

TENDER

# 30% Concept Design

V1.0 08 June 2026

Prepared for



# Contents

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	
<b>Layout Plan</b>	<b>Concept Design</b>	<b>Concept Design</b>	<b>Concept Design</b>	
Plan	Mood Images	Perspectives	Finishes Direction	

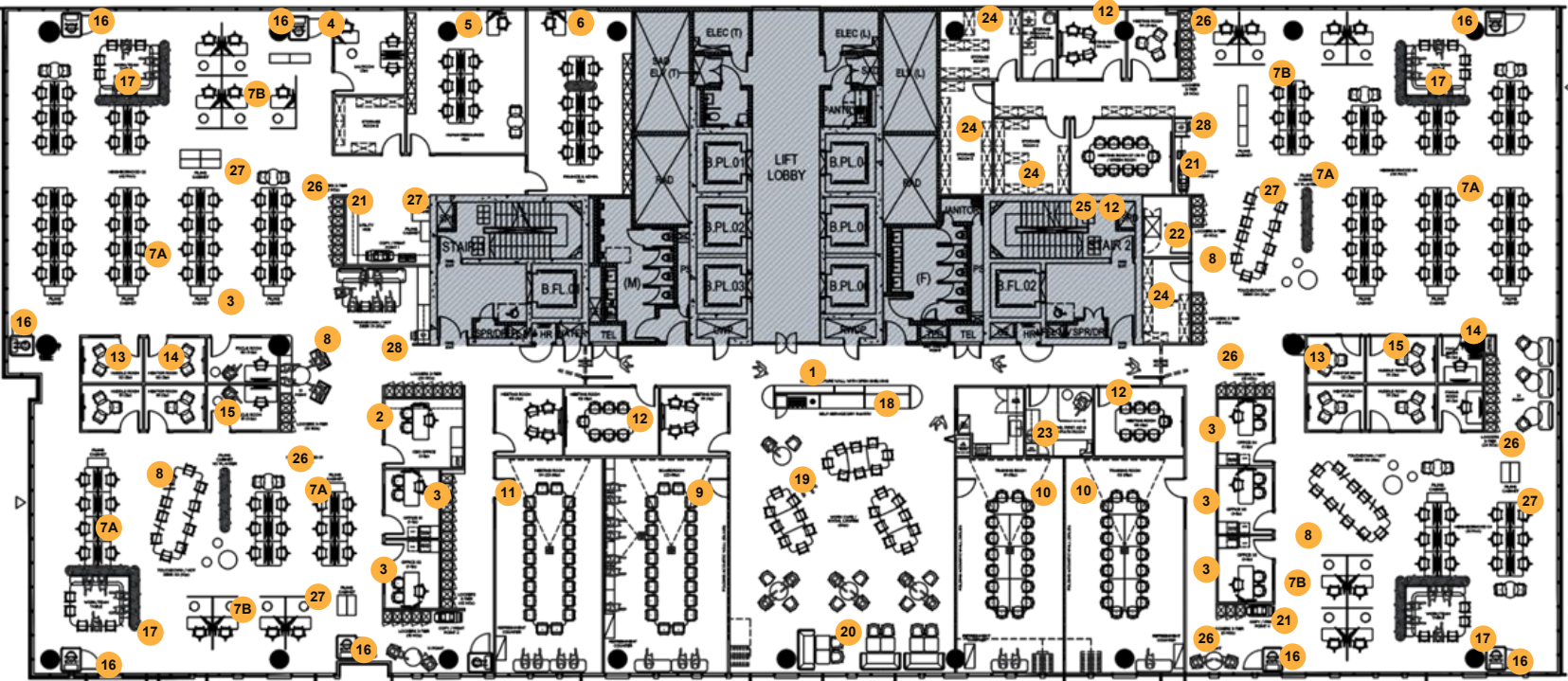
# 1 Layout Plan

# Layout Plan

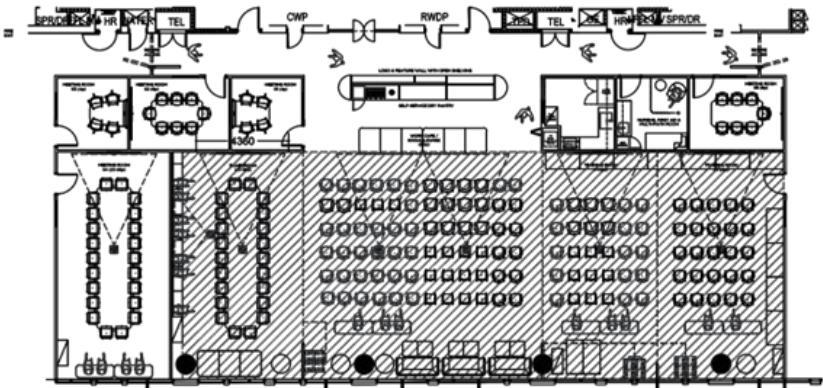
## Full Floor

### Summary

	Total Work Seats
1 Main Entrance / Reception	-
2 CEO Office	1 Seat (1 Room)
3 Private Office	5 Seats (5 Rooms)
4 IAU Office	3 Seats (1 Room)
5 HR Office	7 Seats (1 Room)
6 F&A Office	9 Seats (1 Room)
7A Workstations (1220x600mm)	118 Seats
7B Workstation Cubicles	17 Seats
8 Touchdown / Hot Desks	40 Seats
<b>Total Work Seats</b>	<b>200 Work Seats</b>
9 Boardroom	22-36 Seats (1 Room)
10 Training Room	36 Seats (2 Rooms)
11 Large Meeting Room	22-26 Seats (1 Room)
