

CASE STUDY CAPITAL PLACE OFFICE

The idea of this development is to create a comfortable office environment: Office filled with natural lights and beautiful view. Capital Place Office is located in the capital of Vietnam, is one of the most developed cities in Vietnam. The developer team has put their all effort here is to create a office which is in harmony with its amazing location.



CASE STUDY

CAPITAL PLACE OFFICE	
Location	Located at level 30, tower 1 of Capital Place Tower - 29 Lieu Giai street, Ngoc Khanh ward, Ba Dinh district, Ha Noi, Viet Nam.
Owner	Capitaland Real Estate Management (Viet Nam) Ltd.
Principal Use	Office: Mixed-Use
Gross Floor Area (Square Meter)	927
Substantial Completion/Occupancy	15 Jul 2021

Located at level 30, tower 1 of Capital Place Tower - 29 Lieu Giai street, Ngoc Khanh ward, Ba Dinh district, Ha Noi, Viet Nam. CAPITAL PLACE OFFICE is designed to the US Green Building Council (USGBC) “LEED ID+C: CI - Level Gold”. Certification will recognize that it has met international environmental design standards. It not only has positive impacts on the environment but also results in a significant reduction of operation costs. When designing and constructing the project, CAPITAL PLACE OFFICE built an innovative green building from the ground - up and reducing energy costs. Light, air, cleanliness, functionality, and regulated temperatures contribute not only to the quality of work and life but also to creativity and the excellence of the product. The architectural project is also accompanied by investments and programs aimed at improving safety at the workplace and environmental sustainability. In this case, study, let us introduce you to highlight features which make CAPITAL PLACE OFFICE became a green CommercialInteriors.

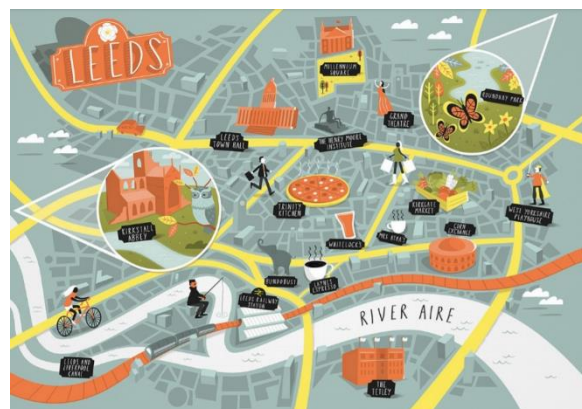
Highlights

- ✓ Efficient water systems reduce potable water demand by installing water-efficient urinals, toilets, showerheads and faucets.
- ✓ Highest quality facility components selected to reduce chemicals and contaminants in office area.
- ✓ Water-cooled chiller system with high efficiency. PAU supply outdoor air with heat recovery and G4F8 filter.
- ✓ Efficient light with LED lamps having high lighting efficiency.

1 LOCATION & TRANSPORTATION

1.1. Surrounding Density and Diverse Uses

The project is developed in an area with existing infrastructure. This is the most important business center including economy, tourism, trade, and services. Additionally, Ha Noi still have an important cultural, educational, scientific, and technological center of the country. Therefore, the surrounding density around the project is highly developed. Besides, the site of the project contributes to promote walkability, and transportation efficiency, and reduce vehicle distance traveled. To improve public health by encouraging daily physical activity.



CASE STUDY

1.2. Access to Quality Transit

The project is developed in a city center that has transportation choices. Around the project, there are several bus stops, the building occupant can choose to use the bus which replaces for motorbike, car. Thereby reducing greenhouse gas emissions, air pollution, and other environmental and public health harms associated with motor vehicle use.


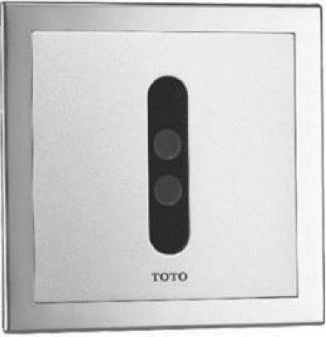


2 WATER EFFICIENCY

2.1. Indoor water use

At CAPITAL PLACE OFFICE, we know the importance of using water efficiently that will help ensure reliable water supplies today and for future generations.

We are reducing potable water demand by installing efficient sanitary fixtures.



