

MAR 2018

BREAKING GROUND

Unveiling details on the new development

FLEXIBLE WORKSPACES

Office Suites @ Twenty Anson open for business

Your **CAPITAL** LETTER

QUARTERLY FOR CAPITALAND COMMERCIAL TRUST TENANTS

Amongst the people-centric green features of the building is the 12,500-square-foot park for the public



Greening from the inside out

How two architects envisioned blending a contemporary new high-rise with abundant green spaces

At a height of 280 metres, the new integrated development at 88 Market Street, which is due for completion in the first half of 2021, will rival some of the tallest buildings in Raffles Place. Responsible for this vision is an exciting collaboration between award-winning architecture and design firms, Bjarke Ingels Group (BIG), whose significant works include the Google Mountain View Campus in California, and Carlo Ratti Associati (CRA), whose noteworthy achievements include the renovation of the Agnelli Foundation headquarters in Turin, Italy. The upcoming 51-storey development will feature ▶

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29 floors of premium office space; a 299-unit Citadines serviced residence over eight floors to be managed by The Ascott Limited; 350 parking lots, as well as 12,000 square feet of retail space. The tower will be one of the greenest buildings in Raffles Place with a four-storey-high Green Oasis. At a breathtaking 100 metres above ground, it will combine a jungle gym, treetop cocoons, sky hammocks, a café and a spiral stairway set within a botanical promenade, offering stunning views of the city. A rooftop garden will house Singapore's highest urban farm.

As lead architect, BIG is charged with the physical building design, while CRA has conceptualised the user experience to allow people to interact with the space in meaningful ways. For Bjarke Ingels, founding partner at BIG, one of the biggest inspirations behind this project was the blending of indoor and outdoor spaces. "Elements like the Green Oasis and the rooftop garden all reveal themselves to the outside by breaking apart the regimented geometry of the façade. In a way, the building communicates very intuitively the moment where the curtain wall is ripped apart, and you are invited to enter and explore," he said.

This approach to design is shared by Carlo Ratti, founding partner of CRA, who added: "What we've seen in the 21st century is a lot of sprawl. Cities moving outside into the countryside and into nature. But we can do the opposite today – we can bring nature inside our urban cities and even inside our buildings."

"As someone with Singaporean heritage, I'm honoured and humbled by the opportunity to contribute to the ongoing evolution of

architecture in Singapore – the home of tropical modernism," said Brian Yang, partner in charge at BIG. "BIG's design looks to further this local typology by distinctly yet seamlessly blending the contemporary high-rise with abundant greenery in between the offices, residences, amenities and recreation spaces."

An urban tropical oasis

A great effort was made within the design of the new integrated development to extend the traditional work and living spaces to the exterior. This included a variety of active/passive cooling strategies supported by a strong digital backbone with IoT technologies.

"The project has a great programmatic environment – a place for living and for working. These two activities are connected by the Green Oasis, like an umbilical cord in the vertical dimension," said Ingels. Focusing on the human experience, CRA set out to ensure that the development will redefine the interactive possibilities for the workspaces of tomorrow. To this end, the use of facial recognition technologies, an all-in-one lifestyle and

“BIG and CRA collaborated in an international architectural competition held by CapitaLand, and by championing the strengths of both firms, they were selected to take on the redevelopment of Golden Shoe Car Park.”



community app, and the option to personalise workspace thermal and lighting preferences will feature in the integrated development.

"The indoor space is characterised by an array of hi-tech solutions, shaping a series of responsive spaces for work or leisure. Sensors, IoT and artificial intelligence capabilities are scattered throughout the tower, which will enable the tenants to customise their experience of the building," explained Ratti.

Ultimately, for both BIG and CRA, the new development has been about how they could create a tropical oasis in Singapore's central area, whilst still pushing the most advanced digital technologies to create a true blend of urban life and tropical nature. ■



From left, Carlo Ratti and Bjarke Ingels. Top: The new skyscraper features greenery and social spaces at the base, core and rooftop

Delectable by design

Clean lines and lush greenery are a main feature at Da Paolo's freshly redecorated café at Six Battery Road

Walking into Da Paolo's newly revamped Gastronomica outlet on the ground floor of CapitaLand Commercial Trust's (CCT) **Six Battery Road** will instantly put you at ease. Comfortable leather seats complement light wooden tables, while overhead lamps softly illuminate the space, which is set against a lush green wall feature that overlooks the entire café and lobby area.

To update its appearance, the eatery recently underwent a brief refurbishment at the beginning of the year. "We have a standard look for all our outlets that this particular one did not have, and we felt it was time for a change," said Francesca Scarpa, director of Da Paolo Group.

