

Case Study



Project

TEDA Tianjin Office Complex

Location

TEDA, Tianjin, CHINA

Sector

Commercial / Retail

Client

TEDA Development Corp.

Architect

Nippon Design

Project Value

US\$630 Million

Services Provided

Project Management /
Construction Management

TEDA Tianjin Office Complex

TEDA Tianjin Office Complex, a 100% government funded, upscale office complex located in the central block of TEDA commercial zone, is the last piece in the overall plan of TEDA CBD. It will act as a gateway, connecting to the existing administration centre, commercial centre, high-end residential areas and the light rail that runs through to downtown Tianjin. It will also create a large recreational square for local residences, which will significantly improve the business facility's quality and the business environment of TEDA. The complex consists of four office towers, two shopping podiums and a 3 level under ground car park, which will have a total floor area of up to 500,000 square metres. The complex is designed by Japanese architect, Nippon Design.

Key Challenges: The overarching challenges on this project include its extra large size and tight schedule, deep excavation, numerous coordination interfaces and complying with governmental procedures at all times. As the project is in the limelight in TEDA, the Client intends to make it a highly successful project targeting the national and local quality awards, as well as international rating systems such as LEED certification.

Outcomes: The piling construction will commence in April 2009 and the major excavation will follow over the next 10 months. Completion of the complex's structure is targeted for the end of 2010, while the final completion date is expected to be mid 2011.