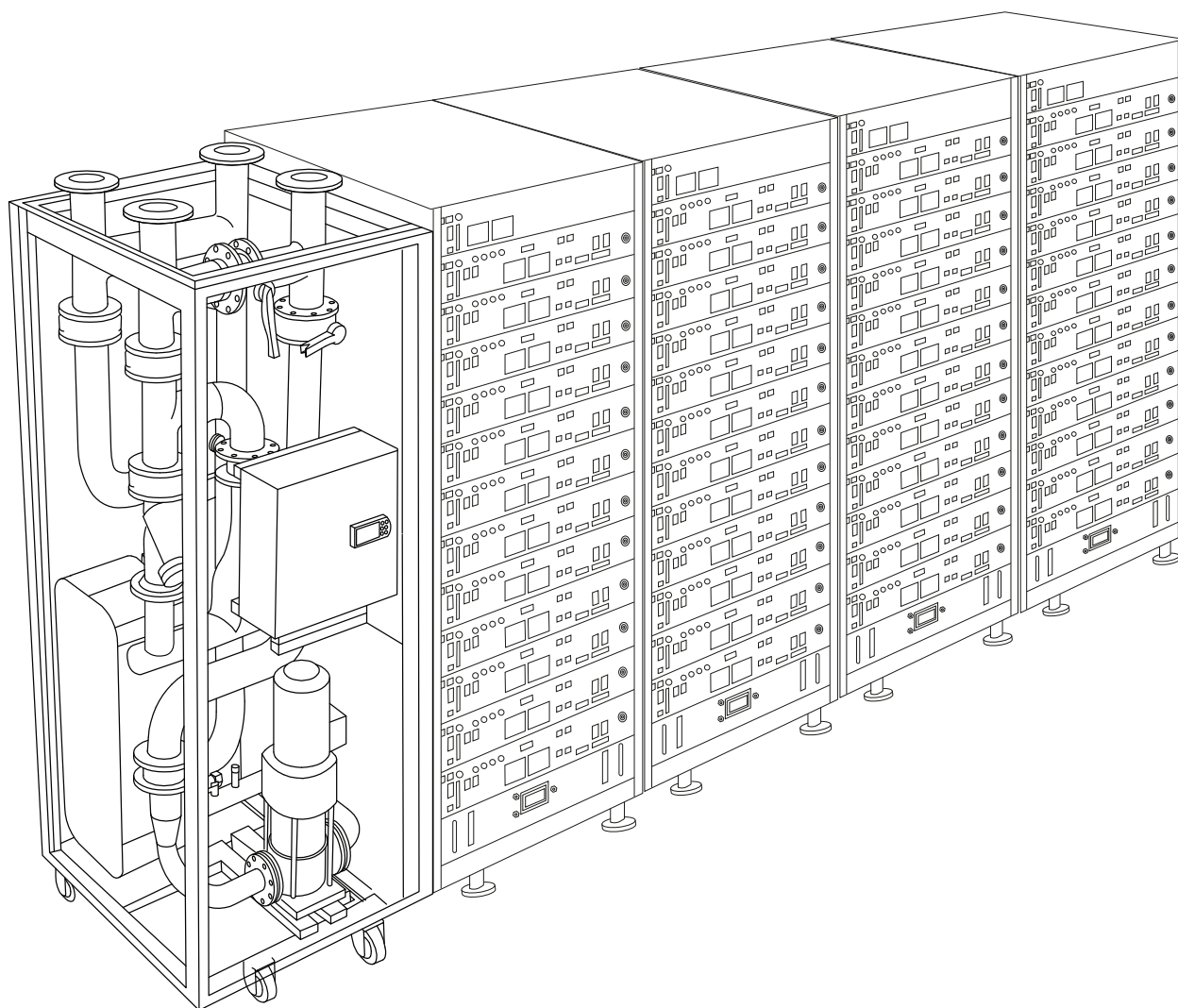


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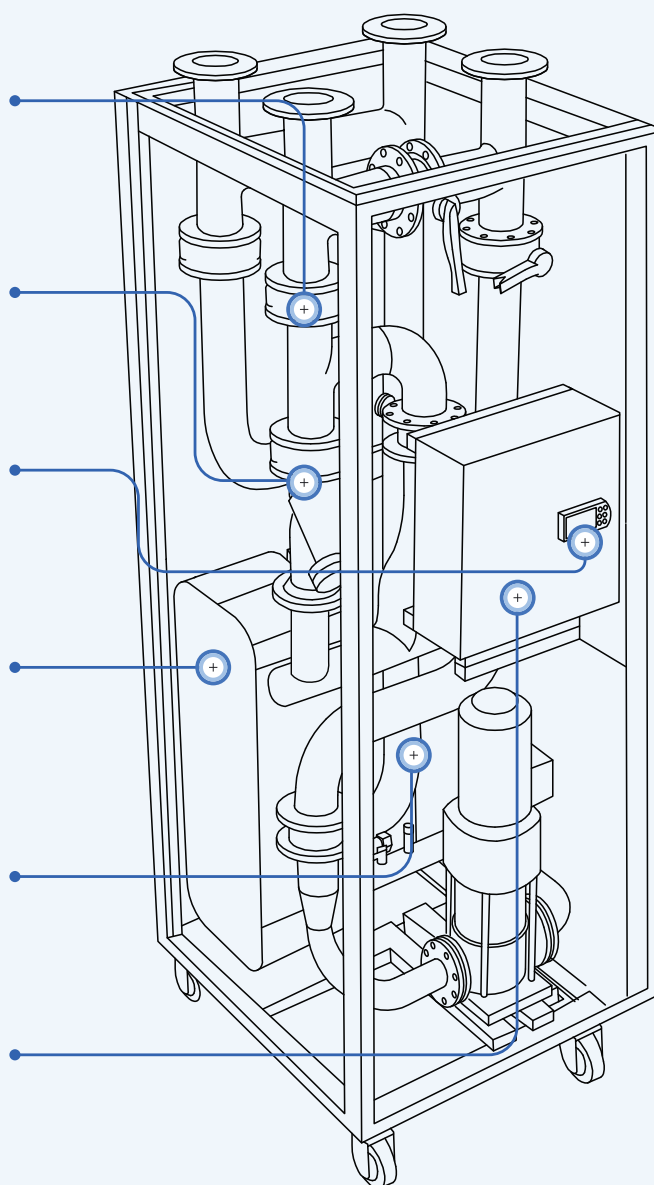
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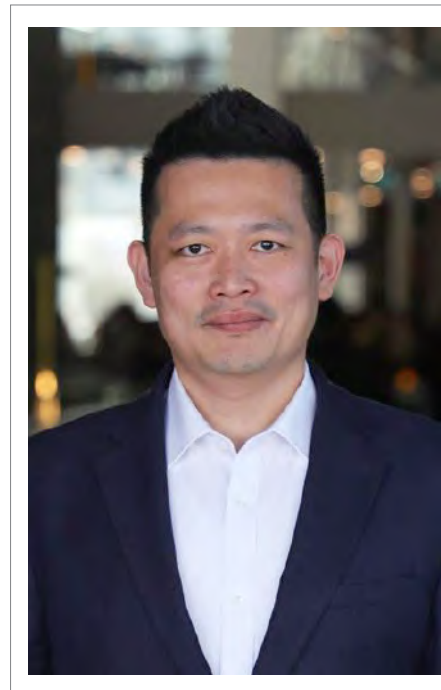


Variable frequency drives



Preventing Loss with Resilient Engineering

Dingxiang Lin, Managing Director at Roxtec, discusses the importance of sealing solutions in critical infrastructure worldwide



Dingxiang Lin, Managing Director of Roxtec Singapore

An often underestimated risk of facility failure in Southeast Asian projects is water ingress through poorly sealed cable and pipe entry points. In one utility tunnel project, poorly sealed cable systems put up to \$152 million in production losses at risk.

Southeast Asia Building had the pleasure of speaking with Dingxiang Lin from Roxtec, a global provider of cable and pipe sealing solutions for critical infrastructure worldwide. **Dingxiang Lin is the Managing Director of Roxtec Singapore**, leading the company's business across Southeast Asia with a strong focus on infrastructure resilience and flood risk mitigation.

Since 2020, he has been actively involved in multiple infrastructure development projects across the region, working closely with owners, engineers, and contractors to address systemic vulnerabilities exposed by flooding, water ingress, and extreme weather events. Through his hands-on involvement, Dingxiang has observed recurring challenges related

to design assumptions, installation practices, and long-term asset protection. He has also supported project teams in resolving critical issues during both construction and operational phases, helping to reduce downtime, safety risks, and lifecycle costs.

Based in Singapore, Dingxiang regularly engages with industry stakeholders to share practical insights into designing and operating infrastructure better prepared for Southeast Asia's growing climate and flood challenges.

Q: Please introduce yourself and your role at Roxtec. What services and products does Roxtec specialise in?

A: I'm Dingxiang Lin (Dx), Managing Director of Roxtec Singapore, with responsibility for Southeast Asia and Taiwan. Based in Singapore, I lead a team of engineers, technical specialists, sales professionals, and customer support personnel dedicated to helping asset owners, consultants, engineers,

and contractors protect critical infrastructure across the region.

Many people know Roxtec as a manufacturer of cable and pipe sealing solutions. While that remains our core expertise, today we offer much more than products. We provide complete engineering solutions that help customers design, build, operate, and maintain resilient infrastructure throughout the asset lifecycle.

At Roxtec, we believe cable and pipe penetrations should not be treated as a construction detail but as a critical engineering and resilience requirement. Too often, these decisions are left to site-based practices or contractor interpretation. Our role is to help owners, consultants, and engineers design out risks early, before they become costly operational failures.

Our offerings cover three key areas:

Design Integration

- Engineering support during project design
- BIM-ready solutions and digital engineering tools



- Roxtec Transit Designer™ for engineering calculations, drawings, and documentation

Sealing Solutions

- Certified cable and pipe transit systems for flood protection, fire safety, gas-tightness, EMC, dust protection, and environmental sealing
- Application-specific solutions for substations, tunnels, rail systems, water infrastructure, data centres, commercial buildings, and industrial facilities

Lifecycle Services

- Installation training
- Site supervision
- Inspection and maintenance programmes
- Asset integrity and resilience assessments

Over the past 15 years, Roxtec Singapore has grown from a small local operation into a team of approximately 25 engineers, technical specialists, and support professionals. Today, we partner closely with asset owners, consultants, engineers, and contractors across Southeast Asia and Taiwan to help design, build, and maintain more resilient infrastructure capable of withstanding increasingly complex operational and environmental challenges.

Q: Why does water ingress remain an underestimated risk in building and infrastructure design? What are the consequences that can arise from poorly sealed cable and pipe entry points?

A: Water ingress remains underestimated because it usually enters through relatively small and often overlooked openings rather than catastrophic structural failures.

When engineers think about flood protection, attention is understandably focused on large-scale measures such as drainage systems, flood barriers, pumps, and structural resilience. However, cable

and pipe entry points are frequently left to be addressed later during construction.

This creates a significant risk. A critical switchroom, substation, control room, telecom facility, or data centre can be disabled by water entering through a few poorly sealed penetrations. Once water reaches electrical equipment, the consequences can be severe:

- Equipment damage
- Service disruptions
- Expensive repairs
- Safety hazards
- Extended downtime
- Loss of public or business services

The challenge is that many projects still rely on traditional sealing methods or site-based contractor decisions to address these penetrations. In our experience, this treats an engineering challenge as a construction issue.

Cable and pipe penetrations should instead be designed as part of the overall resilience strategy from the beginning because they are often among the most vulnerable points in critical infrastructure.

Q: Why does retrofitting after a flood cost more than designing for it upfront?

A: Retrofitting is almost always more expensive because the facility is already operational.

After a flood event, owners are forced to repair damaged equipment, investigate root causes, install new protection measures, and restore operations simultaneously. Access can be difficult, electrical systems may need to be shut down, and construction work often has to take place in confined or live environments.

More importantly, the highest cost is often not the repair itself. For critical infrastructure such as substations, transport systems, manufacturing plants, water treatment facilities, and data centres, operational downtime can far exceed

the original cost of implementing a proper sealing solution during design.

By integrating sealing requirements early, designers can achieve:

- Lower installation costs
- Better engineering quality
- Reduced project risk
- Easier future upgrades
- Greater resilience over the asset lifecycle

Regionally, infrastructure owners and facility operators are increasingly realising that resilience is far less expensive than recovery.

Q: Please tell us about the sealing solutions that Roxtec provides and their flexibility. How do they pair with Roxtec's Transit Designer programme to enable engineers in the industry?

A: Our sealing systems are built around Roxtec's patented Multidiameter™ technology and compression sealing principle.

Each module contains removable layers that can be adapted to fit various cable and pipe sizes. This means one module can accommodate many different diameters, providing exceptional installation flexibility and reducing complexity during design and construction.

However, the real value extends beyond the product itself. Roxtec combines physical sealing solutions with digital engineering tools and technical expertise.

Through Roxtec Transit Designer™, engineers can:

- Select the appropriate sealing solution
- Generate technical drawings
- Produce bills of materials
- Obtain compliance documentation
- Plan future spare capacity
- This significantly reduces engineering effort and helps standardise designs across projects.

In addition, we support customers

through Building Information Modelling (BIM) integration and technical consultation, helping engineering teams incorporate sealing requirements early in the design process rather than leaving decisions to site conditions later.

Ultimately, we help owners and engineers move away from reactive, field-based decisions and towards engineered, documented, and future-ready solutions.

References to the Roxtec Transit Designer™¹²³

Q: What regional projects have benefited from Roxtec's products? Please elaborate on the importance of having such sealing solutions in these projects.

A: While many projects in Southeast Asia remain confidential, Roxtec solutions are widely used throughout the region in critical infrastructure sectors such as:

- Power transmission and distribution
- Underground substations
- Rail and metro systems
- Airports
- Data centres
- Water treatment facilities
- Manufacturing plants

Regardless of the industry, the principle remains the same.

Cable and pipe penetrations are among the most vulnerable points in any asset. Protecting these openings helps safeguard people, equipment, and operations against water, fire, gas, dust, electromagnetic disturbances, and other environmental risks.

As governments across Southeast Asia invest heavily in infrastructure resilience and climate adaptation,

ensuring these vulnerable points are properly engineered becomes increasingly important.

Q: As technology continues to evolve, how does Roxtec aim to innovate its portfolio to ensure smoother experiences for its clients?

A: Our innovation strategy extends beyond product development. We are focused on helping customers improve the way infrastructure is designed, constructed, and maintained.

This includes:

- Expanding digital engineering capabilities through Roxtec Transit Designer™
- Increasing BIM integration
- Enhancing engineering documentation and design workflows
- Strengthening inspection and lifecycle service offerings
- Supporting resilience and sustainability initiatives

We see the future of infrastructure moving towards greater electrification, digitalisation, and operational continuity requirements.

As infrastructure becomes more complex and more critical to society, owners need partners that can support them throughout the asset lifecycle.

Our goal is to be that engineering partner—from design and specification through installation, inspection, maintenance, and future expansion.

Q: How can companies such as Roxtec improve awareness of the problem surrounding poorly sealed cables and pipes?

A: Regulations and standards play an important role, but awareness ultimately starts with understanding risk. While building codes continue to evolve, infrastructure resilience cannot depend solely on regulatory requirements.

As infrastructure becomes more complex and weather-related events become more frequent, asset owners, operators, consultants, and engineers need to recognise that cable and pipe penetrations are critical points that can directly affect safety, operational continuity, and long-term asset performance.

At Roxtec, we believe awareness can be improved through knowledge sharing, industry collaboration, technical education, and open discussions about real-world infrastructure challenges. Equally important is encouraging stakeholders to consider cable and pipe sealing requirements much earlier in the project lifecycle, rather than addressing them during construction or after an incident has occurred.

The industry has historically relied on conventional sealing methods and site-based decisions to address cable and pipe penetrations. We believe these are engineering challenges that should be addressed systematically during design. When the cost of failure can run into millions of dollars, resilience cannot be left to chance. Asset owners, operators, consultants, and engineers should not rely on contractor-led field decisions to solve critical infrastructure risks. Instead, they should engage specialist engineering partners early to ensure resilience, safety, and long-term operational continuity are built into the asset from the outset.

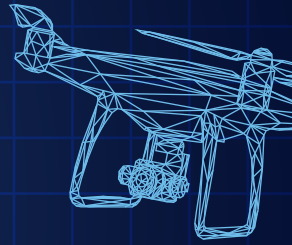
¹ <https://www.roxtec.com/sg/about-us/success-stories/using-roxtec-makes-my-life-so-much-easier/>

² <https://www.roxtec.com/sg/about-us/success-stories/supporting-shipyards-with-seals-and-software/>

³ <https://www.roxtec.com/sg/about-us/success-stories/wood-group/>

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Urban Design and Development Trends in Southeast Asia

Sim Ker Song and **Matthew Tribe** from *AtkinsRéalis* share their experiences in master planning for increasingly dense cities

As cities across Southeast Asia balance growth, sustainability, and liveability, global engineering services and nuclear company AtkinsRéalis is supporting major urban development initiatives spanning master planning, urban design, transport integration, infrastructure, energy systems, and sustainability planning.

Southeast Asia Building had the pleasure of speaking to AtkinsRéalis' urban planning and development leaders Sim Ker Song, Country Director, Singapore, and Matthew Tribe, Senior Vice President & Global Lead, Cities, Buildings and Places, Middle East & Africa. The pair bring extensive experience from large-scale urban transformation projects globally, including in the Middle East, offering insights relevant to the region's evolving urban landscape.

Q: Please introduce yourself and your role at AtkinsRéalis. What is your experience in master planning and development, and how have you seen the landscape change over the years?

