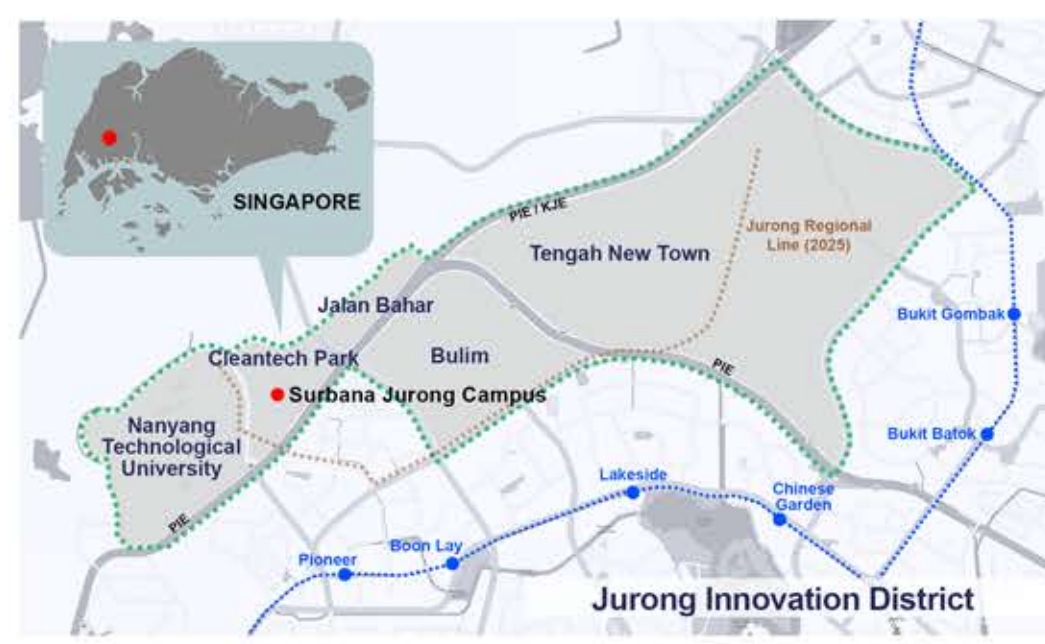


Surbana Jurong Campus

Collaborative · Immersive · Sustainable

The Surbana Jurong Campus is the new global headquarters of Surbana Jurong, which has grown to become one of the largest Asia-based urban and infrastructure consultancy firms in the world. It will be located at the new Jurong Innovation District, an area earmarked by the government to be the future of innovation for enterprise, learning and living. When completed by 2021, the 68,915 sqm development will serve to demonstrate what a sustainable, people-centric and future-ready workplace would look like.



Site Area
28,699.6 sqm



Gross Floor Area
68,915 sqm



No. of Employees Housed
4,000



Green Area Replacement
100%



Integrated Digital Delivery (IDD)

- One of the first non-residential buildings of this scale in Singapore to go on full integrated digital delivery
- Use of technologies such as smartboards, drones, flip boards and collaborative software to support virtual design, construction and collaboration
- Use of computational methods to optimise design



Design for Manufacturing and Assembly (DfMA)

- Full adoption of precast walls, columns, beams and planks
- Prefabricated Mechanical, Electrical and Plumbing (MEP) systems such as pumps, compressors and services distribution



Collaborative Contracting

- Early Contractor Involvement approach where contractors are engaged early during the design stage to facilitate integration of design and construction process



Digital FM

- Use of digital technologies to allow facilities managers to plan and operate smartly on building facilities that optimise work processes in preventive, predictive and prescriptive maintenance
- Real-time access to health conditions of facility systems
- Adoption of proprietary BIM:FM technology
- Drives facility and asset management towards digital sustainability



Mobility Corridor and Barrier-free Design

- Well connected to future MRT station via the mobility corridor
- Mobility corridor is also part of Singapore's Round Island Route which connects to a network of green corridors and brings community together
- Amenities such as electric vehicle charging station and bicycle parking



Green and Sustainable Building Design

- Super low energy building design
- Self-shading facade to maximise natural light and minimise solar heat gain and reliance on artificial lighting
- One of the largest development in Singapore to fully implement underfloor air distribution for improved indoor air quality and energy savings
- Solar panels on upper level roofs to generate renewable energy of around 340MWH annually
- Rain gardens and bio-swale to enhance water sustenance
- Smart lighting and smart car parking system



100% Green Area Replacement

- Over 50% of the existing green area is maintained while remaining landscape lost is replaced with accessible roof gardens



Community Engagement

- Central spine on the ground floor is a public street that is accessible to the public 24/7
- Variety of interior and exterior spaces where public can use, including a grand multipurpose hall, a gallery, retail and F&B outlets



Amenities to Foster Sense of Community

- Spaces organised around the courtyards to encourage staff to go outdoors and work in the gardens
- Green roofs with community spaces including lounge areas for staff to gather and relax
- Climatically controlled landscape courtyards to provide a comfortable indoor environment



Facilities to Encourage Collaboration and Innovation

- One of the largest interactive virtual reality halls in Singapore hosting up to 40 users
- Dedicated spaces for research and test-bedding of new ideas, including test-bedding future-ready solutions developed by the SJ-NTU Corporate Lab



Tailored Funding Solution

- Secured 100% funding for the development of the property and subsequent lease agreement for the entire land lease tenure from a global institutional real estate investor
- The campus is being developed by Surbana Jurong Capital, the investment arm of Surbana Jurong, working in conjunction with the various consultant teams of Surbana Jurong to undertake design, delivery, construction management and value engineering work streams