



**PARK VENTURES**

THE ECOPLEX ON WITTHAYU

January 28, 2013

Press Release

## **Park Ventures Ecoplex**

### **A world class award is testimony that we are the first energy saving building**

Bangkok – Univentures is proud to receive the award for the first LEED Platinum Mixed-use Building in Thailand.

Mrs. Ornruei Na-Ranong disclosed that “as soon as we obtained this plot we intended to do something different. Witthayu Road is a green road; we wanted to build a green building. It was clear from the beginning starting with the name “Park Ventures”. The name comes from the name “Univentures”; doing something different. Adding the word Park” gives it a green feeling. When we decided on the name, the designer had a clear idea on the style of the building including our need for a green area. We knew that our target customers would be international companies and companies who understood the importance of going green. It was our aim from the beginning to strive to be awarded a prize for being “green”. We studied various institutes worldwide who specialize in being “green” and felt that the LEED (Leadership in Energy and Environmental Design) award given by the US Green Building Council: USGBC should be our aim. We studied the criteria set by that institute and decided to invite them to be our consultants from the design stage. We followed their requirements; 25% of the project must be green is one and that is the reason why we have so much green area in our project. Regarding the materials used in the construction, LEED also advised us on the type of materials to be used which needed to be balanced with our budget. All the materials also needed to be environmentally friendly.”

Park Ventures Ecoplex which stands on a 5 rai plot of land, is a new energy saving project situated in the center of Ploenchit City, adjacent to the BTS Ploenchit Station. The building is 34 stories high with 81,400 square meters of usable space used for premium offices on the 8<sup>th</sup> to 22<sup>nd</sup> floors, the Okura Prestige Bangkok, a five star hotel which is situated on the 23<sup>rd</sup> to 34<sup>th</sup> floors and retails shops on the 1<sup>st</sup> and 2<sup>nd</sup> floors. The design of “Park Ventures” was inspired by the “Wai”, the traditional way of Thai greeting and a lotus bud both of which reflect the beauty of the Thai culture whilst blending well with the modern architecture of the building.



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The qualities of Park Ventures Ecoplex which differentiate it from other buildings and lead to it meeting the highest standard set by LEED are:

- A large portion of green space equal to 25% of the project
- The location of the project which connects to the BTS Station reduces the need for tenants to use their cars
- Energy saving windows – the windows are 3 layers (laminated and insulated glass with Low E coating) with air between each layer of glass to provide protection against external sound, sunlight and heat.
- An air-condition system which balances the indoor temperature in each area with the temperature outside the building (Variable Air Volume Control System)
- A system which controls the quality of air inside the building (Indoor Air Quality)
- A system which automatically balances the indoor lighting with the natural outdoor lighting (Automatic Dimmer)
- A water recycling system which recycles the water for reuse internally and for watering the plants. (Grey Water Reuse)
- An automatic system which connects the engineering system with all internal systems including the energy control system. (Building Automatic System)
- An elevator system which stops only at areas designated to personnel on each floor which saves 30% energy. (Intelligent Lift System)



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