A: Matthew Tribe is Senior Vice President for Cities, Buildings & Places in the Middle East at AtkinsRéalis and serves as the company's Global Cities, Buildings &



Sim Ker Song, AtkinsRéalis, Country Director, Singapore

Places Practice Lead. Throughout his career, he has worked on major urban developments and regeneration programmes across the Middle East, Europe, and international growth markets, including Greenwich Peninsula in London, V&A Waterfront in Cape Town, Dubai Creek Harbour, Saadiyat Cultural District, New Murabba, and Makkah Boulevard. His work focuses on helping clients create investable, people-centred destinations that combine culture, mobility, infrastructure, economic development, and quality of life within a single vision.

Sim Ker Song is Country Director for Singapore at AtkinsRéalis, where he leads the business in one of Asia's most advanced and complex urban markets, spanning across the built environment, infrastructure, transport, water, energy, and industrial sectors, with a strong focus on helping clients optimise land use, strengthen resilience, decarbonise existing assets, and plan for long-term infrastructure performance. From



Matthew Tribe, AtkinsRéalis, Senior Vice President & Global Lead, Cities, Buildings and Places, Middle East & Africa

Singapore, he also brings a regional perspective on Southeast Asia, where cities and governments are balancing growth, resource constraints, climate adaptation, and economic competitiveness in very different local contexts.

The biggest change we have seen is that urban development is no longer judged simply by what gets built. Increasingly, it is judged by how a place performs over time economically, socially, and environmentally.

As governments across Asia pursue new economic corridors, innovation districts, and urban transformation programmes, the focus is shifting from delivering individual projects towards shaping complete places. Cities need to create economic opportunities, attract investment and talent, support communities, and adapt to future demands. The challenge for planners is therefore to create places that remain competitive, resilient, and attractive over decades rather than years.



Q: Considering the increasing population density across the globe, what should urban planners keep in mind when designing for compact spaces? How can industry professionals maximise the limited space to ensure flexibility for their users?

A: Singapore and Hong Kong are already among the world's most advanced examples of compact urban planning. In these markets, compactness is often achieved through layered uses, co-locating schools, retail, homes, community facilities, and transport interfaces within closely connected urban environments. The lesson from cities such as Singapore and Hong Kong is that density itself is not the problem; poorly coordinated density is. Compact cities work when daily life is organised around accessibility; when housing, transport, education, healthcare, retail, and public space function as a connected urban system.

Singapore's mixed-use districts and integrated transport hubs demonstrate how education, research, housing, and commercial activity can coexist within closely connected urban ecosystems. Bringing these uses together can reduce travel demand while supporting economic activity, innovation, and talent development.

For planners, compact development therefore needs to start with lived experience. People should be able to move easily between home, work, education, healthcare, recreation, and public transport without overloading streets, utilities, or social infrastructure. That requires careful attention to a mix of uses, building adaptability, shaded and accessible public spaces, last-mile connectivity, and the way infrastructure performs at peak demand.

A further opportunity lies in how cities use space below ground. Singapore and Hong Kong have long demonstrated the value of underground space for transportation, utilities, and commercial connectivity. What was once largely reserved for transport infrastructure is increasingly being evaluated for research facilities, advanced industries, and specialised technical environments, reflecting a broader recognition that future urban growth must make better use of both horizontal and vertical space.

The broader lesson is that future urban growth cannot rely solely on outward expansion. Planners need to make better use of horizontal, vertical, and underground space while ensuring that increasingly complex urban environments remain easy and intuitive for people to use.

Q: What do you see as emerging trends shaping urban districts? How can the various involved industries work together to keep up with such trends?

A: We see three major shifts shaping urban districts: the move from expansion to regeneration; the integration of economic and social uses within mixed urban ecosystems; and a much greater focus on whole-life asset performance.

Across many mature Asian cities, ageing building stock, changing demographics, rising energy demand, and more ambitious sustainability expectations are driving greater investment in retrofitting, retro-commissioning, asset



Burj Al Arab

renewal, and district-level reinvention.

Buildings account for roughly 40% of global energy consumption, making the existing built environment one of the most important opportunities for cities to improve environmental performance while extending the life of existing assets. Retrofitting and retro-commissioning can improve energy performance without requiring cities to replace entire assets, which is especially relevant in dense markets where redevelopment is difficult, expensive, or disruptive.

Hong Kong provides a useful example of how this is already moving from concept to implementation. In support of Hong Kong's Climate Action Plan, AtkinsRéalis delivered retro-commissioning services for more than 60 government buildings, helping improve energy performance across offices, municipal facilities, and laboratories. This is the kind of practical, scalable intervention that many Asian cities will need as they work to improve the performance of existing assets while continuing to grow.

At the same time, expectations of urban districts are changing. Districts are increasingly expected to support innovation, research, education, life sciences, advanced industries, public transport, and community life within the same urban ecosystem. These are no longer separate planning conversations.

Baku White City demonstrates how this integrated approach to regeneration can reposition a former industrial district environmentally, socially, and economically. AtkinsRéalis developed the masterplan for a former oil refining and storage area on the eastern edge of Baku, transforming degraded land into a new urban district centred on quality of life, investment, and long-term economic opportunity.

The lesson for Southeast Asia is that regeneration should not be treated simply as physical renewal. Done well, it can become a platform for economic diversification, improved environmental performance, and long-term urban competitiveness. Delivering that outcome increasingly requires collaboration between governments, developers,

investors, and multidisciplinary delivery partners from the outset. The project demonstrates how regeneration can move beyond physical renewal and become a catalyst for economic diversification, placemaking, and long-term competitiveness, challenges that many Southeast Asian cities are now navigating themselves.

Q: How have government regulations changed in response to urban development, and how has AtkinsRéalis responded? Were there any difficulties in adapting to said changes, and how were they overcome?

A: Regulation is becoming more performance-driven and more interconnected. Governments are increasingly looking beyond individual building or infrastructure standards towards carbon performance, climate resilience, operational efficiency, digital systems, and whole-life asset outcomes.

The challenge is that technology and urban ambition can sometimes move faster than regulation. A mobility innovation may work technically, but it still needs to function within existing safety requirements, user behaviours, transport networks, and maintenance regimes. The same applies to decarbonisation, coastal defence, district cooling, underground infrastructure, and digital city systems.

Our role is often to help governments and clients translate future-facing ideas into practical transition pathways from today's operating environment to tomorrow's. That means understanding how an innovation could be phased, what operating model it requires, which capabilities and skills need to be built, what risks need to be managed, and how the asset will be maintained after delivery.

This is particularly important in Asia, where many cities are testing new models in compact, highly used environments. A mobility innovation that works technically

still needs to work within existing regulations, user behaviours, and maintenance regimes. Implementing change successfully requires more than a design vision. It requires a clear understanding of implementation, cost, operations, maintenance, and public acceptance.

Because our work spans advisory, design, engineering, delivery, operations, and asset performance, we are able to help governments understand the full lifecycle implications of change beyond design vision. Our experience across global growth markets, including the Middle East and Asia, is particularly relevant where governments are looking beyond existing frameworks but still need proposals that can be implemented responsibly.

Q: What lessons have you learnt from global urban transformation projects, and how can they be applied to Southeast Asia projects?

A: One of the strongest lessons from global urban transformation projects is that cities need to plan for the consequences of growth, not simply growth itself.

Successful destinations understand what they are trying to become and who they are trying to serve, which influences everything from master planning and mobility to public spaces, visitor experiences, and commercial strategy. In fast-moving markets, short-term decisions around land use, infrastructure, mobility, utilities, and public realm can shape a city's performance for decades. The strongest programmes align infrastructure, investment, economic development, culture, and quality of life around a shared objective.

This is particularly relevant for Southeast Asia as cities move through rapid cycles of growth, renewal, and infrastructure investment. The Middle East offers valuable lessons in this respect, particularly around pace and delivery. Cities in the UAE and Saudi Arabia have transformed quickly, often using major urban development programmes to support economic diversification, tourism, investment, and quality of life. That experience has reinforced the importance of lifecycle thinking, strong delivery discipline, and anticipating how today's design and infrastructure decisions will affect future operations, maintenance, and resilience.

Our work on transformational projects such as Burj Al Arab, Diriyah Gate, New Murabba, and KAFD demonstrates how large-scale city-making is increasingly being shaped around experience, movement, sustainability, and investment.

The second lesson is that identity should be treated almost as a form of urban infrastructure. It cannot simply be applied at the end through branding or iconic architecture; it needs to influence the masterplan from the outset.

Across many global markets, there is a tendency to focus on physical assets, iconic architecture, or investment value. While these are important, the places that endure are those where people feel a genuine connection to the city itself. Culture, history, climate, landscape, and everyday social behaviour should influence how streets,



Baku White City



public spaces, neighbourhoods, and destinations are conceived. Enduring places create a sense of belonging and remain relevant long after construction is complete.

This is particularly important in Southeast Asia, but global models need to be adapted to the region's specific conditions. Tropical climates and intense rainfall, rapidly growing metropolitan populations, established street and community cultures, and very different levels of infrastructure and institutional capacity all influence how cities need to be planned and delivered.

A model developed for Riyadh, London, or even Singapore cannot simply be replicated in Jakarta, Manila, or Ho Chi Minh City. Each has a different relationship with climate, mobility, public space, density, and economic activity.

As Southeast Asian governments pursue urban renewal, economic corridors, and new districts, there is a significant opportunity to combine world-class infrastructure with strong local identity. The objective should not be to make cities look more alike, but to strengthen what makes each place distinctive while improving resilience, connectivity, and economic competitiveness.

Q: In your view, how do you anticipate urban planning to evolve in the region? How will this coincide with local sustainability and environmental efforts?

A: The next phase of urban planning in Southeast Asia will increasingly be shaped by performance, resilience, and data-informed decision-making.

Cities need to manage growth while improving energy efficiency, reducing emissions, strengthening climate adaptation, and making better use of existing assets. Policy signals across the region are already moving in this direction. Singapore's Budget 2025 included an additional S\$5 billion top-up to the Coastal and Flood Protection Fund, with coastal protection, flood resilience, and projects such as Long Island becoming central to the country's long-term climate adaptation agenda. Malaysia is also strengthening the financing environment for green transition. Its Green Technology Financing Scheme has been extended through 2026 with RM1 billion in funding, covering sectors including energy, water, buildings and townships, transport, waste, and manufacturing.

Digital capability will become a critical enabler of this transition. Digital twins, geospatial platforms, city intelligence layer, and advanced analytics can help governments understand how urban systems perform, test future scenarios, and make better decisions around mobility, climate risk, energy, water, and land use.

In our own work, digital twin approaches have been applied for Geospatial Analytics & Intelligence, Performance Driven Design & Optimisation, Generative AI & Machine Learning, and Immersive Storytelling.

However, technology is a means rather than an objective. The irony is that better use of technology should ultimately make cities feel less technological. Better data allows planners to understand how people actually move, gather, consume energy, and use public space; therefore,



KV New Murabba

design places that are more responsive to human behaviour.

For Southeast Asia, the opportunity is to bring policy momentum, green finance, digital capability, and local knowledge together. The ultimate measure of success will be whether cities become more resilient and efficient while also becoming more liveable, inclusive, and responsive to the people who use them every day.

Q: What do you think budding urban planners should keep in mind when entering the industry?

A: Urban planning has become one of the most multidisciplinary professions in the built environment.

Young planners should resist becoming too narrowly specialised too early. Cities do not operate in professional silos, and planners who can understand the language of transport, infrastructure, economics, technology, sustainability, and public policy will increasingly be the people who can connect the bigger picture. Technical expertise remains important, but the ability to connect different disciplines and understand broader outcomes is becoming equally valuable.

They should also develop confidence working with data and digital tools. Technologies such as digital twins, analytics, and advanced modelling are changing how cities are planned and managed. However, their effectiveness still depends on sound judgement, the ability to ask the right questions, and a clear understanding of community needs.

Most importantly, planners should remain curious. Cities are constantly evolving in response to new technologies, environmental pressures, and changing social expectations. The best planners are lifelong learners who remain open to new ideas and perspectives.

At its core, urban planning is about people. Every decision influences how communities live, work, learn, and connect. Keeping that human perspective at the centre of the profession will remain just as important in the future as it has been in the past.



Administrative Office, JSW Vasind Works, Vasind



The transformation of the JSW Administrative Office at Vasind in Maharashtra is a testament to JSW's commitment to creating workspaces that reflect its dynamic and evolving identity. The previous plant offices, scattered throughout the plant and over 30–40 years old, were prone to leakage and no longer aligned with JSW's emerging brand ethos of being sensitive, sustainable, young, and dynamic. Hence, the new campus aims to

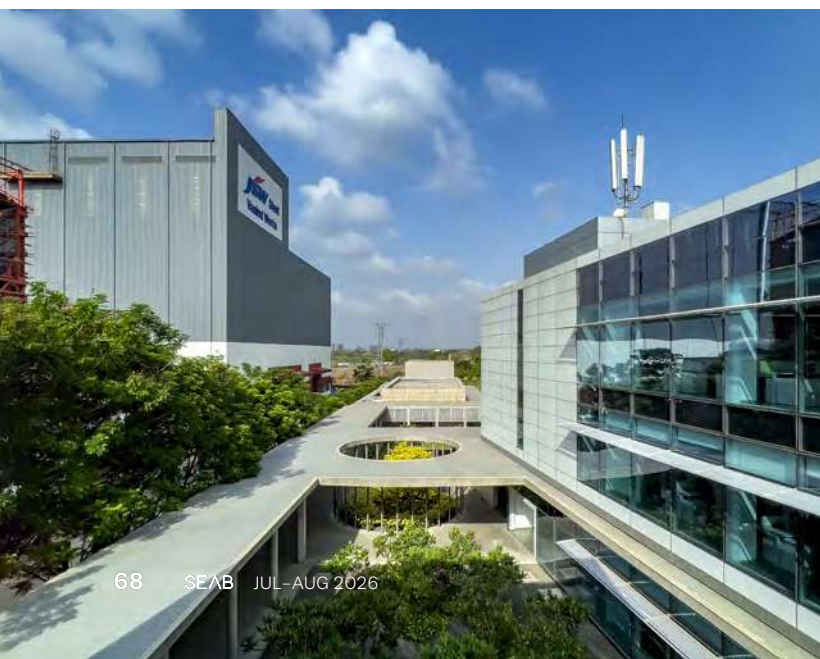
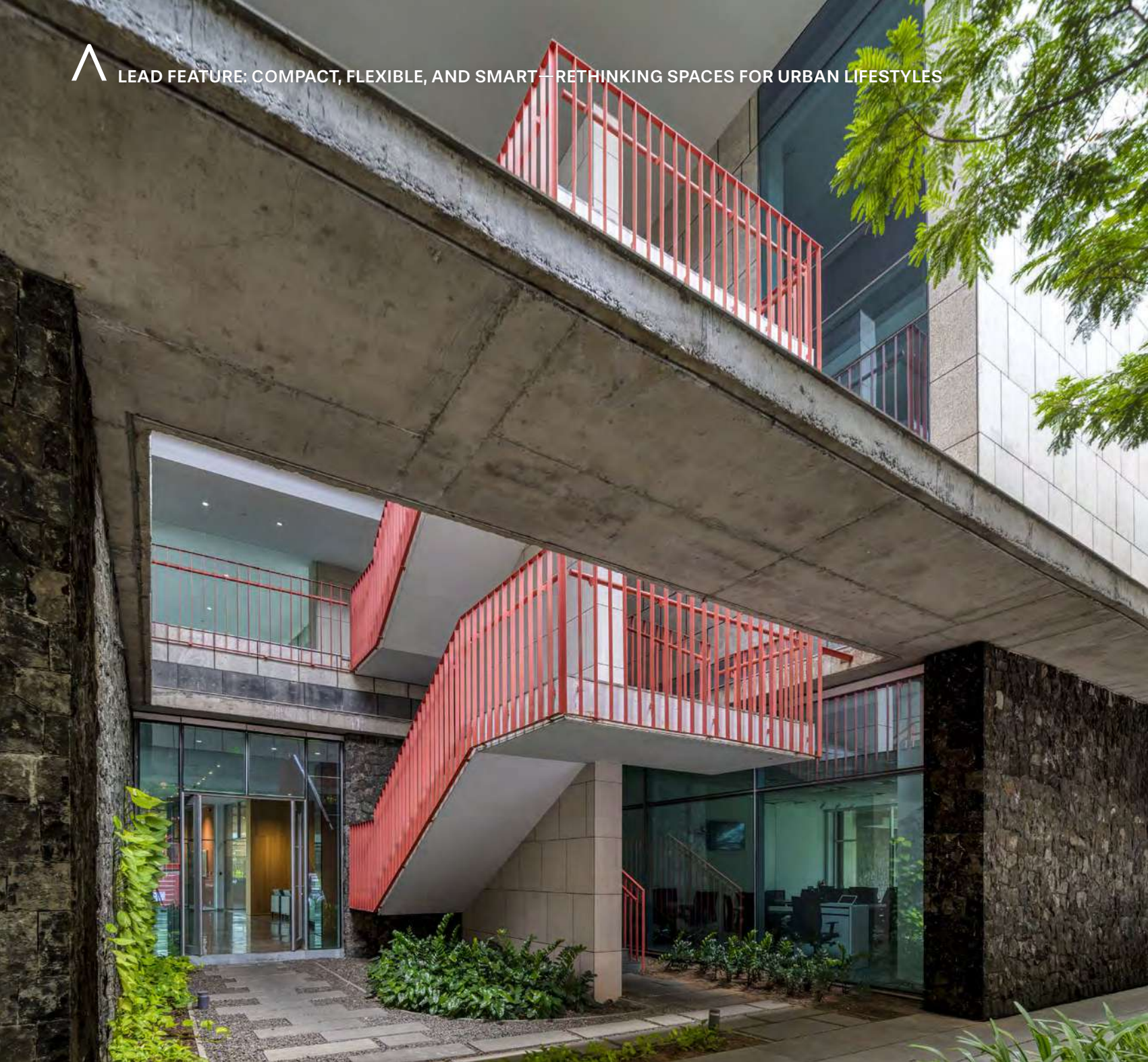
create a holistic work environment, effectively projecting the brand's core values under the guiding principle "Better Every Day".