Francesca is the daughter of Paolo and Judie Scarpa, the husband-and-wife team behind the gourmet deli and restaurant chain, which opened its first eatery, a trattoria in Tanjong Pagar, in 1989. Since then, Da Paolo has been sharing its wholesome, authentic Italian food with Singaporeans through eateries around the island. Gastronomica at Six Battery Road opened in 2011.

A brighter and more open space

True to its Italian roots, the redesigned space

“None of our other outlets has this gorgeous view, and I think this is what makes it stand apart”

at Six Battery Road incorporates classic, simple and neutral colours, because "it is the food that must stand out," Scarpa said. "Modern Italian design is usually very clean, very universal. We really feel this space is quite a special one."

Among the features that were changed were the tables and chairs, which were replaced to offer diners the option of sitting at high tables or regular ones. Communal tables were added to cater to solo diners and larger groups, while overhead lamps were installed to improve the café's lighting and ambience.

To better integrate with the Rainforest Rhapsody green wall that forms a grand backdrop to the lobby, potted plants were also introduced at various corners in the café. But more importantly, the overall flow



of the café was improved, making food items at the refrigerated deli cases more accessible to patrons. A display table near the entrance to the café was also added. "We worked to create better operational flow and better atmosphere, so we can provide better service," said Scarpa.

Meanwhile, at the outdoor dining area, additional seats, a communal table, potted plants and a large ceiling fan were added to draw patrons there to take in the views of the Singapore River and enjoy the cool breeze while dining.

Beyond standardising its look with Da Paolo's other outlets, the revamp has made the Six Battery Road café a lot more open, comfortable, bright and lively, to encourage guests to sit at length and eat at leisure. "None of our other outlets has this gorgeous view, and I think this is what makes it stand apart," said Scarpa.

And as a testament to CCT's good relationship with the restaurant chain, the lobby's seating area will soon be refurbished to complement the café's new look. ■

DID YOU KNOW?

The Rainforest Rhapsody is one of the largest indoor vertical gardens in Singapore and comprises about 100 plant species. It was designed through a collaboration by French botanist Patrick Blanc (pictured right) and CapitaLand in 2011.

PHOTO: PASCAL HENI





The revamped Gastronomia at Six Battery Road. Below: diners can enjoy the view of the Singapore River



PHOTOS: DA PAOLO GROUP

Verbatim

“My personal motto is ‘Wake up. Kick ass. Repeat.’”

Stefanie Yuen-Thio, Joint Managing Partner at TSMPLaw Corporation at Six Battery Road, shares some wisdom



behind the success of the 20-year-old boutique law firm and explains what she loves about her job.

1. I love the fact that every day is a different day in a law firm. I do not have any ‘secrets’ to keep me going, but tackling a new problem, helping people and working with an awesome team – these get me out of bed in the morning.

2. I encourage my associates to take ownership of their legal careers, which includes their own time management. When we hire, we tell our lawyers that we’re hiring them to be partners. It’s an empowering message and one that we mean.

3. The best thing about working at TSMPLaw is the people. I work with some of the best people; they are dynamic, creative and committed to their work.

4. TSMPLaw was a legal startup before startups were sexy. Being named ‘Boutique Law Firm of the Year’ by Asian Legal Business came as great validation for us.

5. I am proud that we were an early mover in “hands-on” community service. When I get a letter from a kid from a high-risk home thanking us for helping him, or an email from a university student saying she wouldn’t have been able to get through law school without our bursary – those are the moments I am most proud of.

Pointing to the future

On 9 February 2018, CapitaLand Limited (CapitaLand), CapitaLand Commercial Trust (CCT) and Mitsubishi Estate Co., Ltd broke ground for a new 51-storey integrated development in Raffles Place, set to rejuvenate the CBD with a thriving and green vertical community.

From left: Ms Lynette Leong, CEO, CapitaLand Commercial; architect Bjarke Ingels; guest of honour Mr Lawrence Wong, Minister for National Development and Second Minister for Finance; and Mr Ng Kee Choe, Chairman, CapitaLand Group

The groundbreaking ceremony was officiated by Mr Lawrence Wong, Singapore's Minister for National Development and Second Minister for Finance. The former Golden Shoe Car Park (GSCP) will be transformed into a vertically integrated community comprising 635,000 square feet of Grade A office space, a 299-unit Citadines serviced residence and ancillary retail space. The popular Market Street Food Centre will also return, occupying two floors in the development.

