

www.menarabinjai.com

2 Jalan Binjai, 50450 Kuala Lumpur, Malaysia



MENARA BINJAI
KUALA LUMPUR

TOWER OF SUSTAINABILITY



Menara Binjai is a 35-storey world class office tower with a unique landmark location within KL's famed Golden Triangle. The office tower is at the junctions of Jln Ampang, Jln Binjai, and Jln Tun Razak.

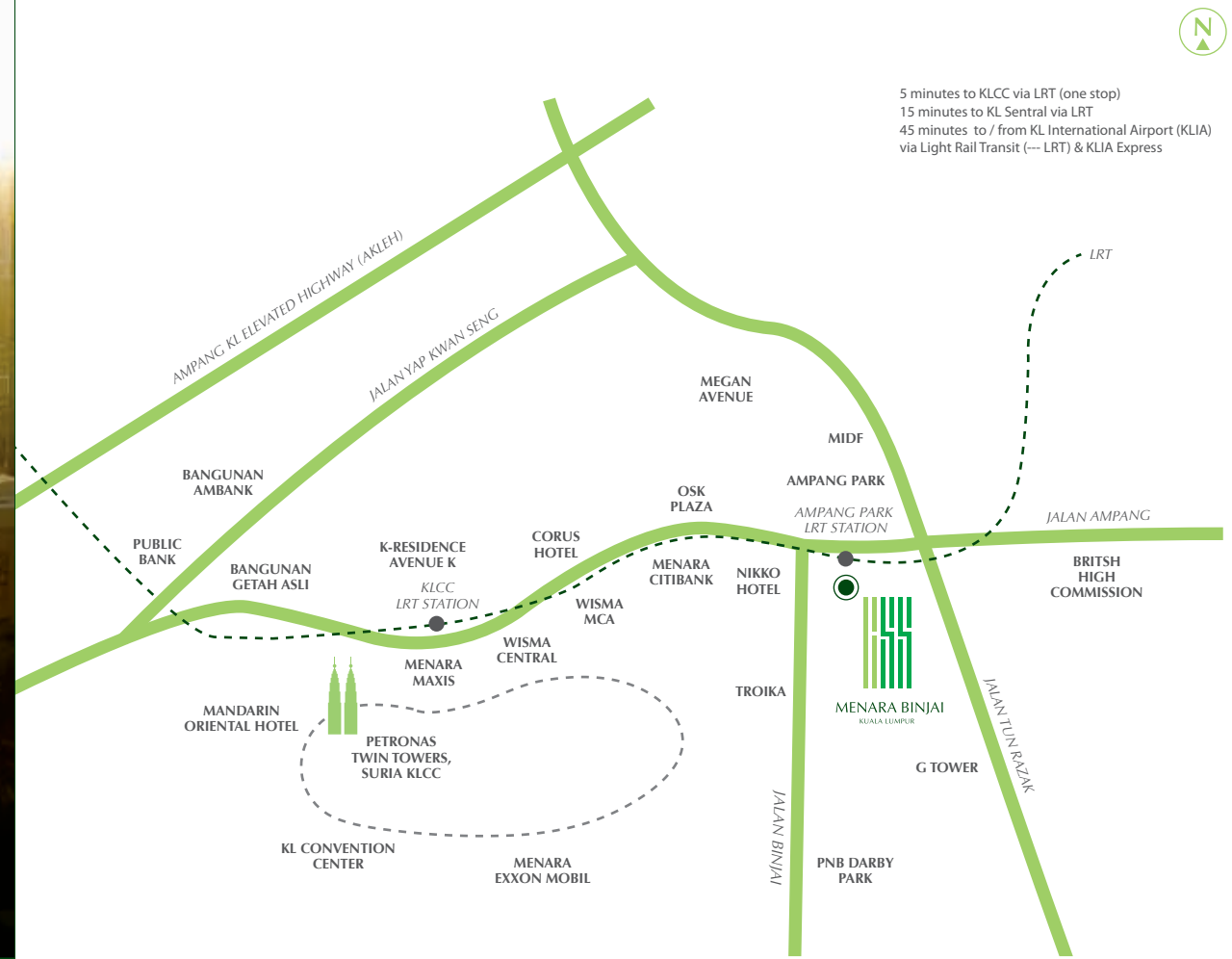
Strategically located immediately next to the Ampang Park LRT Station, Menara Binjai is just one stop from the world renowned Petronas Twin Towers and Suria KLCC, and is conveniently surrounded by premium residential developments, 5-star hotels, and embassies. It is easily accessible from all major highways, i.e.

MAJU Expressway, North South Highway, Duke Highway, and AKLEH Highway. Coming in from KL International Airport (via KL Sentral Airport Express and Light Rail Transit) takes just 45 minutes door to door.

Designed by award-winning Veritas Architects, it is set to be awarded Singapore's BCA Green Mark Gold standard, as well as Malaysia's GreenBuilding Index (GBI) certification.

Menara Binjai. KL's new Green Landmark Address for Sustainability. Scheduled completion in Q4 of 2011.

