

# FUTURARC

The Voice of Green Architecture in Asia

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## THE GOOD OFFICE

Beyond checklists and rating tools

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# A New Era of Green Building: Health & Productivity in the Indoor Environment

By Miriel Ko



## POINT 92



Consisting of an 11-storey office block, a two-storey arrival hall and a 6.5-storey car park podium, Point 92 is located on a slope and looks out into a residential precinct. The design of the office building perched above the multi-storey car park creates the illusion of a floating box atop a green landscape. The void between levels five and 12 where there are garden spaces and meshes of vertical planting also makes the architecture distinctive. The terrace is designed to provide a view of the garden from the outside.

The volumetric designs in the interior of the building blur the lines between residential and office spaces, while ensuring that a conducive work environment is maintained, with careful consideration of spatial organisation and users' accessibility to views from within.

The entrance and podium area where cars are parked is also 'greened' and incorporates landscaped pools alongside vegetation, linking the spaces with the adjoining lift lobbies. As the building is supported by columns, the ground level has high ceilings, allowing natural ventilation and daylighting. It also opens up to unobtrusive views of the landscape from the ground level.

Fifty percent of the façade is composed of glass windows, while the remaining parts are made of wooden panels or cement boards. The chequered pattern—inspired by the Braille code system—on the exterior allows for daylight penetration into the interior. A set of patterns composed mainly of six different shapes arranged in an order that spells the project name is repeated throughout the façade, providing openings that vary from floor to floor.