A vision for transformation

The new administrative complex, set in the open northwest parcel of the plant, consolidates these outdated offices into a state-of-the-art administrative complex that not



LEAD FEATURE: COMPACT, FLEXIBLE, AND SMART—RETHINKING SPACES FOR URBAN LIFESTYLES





only provides better infrastructure but also fosters a conducive working environment. The client's vision to enhance the overall plant environment through the demolition of old structures has translated these areas into landscaped green spaces that allow for a connection with the natural surroundings.

Strategic site context and responsible planning

Located on a major hub for the processing and manufacturing of corrugated sheets, the JSW Vasind plant spans 110 acres along the Mumbai-Nashik highway. The strategic placement of the new administrative complex on the open northwest parcel maximises visibility and brand impact. Development regulations required no construction within 125 metres of the highway's centre, effectively dividing





the plot into two linear parcels.

The existing administrative buildings, located in the north area, were demolished post-shifting, and the area was repurposed into landscaped spaces and additional parking. The development's placement has been informed by these highway setbacks, which defined the primary zone of the project. The site was largely clear, except for some tree cover, which has been carefully preserved. The architectural design takes full advantage of the site's natural elements, integrating the surrounding landscape into the overall plan to create a cohesive and visually engaging environment while ensuring

minimal disruption to the topsoil and no damage to the existing trees.

Thoughtful design and spatial harmony

Robust spatial planning and thoughtful engagement with the landscape have divided the complex into three primary zones: the main office block, the café, and the utility block. These zones are connected by a series of experiences set in the landscape, including the arrival pavilion, pedestrian walk, and central administrative court.

The built form is carefully articulated in local stone and exposed concrete, with insulated glazed covers for the workspaces, providing

ample diffused light while being well-shaded by deep overhangs and localised external screens made of Corten steel. The unifying base of the complex houses the workspaces and shared functions, above which distinctly crafted linear bars overlook green vistas and maximise natural light and views for the workspaces. The café block, positioned between the main and utility blocks, facilitates pedestrian connectivity from other areas of the plant, creating a central hub for interaction and collaboration.

Material innovation, sustainability, and responsible consumption

Material innovation is at the core of the project's sustainability strategy, using locally sourced materials such as Kota stone, granite, and basalt stone. These materials minimise transportation emissions, support the local economy, and contribute to the building's unique identity while enhancing its environmental performance.

The project extensively utilises JSW's own steel, cement, and paints, further integrating the company's products into the built environment. To reduce energy and resource consumption, the building incorporates several sustainable strategies, including low-E double glazing, appropriate shading devices, thermally insulated roofs, and low-consumption LED light fixtures.

The design also features low water consumption fixtures, efficient water-cooled chillers, and wastewater treatment systems that reuse water for horticulture and cooling tower make-up. The landscape design consciously minimises hardscape around the building perimeter to avoid the heat island effect and maximise softscape and tree cover, with treated water from the central plant's STP used to maintain the green cover.

Biophilic design, user experience, and brand ethos

The design of the JSW Administrative Office incorporates biophilic principles, creating a workspace deeply connected to nature. Natural light, fresh air, and engagement with



the landscape are integral to the design, enhancing the overall user experience and fostering a strong connection with the environment. Recognising that employees spend over a third of their daily lives at work, the design focuses on creating environments that support well-being, engagement, and productivity. The workspaces emphasise glare-free natural light, thoughtful planning of personal and communal spaces with optimal density, and a strong connection to nature. The interiors also prioritise acoustics, ergonomics, and adaptability, ensuring that the work environment is both functional and inspiring.

As patrons of art, the client embraced the concept of internal branding that resonates with the spirit of the Vasind Works plant. Rather than conventional art, the design team proposed showcasing the overlap between self and work, creating narratives that would be meaningful to employees. These include "Heroes of Vasind", larger-than-life photos of blue-collar workers; "Act of Work", capturing employees in action; "Language of Love", quotes in native languages; and other personalised elements that reflect the plant's culture and history.

Engaging craft and skill

The development celebrates skilled craftsmanship by engaging local artisans in the execution of key design



elements. Notable examples include the tight-joint local basalt-dressed wall leading to the central foyer, terrazzo work in the central foyer, and the intricately crafted staircase railing. Additionally, block-print Kalamkari fabrics for furnishings were sourced from NGOs supporting weaver communities, adding a layer of social responsibility to the project.

The JSW Administrative Office stands as a benchmark in sustainable and dynamic workspace design, setting a new standard for plant offices. Through the adoption of sustainable practices, the construction costs of the project were

optimised, and the sensitive planning has resulted in reduced life cycle operational costs. This approach not only aligns with JSW's sustainability goals but also ensures long-term financial benefits.

Despite challenges such as the pandemic, the project has been executed with precision, resulting in a thriving and well-maintained landscape that continues to shape the company culture. Beyond a building, the JSW Administrative Office is a legacy of innovation and sustainability that intends to positively impact the ethos of the company and its employees for years to come.



> PROJECT DETAILS

Typology: Workplace

Name: Administrative Office, JSW Vasind Works, Vasind

Location: Vasind, Maharashtra.

Name of Client: JSW Steel Ltd

Design Firm: Edifice Consultants

Principal Architect: Sanjay Nayak

Design Team: Sanjay Nayak, Nilam Gosavi, Ravi Sarangan, Sanchita Pawar, Shriraj Pillai

Site Area: 175000 sq ft

Built-Up Area: 55000 sq ft

Start Date: Sept 2019

Completion Date: July 2021

Photographer: Mr. Bharath Ramamrutham (Graf Media)



LEAD FEATURE: COMPACT, FLEXIBLE, AND SMART—RETHINKING SPACES FOR URBAN LIFESTYLES



WoCO One, Gurugram



The economic hotspot around the NH-8 neighbourhood in the fast-evolving Gurugram has been witnessing a wave of commercialisation. Premium hotels, IT Parks, office campuses, and

recreational arenas collectively exhibit this rapid progress.

Amidst this, WoCO, the World of Cool Offices, introduced a refreshed work environment by centring the aspirations of an evolved workforce. Located in a verdant,



commercially thriving neighbourhood around the NH-8 intersection in Gurugram, WoCO One reimagines the workplace design through the values of inclusivity, flexibility and sustainability.

Within a 15-minute walk, the site enjoys proximity to the National Highway, marquee hotels, transit connection nodes, and popular commercial centres. Leveraging this unique position, WoCO One is conceptualised on the Walk-to-Work model: a transit-oriented development approach that reduces dependence on vehicular transit. Thus, WoCo Vault, a facility housing sustainable mobility solutions like smart bicycles and EV charging stations, aligns well with the aspirations of the next generation of eco-conscious professionals.

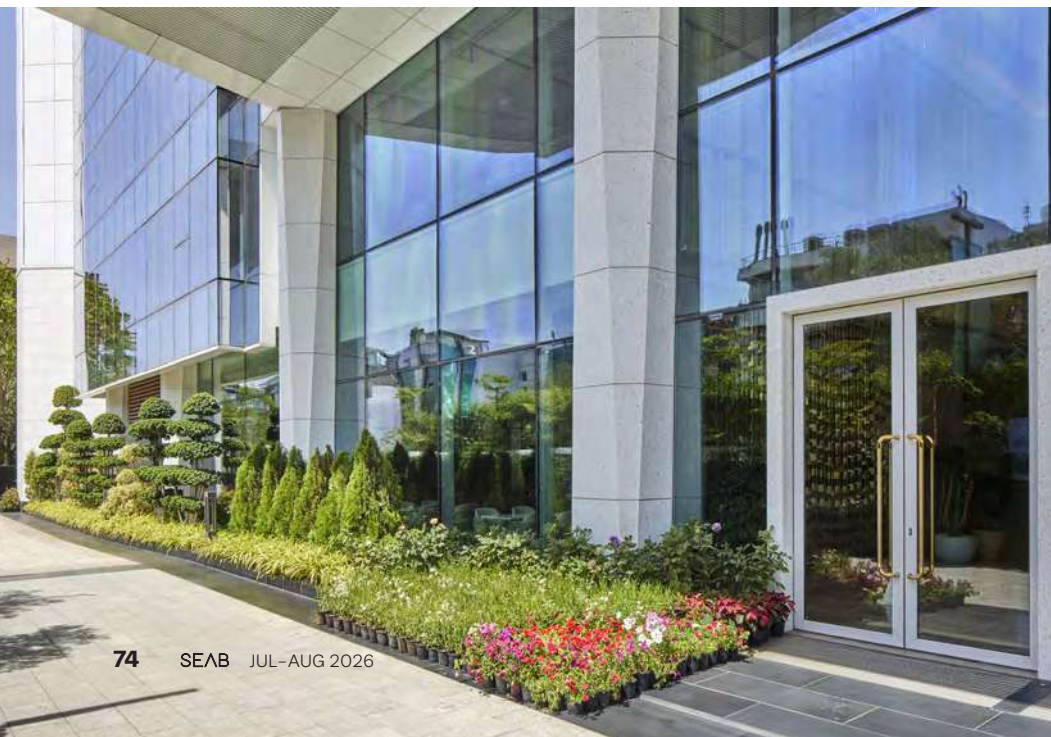
The master plan favours Walk-to-Work by establishing a direct pedestrian connection to the subway system. With less than 650 metres of distance to the nodal IFFCO Chowk Metro Station, the site opens onto the arterial road, ensuring a seamless on-foot commute for everyday office-goers. This intervention furthers the passive sustainability intent of the overall scheme.

At the same time, the design also ensures privacy by lacing the tower with strategic landscaping: a multi-layered plantation that varies in height and foliage spread. This buffer of varied plants and trees retains a visual connection to the outside while also blanketing the office tower.

WoCO One tower rises nine floors, topped with a terrace, and extends to a spacious triple-level basement below. Spread over 200,000 sq ft, WoCO One advocates 'passive sustainability' and new-age workplace design to concretise its standing in the fast-evolving city of Gurugram. A strategic mix of active and passive sustainability measures grants the design an IGBC Platinum certification.

Shaping a future rooted in sustainability

Spanning 5 acres across nine floors, the building is segregated into three segments. The Greens are





The terraces on the eighth and the ninth floors are grand double-volume, landscaped workspaces. The light-infused interior halls could boast of maximised energy efficiency. The workspaces are designed as expansive, unpartitioned spaces for maximised collaboration.

The semi-covered Sky Garden above the ninth floor is a community space with landscaped terraces and collaborative placemaking designed for relaxation. Equipped to collect and recirculate 100% of the rainwater, the design smartly integrates the requirements of the terraces with the buildings' passive sustainability interests.

A workspace beyond work

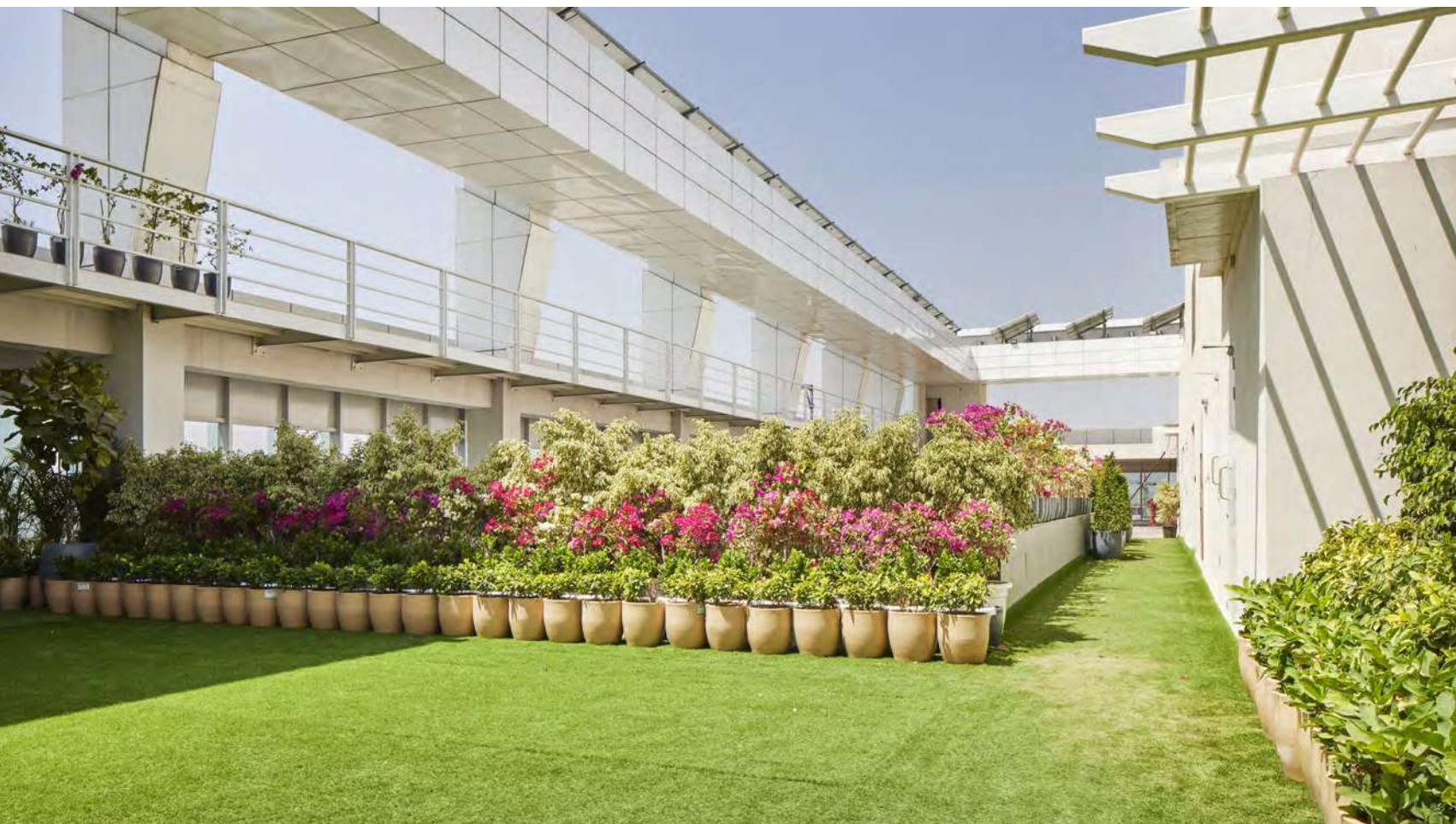
The pandemic-recovered world has adapted to a renewed way of working, and an environment conducive to this is the need of the hour. The floorplates are designed with optimal floor efficiency. This 17,000 sq ft open floor expanse allows flexibility in internal configurations. The double-volume cut-outs transform the floor into duplexes or triplexes. With deep spill-out terraces on most floors and an unconventionally expansive balcony space protruding 24 feet, the design seamlessly transitions from the workspace to a relaxed zone. Decentralised service blocks, cornered towards the extremes, allow a clean floor plate

single-height spaces from floors 1 to 4, including open, uninterrupted expanses as dedicated workspaces. The Woods, the triple-volume workspaces from floors 5 to 7, are designed with a similar vocabulary to The Greens.

The Woods and The Greens spill over into balconies on the southwest facade. The vertical fins abutting the open terrace are designed as shading devices that filter the harsh sunlight. With trellis-guarded projections, the southwest facade allows filtered permanence of

breeze into the double volumes of the workspace. The transparent veil of the insulated glass promises a clear connection to the outside and infuses the internal workspace atrium with natural light without heat gain and excessive glare. With this, the LPD Index—a gauge of the electrical load per square unit—is also lowered by 32%. Through the controlled lighting layout, technical cut-sheet, intelligent lighting fixtures, and tactical HVAC design, the overall planning facilitates a sustainable, post-construction lifespan.







with minimal interference from the structural elements. This facilitates high flexibility in furniture layout, allowing for a refreshed configuration whenever necessary.

The concept of ease of working is integrated into the veins of the building. For instance, to ease the rush-hour internal commute, streamlined Vertical Circulation DCLs (Destination-Controlled Lifts) reduce waiting times by providing stoppages on each floor. A set of eight elevator clusters adds to the convenience.

The aspect of play or leisure is also integral. The break-out spaces, including the Sky Garden on the top floor, are woven into the design incidentally to create a common space for collaboration. The layout of the recreational spaces follows a vocabulary of unfolding spaces, imbuing the element of discovery—an experience often amiss in conventional work environments. Additionally, the bar, rooftop cafe, and lounge areas set the building up for an evening unwind.

Reduction of the urban heat island effect

The 352 sqm of landscaped area on the ground floor is lined with native



shrubs. The hierarchically layered plantation of grass turfs, shrubs, and trees prevents soil erosion in the targeted patch. About 95% of the total exposed roof area is finished with high-SRI paint and vegetation cover, lowering the heat-Island effect significantly. The rainwater harvesting systems allow the roof to maintain itself. With a 100% rainwater collection, many building

maintenance processes become circular.

WoCO One in Gurugram challenges a conventional workplace approach. The planning of WoCO, from the open-plan layout to amenities like the WoCO Vault and WoCO terrace, confirms the reimagined approach to work life.