No	Item	Sample picture	Product code	Specification
1	Water closet		TOTO CW823NW/F	3-4.5L per flush
2	Urinal		TOTO DUE113UPK	0.5L per flush

CASE STUDY

3	Lavabo faucet		TOTO DLE105AN	1.5L per minute.
4	Kitchen faucet		RIGEL W3-R-CY119K	3.5L per minute

3 ENERGY & ATMOSPHERE

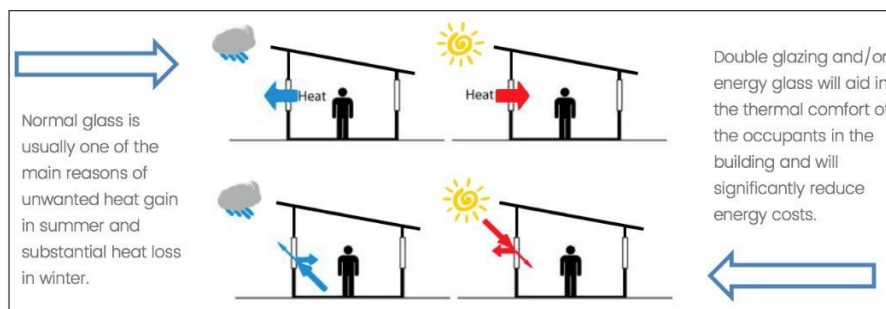
All lighting of building use LED light to save energy and ecologically friendly. Using occupancy sensor and photo sensor to automatically control lighting in office spaces.

No	Item	Sample picture	Product code	Power
1	LED Batten		765 T8G13C	18W
2	LED Downlight		PRDYY138L9-G2	9W

The glazing selected with low U-value to contribute reducing solar radiant come into interior building and decreasing energy lost, in addition, high light transmittance coefficient allows for good day lighting harvesting and help to reduce the need for interior electric lighting, resulting in decreased energy use.

GLASS SPECIFICATIONS	Low-e glass
U-value	1.24
Shading Coefficient (SC)	0.2
Light transmission	40

For cooling, the base building uses water-cooled chiller system with high efficiency.



CASE STUDY

4 MATERIAL AND RESOURCES

Waste management in the construction stage

During the construction stage, CAPITAL PLACE OFFICE project focus on construction waste management, to reduce at least 75% construction waste onsite. This process helps to divert construction or demolition debris from disposal in landfills and incineration facilities. Redirect recyclable recovered resources back to the manufacturing process and reusable materials to appropriate sites from disposal and whether the materials will be sorted.



4.1. Wastemanagementintheoperationstage

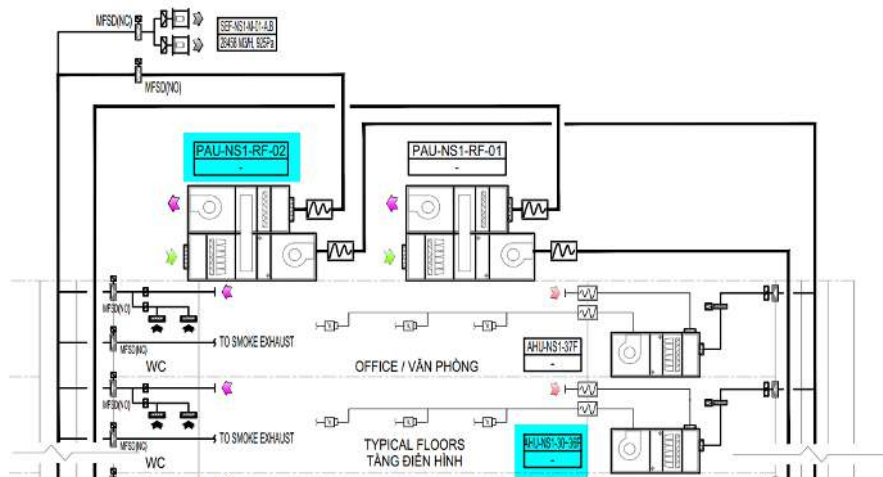
During the operation stage, CAPITAL PLACE project provides dedicated areas accessible to waste haulers and building occupants for the separation, collection, and storage of recyclable materials (mix paper, corrugated cardboard, glass, plastics and metals), hazardous waste area, organic waste area. This project takes appropriate measures for safe collection, storage, and disposal.



5 INDOOR ENVIRONMENTAL QUALITY

5.1. Cooling and ventilation system

The PAU on roof of base building supplies outdoor air for office spaces with heat recovery and G4F8 filter. The air quality inside the Office spaces will be controlled by the AHU and VAV boxes. All toilets are provided and only ventilated by exhaust fans.



5.2. No smoking policy

Prohibits smoking by all occupants and users both inside the building and outside the building. The base building has the smoking areas located at level 1, at least 25 feet (7.5 meters) apart from all entries, outdoor air intakes, and operable windows.



CASE STUDY

CAPITAL PLACE OFFICE PROJECT LEED TEAM		
Owner	Yap Vooi Soon	
Project manager	Nguyen Hoang Phuong	G-i Corporation
Architecture	Nguyen Ngoc Anh	G-i Corporation
LEED Consultant	Thu Nguyen	GreenViet Green Building Consultancy