1 Detail of hooded windows 2 Exterior view  
3 Detail of façade

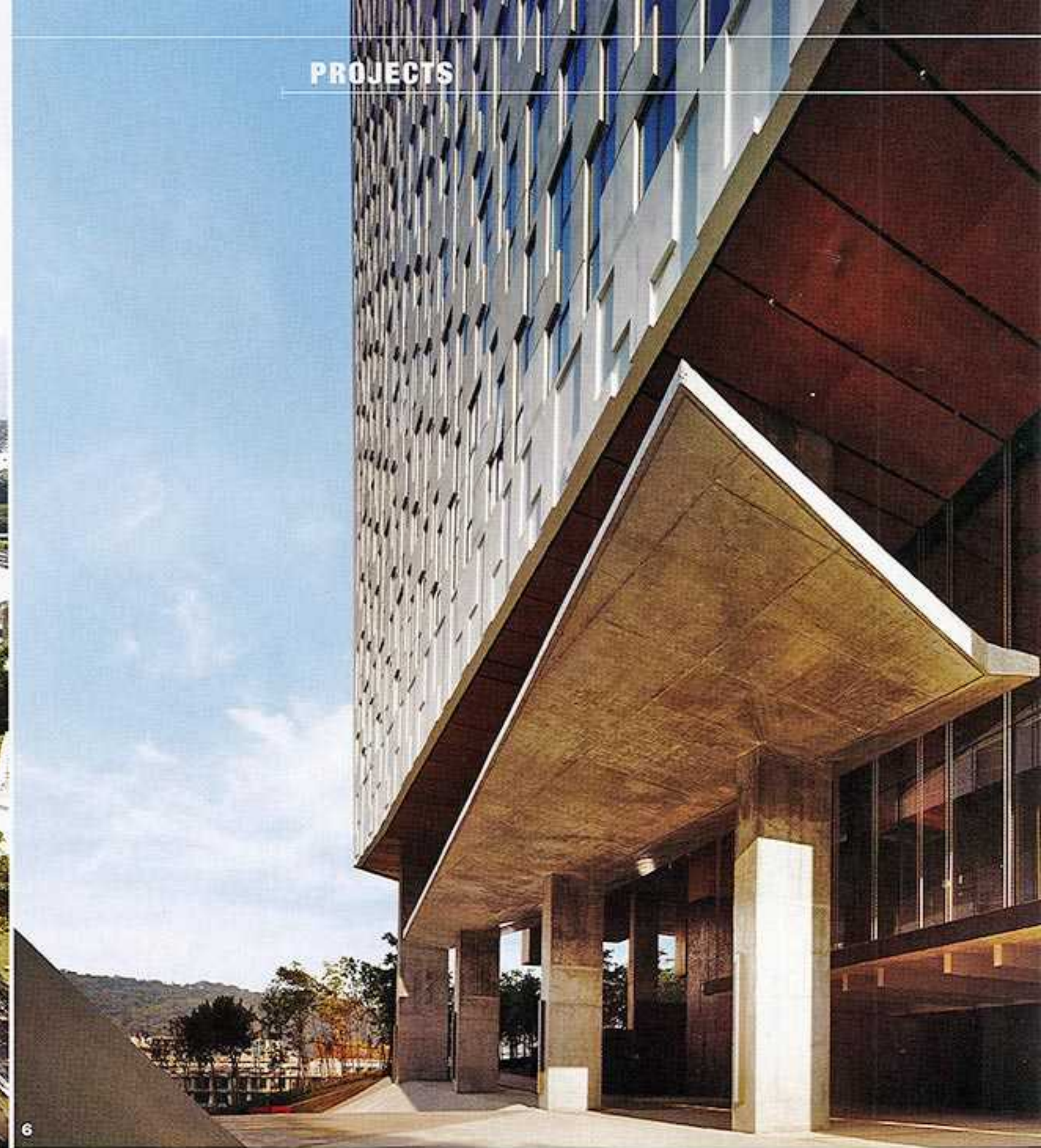




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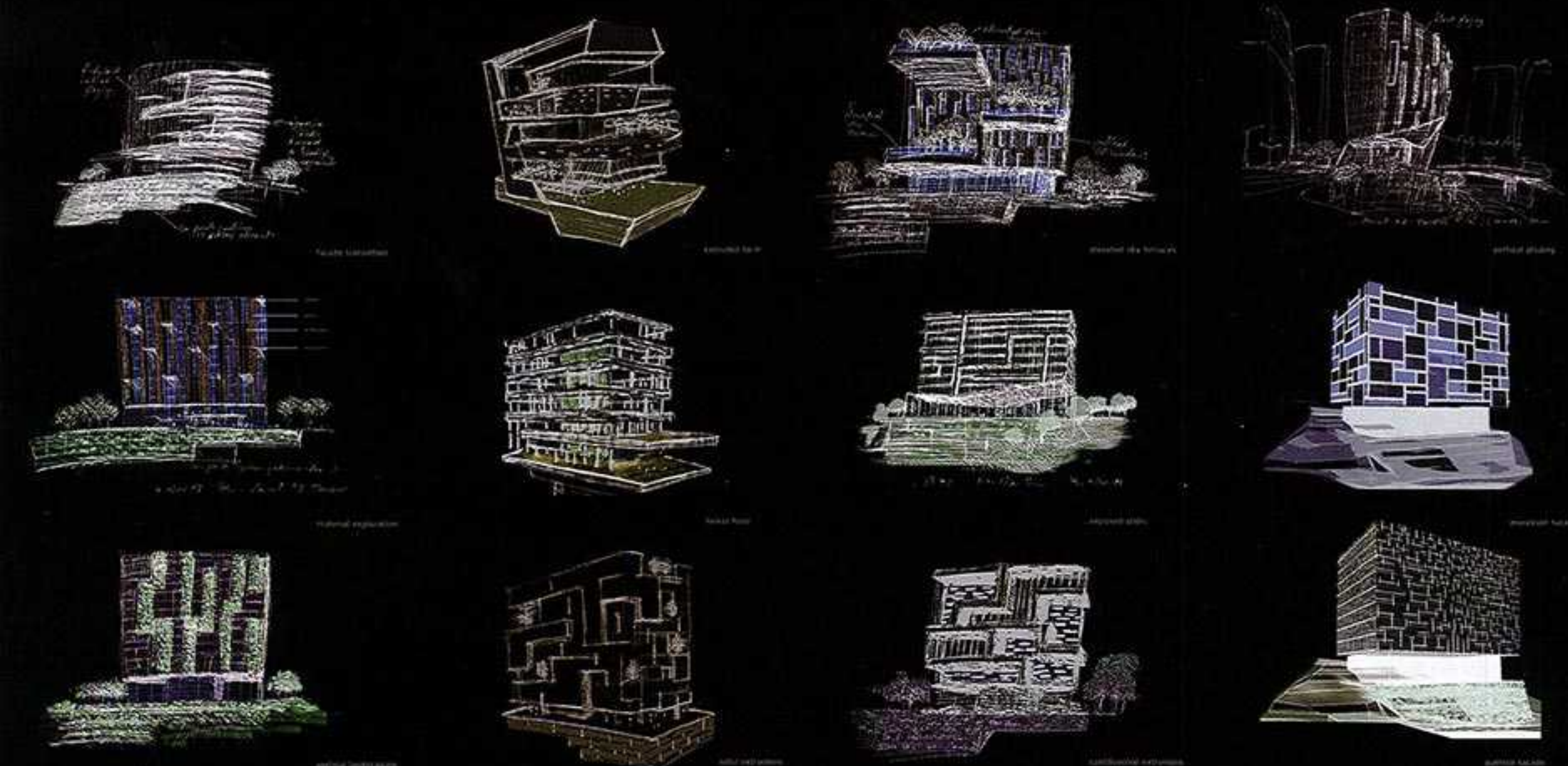