The design reinforces its philosophy to blend work and leisure. The master plan prides itself on delivering a transcendental experience, unfolding smoothly with impact. The element of walkability only bolsters the concept of 'Passive Sustainability'. WoCO is a guide to planning the reimagined environment in which we work.



> PROJECT DETAILS

Project Name: WOCO One
Typology: IT/ITES Building
Location: Udyog Vihar Phase 3
Name of Client/Developer: Toshniwal Brothers Pvt. Ltd.
Principal Architect: Goonmeet Singh Chauhan & Anand Sharma
Design Team: Anuj Prabhakar, Chander Shekhar, Manisha Mittal, Lokesh Sethi, Lalit Kumar
Site Area: 3,437 sqm
Built-Up Area: 19,047 sqm
Start Date: 2019
Completion Date: Feb 2025
Photographer: Paul J. Raftery



Gaur NYC Experience Centre



Situated along NH 24 in Delhi NCR, the NYC Experience Centre draws its design inspiration from nature's fluidity, imbuing curves that mirror the gentle flow of water over rocks and the delicate filtering of light through tree foliage, creating an organic aesthetic that seamlessly blends with urban sophistication.

As visitors approach, they are greeted by a striking

facade that showcases an interplay of architectural elements in various layers. A framed portal with pin lighting reflects the night sky, creating a celestial illusion. This framework ingeniously incorporates straight, see-through glass panels angled to form a wave-like pattern, their transparency offering a glimpse of the interiors. Vertical metal louvres crest over them in a rhythmic arrangement, with varying heights and widths that create





a continuous wave, merging structure with organic flow.

Stepping inside, a double-height atrium welcomes with majestic soft, curved walls that adhere to the organic, tidal pattern established by the exterior. These sinuous white walls are constructed with a primary mild steel framework, supported by secondary reinforcements, and skillfully topped with plaster to achieve the desired intentional amorphous shapes and voids with irregular offsets.

This organic essence extends into the circulation pattern, where the atrium serves as a central hub. The dynamic interaction between spaces is enhanced by strategically placed plants on a bed of riverside stones that define the open area, bringing a piece of nature into the heart of the grand white structure. Cave-like







openings lead to various areas of the experience centre, including lounges, a café, the broker's room, the AV room, and the model room.

The soft, curved walls of the atrium are complemented by an interior palette that blends earthy, natural tones with rounded furniture. The circular ceiling design, punctuated by a customised sculptural glass chandelier, adds an artistic flourish. Juxtaposed with the simplicity of the vertical surfaces, the flooring intends to make a bold statement with polished stone laid diagonally, creating a harmonious balance between fluidity and structure.

The earthy palette continues in the café, which features rust-coloured chairs and an organic ceiling detail with an intricate wavy metal-and-glass chandelier that adds glamour to the otherwise sophisticated space. The cafeteria features a Manhattan skyline as its backdrop, reinforcing the aspirational lifestyle that is a key unique selling point of the project. The café's connection to the lounges is emphasised by an 11-foot fluted glass door, which offers privacy while maintaining visual flow. These lounges, with their floor-to-ceiling glass windows, allow sunlight to flood the interiors, reinforcing the centre's connection to the outdoors.

The AV room, designed with a



rounded rectangular ceiling, softened by luxe grey acoustic fabric panelling, sets the stage for a monotone, sophisticated ambiance heightened by dramatic lighting. The adjacent model room, connected by a sliding door, continues this monotone aesthetic with layered cove detail.

The upper-level houses private areas such as the director's cabin, conference room, and sales offices. The director's cabin, overlooking the reception, enables a visual connection between levels. This cabin features an imposing chandelier and

a curved back in metal. Exclusive access to a private terrace, accessible only from the cabin, is illuminated by pin lights on the roof, enhancing the exterior view.

The NYC Experience Centre elegantly embodies its connection to nature through thoughtful design choices, crafting an inviting atmosphere that seamlessly blends artistic elegance with functional design. Its striking facade and meticulously curated interiors establish a profound relationship between the natural environment and the dynamic urban landscape. From the organic forms present at various levels to the sculptural intricacies, every design element is meticulously crafted to convey a sense of luxury through its organic connection to nature.

> PROJECT DETAILS

Project Name: Gaur NYC Experience Centre
Location: NCR
Name of Client: Gaur
Principal Architect: Vineeta Singhania
Design Team: Ashulika Arora, Sudipto Swarnakar, Mohit Babbar, Saket Grover
Site Area: 33,067 sq ft
Built-Up Area: 17,461 sq ft
Start Date: September 2023
Completion Date: September 2024
Photographer: Avesh Gaur





KDL Portal



Multi-level façade openings reveal Portal Spaces within.

On 16 June 2026, Büro Ole Scheeren unveiled KDL Portal, the new global headquarters for KeDaLi Industries (KDL), a leading manufacturer of structural components for high-performance

batteries and a pioneer in the robotics industry.

Currently under construction, it was conceived as a compact vertical campus; the tower integrates offices, R&D labs, short-stay apartments, a lecture hall and a corporate



KDL PORTAL is reflected by Luh Lake and engages with nature.



The architecture is defined by a distinctive sculptural presence.



Ole Scheeren, Principal and Chief Designer, Büro Ole Scheeren

gallery within a single, precisely organised structure defined by a series of collective Portal Spaces.

Located on the edge of a scenic reservoir park in Shenzhen's Longhua district, KDL Portal occupies a prominent site within one of the city's emerging business clusters. As one of Longhua's first high-profile headquarters, it establishes a distinct architectural identity for both the company and the district. KDL Portal marks Longhua's transformation into a nature-integrated hub for innovative manufacturing companies in China's Greater Bay Area.

Founded in 1996, KDL has been a critical yet largely unseen force in the global battery supply chain, advancing electrification and new energy technologies.

"The development of KDL reflects the trajectory of China's industrial growth. We began with a small studio, established our manufacturing bases, and later entered the global market through the development of production facilities in Europe and North America," said KDL Chairman Li Jianli. "This year marks KDL's 30th anniversary, and our global headquarters will embody the precision, reliability, and continuous innovation that define KDL's approach to highly integrated manufacturing.



Ole Scheeren's design captures these values with remarkable clarity."

Rather than a conventional office tower, KDL Portal is conceived as an innovation hub that consolidates the company's diverse functions into an interconnected environment of offices, research and development facilities, a corporate gallery, a business club and short-stay apartments.

When asked about the project's ideation and unique design as an integrated hub, Ole Scheeren, Principal and Chief Designer, responded, "KDL Portal grew from the ambition to give a signature architectural identity to KDL, a company that plays a decisive role in the global battery supply chain yet has remained largely invisible. Beyond precision components for high-performance batteries, KDL is also pioneering robotics research and advanced manufacturing systems, and its activities were previously dispersed across multiple buildings.

"Its new global headquarters therefore had to consolidate these operations into a highly efficient environment that is also a genuinely rich and joyful place to work and live. We conceived a vertical ecosystem in which research, advanced manufacturing, and everyday life coexist and become visibly present in the urban fabric; the stacked volumes and inhabited Portal Spaces are the spatial expression of that integration.

"China is no longer the world's sweatshop; it has become a powerful engine of research, innovation and advanced manufacturing. KDL is emblematic of this shift: a company that has operated for years as a largely invisible 'hidden champion' within global supply chains is now choosing to manifest its identity through a headquarters building that gives its ambition a visible architectural presence—a vertical ecosystem where R&D, production intelligence, and everyday life are brought together as part of an integrated urban experience."

Rising 120 metres and comprising 36,380 sqm, the tower is organised as a series of stacked and shifting programmatic volumes. These volumes are articulated by a collection



Portal Spaces extend outward across multiple levels.



Portals and stacked volumes are illuminated at night, forming a lakeside landmark.

of large, curvilinear Portals projecting outward to the city and reservoir park. Acting as visual connectors between nature and architecture, they transform the façade into an Inhabited Interface and choreograph the building's relationship to its surroundings, framing panoramic views while giving the headquarters a strong sculptural presence on the Longhua skyline.

Internally, the Portals form collective spaces that extend the standard floorplate to provide alternative workplaces, exchange zones and leisure spaces. Volumetrically, they

also generate a sequence of open and semi-covered terraces, linking it to the surrounding landscape.

Southeast Asia Building also asked how the team at Büro Ole Scheeren balanced the compact space with ergonomic design. "We worked closely with KDL to understand how their teams operate and how the new headquarters could become a platform to enhance that experience," explained Ole Scheeren. "Our task was to translate this complexity into a coherent system that integrates offices, R&D, hospitality, and short-stay apartments while minimising



Portal Space: a three-dimensional stair network promotes connectivity and exchange.



Portal Space: stepped seating with panoramic views allows for collective events and casual meetings.

separation and isolation.

"The main programmes are stratified vertically throughout the tower, but they are continuously linked through the Portal Spaces and side-core so that movements always remain efficient and intuitive. The Portals also act as social condensers where different user groups overlap, turning moments of transition into moments of encounter and exchange. The result is a building that is compact yet legible, with each function working efficiently as part of a larger whole."

The Portals' variation is determined by their orientation. Those facing the plaza to the south incorporate inhabitable volumes for collaborative work, informal meetings, and workshops. The ones overlooking the lake are activated by staggered staircases that connect multiple levels and platforms for interaction, talks, gatherings, and everyday encounters. By drawing circulation and social spaces into the façade, Ole Scheeren's design activates the building's appearance, encouraging visible movement and visual connection across floors.

"The way we think about workplaces has fundamentally changed. It is no longer simply a question of maximising the number of desks, but of creating experiences that bring people together—spaces for collaboration, exchange and collective events—while also giving physical form and identity to the values and ambitions of the company," commented Ole Scheeren on the relationship between the building's façade and its internal space.

"At KDL Portal, spatial planning and façade design are therefore conceived as a single system. The stacked volumes define a clear structure for organising the main programmatic components, while the Portals extend the typical floorplate to create multi-storey voids, communal rooms, interior terraces with inter-floor circulation, all along the building's envelope. In this way, the façade becomes a highly active and inhabited interface that broadcasts the life of the building to the city."

This spatial strategy underpins the headquarters' departure from the conventional central core tower typology. "By shifting services and vertical circulation to one side, we liberated large, unobstructed floorplates with direct access to daylight, views, and the Portal Spaces: generous three-dimensional bays that extend the office interiors to large openings on the façade. These Portal Spaces create dynamic spaces to work and socialise with panoramic views of the city and the park beyond," Ole Scheeren elaborated.

"The floors can be configured as open-plan laboratories, compact office team clusters, project-based studios or even exhibition platforms, and can be re-organised as KDL's priorities evolve. For KDL's employees, partners and guests, this means the headquarters can continuously adapt to new ways of working and collaboration, without being constrained by an obstructing core or fixed partitioning."

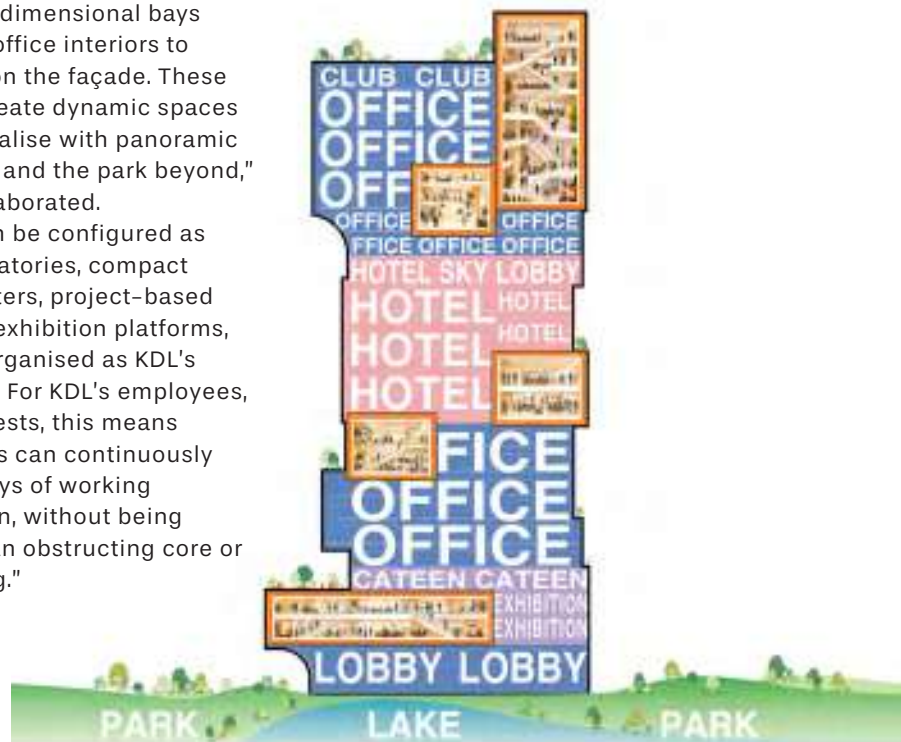
Landscaped terraces, internal greenery, and generous daylight and views create an ideal environment for productive work and collaboration for KDL's staff, researchers, and international guests and partners. It is architecture measured not only in terms of function and efficiency, but also by openness, encounter, and collective experience, added Ole Scheeren.

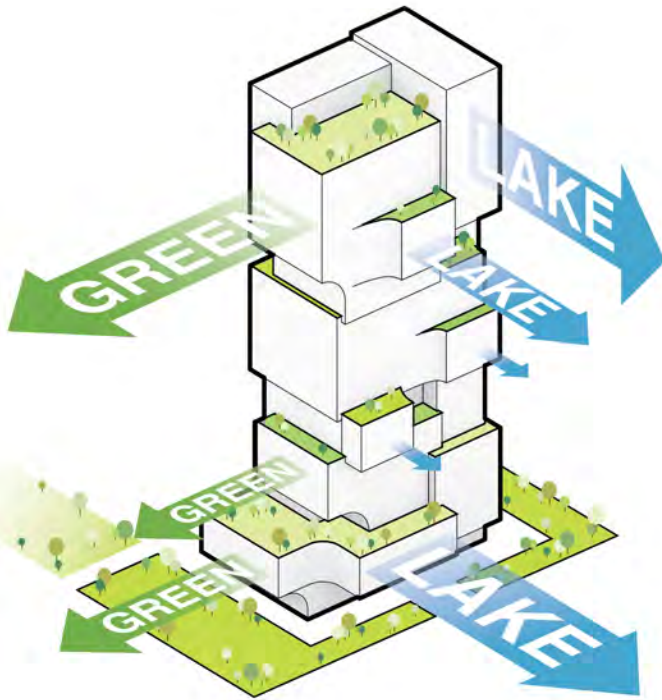
Ending the discussion, Southeast Asia Building asked Ole Scheeren about the possible trends that may emerge in increasingly dense urban environments and what architects should keep in mind when designing for similar projects.

"Each urban context demands its own solution, but the ambition to make spaces both efficient, agile, and memorable remains consistent. In increasingly dense cities where land is scarce, vertical yet flexible spatial constellations like the KDL Portal are very fitting solutions."

"In other situations—for example, at our Tencent Helix project—we designed an HQ cluster with diverse workspace typologies which together activate and tie together an entirely new district, providing the full spectrum of a tech-forward environment while also giving

Programme Section showing a diverse vertical ecosystem.





Massing development diagram.

generously to the urban fabric.

"Architecture today is about creating systems and configurations of spaces that invite movement, encounter, interaction and adaptation rather than static stacks of identical floors. Buildings should be seen as living infrastructures, where architecture, programme, and people work together to create spaces of life," Ole Scheeren concluded.

Scheduled for completion in 2027, KDL Portal is set to establish a strong architectural presence for one of the electrical industry's strategically important global players.