12 Medium Meeting Room (4-8/10 pax)	42 Seats (7 Rooms)
13 Small Meeting/Huddle Room (3 pax)	11 Seats (4 Rooms)
14 Small Mentor Room (3 pax)	12 Seats (4 Rooms)
15 Focus Room (1-2 pax)	4 Seats (4 Rooms)
16 Phone Booth (1 pax)	9 Seats (9 Booths)
17 Open Work Booths/Team Table (10 pax)	40 Seats (4 Areas)
<b>Total Collaboration Seats</b>	<b>216 Collab Seats</b>
18 Feature Wall & Self-Service Counter	-
19 Work Café	36 Seats (1 Area)
20 Social Lounge	14 Seats (1 Area)
<b>Total Social Seats</b>	<b>50 Social Seats</b>
21 Utility/ Printing Points	4 Points
22 IT / Server Room	1 Room
23 Multi-Function Room (Prayer / Nursing / First-Aid)	1 Room
24 Storage Room	4 Rooms
25 Green Room	1 Room
26 Lockers	201 Nos
27 Filing Cabinets (Low 1000x450)	24 nos
28 Water Points	2 nos



PLQ TOWER 2, LEVEL 6



PART PLAN  
(TOWN-HALL & EVENTS)

TOWN HALL / EVENT SPACE, WITH ROOMS OPEN (~175p)