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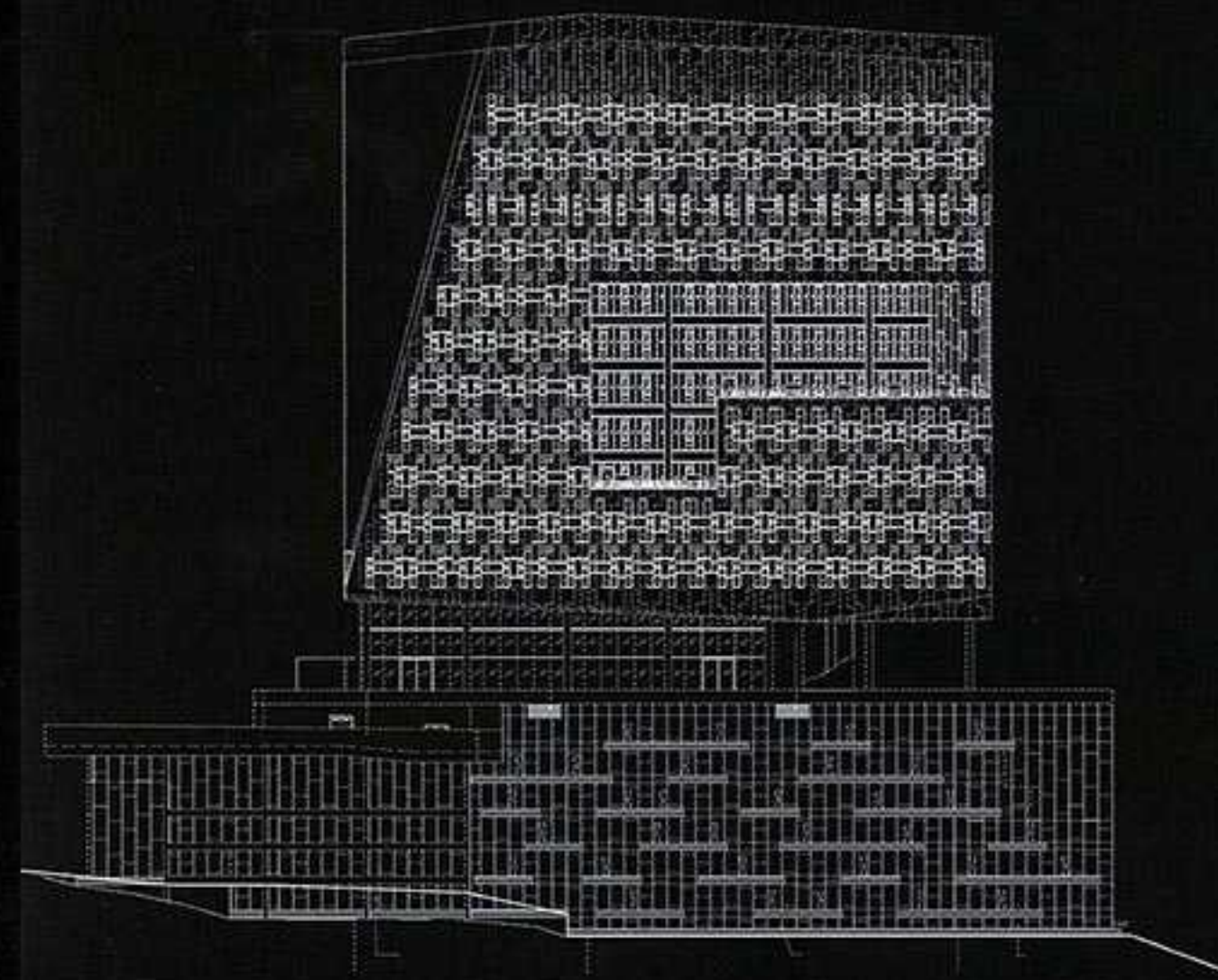