PROJECT DETAILS

Name: KDL PORTAL

Type: Headquarters

Commission: 2021

Construction: 2023

Client: KEDALI

Location: Shenzhen, China

Site: Luh Lake Industry Campus, Longhua District

Site Area: 6,063 sqm

Total GFA: 36,380 sqm

Height: 120m

Programme: Office (26,280 sqm), Short-stay Apartments (7,400 sqm), Exhibition (1,500 sqm), Canteen (1,200 sqm)

Design Architect: Büro Ole Scheeren

Principal/Design: Ole Scheeren

Partner: Dan Cheong

Associate Partner: Chao Wei

Team: Peiwen Deng, Hugo Zhang, Bin Liu, Hanwen Ji, Jiarui Li, Hangda Lv, Jialin Liang, Chunxiao Wu, Man Wu, Mingchuan Yang, Peng Zhang, Henry Chan, Hualin Yang with Yuan Cui, Yuxuan Deng, Jingwen Jiao, Mingrui Jiang, Yufeng Lin, Wuyue Meng, Jun Qian, Shanil Riyaz, Yanling Shi, Justin Tan, Hakan Wong, Hank Ye, Yiqu Zhang, Bruno Zhao, Shengxiao Zhao

Concept Team: Chao Wei, Dream Chittmittrapap, Giulio Marchesani, Harry Musson, Hao Wang, Houzhe Xu, Ibrahim Rajah, Irene Hsu, Jianfeng Yin, Nicolas Madariaga Frez, Nina Sattler, Pinelopi Kourti, Shanil Riyaz, Xuecheng Wang

Local Design Institute: SZAD

SMEP Engineer: SZAD

Facade Consultant: SZAD

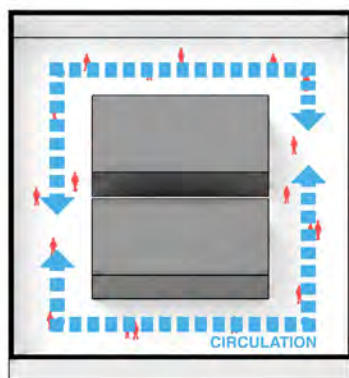
Interior Design: Büro Ole Scheeren / LYCS

Landscape Design: Büro Ole Scheeren / NCD Studio

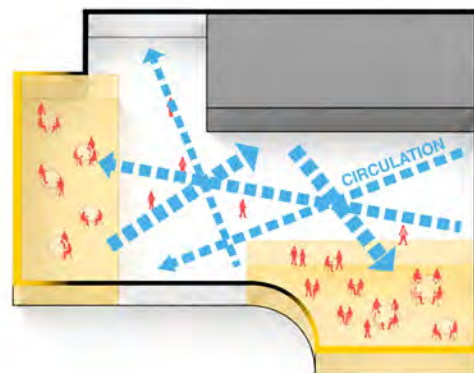
Project Imagery: Büro Ole Scheeren, Atchain, Shard Island

Physical Model: RJ Models

Photo Credit: Büro Ole Scheeren



TYPICAL OFFICE SPACE
CENTRAL CORE

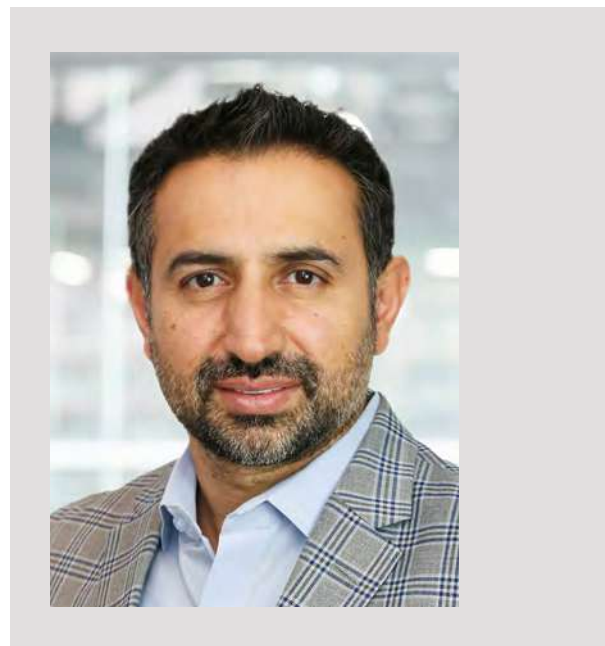


COLLABORATIVE OFFICE SPACE
SIDE CORE AND PORTAL SPACES

Side Core and Portal Spaces: an alternative typology for collaboration.

From Digital Models to AEC Intelligence: Why Connected Data Will Shape the Future of Construction

*An interview with **Sunil Pandita**, Chief Division Officer, Planning & Design Division, Nemetschek Group, and CEO of ALLPLAN*



Sunil Pandita—Chief Division Officer, Planning & Design Division, Nemetschek Group, and CEO of ALLPLAN

In the May/June 2026 issue of Southeast Asia Building, we had the pleasure of discussing digital tools in the AEC industry with **Sunil Pandita**, Chief Division Officer, Planning & Design Division, Nemetschek Group, and CEO of ALLPLAN. Sunil Pandita explained the importance of effective digitalisation implementation in projects, highlighting solutions that ensure efficiency and reduce risks from arising.

This time, we had a follow-up interview with Sunil Pandita, going further in-depth and exploring how industry professionals can best integrate digital tools into their workflows. From general advice to ALLPLAN's strategies, Sunil Pandita shares his expertise for those seeking to maximise the benefits of digital tools throughout a project's life cycle.

Q: Please introduce yourself and ALLPLAN to Southeast Asia Building's readers. What was the goal behind writing your piece on AI, BIM, and Digital Twins in integrated workflows?

A: I serve as Chief Division Officer for Planning & Design at the Nemetschek Group and CEO of ALLPLAN. In both roles, my focus is on helping the architecture, engineering, and construction (AEC) industry improve

how projects are designed, delivered, and managed throughout the asset lifecycle. We work with professionals across buildings and infrastructure who are looking to improve productivity, collaboration, and quality.



Pictured above & right: The Mülheim airship hangar in Germany combines innovation, sustainability, and a pioneering spirit to create a breathtaking piece of modern architecture. Copyright: Stefan Lamberty / WDL



The goal behind the article was to move the conversation beyond individual technologies. The industry often discusses AI, BIM, and digital twins separately, but the real opportunity lies in how these technologies work together.

For me, the future is about transforming domain expertise, trusted project data, and open collaboration into actionable intelligence. Technology only creates value when it helps people make better decisions. That is why I believe the industry should focus less on individual tools and more on how information flows across the entire project lifecycle.

Q: One of the challenges you laid out was the lack of consistent technology integration across different teams and stages. What would be your advice to teams looking to streamline their processes?

A: Over the past 30 years, all organisations in the AEC industry have invested in digital tools to improve the efficiency of their organisations. The challenge today is often around

information fragmentation in the project rather than technology adoption.

Project teams frequently work with different systems, disciplines, and workflows. As information moves from design to engineering, fabrication, construction, and operation, data is often recreated, reformatted, or manually transferred. Every handover creates a disconnected duplicate and introduces the possibility of delays, inconsistencies, and loss of information.

The starting point should be establishing connected workflows built around shared data rather than siloed software platforms. Teams need a common framework that allows information to move consistently across disciplines while preserving design intent and project context.

This becomes especially important in construction projects where architects, engineers, contractors, fabricators, and owners all contribute to project outcomes. Each stakeholder brings valuable expertise, but collaboration becomes far more effective when everyone works from the connected information. The

goal is to create continuity and trust throughout the project lifecycle so that decisions made during design remain valuable during construction and operation.

Q: For those in the AEC industry who have difficulty fully implementing ever-evolving digital tools in their projects, what suggestions do you have that could ease the process of adapting to unfamiliar programs, especially considering the rapid pace of technology innovation?

A: The pace of technological change can feel overwhelming, particularly when organisations are balancing project delivery with digital transformation.

My advice is to focus on outcomes rather than technologies. Successful digital adoption begins by identifying specific business challenges such as reducing rework, improving collaboration, accelerating delivery, or increasing project visibility. Technology should serve those objectives rather than becoming an objective in itself.

It is also important to build

on existing expertise. Engineers, architects, and contractors already possess deep domain knowledge. Digital tools should enhance that expertise, not replace it. The most successful implementations typically combine experienced professionals with technologies that simplify workflows and manage their own knowledge.

Organisations should also prioritise open, interoperable solutions that can evolve alongside their business needs. This reduces the risk of creating new information silos while making it easier to integrate future innovations.

Ultimately, digital transformation is a continuous process of improving how people, data, and workflows come together to deliver better outcomes.

Q: A key point of your article was the importance of cross-disciplinary collaboration. How do you think regulatory bodies can further support the adoption and execution of essential digital tools across the board?

A: Regulators play an important role in creating an environment where collaboration and innovation can flourish.

Rather than focusing on specific technologies, I believe the greatest opportunity lies in supporting open standards, common information requirements, and consistent approaches to digital project delivery. When organisations operate within shared frameworks, collaboration becomes easier, and information can move more effectively between stakeholders.

Open BIM is a good example. It enables project participants to exchange information across different platforms while maintaining data quality and transparency. Organisations such as buildingSMART International have played an important role in advancing these open standards across the industry.

As projects become increasingly complex, governments and regulatory bodies can help by encouraging interoperability and promoting standards that improve information consistency throughout the asset



Yüksel Proje—a Turkish engineering and consultancy firm—uses ALLPLAN Civil to overcome tunnel design challenges through automation, parametric modelling, and close collaboration. Copyright: Yüksel Proje

lifecycle. This approach allows organisations to choose the solutions that best fit their needs while ensuring that data remains accessible, reliable, and useful across disciplines. In the long term, that creates a stronger foundation for innovation, productivity, and better project outcomes.

Q: Your article highlighted Asia Pacific as a fast-growing region for organisations. When it comes to cross-border collaborations, what are some solutions to ensure digital tools are adopted cohesively in projects?

A: Asia Pacific is one of the most active construction markets in the world, with major infrastructure investments, rapid urbanisation, and increasing collaboration between organisations across different countries. It is common to see projects involving international consultants, contractors, fabricators, and owners working together across multiple jurisdictions.

While this creates tremendous opportunities, it also introduces complexity. Different countries may have their own regulations, standards, procurement approaches, and digital maturity levels. Without a consistent approach to information management, these differences can create inefficiencies and make collaboration more difficult.

The APAC region is the perfect example of why open standards and connected workflows are becoming increasingly important. Rather than requiring every stakeholder to use the same software, the focus should be on ensuring that information can move reliably between organisations while maintaining its context and integrity.

In many ways, the region is well positioned to lead the next phase of digital construction because it has the opportunity to build these connected workflows from the outset. We have seen how connected workflows can improve outcomes in projects across the region. For example, on precast residential developments in Singapore, model-based workflows have helped improve productivity, enhance visualisation, and reduce manual errors by enabling teams to work from a shared digital representation throughout the project lifecycle.

As regional collaboration continues to increase, success will depend less on standardising software and more on standardising how information is created, shared, and managed across project teams.

Q: What sort of events and programmes has ALLPLAN introduced to facilitate the universal adoption of digital tools? What support does ALLPLAN provide to those seeking to integrate their workflow to its fullest potential?



A: Technology adoption requires more than software. It also requires education, knowledge sharing, and industry engagement.

At ALLPLAN and within the Nemetschek Group, we actively support initiatives that help professionals develop digital skills and understand emerging technologies. This includes webinars, customer events, technical workshops, and industry conferences such as ALLPLAN's Global Infrastructure Digital Summit, where experts share practical experiences and real-world project insights.

We also support future generations of professionals through student competitions, educational initiatives, and collaboration with universities and academic institutions. These programmes help build awareness of BIM, digital engineering, and modern Design-to-Build workflows at an early stage.

Beyond events, our focus is on helping customers connect their workflows more effectively. This includes support for interoperability, open standards, cloud-based collaboration, and integrated processes that connect design, engineering, fabrication, and construction. Our goal is to help organisations move from isolated digital tools toward connected ecosystems that deliver measurable business value.

Q: In your opinion, what do you see in the future of digital

tools in the AEC industry? How does ALLPLAN plan to tackle these challenges and opportunities?

A: The future of the AEC industry will not be defined by any single technology. Instead, it will be defined by how effectively we connect expertise, information, and workflows.

AI, BIM, digital twins, and cloud collaboration will all continue to evolve. However, their true value emerges when they work together within a connected ecosystem. AI becomes more powerful when it operates on trusted project data. Digital twins become more valuable when they remain connected to real-world conditions. BIM becomes more impactful when information flows seamlessly across the lifecycle. This is what I describe as AEC Intelligence. It is the combination of deep domain expertise, high-quality data, and open ecosystems that enables better decisions.

At ALLPLAN, our focus is on helping customers build these connected workflows. We believe the future belongs to organisations that can transform project information into actionable intelligence across design, engineering, construction, and operation.

The industry has already digitised much of its information. The next step is turning that information into knowledge, insight, and better outcomes for people, projects, and society.



The 'SuperHub' in Meerstad, Belgium, a future-proof and sustainably planned multifunctional building. The structural engineers from Pieters Bouwtechniek relied on SCIA Engineer software for the modelling and structural analysis of the load-bearing structure. Copyright: Ronald Tilleman



A Modern French Home

Project Name: A Modern French Home

Location: Beijing, China

Area: 1000 sqm

Completion Time: August 2025

Design Firm: Shangceng Design

Design Director: Xia Fu

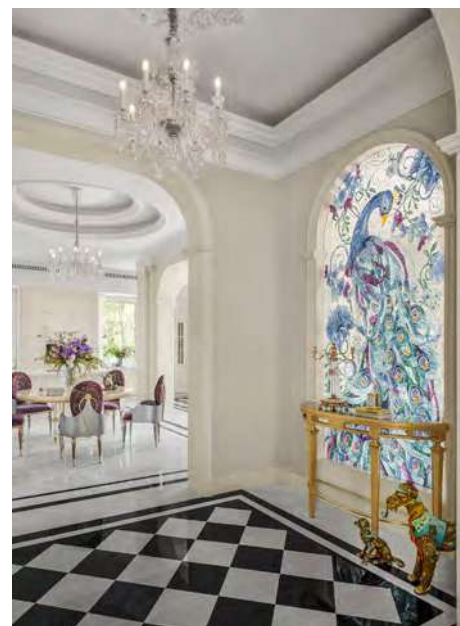
Planning: Dou A

Photography: Xueman Hu

Video: Shan Xiao

Sunlight filters through the classical colonnade, its rays moving freely between the columns to cast a gentle play of light and shadow across the walls. In this 1,000 sqm home, light is its first resident and the most meticulous chronicler. It witnesses and remembers the distinct traces left in the space by three generations—from the steady footsteps of elders to the joyful sprints of children.

This is a modern residence imbued with a French sensibility, where symmetrical elegance, chromatic tension, and restrained details interweave to create a timeless, serene beauty. Across its five levels, three generations collectively compose a vivid narrative of home.





The communal stage: where ritual becomes daily life

"A home should be elegant in the French manner, with a sense of ritual, yet never feel distant," said Designer Xia Fu. What the homeowner needed was not a literal replication of forms, but rather a daily life coexisting with beauty.

The design of the second-floor communal space fully responds to the expectations of the owner, Ms. Zhang. The double-height living room serves as a family theatre, with its symmetrical axis imparting a solemn rhythm to the space. A sapphire-blue velvet sofa acts as the visual anchor, engaged in a quiet dialogue with an emerald green armchair. Sunlight streams through the arched portal, casting a gentle arc of light upon the off-white walls.

The plaster mouldings in the living room trace elegant outlines, while the classical orders extend the light





architectural rhythm. The space feels airy and expansive, yet a careful balance of proportions creates an enveloping warmth.

The open-plan Chinese and Western kitchen serves as the central stage for daily family life, seamlessly connected to the living room. Sophisticated Western kitchen appliances are discreetly concealed within sleek cabinetry.

Ms. Zhang loves to entertain, and the dining area comfortably hosts multiple guests for meals. As evening light softens through sheer curtains, this space becomes the perfect setting for family and friends to share their lives.

The afternoon tea nook is situated in the sunniest corner, featuring an elegant long table and a few exquisite tea pieces. Time seems to slow in this private interlude for the hostess and her closest friends amidst the daily rhythm of home life.

The guest bathroom is designed to be minimalist yet refined. The vanity carries through the blue palette of the living room sofa, with a pop of metallic handles adding a bright accent. While fully functional, it maintains an elegant atmosphere consistent with the common areas.

colour and memory: a narrative of private realms

"What Ms. Zhang truly yearns for is not specific ornamentation, but a refined and unhurried sense of ritual in daily life." In this home, this sense is naturally borne by the space's own proportions, rhythm, and interplay of light and shadow. While the common areas establish the home's foundational tone, a narrative of colour quietly unfolds within the private quarters. Each room speaks its own chromatic language; every corner holds a distinct warmth of memory.

On the ground floor, the elders' suite features a French Chinoiserie style. The bright hue infuses the space with energy, while the grounded tone fosters a tranquil atmosphere—a balance that aligns with the occupants' sensibilities while ensuring comfort and safety in daily living.

The children's rooms are on the third floor. The son's room is anchored in a charcoal black, quiet yet potent,

while the walls are clad in an off-white textured wallcovering. Its delicate grain catches the light with a soft tactility, creating a pleasing visual interplay of light and shadow. Beside the desk, a specially designed display shelf neatly showcases his cherished collection of models and the accolades, marking his journey.

The adjoining bathroom carries through the same design language. The charcoal black palette continues, while geometric lines in black and white trace a dynamic rhythm across the floor, creating a clear, harmonious contrast with the crisp white walls. The result is a clean, functional layout.

The daughter's room is keyed to a soft, feminine aesthetic. Pale pink and creamy white intertwine gently

to create an atmosphere that is fresh and elegantly understated. Scattered cushions, throw pillows, and cherished dolls compose a dreamlike haven. Her study room, however, reveals its young occupant's increasingly distinct personality. A charcoal black desk stands with quiet distinction, lightly punctuated by a playful pink desk lamp—a contrast that sparks its own unique charm. A white bookcase acts as a growing exhibition wall, where books, artwork, and mementos will continue to evolve with the passing years.

The bathroom continues this sense of refined detail. Warm wood flooring offers a soft feel underfoot, while a bold pink vanity cleverly echoes the bedroom's primary hue, adding



a whimsical touch to the functional space.

A shared lounge connects the two suites. This area serves as the daughter's piano practice space and as a warm, intimate corner for the family to gather. Artifacts collected by Ms. Zhang from around the world, along with the children's growing collection of certificates and awards, are carefully curated and displayed.

Solitude and gathering: an emotional balance of function

After numerous conversations, designer Xia Fu and Ms. Zhang reached a consensus. "In satisfying the space's functional requirements, we must also balance aesthetics with the occupants' personal experiences, pursuing a sense of ritual, quality, and atmosphere that elevates everyday life."

The master suite on the fourth floor offers greater privacy. The bedroom is grounded in a palette of quiet grey and creamy white, with an emerald green velvet headboard creating a sense



of serene, gentle envelopment. Here, there is no excessive ornamentation, only meticulous attention to physical comfort. Every detail has been carefully considered, from the support of the mattress to the feel of the bedding.

The walk-in closets for Ms. Zhang and her husband are independent yet complementary. The lady's closet resembles a curated boutique, with glass doors, integrated lighting, and handbags and shoes displayed like works of art. The gentleman's





space prioritises functional zoning, with dark wood grain conveying a grounded sensibility. A door that can be opened or closed connects the two areas, maintaining a delicate balance between intimacy and independence.

