



A mini-city for tomorrow

Mapletree's award-winning commercial building was thoughtfully designed and built for its end-users

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USER experience was at the heart of the design of Mapletree Business City II (MBC II).

This year, the vibrant and self-sufficient mini-city, built to Grade-A office standards garnered a Building and Construction Authority (BCA) Universal Design (UD) Mark Award – Platinum. MBC I, the first phase of the development, won the BCA UD Mark Award (GoldPlus) in 2013.

Mr Moses Lee, director, Investments and Asset Management, Singapore Investments, Mapletree Investments shares the company's vision for the development and its business:

What were the major qualities of MBC II that led to its win?

MBC II represents the culmination of our efforts to bring design for people and businesses to the next level of excellence.

We ventured beyond Grade A specifications and connectivity to key public infrastructure, and focused on making MBC II more accessible and integrated with key amenities to better serve the community in the 13.5-ha site of the Alexandra Precinct.

MBC II and MBC I are connected through an elevated landscape deck which acts as the main pedestrian thoroughfare. Seamless integration is achieved with an added pedestrian bridge, covered walkways with travellers and automated rain screens to enhance one's experience of the surroundings.

The development also differs from traditional models as its working spaces adopt a unique hybrid building form comprising three low-rise terraced blocks and a 30-storey highrise business park tower. It enables tenants Mapletree's award-winning commercial building was thoughtfully designed and built for its end-users to expand vertically and laterally across the blocks according to their needs.

The host of complementary amenities in the development, including futsal, basketball and tennis courts and fitness stations, and organised events such as futsal competitions, lunch time health talks, mass workouts and public art tours, promote a healthier lifestyle.

A food park amid the greenery houses a wide range of cuisines from Asian to Western, catering to the palates of the 60 nationalities working in the precinct. Design and programming come together to provide a conducive wholesome environment to create interaction and inspiration.

How is Mapletree ensuring sustainability in its businesses?

As the real estate sector relies heavily on natural resources and materials, we build sustainably and are committed to minimising the environmental impact of our business operations through various eco-efficient initiatives that improve the built indoor environment. These translate to cost savings for businesses.

In MBC, efficient district cooling systems and energy management systems are deployed to achieve high energy efficiency across our building operations with mechanical and electrical systems programmed according to operational needs.

MBC II deploys photovoltaic panels installed for renewable energy generation to offset the power utilised by the travellers. The lush landscape at the e-deck covering 60 per cent of the site area not only provides a natural backdrop, but also reduces the heat island effect. Bio retention swales within the landscape help to manage storm water that is collected and recycled for uses in the irrigation systems.

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