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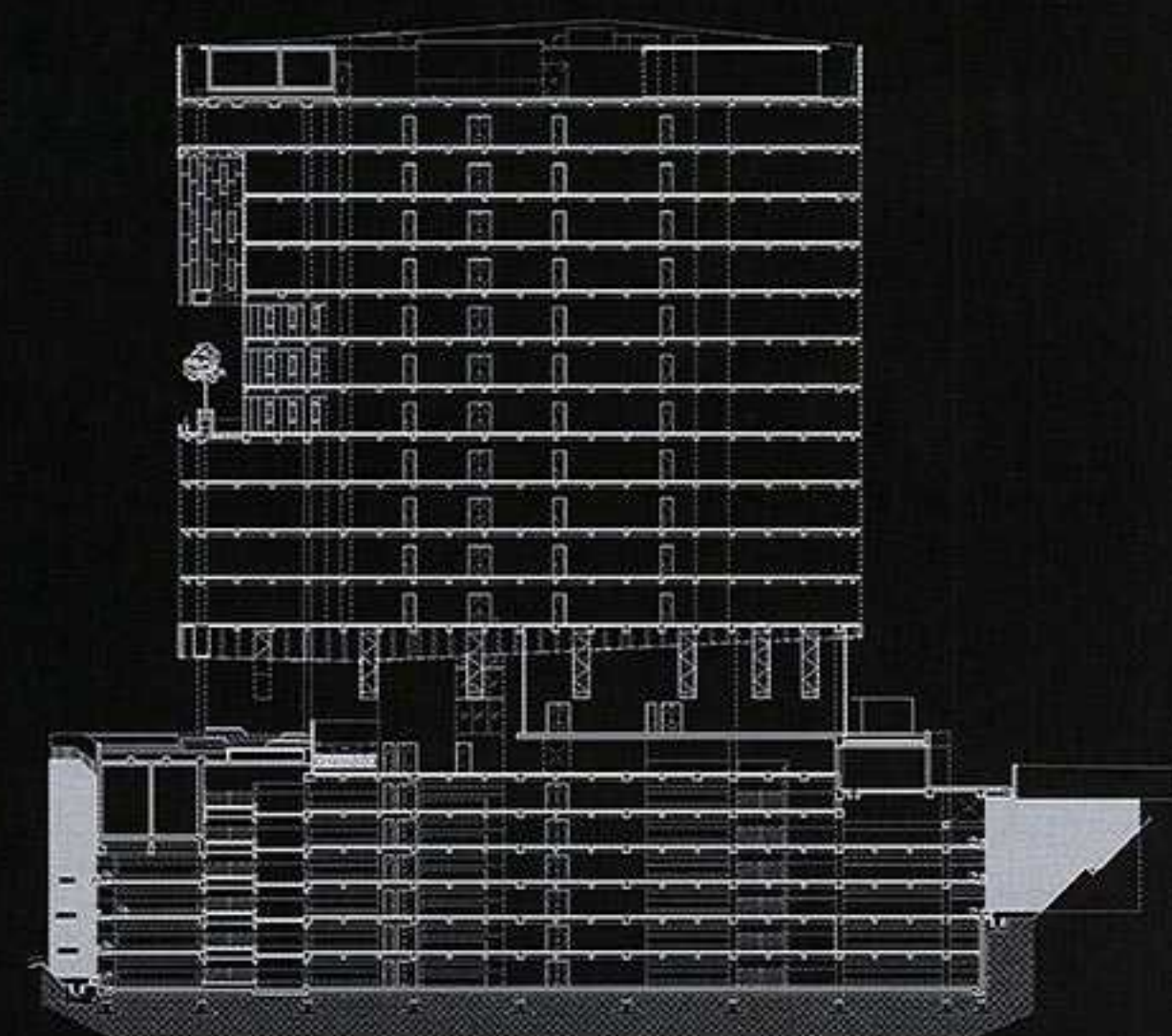
4 View from the interior 5 Vertical greening along sides of the building  
6 Perspective view 7 Concept diagrams 8 Elevation 9 Section