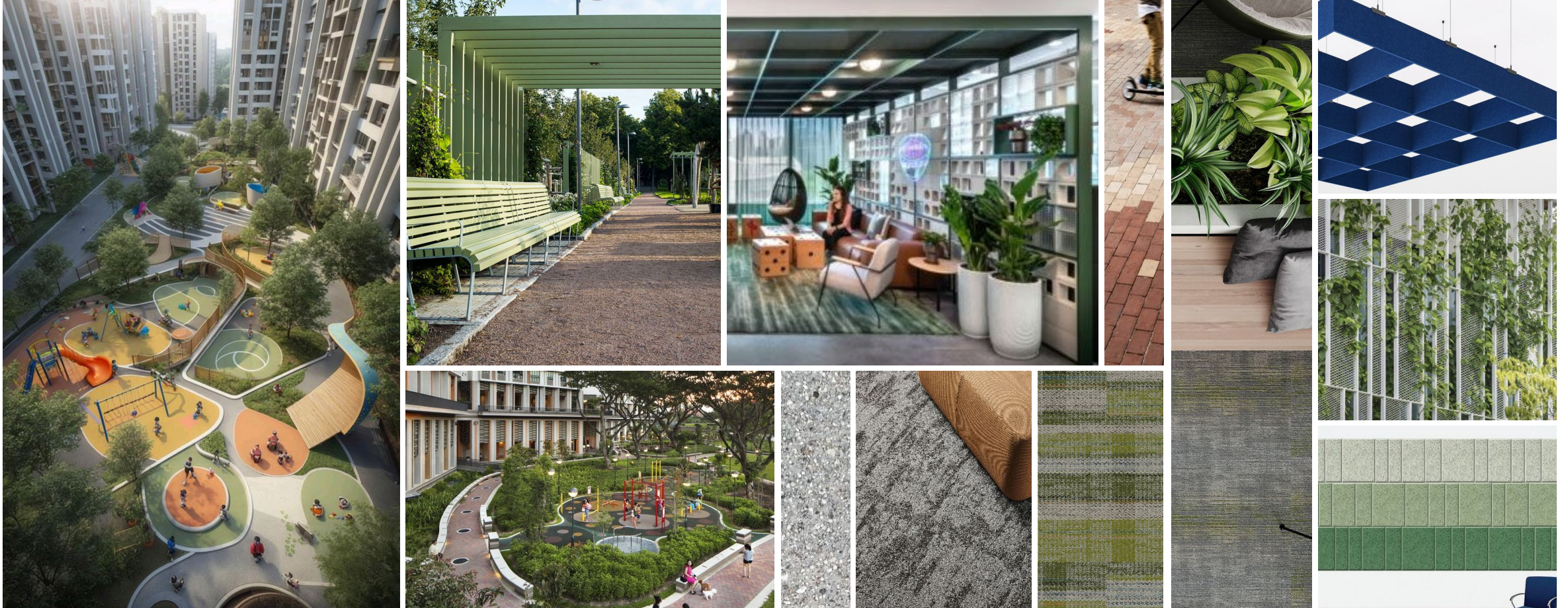


# 2 Concept Design

Narrative & Mood Images

# Concept Design

## Community Park: A Modern 'Village' Landscape of Care

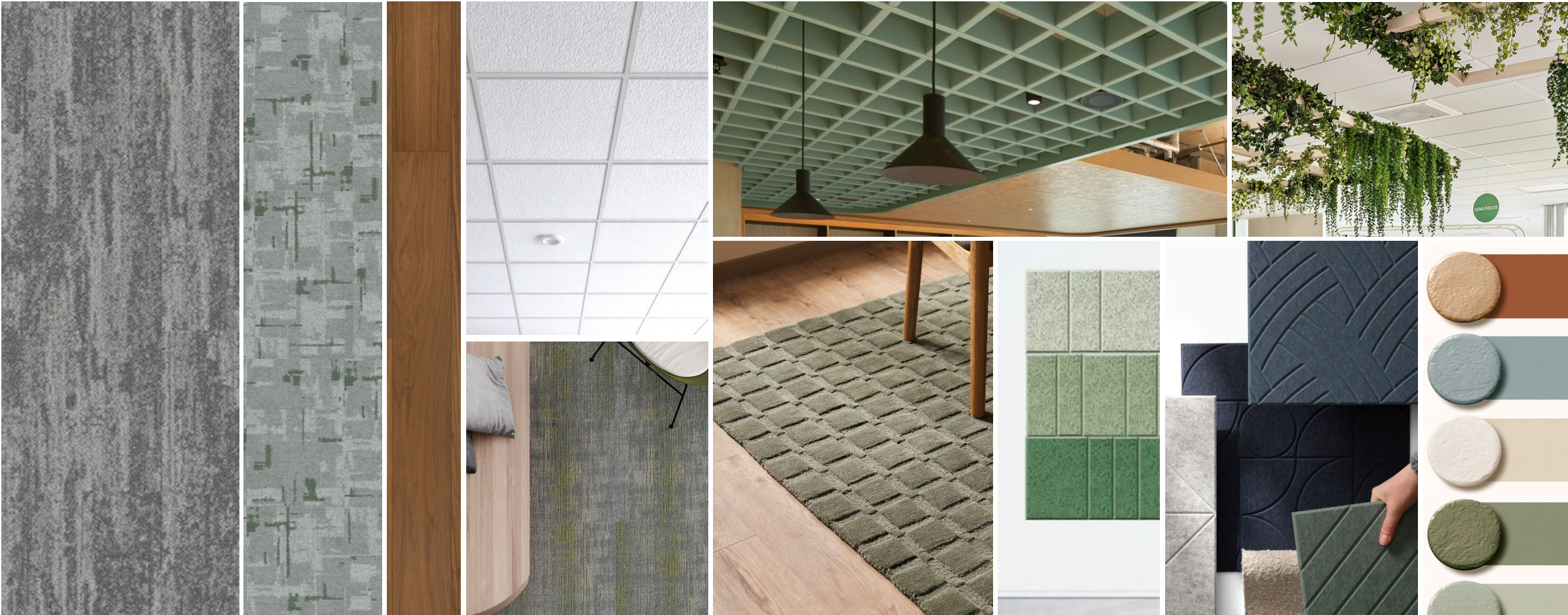


A “**Community Park as a Modern Village**” is expressed as a layered landscape of pathways, greenery, and shared spaces, where everyday moments of play, rest, and interaction form an interconnected network of care, much like a village woven through contemporary urban life.



# Concept Design

Mood Images: Material Direction