KUALA LUMPUR'S NEW WORLD CLASS GREEN ADDRESS



The 35 storeys of Menara Binjai comprise ground and mezzanine floors, four podium car park levels, four basement car park levels, and 29 levels of office floors. It complies with stringent environmental regulations that include minimising the impact of its construction on the surrounding area, and adopting low carbon footprint strategies. A host of green features permit sustainable, **energy-efficient operation** with up to **25% savings on electricity and air-conditioning consumption.**

KEY FEATURES

Double glazed windows

The exterior curtain walls of the building consist of low-E double glazed windows, for optimum heat and sound insulation, and shielding from glare.

Energy-saving, flexi-zone air-conditioning

Instead of conventional air-conditioning, Menara Binjai uses a centralised water-chilled air-conditioning system with individual air handling units on each floor, and state of the art energy-saving green chillers. Thus, energy is efficiently utilised even when operating at partial loads. The office air-conditioning system is also equipped with VAV (Variable Air Volume) boxes to provide flexible zonal

control for as little as 600 square feet of space. Air-conditioning for whole or part floors can easily be extended beyond normal working hours.

Destination-based lifts

Besides providing additional security, the destination-based lift system allows customised floor selection to minimise waiting and stopping times, resulting in shorter travel times and excellent handling capacity at peak hours. The intelligent world-class Kone Ecodisc drive motors not only maximise lift efficiency, but enable up to **30% savings in electricity consumption.**

State of the art, energy-saving lighting

Energy saving light fittings with daylight sensor system can dim peripheral light fixtures during the brightest parts of the day, and be switched on when daylight levels drop, or when activated by motion sensors after normal working hours.

Other green features

- Usage of pre-and-post-consumer recycled materials where possible to minimise environmental impact.
- Water-conserving sanitary fittings, luxury eco-friendly toilets with seat-bidets.

A TOWER OF SUSTAINABILITY





Menara Binjai will be professionally managed as a single owner office tower, by leading international property managers. The building will showcase cutting-edge design, luxury, and ecological awareness.

Level 30 of the building will house a boutique gym, and is resplendent with a meticulously crafted Sky Garden – a testament to the developer's ecologically driven aspirations. These verdant, lush gardens provide an oasis for rejuvenation or even an informal venue for meetings.

A unique feature is the triple volume garden terrace on every third floor, which enhances the natural aura of Menara Binjai, while creating a magnificent green panorama that adds to its iconic presence.

As a world-class commercial development built to CONQUAS¹ and QCLASSIC² standards, Menara Binjai also boasts Penthouse Offices at its three uppermost levels which have programmable express lifts, exclusive washrooms with showers, and superb unobstructed views of the Kuala Lumpur cityscape.

¹ CONQUAS is the Construction Quality Assessment System introduced by the Building and Construction Authority (BCA) of Singapore since 1989 as a standard assessment system on the quality of building projects. Workmanship quality is inspected and assessed throughout the construction process and on the completed building.

² QCLASSIC (Quality Assessment System in Construction) is a system set up by the Construction Industry Development Board (CIDB) of Malaysia to measure and evaluate the quality of workmanship of construction works through site inspections by qualified assessors registered with CIDB.

DESIGNED FOR LIFE



Garden Terrace

Sky Garden

Menara Binjai is developed by Khor Joo Saik Sdn. Bhd., a Malaysian family private investment company. The site on which Menara Binjai stands was the family home of the Chua family since the 1930s. The owner Dr. Chua Boon Teck was a physician whose father was Chua Cheng Tuan, co-founder of the Cycle & Carriage Group which pioneered the Mercedes Benz franchise in Malaysia and Singapore. Dr. Chua's wife Madam Khor Joo Saik was a formidable Nyonya businesswoman who acquired substantial plantation and property holdings for the Chua family; and the landmark Coliseum Cinema, and Cafe which are still operating over 80 years on.

They had 2 sons, of whom the elder Dr. Chua Seong Siew was a Cambridge University educated doctor and businessman, who was the driving force behind the development of the family land. The family of the younger son, Mr. Chua Hooi Siew, lived in this neo-classical mansion until 2008 when the building foundations of Menara Binjai ushered in a new era of sustainability and growth.

The legacy proudly continues with the current generation of the Chua family.

||| A FAMILY PROUD
TO BE MALAYSIAN



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Contact us for more information

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BCA GREEN MARK



Consultants

Architect : Veritas Architects S/B
C&S Engineer : Web Structures (M) S/B
M&E Engineer : Ranhill Consulting S/B
Green Consultants : G-Energy Global Pte Ltd,
Ranhill Consulting S/B
Facade Consultant : Pintar Jaya (M) S/B
Landscape Architect : Veritas Landscape S/B
Quantity Surveyor : CKP Nizaruddin S/B
Main Contractor : Crest Builder S/B
Foundation Contractor : Geopancar S/B

Building feng shui design endorsed by:
Master Joey Yap,
Yap Global Consulting Sdn Bhd

Developer : Khor Joo Saik S/B

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MENARA BINJAI - THE NEW GREEN LANDMARK ADDRESS FOR SUSTAINABILITY