7



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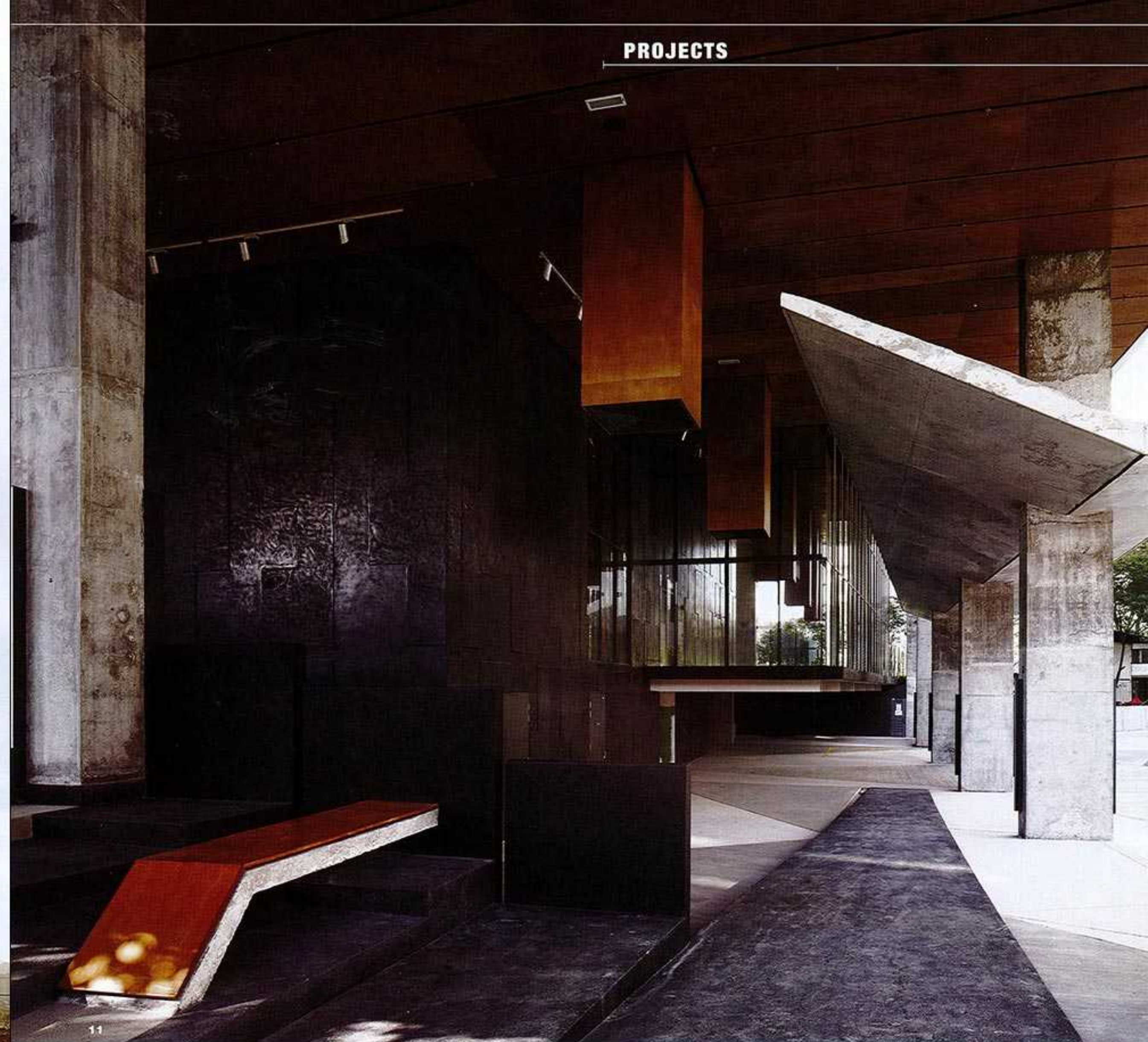