The master bathroom features dual vanities, with the bathtub positioned by the window to offer views of the courtyard while bathing. The texture of natural stone, the substantial feel of metal fittings, and the transparency of glass combine to create a pristine and luxurious bathing experience.

The basement level serves as the home's entertainment and fitness hub. A professionally acoustically designed home theatre allows the family to enjoy cinematic weekends, a billiards table provides a space for friendly competition and shared laughter, while a fitness area faces the courtyard, framing a view of nature during workouts.

The sunroom: a vessel for light and leisure

The dialogue between home and nature begins with the very first step indoors. The curved foyer, with its gentle transition, naturally guides one into the space. The corridor is a sequence of visual and emotional transitions; light is filtered, refracted, and recomposed, each step accompanied by shifts in brightness and mood. At the end of the corridor is the sunroom, a space in complete communion with nature, acting as a blank canvas and a space to breathe.

"This area is in harmony with the exterior architecture and fully integrated with the outdoors," said Xia Fu, describing her most cherished space. The sunroom has no strictly defined function, yet it accommodates the greatest possibilities: reading a book, savouring tea, basking in the sunlight, or simply listening to rainy nights.

The courtyard is a natural extension of the sunroom and a window to converse with the seasons. Design cedes the stage to nature and time—the interplay of light, shadow, and the shifting seasons is its finest adornment.

French elegance goes beyond style and becomes a posture for living. Home, here, evolves with the children's growth, bustles with family gatherings, and deepens with the passage of time.





Casa Bella

Project Name: Casa Bella

Design Firm: Harshita Agarwal Interiors

Design Team and Designation: Harshita Agarwal (IG: @Harshitaagarwal.interiors)

Website: www.harshitaagarwalinteriors.com

Location: Casa Sarina, Eunos, Singapore

Area: 1,440 sq ft

Photography: Kester

Situated in Casa Sarina, Eunos, Singapore, Casa Bella is a 1,440 sq ft three-bedroom condominium apartment thoughtfully reimagined for a young Indian family of four: a working couple, their five-year-old daughter, and their dog.

Previously home to an elderly couple, the apartment underwent aesthetic renewal and a complete shift in how the space functioned and felt.

Restraint was the prevailing design philosophy for the transformation. The family wanted a home that felt peaceful, timeless, and deeply livable, with an emphasis on simplicity and child-friendly planning.



The kitchen, the heart of their home, was originally compact and enclosed, not aligning with the family's lifestyle. One of the key challenges was expanding this space without disrupting the overall flow of the apartment. By knocking down the utility walls and absorbing that area into the kitchen, design firm Harshita Agarwal Interiors created a generous, open kitchen that feels both functional and visually light.

A warm greige and brown-toned palette runs consistently throughout the home, creating a calm backdrop that allows materials and details to stand out quietly. Shaker-style cabinetry was chosen for its timeless character. In contrast, subtle arched forms in cabinetry, wall junctions, and built-in niches soften transitions and define zones without the need for partitions. These curves not only enhance visual continuity but also make the home safer and more





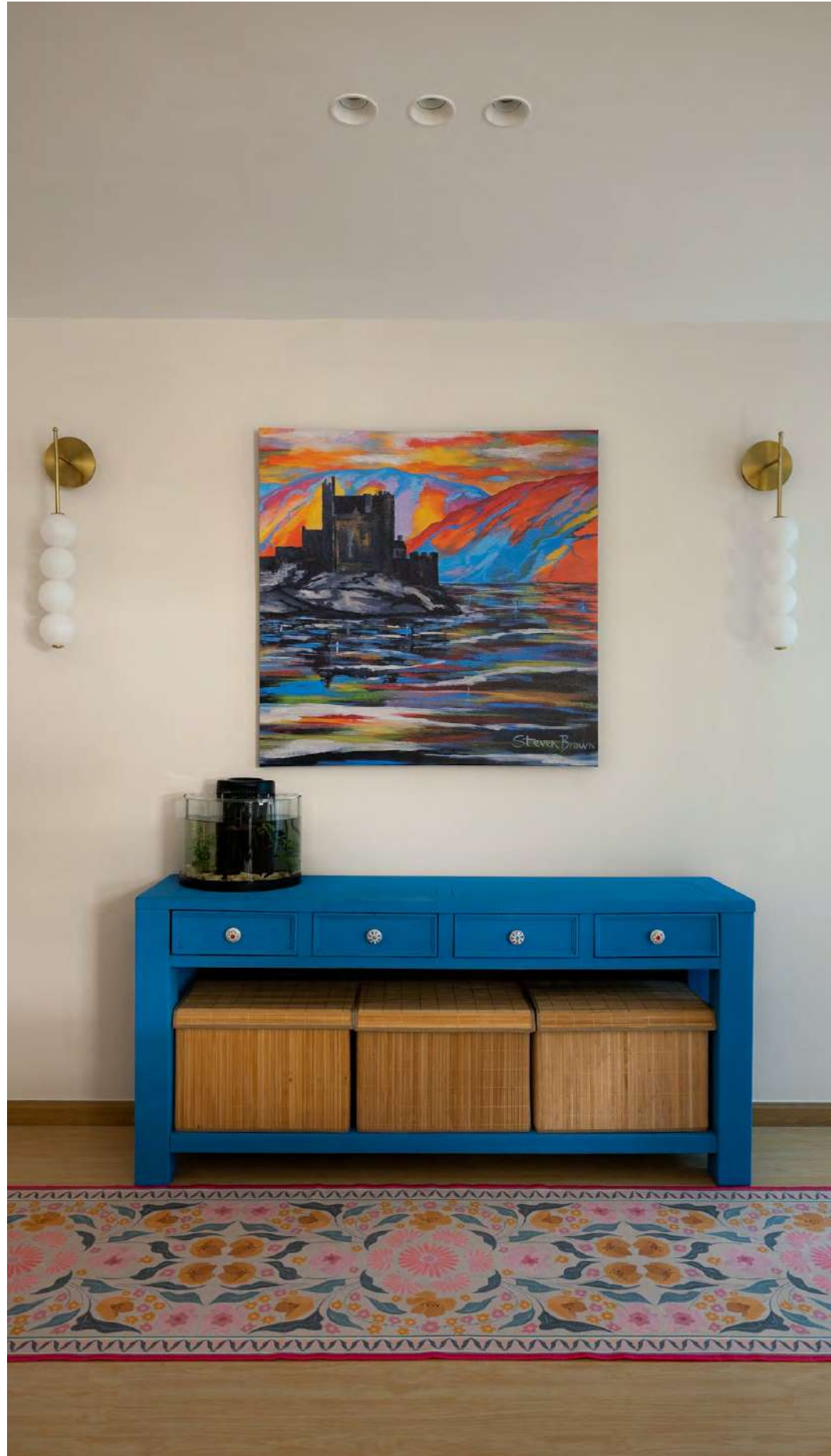


intuitive for a child and a pet.

The kitchen's design was intentionally kept light and understated. Grey shaker cabinets create a clean canvas, while patterned floor tiles introduce texture and movement underfoot, grounding the space without overpowering it. Thoughtful brass accents were used across the home, adding warmth and a sense of quiet luxury through detailing rather than ornamentation.

The dining area is elevated by pendant lights sourced from Bali, bringing in an artisanal, tactile quality that contrasts beautifully with the home's minimal palette. In the master bedroom, rattan-panelled elements introduce softness and texture, balancing the tailored cabinetry with a more relaxed, natural feel.

Casa Bella is ultimately a study in subtlety. The design does not demand attention, instead revealing itself through proportion, materiality, and detail. It is a home that offers the family a serene, grounded environment, designed to evolve gracefully over time.





Classic Aura

Project Name: Classic Aura

Design Firm: Harshita Agarwal Interiors

Design Team and Designation: Harshita Agarwal (IG: @Harshitaagarwal.interiors)

Website: www.harshitaagarwalinteriors.com

Location: Pasir Ris Drive, Singapore

Area: 1,560 sq ft

Classic Aura, a 1,560 sq ft executive four-bedroom HDB apartment at Pasir Ris Drive, Singapore, was designed as a deeply personal home for an Indian family, one navigating a new chapter of life abroad.

As first-time homeowners in Singapore, the family's brief went beyond aesthetics; they wanted an emotionally grounded space that was familiar and welcoming. An Indian home, thoughtfully adapted to a contemporary Singaporean context.

The design's focus from the outset was on balance. Not wanting anything overtly modern or classical, the home needed to feel timeless, calm, and easy to live in. With a young, energetic son, openness and safety became key design drivers. Generous circulation, softened edges, and uncluttered zones were prioritised, allowing the child to move freely while ensuring the home felt serene and





organised. Storage was equally important, but always designed to be discreet and purposeful.

The existing HDB unit came with its own set of constraints, from exposed services to tight bathroom layouts. Rather than fighting the structure, the design leaned into thoughtful spatial reworking. One of the most impactful decisions was integrating the balcony into the living area, instantly expanding the heart of the home and allowing natural light to become part of daily life. The living, dining, and kitchen were designed as a continuous visual flow, connected yet distinct, each space holding its own identity while contributing to a cohesive whole.

The material and colour palette play a quiet but powerful role in shaping the mood of the home. Beige forms a soft, calming







base; black is used sparingly to add depth and definition; and a gentle green acts as the bridge, introducing freshness while subtly recalling Indian sensibilities.

Shaker-style cabinetry, warm wood tones, antique brass details, textured walls, and curated wallpapers add layers without overwhelming the minimalist composition. Retaining and polishing the existing marble flooring added charm and beautifully grounded the palette.

Private spaces were designed with the same sensitivity. The master bedroom balances tranquillity and character with thoughtful detailing, while the guest room adapts seamlessly between play, work, and rest. Even within the tight constraints of HDB bathrooms, extended vanities and soft curves were introduced to elevate everyday routines into moments of quiet luxury.

This home is a reflection of identity and transition. Rooted in Indian warmth and values while shaped by modern Singaporean living, Classic Aura is designed to grow effortlessly with the family over time.



EKAA

Project Name: EKAA

Landscape Design Firm: Kiasma Landscape & Art Studio

Landscape Architect: Ar. Sowmya Lakhamraju

Associate Landscape Architect: Mr Satya Prasad

Architecture Design: @moriq_designs

Photography: Vivek Eadara

EKAA is a testament to how thoughtful landscape design can breathe new life into overlooked urban corners. Perched atop a residence in the heart of the city, this terrace garden transforms a modestly sized space into a layered and sensorial green escape, an everyday luxury rooted in simplicity, restraint, and intent.

The design began with a clear brief: a refuge where the client could begin their day with a cup of coffee, host intimate gatherings, read, or simply enjoy moments of solitude under the open sky. Thus, the space was envisioned as a multi-functional, serene retreat that merges the home's architectural language with nature.

A striking pergola, inspired by the building's elevation lines, becomes the structural heart of the space. Its roof, a bold yet warm juxtaposition of corten steel and custom-designed wooden rafters, creates an ever-changing shadow play, particularly in the morning hours. These filtered light patterns infuse the terrace with rhythm and warmth, bringing the space to life from sunrise to sunset.

Planting was designed as a multi-sensory experience. Fragrant flowering trees, trailing creepers, and edible species like bananas were carefully chosen to stimulate





not just the eye, but also the senses of smell, sound, and touch. As the leaves rustle, petals bloom, and fruit ripens, the terrace evolves through the seasons, quietly marking the passage of time.

A bespoke water feature introduces the gentle, meditative sound of flowing water, drawing inspiration from rejuvenation spas. This soft soundscape is complemented by a custom-crafted bench, functional yet sculptural, that invites curiosity and pause. The floor, made using site-cast microtopping, is tactile and monolithic, tying all elements together in seamless harmony.

At Kiasma Landscape & Art Studio, landscaping is an extension of life, culture, and climate: an organic fabric that weaves built form with natural







rhythms. EKAA is a quiet but powerful reminder of what's possible when design honours its surroundings. A small terrace becomes not just a garden but a place of ritual, reflection, and reconnection—proof that the smallest spaces often hold the greatest potential.





IMPERIAL HERITAGE

Project Name: IMPERIAL HERITAGE, Hangzhou

Design Firm: GFD Studio

Design Director: Ye Fei

Interior Finishes Team: Liu Huaying, Jin Fangfang

Decoration & Furnishings Team: Cai Yangyang, Fang Yao, Zheng Mengying

Project Area: 700 sqm

Completion Time: May 2024

Photography: Hanmo Vision / Ye Song

Original Text: Tang Zi

Situated in Qianjiang Century City, Hangzhou, IMPERIAL HERITAGE embraces the depth of living, elevating spatial texture through pure, understated elegance. Born beside the river, it draws the landscape into the soul, unfolding a new chapter in Hangzhou's evolving cityscape and continuing the rhythm of nature.

The project's design draws inspiration from the natural world, structuring the space with clean proportions and precise geometry, while imbuing it with warmth through natural textures and subtle transitions. Western aesthetics contribute order and formal clarity; Eastern philosophy inspires reflection and poetic resonance. The result is a seamless fusion, where shadows whisper, and light lingers delicately.



The spatial journey unfolds with a gentle narrative, beginning with a serene entrance, opening into expansive communal areas, and flowing into tranquil, private spaces. Continuous lines and varied textures create layered richness, allowing reception and family activity areas to remain distinct yet seamlessly connected.

Whisper of light

The entrance foyer continues the dialogue between space and nature. The delicate interplay of stone and wood evokes a sense of ceremony—an intentional buffer from the outside world and a quiet moment that nurtures belonging.

Under the glow of bright light, artist Xue Song's *Peace — Dialogue with Magritte* delivers a striking visual impact, as though the rhythms of nature and life have left their imprint within the foyer. An openwork metal screen leads inward, its simple yet rhythmic patterns softening boundaries and inviting light to drift gracefully across the surfaces.

Order in motion

As a natural extension of spatial rhythm, the resting area serves as a quiet threshold between vitality and tranquillity. Dark-toned wooden furniture anchors the space with composure, while the tactile softness of fabrics contrasts gently with the subtly veined stone walls. Light drifts in through the windows, weaving







a soft, fluid warmth throughout the interior.

In the reception area, a gently curved ceiling amplifies a sense of openness, with diffused light cascading from its edges, tender and intimate. The pairing of marble and wood veneer merges modern sophistication with grounded calm, while a central round table and an encircling sofa create a warm, inviting setting for conversation.

Moving into the tea area, a simple table lamp, a few cups of tea, a bench with a tea table, and artist Xie Tian's Notre-Dame de Paris on the wall cultivate an atmosphere of quiet elegance and repose. The interplay of dynamism and peace offers a

sanctuary for both interaction and personal reflection.

The dining and living areas are subtly delineated, maintaining a cohesive visual rhythm. A long Western-style dining table stretches along the central spatial axis, complemented by transparent pendant lights and a natural stone backdrop, exuding modern serenity and balance. The gentle curves of the chairs contrast with the table's linear form, adding a touch of softness to the rational composition. The round Chinese dining table imbues Eastern gatherings, while a layered, circular chandelier casts a soft glow above, deepening the sense of intimacy and warmth.



In the Western kitchen and dining area, the interplay of cool metal and textured stone engages both sight and touch. This multifunctional space becomes a vibrant hub for family interaction, where every toast or casual exchange carries a quiet sense of ritual.

Balance of boundaries and fluidity

The corridor separates the reception area from the family living spaces, fluid yet self-contained. Liu Gangqiang's Very West Lake fuses spatial atmosphere with local context, evoking emotion and inviting quiet reflection. On the opposite wall leading toward the living room, Fu Bailin's Iceland No. 6 captures a moment of austere beauty through an Eastern lens. Here, all boundaries find balance in fluidity.

Stillness and motion

The secondary master suite is defined by restraint and serenity, its warmth emerging from a balance between Western geometric order and Eastern poetic sensibility. Behind the headboard, the stone backdrop evokes abstract brushstrokes of mountains and water, subtly capturing the passage of time and nature's fluidity.

Floor-to-ceiling windows create a harmonious resonance between interior and exterior. A







sculptural bookshelf and a window-side sofa invite quiet contemplation, making solitude a cherished experience as light gently cascades across the space. The bathroom continues this language of calm, with the bathtub nestled in a pool of soft light.

The master suite unfolds like a meditative symphony. Dark wood panelling and delicate metal accents reveal a tapestry of refined details. The geometric headboard backdrop, with its understated three-dimensionality, evokes the rhythm of time in silent elegance. Soft light filters in from the side, giving the space depth and layered nuance.

In the ensuite, natural stone paired with curated lighting cultivates an atmosphere of concentration and release. Each use adds a touch of grace to everyday life.

The living room is anchored by calm wood furnishings and softly muted textiles, with touches of greenery breathing life into the space. It serves as a place for family connection and a quiet corner for personal reflection.

The senior bedroom prioritises comfort and functionality, with warm-toned walls and gently contoured furniture creating a peaceful ambiance. Layered, soft lighting is tailored to the needs of elderly residents.

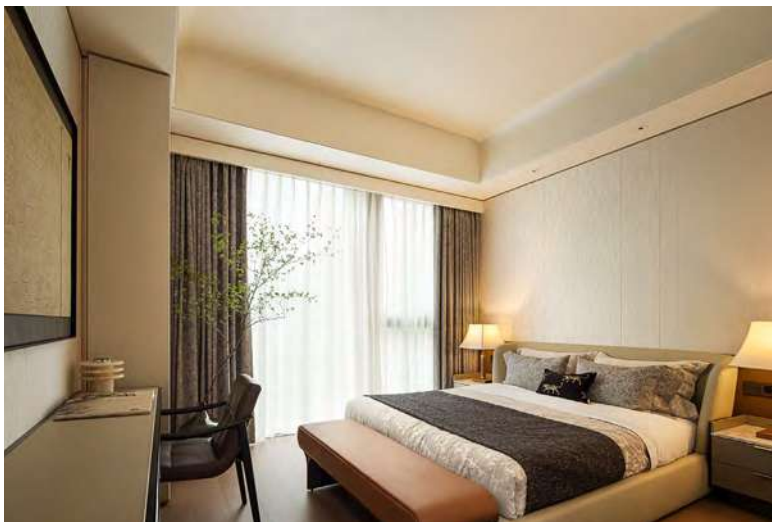
The guest room is rendered in cool, deep gray—calm and composed yet enlivened with delicate details. The arrangement of the desk and bed is precise and orderly, defining clear zones for study and rest.