Mr Lim Ming Yan, President and Group CEO of CapitaLand, said: "Buildings can no longer be designed with a singular purpose or customer profile in mind – the definition of work is rapidly evolving and will continue to take on new forms. With our deep expertise in developing and managing offices,

malls, serviced residences and integrated developments, CapitaLand is in a unique position to lead the charge in creating future-ready, work-live-play developments that will galvanise the community. Anchoring the rejuvenation of Raffles Place, the upcoming integrated development will set a new benchmark for workspaces of the future as we harness the best-in-class design, engineering and smart technologies to empower occupants with new levels of flexibility and mobility."

Designed by Danish architect Bjarke Ingels Group in collaboration with Italy's Carlo Ratti Associati, the new integrated development is slated to be completed in the first half of 2021. Flip to the cover story to read more about their vision for the green skyscraper. ■

Refreshing read

Welcome to the latest issue of *your CAPITALETTER*, CapitaLand Commercial Trust (CCT)'s quarterly tenant newsletter. We've given it a fresh new look and aim to shine the spotlight on the people and developments that make up our CCT community. Each issue will feature the latest updates on our tenants, plus details of our upcoming events and initiatives. Happy reading, and let us know what you think at yourcapitaletter@capitaland.com



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CAPITASTAR



Gifts to end 2017 on a joyful note

In November 2017, more than 150 tenants volunteered their time for CCT's annual Gifts of Joy. Launched in 2013, Gifts of Joy brings the office tenant community and CapitaLand employees together to spread love and joy to underprivileged children.

From 16 October to 3 November 2017, wish labels and collection points were set up at **Capital Tower, CapitaGreen** and **One George Street** for tenants to adopt wishes and drop them off for the students of Rainbow Centre Margaret Drive (RCMD). A group of volunteers then spent a day sorting and wrapping 466 gifts. They also decorated and prepared game stations for Gifts of Joy's inaugural Sports Day. Tenants that participated included Borouge, Chubb Insurance, Crédit Agricole, Diageo, Linklaters, TSMP Law Corporation and more.

On 9 November, the Sports Day was held in RCMD for 367 students aged 7 to 18 years old. There were four game stations – managed by our tenant volunteers – designed to be inclusive for students of various disabilities to play. The volunteers,

who were assigned the role of befrienders, brought the students from station to station, played games with them, as well as distributed gifts.

"Gifts of Joy serves as a reminder that we are blessed and should never forget to try and help those in need," said Isabel Lim from IINO Singapore, a tenant at Capital Tower.

Roy Quek from Harney Westwood & Riegels at CapitaGreen added: "Events such as this build bonds across tenants, and together with CapitaLand's volunteers, foster a positive community within CCT's properties." ■



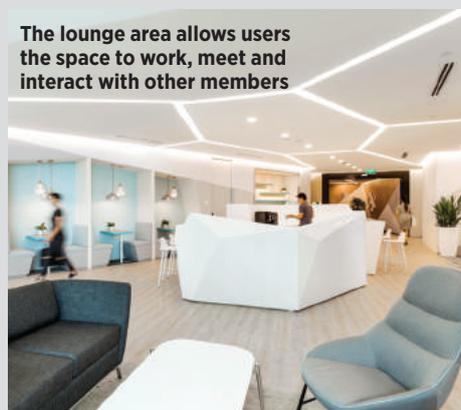
Volunteers distributed gifts to more than 300 students at Rainbow Centre Margaret Drive



Office Suites @ Twenty Anson opens its doors for flexible working

Opened in December 2017, the Office Suites @ **Twenty Anson** give tenants access to premium and flexible working spaces designed for productivity in a convenient CBD address. Created to meet the demands of companies seeking flexible workplace solutions, the dedicated floor comprises 12 ready-to-use office suites with unique common areas and support facilities. The office suites can be an extension to a tenant's 'core space' and is also suitable as a long-term office space to house project teams, overseas colleagues or guests on rotation.

Designed with tenants' privacy and branding in mind, the fully furnished office suites come with slab-to-slab acoustic partitioning, and each suite will receive directory and signage rights. Other facilities and perks they can expect are commercial-grade WiFi, access to meeting rooms and



The lounge area allows users the space to work, meet and interact with other members

PHOTO: CONTRAST DESIGN

a boardroom, lounge with complimentary refreshments, printing and telephone services, bike racks and showering facilities, and access to the outdoor sky garden on Level 4.

For enquiries or to request for a tour, please call 6435 0572 or visit capitaland.com/officesuites ■

GREEN TIP

Plastic pollution is growing exponentially. Ditch single-use plastics: use reusable bottles or mugs, refuse plastic straws or bring your own stainless steel, glass, bamboo or paper straw, and carry a reusable eco bag. If you must use plastic bags or purchase bottled drinks, recycle them.



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