9





10



11

Metal formworks are specified for the casting of the white concrete to ensure consistency in the shape of the opening as well as the finished surfaces. These openings are fitted with low-E double glazing which helps to regulate indoor temperature and comfort level while minimising the building's energy consumption.

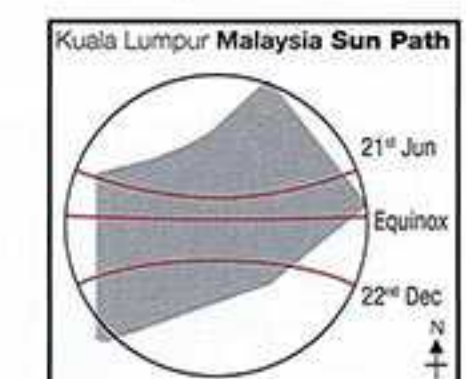
The chamfered walls on the northeast and southwest corners are constructed with grey concrete and integrate horizontal rough-sawn timber plank imprint patterns. These patterns on the wall create the effect of the building block being sliced at two corners to reveal its internal layers. Openings on these walls are covered in fixed glass with angled window hoods to shield the building from direct sunlight.

As the heavy use of masonry material may make the building look industrial-like, marine plywood—which gives a soft touch to the design—is used to clad the underside of the office block and the walls of the cut-out area. — *Edited by Domenica Tan*

**PROJECT DATA**

**Project Name**  
Point 92  
**Location**  
Damansara Perdana, Kuala Lumpur, Malaysia  
**Completion Date**  
October 2012  
**Site Area**  
3,723.1 square metres  
**Gross Floor Area**  
18,836.32 square metres  
**Building Height**  
56.7 metres; 16 storeys  
**Client/Owner**  
OBYU Holdings Sdn. Bhd.  
**Architecture Firm**  
zigdesign  
**Principal Architects**  
Susanne Zeidler; Huat Lim  
**Main Contractors**  
Kumpulan CLO Bersekutu Sdn. Bhd.; Patrick Chew

**Mechanical & Electrical Engineer**  
MEP Engineering Sdn. Bhd.  
**Civil & Structural Engineer**  
JPS Consulting Engineers Sdn. Bhd.  
**Images/Photos**  
Keat Song



**10** High ceilings for natural ventilation and lighting  
**11** Interior view