

Building a green wonderland

Boustead Projects clinches its ninth Green Mark Platinum award for its groundbreaking business park, Alice

IMAGINE a building that is sustainable, energy efficient and has its own real-time, interactive mobile application.

This reality will materialise when Alice — an 11-storey business park development undertaken by Boustead Development Partnership (Boustead Projects' co-investment partnership) — opens in the fourth quarter of this year at Mediapolis, one-north.

The development is the epitome of what Boustead does best — pioneering advanced eco-sustainable industrial facilities. It will offer a mix of white office space, business park space, and space for fast-growing ventures (known as the Venture Suite) along with collaborative spaces, shared media facilities, creative food and beverage options and more.

For its efforts, the company clinched its ninth Building and Construction Authority (BCA) Green Mark Platinum award this year.

Ms Sandra Loke, director of Real Estate at Boustead Funds Management (a wholly-owned subsidiary of Boustead Projects), tells us more about the development:

How did Alice get its name?

We wanted to personify and humanise the building's attributes, and "Alice" is a name reflective of imagination, curiosity and exploration, which are also commonly associated with the info-communications and media industries.

What are some industry-leading aspects of Alice?

More than 80 per cent of the constructed floor area utilised sustainable methods such as recycled concrete aggregate and pre-fabricated bathroom units or PBUs. Alice is the first in the industry to adopt large-scale PBUs using pre-fabricated volumetric construction; the norm is small-scale PBUs in the residential sector.

We opted to achieve overall air-conditioning system efficiency through the use of a district cooling system, and allocated a portion of Alice's roof area for the installation of solar panels. These have a capacity of 100kWp of renewable energy.

Through a mobile application and online dashboard, tenants can monitor their energy and water consumption and benchmark it against other occupants.

How will Alice transform the construction industry?

We extensively adopted methodologies such as building information modelling

(BIM), virtual design and construction (VDC), and Design for Manufacturing and Assembly (DfMA).

We also used drones for aerial imaging and site surveillance. At every stage of development, digitalisation and cloud-based technology were used to integrate stakeholders' inputs.

In addition to energy consumption and billing monitoring information, the Alice mobile application features other first-of-its-kind real-time services such as facilities booking. It can even cater to requests to keep the airconditioning on for an extended time. This will contribute to better facilities management and an improved user experience.

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