The girl's room is bathed in soft pink and white, with rounded furniture edges and a harmonious palette fostering a gentle haven for dreams and imagination.

The ritual of nature

The courtyard emerges as a tranquil oasis amid the city's towering skyline—where lush greenery subtly unveils the iconic Hangzhou Arch, weaving it into the rhythm of everyday life. Circular seating embraces a fireplace, where flickering flames cast a soft, warming glow, animating the space with quiet intimacy.

The project embodies the balance of nature and humanity while crystallising the legacy and depth of life itself. Western formal rationality establishes order, while Eastern philosophical sensibility infuses the space with soul, rendering it a silent yet eloquent language. It conveys the continuity of life and emotion, while evoking warmth and the precious essence of home.





The Open Room

Project Name: The Open Room

Design Firm: Studio Dashline

Completion Year: August 2025

Gross Built Area: 3000 sq ft

Project Location: Bangalore, Karnataka, India

Programme / Use / Building Function: Residential Interiors, Renovation, Private

Founder & Lead Architect: Dheeraj Bajaj

Co-Founder & Lead Designer: Pranav Dakoria

Co-Founder & Lead Architect: Shriya Sohi

Photographer: Yash R Jain / www.yashrjain.com

When asked to reimagine the first floor of a duplex in Bangalore as an independent apartment, design firm Studio Dashline was confronted with a space that was once entirely communal. The level had originally been the heart of the duplex, an open square room that connected all other areas. Now, it had to become a complete home of its own, with a living room, dining space, kitchen, lounge, and mandir, alongside new private zones for a children's study and library.

The challenge went beyond spatial: how do you grant independence to a place that was once shared, without losing the openness that made it special?

The answer lay in restraint. By choosing a minimal palette and avoiding partitions, the designers allowed the space to remain expansive while still giving each function its own presence. Furniture and crafted details became the true dividers, marking territories without ever breaking the flow.

The living room became the anchor, arranged around a recliner-style L-shaped sofa, a linear bench, and a sculptural armchair. Behind it, a long back unit with glass partitions hinted at the duplex's past while offering a refined backdrop for the present. From here, the dining



space extends seamlessly, grounded by a granite table on cylindrical supports and illuminated by a delicate suspended light. A built-in credenza clad in warm terracotta brick doubles as a serving station—functional, tactile, and quietly expressive.

The lounge reveals itself against a curved wall treated almost like a mural, while the mandir in the hallway







risers in stepped layers glowing softly with the light of wall sconces. Even the smallest details become sculptural accents designed to be remembered.

The narrative of craft and intimacy continues across the apartment. A terracotta brick wall with a marble ledge becomes a storytelling surface lined with family photographs. The children's study balances playfulness and maturity with its pegboard wall, modular desks, and whimsical lighting, ensuring the room grows along with them. The adjoining library offers a quieter counterpoint, calm and timeless in its presence.

The result: an apartment that feels both open and compartmentalised, expansive yet intimate. It tells the story of transformation, of a shared duplex space that evolved into an independent home. Sculptural, minimal, and deeply personal, it is a place where everyday rituals and family life unfold with grace.

Wriver's Timeless and Space-saving Furniture

Wrивer India shares a selection of its luxurious space-saving furniture in this issue of Southeast Asia Building, reimagining interiors with its sophisticated and innovative artistry.

Aura Bar Cabinet

Defined by its dual-tone metal shell in brushed brass and polished nickel, this bar cabinet merges functional excellence with expressive design.

The carved-out contours give the piece its signature character, while the interior reveals thoughtfully arranged compartments for bottles, glassware, and essentials.



Suro Valet Stand

The Suro Valet Stand is a utilitarian design that seamlessly combines function with style. Crafted with a focus on practicality, it offers a variety of thoughtfully integrated utilities, including trays, mirrors, hooks, and knobs, designed to hold and organise all the essentials.

The stand features cork elements that add a natural, tactile quality, while metal pipe connectors enhance its modern appeal. With a sturdy metal base providing reliable support, the Suro Valet Stand is both durable and visually striking, making it an ideal piece for those who appreciate minimalist design with maximum utility.



Tria Sideboard

Tria sideboard & Cabinet goes beyond storage and becomes a statement piece that plays with form, material, and proportion. With bold Eco leather-wrapped legs on either end, it anchors the design with a strong, sculptural presence. A sleek, brushed metal frame runs through the piece, supporting the glass top that seems to float above it.





The main body is finished in rich wood tones, bringing warmth to the piece, while the leather and metal details add contrast and sophistication. The tinted glass adds just the right amount of lightness, offering glimpses of what's inside without giving everything away.

No matter its location, this sideboard is both functional and utilitarian. Every angle reflects intentionality, and every material speaks of luxury.



Nexa Shelving Unit

The Nexa Shelving Unit is designed as a refined composition of stone, wood, glass, and light. Vertical stone panels form the structural framework of the system, accentuated by a slim metal layer sandwiched within, highlighting the precision of the construction while celebrating the stone's natural character.

Suspended between these panels are wood-framed glass shelves that introduce transparency and visual lightness, allowing displayed objects to remain the focal point. The composition is complemented by floating wooden drawer units with glass tops, revealing the internal



organisation and adding a subtle layer of craftsmanship to the design.

Each shelf features integrated bottom-mounted profile lighting, casting a soft glow that highlights the materials and enhances the display experience.

Sylva Sideboard

This furniture series draws its character from the quiet intelligence of branching trees. The cast metal framework flows like intertwined stems, creating a continuous support system that feels alive and in motion. Veneer-clad volumes sit within this network like carved wooden cores, highlighting grain patterns and material depth.

The pieces interpret the natural phenomenon of tree branching into a functional, sculptural language. Soft edges, irregular intersections, and rhythmic lines bring an organic calm to the forms. The result is a series that merges craft and nature—expressive, grounded, and quietly dramatic in presence.



■ Hongqiao Qianwan Incity MEGA



Spanning approximately 256,000 square metres, the recently completed Hongqiao Qianwan Incity MEGA is an urban retail resort located along the historic Suzhou Creek within Shanghai's emerging Hongqiao International Central Business District. The development delivers a model for contemporary retail by integrating wellness, nature, and community into a family-friendly destination.

"Hongqiao Qianwan Incity MEGA reflects our ambition to create places in our urban cities that restore and connect," said Simon Chua, Co-Founder and Executive Director at Lead8. "This project challenges traditional retail typologies with an outside-in experience that elevates the entire destination."

Commissioned to deliver a next-





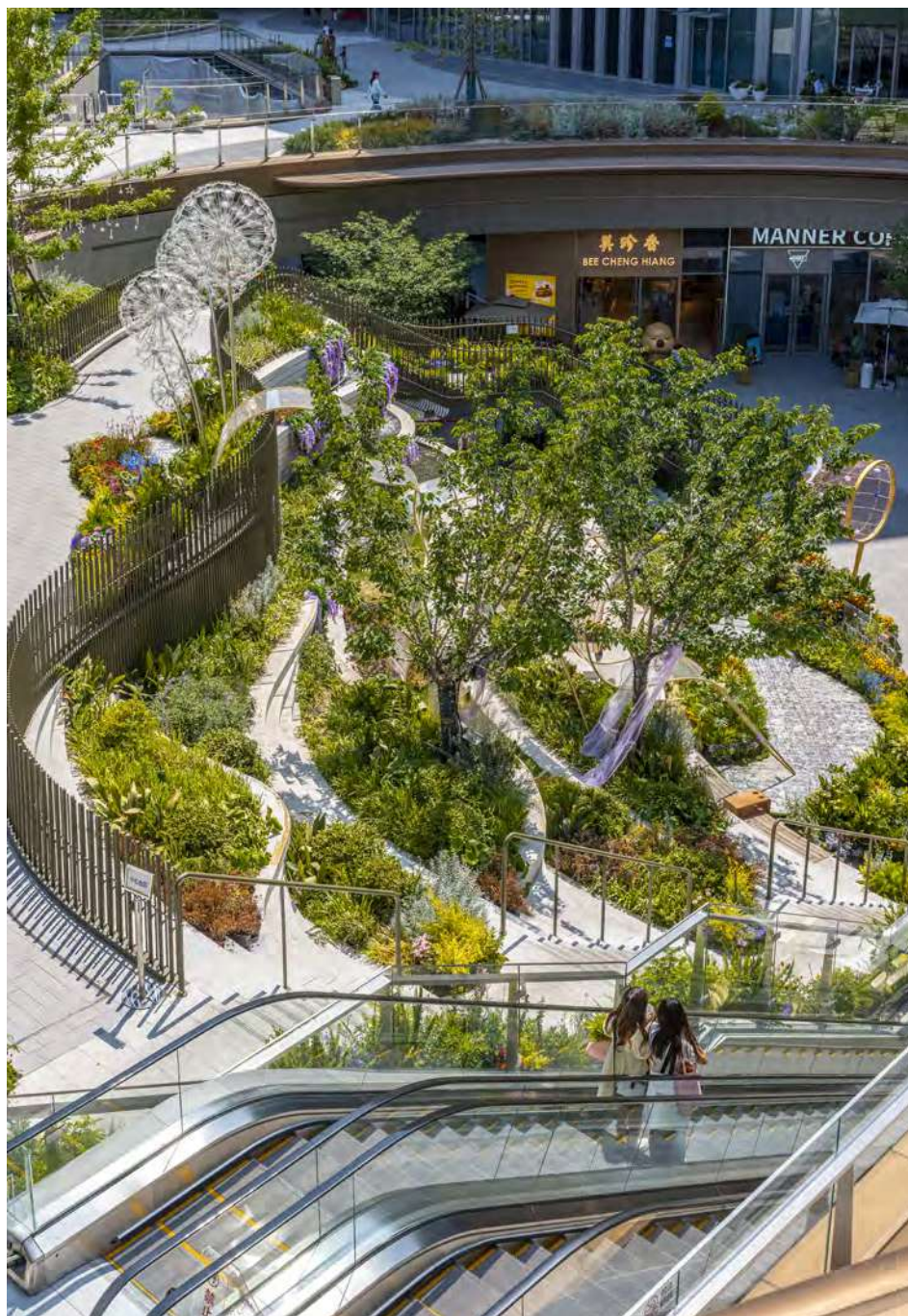
generation commercial hub, Lead8's design responds to the client's vision for a social anchor that transcends conventional retail. The result is an immersive, mixed-use environment that blends commerce with culture and leisure to create an experiential destination for the community.

An open-air urban escape
Drawing inspiration from the Jiangnan region's rich cultural landscape and the fluidity of Suzhou Creek, the architecture is characterised by flowing lines and organic forms that echo surrounding waterways and mountainous terrains. This design

language extends seamlessly into the interiors, where biophilic principles create calm, nature-immersive environments that promote wellbeing and relaxation.

Hongqiao Qianwan Incity MEGA offers a carefully curated mix of over 300 brands across retail, dining,





leisure, and lifestyle sectors. A dynamic composition of indoor and outdoor spaces caters to a wide demographic, from families and youth to wellness-focused visitors. Generous terraces, pet-friendly zones, and landscaped public areas encourage social interaction, transforming the development into an expansive urban playground.

More broadly, Hongqiao Qianwan Incity MEGA was designed to support different events and seasonal programming, including festivals, family activities, kids' programmes, and pet-related events. The amphitheatre and central garden are key gathering spaces within this bigger placemaking strategy.

Behind the amphitheatre and the central garden was a key concept—“always changing, always fresh. Instead of having a single fixed function, the spaces were designed to be flexible, evolving over time. The result is a strong multi-level spatial relationship, working together as one connected public space rather than two separate areas.

On the south side, where the retail street connects to the river, Lead8 intentionally created a more resort-like atmosphere. Playful water features and tropical planting encourage visitors to spend more time outdoors and with each other.

One of the project's ambitions was to rebuild the connection between people, everyday life and nature. Creating a family-, kid-, and pet-friendly environment that supports correlated events was a big part of that thinking.





Eco-conscious and human-centred design

Strategically positioned within a rapidly growing district surrounded by residential communities, educational institutions, and major transport links, the project serves as a key social and commercial hub. It forms part of a larger 400,000-square-metre super complex that includes the Costco China flagship store and the Hongqiao International Central Business District, reinforcing its role as a landmark destination within Shanghai's evolving urban fabric.

Sustainability is integral to the project's vision, achieving LEED Gold Certification and underscoring its commitment to environmental performance. The design incorporates green roofs, biodiversity-enhancing landscapes, and energy-efficient systems to mitigate the urban heat island effect, improve air quality, and reduce overall carbon footprint. Its proximity to public transit further supports low-carbon mobility and accessibility.

"Congratulations to SCPG and the entire team; we're proud to see this vision harmonising commerce, culture, nature, and sustainability thrive in Shanghai," added Simon Chua.

Hongqiao Qianwan Incity MEGA showcases how thoughtful design can harmonise commerce, culture, nature, and sustainability within one of Shanghai's most dynamic new districts. The development recently won 'Best in Asia' for Retail Architectural Design at the PropertyGuru Asia Property Awards 2025.



PROJECT DETAILS

CLIENT: SCPG

ARCHITECTURE — RETAIL: Lead8

INTERIOR DESIGN — RETAIL: Lead8

LANDSCAPE DESIGNER: Hassell

LIGHTING DESIGNER: Tungsten Studio

SIGNAGE DESIGNER: BrandU

SIZE: ~256,000 sqm

PHOTO CREDIT: Lead8

Machida Station Area Community Hub “Hatmachida”





As the importance of walkable urban environments continues to gain global attention, Hatmachida represents a practical urban strategy that inserts a compact 22.7 sqm architectural intervention into a corner of a major thoroughfare as a catalyst for public activity.

By deliberately positioning a small yet active presence within the city fabric, the project seeks to generate ripple effects across surrounding districts. Architecture that evolves through sustained use over time questions conventional approaches to urban renewal and proposes an alternative model for shaping cities in the years ahead.

Between road, building, and plaza: transforming passageways into places of "belonging"

The stage is the road space, the most institutionalised and fixed element within the city. Haramachida Odori, the main thoroughfare of Machida City—a commuter town with good access to central Tokyo—was developed as a road for cars. This infrastructure weakened pedestrians' ability to circulate and linger in the central city area.

Using a privately run police box beloved by locals as a starting point, lead architect NIKKEN SEKKEI worked with the city and the client, the Machida Community Development

Corporation, to transform a section of the boulevard. The team shifted it from a "place to pass through" into "a place where people gather, and where conversation and connections can naturally arise."

The Haramachida occupies an ambiguous space; institutionally, it's a road; spatially, it's architecture; and functionally, it's a plaza. This very ambiguity—belonging to none and to all— becomes the driving force that accommodates diverse activities such as meeting, resting, shopping, conversing, and participating, creating breathing space within the city.

This approach to architecture was derived through social experiments conducted in 2021 and 2022.



Activities in the open space, the sense of volume, the quantity of planting, the spacing of shops and their effects, the length of time people lingered, and the qualities that make places inviting were all verified and used as inputs into the building's function and design. Completion of the structure itself was not the goal; as a micro-landmark, its meaning continually renews as citizens cherish and continue to use it. This marks the starting point for future urban and town development.

A symbolic, welcoming structure that renews the townscape

Along the building-lined avenue, an eight-metre-high copper roof emerges as a striking, distinctive feature. Open to all sides like a hat, the roof creates a natural welcoming gesture. The building's shape is highly abstract. The contrast between the large roof and the lower volume, scaled to human proportions, brings the building's outline into relief within the streetscape.

The organically contoured copper roof was finished by skilled craftsmen using the traditional ichimonji-buki standing-seam technique. Embracing the ever-developing patina, it forms a "landscape of time" as the building ages. From the ceiling cavity to the underside of the eaves, digital studies were conducted to determine the placement of 12-millimetre-thick, specially processed non-combustible plywood panels (solid stock), aligned precisely along the grain direction.



A total of 2,923 uniquely shaped panels were designed to be installed with a consistent 5 mm gap between each, based on full-scale (1:1) fabrication drawings. On site, craftsmen temporarily fixed these drawings to the soffit and ceiling substrates, carefully installing each panel one by one. By combining advanced digital fabrication techniques with meticulous craftsmanship, the project gives rise to a spatial atmosphere that feels both contemporary and quietly nostalgic.

At the base, six continuous counters (parapets) of varying heights (430–880mm) were installed, functioning as points of contact between people and the town for guidance, information dissemination, sales counters, and more.

The entire structure becomes a lantern at night, quietly illuminating the town through dimmable 60mm lamp-type lighting integrated into H1800mm steel pipes, reviving the urban landscape.

Four functions embodied by the micro-landmark

This micro-landmark incorporates four small functions that connect the city and its people: information, takeout, shop, and spot.

Information

Staff from the Machida Community Development Corporation are permanently stationed there, providing interactive data on station-area shops and events, as well as directions. Thus, it serves as the initial point of contact between visitors and the town.

Takeout

Local businesses and individuals aspiring to start food and drink ventures within the city operate takeaway-only outlets, fostering everyday vibrancy via light dining.

Shop

Products from local businesses and craftspeople are introduced and sold alongside their makers' stories, connecting people with each other and the town.

Spot

A small, lingering space with benches and plantings, anyone can casually stop by; it serves as a venue for local events and workshops.

Over nearly eight years, from conception through social experimentation to permanent installation, the very process of verifying usage has become part of the architecture itself. It is

architecture that grows the town together, its utility spreading gradually to the surrounding area through continued use.

A starting point for spreading vitality

This micro-landmark stimulates the town's pulse, creating subtle shifts along Haramachida Odori. These shifts cascade through the urban fabric, linking points into lines and lines into planes.

Plans include expanding to other locations—a network where multiple hubs can spread vitality along the entire street and further into the city centre. Moreover, by fostering beloved businesses through "shop", "takeout", and "spot" offerings, a cycle emerges where these businesses eventually open in the city centre as their next stage. Thus, the Hatmachida becomes not merely a "passing point" but the starting point for connecting Machida's vitality.

Transcending the era of standalone architecture, the Hatmachida serves as a prototype for a town development that grows alongside the city. Its iconic copper roof quietly etches into the memory of Machida as a city, initiating change in urban behaviour from the smallest scale.

PROJECT DETAILS

PROJECT NAME: Machida Station Area Community Hub "Hatmachida"

PURPOSE: Office (information centre), retail shop (purchasing facility), food and beverage outlet (takeout only)

LOCATION: Machida City, Tokyo, Japan

TOTAL FLOOR AREA: 22.70 sqm

MAXIMUM HEIGHT: 8.00m

COMPLETION: March 2025

CLIENT NAME: Machida Community Development Corporation (Urban Renaissance Promotion Corporation)

LEAD ARCHITECT: NIKKEN SEKKEI

Director, Architectural Design Group, Architectural

DESIGN DEPARTMENT: Takeyuki Katsuya

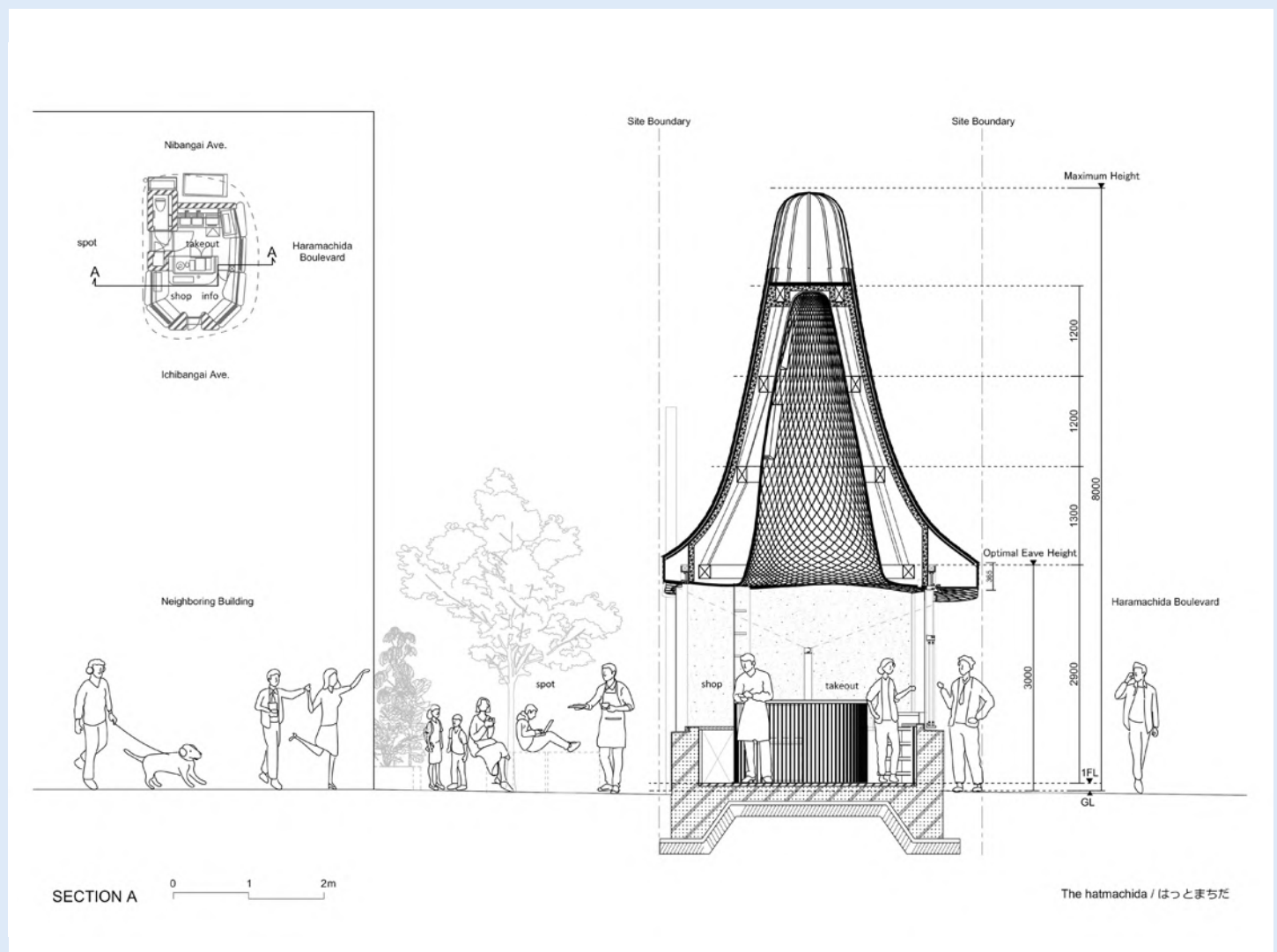
Commons Group, Project Development Department: Yuta Sano

CO-DESIGN: Suzuki Design & Build

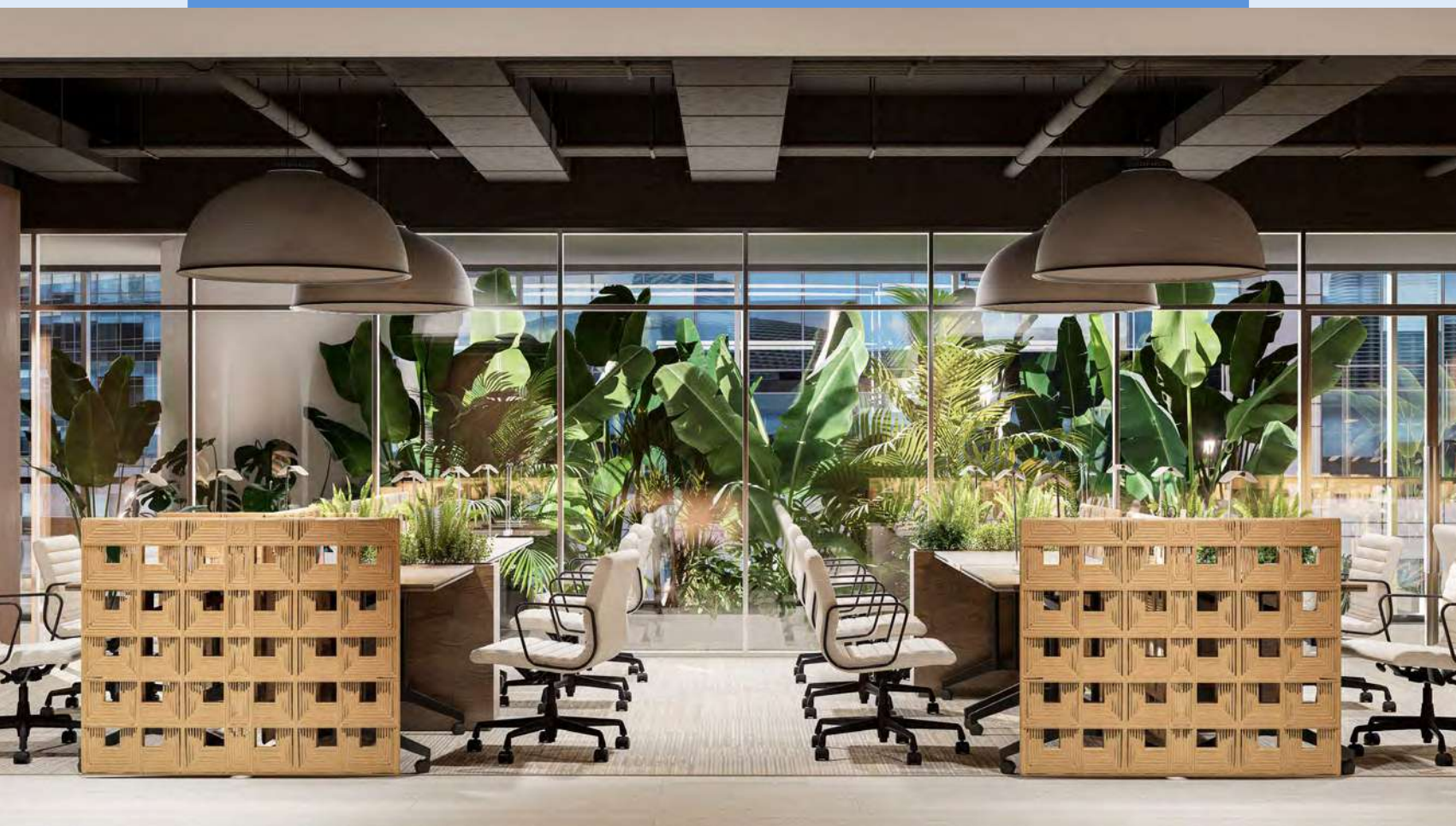
CONSTRUCTION CONTRACTOR: Suzuki Design & Build

SPOT DESIGN: MEMENT/Takaaki Ueda

PHOTO CREDITS: Shota Hiyoshi, Nikken Sekkei



Arcc Spaces, the Bank of Singapore Centre Location



Coworking Studio

Arc Spaces' latest shared workspace property, set to open in July 2026, is located at the Bank of Singapore Centre on 63 Market Street. A pioneer in hospitality-led real estate, Arcc Spaces collaborated with The Afternaut Group for a fifth time to bring this flexible and human-centred design to life.

Occupying three levels and totalling approximately 25,782 sq ft in the heart of the CBD, the space will accommodate more than 300 members and represents Arcc Spaces' most design-forward project to date: a premium environment built around biophilic immersion,

material warmth, and a hospitality-calibrated experience for the era of flexible work.

Headquartered in Singapore, Arcc Spaces operates flexible workspaces across key Asia gateway cities, including Kuala Lumpur, Shanghai, and Hong Kong. The Bank of Singapore Centre marks its most significant Singapore opening since Arcc Spaces at One Marina Boulevard.

No two Arcc Spaces locations are designed the same way. Where One Marina Boulevard was built for adaptability across diverse working styles, the Bank of



Front of House

Singapore Centre takes a different position centred on biophilia and the need for relief from screen-heavy, notification-dense workdays.

The Afternaut Group curated spatial possibilities and the celebration of craftsmanship and materiality for this project. This includes greenery both indoors and outdoors, a collection of unique experiences to cater to different working modes, and nature-inspired features that create a calming connection to nature within the concrete city.

Operational flexibility is embedded from the outset. Phone booths convert to multi-use spaces, adjacent suites can be amalgamated for larger teams, and conference spaces are designed to transition into communal areas outside of business hours. These features keep the space commercially responsive without requiring disruptive fit-out changes.

"Our work with The Afternaut Group has always been a genuine co-authorship, and each project has evolved alongside how work itself has changed," said Justin Chen, CEO



Entrance View



The Landing Room—L7



Library, The Landing Room—L7



Social Bar, The Landing Room—L7

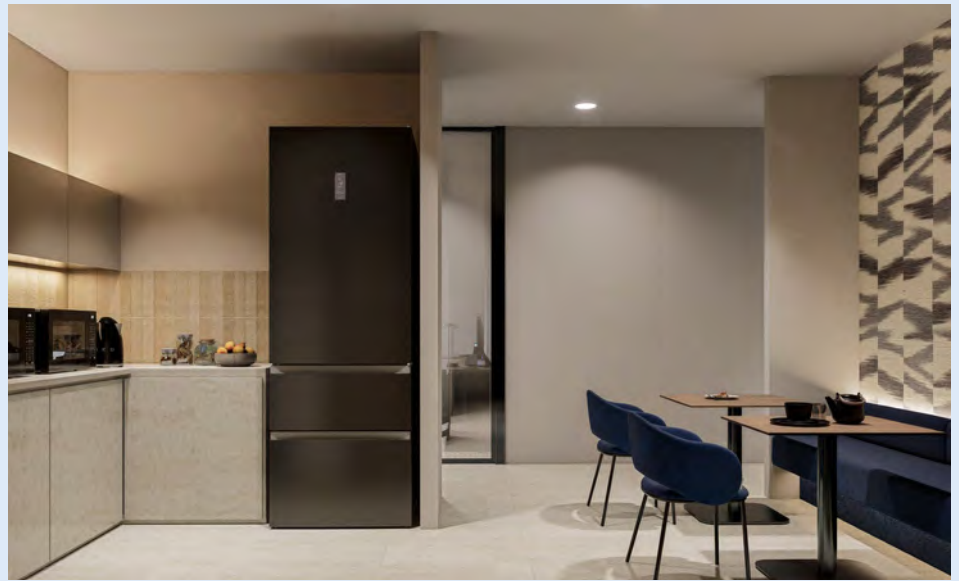


Conference Hall—L7

of Arcc Spaces. "In an age defined by AI and digital saturation, and coming out of years of remote work, people are seeking something different from their offices: real connection, presence, and a reason to commute. The Bank of Singapore Centre is designed precisely around that need."

"Each project with Arcc Spaces has pushed us to find a different expression of how people connect to a workspace, from the soul and creativity of a shophouse to the precision of a five-star hotel. At the Bank of Singapore Centre, we are designing inward," said Gwen Tan, Design Principal of The Afternaut Group. "Spaces that slow you down, draw you into the materiality, and make the experience in an office well elevated. This is the type of exploration we find most meaningful, and the rendition of it is highly anticipated."

Arcc Spaces at the Bank of Singapore represents a new threshold for what a workspace in Asia can be. An office can be more than just work;



Pantry—L6

it can be a designed environment with the conviction and craft of architecture that endures. For Arcc Spaces and The Afternaut Group, it is the fullest expression of a shared belief that the quality of space shapes the quality of thought.

PROJECT DETAILS

LOCATION: Bank of Singapore Centre, L5–7, 63 Market Street, Singapore 048942

DESIGN FIRM: The Afternaut Group

OPENING: July 2026

AREA: 25,782 sq ft



Justin Chen and Gwen Tan

2026

22-24
July

Singapore Archifest Expo 2026

(see show ad on page 19)

Sands Expo & Convention Centre
Singapore

T: +65 8841 3483

E: info@archifestexpo.com.sg

W: archifest.sg / archifestexpo.com.sg

2026

29 July
-1 Aug

Archidex 2026

(see show ad on page 138)

Malaysia International Trade and Exhibition
Centre (MITEC),

Kuala Lumpur, Malaysia

T: +603 7982 4668

E: info@archidex.com.my

W: www.archidex.com.my

2026

2-4
Sept

BEX Asia 2026

(see show ad on page 1)

Marina Bay Sands,
Singapore

T: +65 9193 0854 (WhatsApp Only)

E: bex-asia@rxglobal.com

W: www.bex-asia.com

2026

2-4
Sept

IBEW 2026

(see show ad on page 139)

Marina Bay Sands,
Singapore

E: ibew@rxglobal.com

W: www.ibew.sg

2026

16-18
Sept

BCT Expo 2026

(see show ad on page 27)

Hall 7, IMPACT Exhibition & Convention Center,
Bangkok, Thailand

T: +66 (0) 2833-6342 / +66 (0) 63-149-2064

E: WoradaM@impact.co.th

W: www.bct-construction.com

2026

16-18
Sept

**Thailand International
Woodworking & Furniture
Exhibition (TIWF 2026)**

(see show ad on page 33)

Hall 5-6, IMPACT Exhibition & Convention
Centre, Bangkok, Thailand

T: +66(0)2-833-5370, +66(0)82-536-6539

E: pinyaphatm@impact.co.th

W: www.thailandwoodworking.com

2026

23-25
Sept

CBA Expo 2025

(see show ad on page 5)

EH100, BITEC Bangna,
Bangkok, Thailand

T: +66 (0)-81-546-0765

E: info@cba-expo.com

W: www.cba-expo.com

2026

23-25
Sept

Concrete Expo Asia 2026

(see show ad on page 37)

EH100, BITEC Bangna,
Bangkok, Thailand

T: +66 (0)-81-546-0765

E: info@concrete-expoasia.com

W: www.concrete-expoasia.com

2026

28-30
Oct

SIDEX-ACDR 2026

(see show ad on page 23)

Singapore Expo Hall 3

E: info@sidex.sg

W: https://sidex.sg/

2026

10-12
Nov

BuildXpo Malaysia 2026

(see show ad on Inside Front Cover)

Malaysia International Trade and Exhibition
Centre (MITEC),

Kuala Lumpur, Malaysia

T: (+603)-6211 9973

E: sales@buildxpo.com.my

W: www.buildxpo.com.my

2026

10-12
Nov

Safety & Security Asia 2026

(see show ad on page 31)

Sands Expo & Convention Centre
Singapore

T: +65 6031 1606

E: team@safetysecurityasia.com

W: www.safetysecurityasia.com

2026

26-28
Nov

FIND Design Asia 2026

(see show ad on page 11)

Queen Sirikit National Convention Center
Bangkok, Thailand

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