A grounded palette of textured carpets, natural wood tones, and modular acoustic and tiled surfaces reflects the community park by translating landscape layers into tactile, durable materials that evoke warmth, greenery, and everyday human connection



# Concept Design

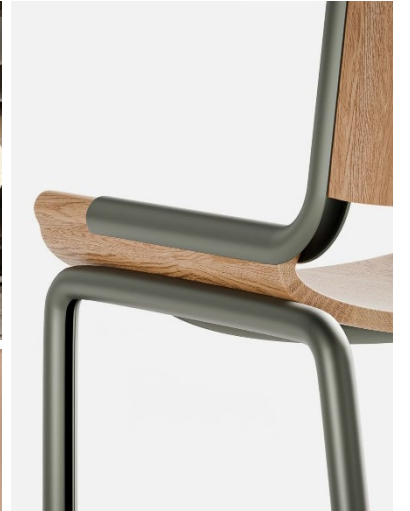
Mood Images: Front Of House – Feature Wall





# Concept Design

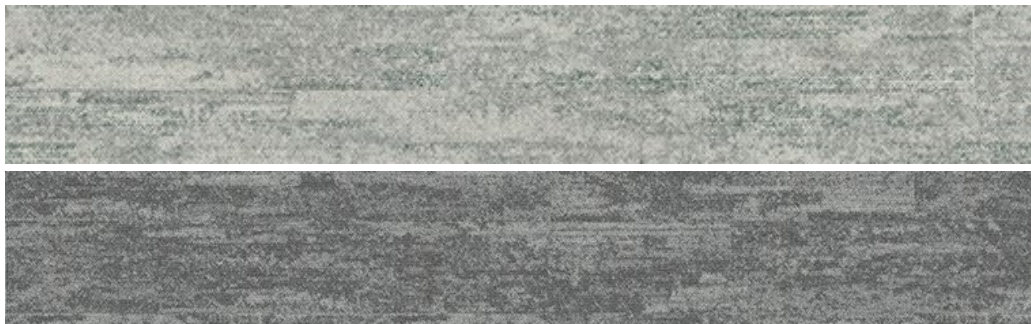
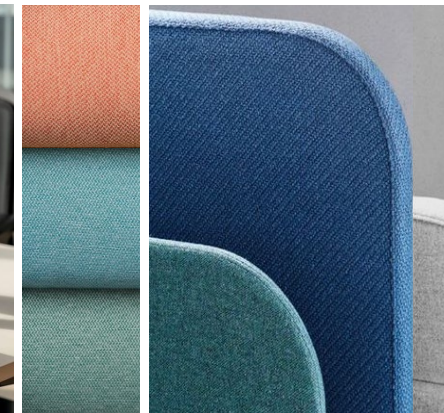
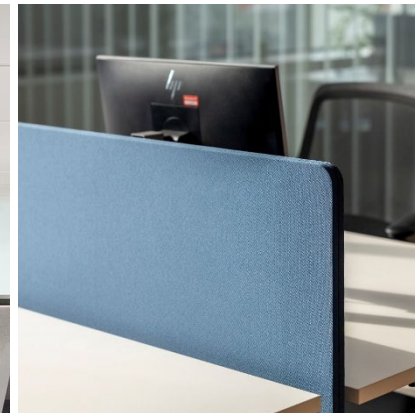
Mood Images: Front Of House & Townhall/Social Pantry





# Concept Design

Mood Images: Work Neighbourhood





# Concept Design

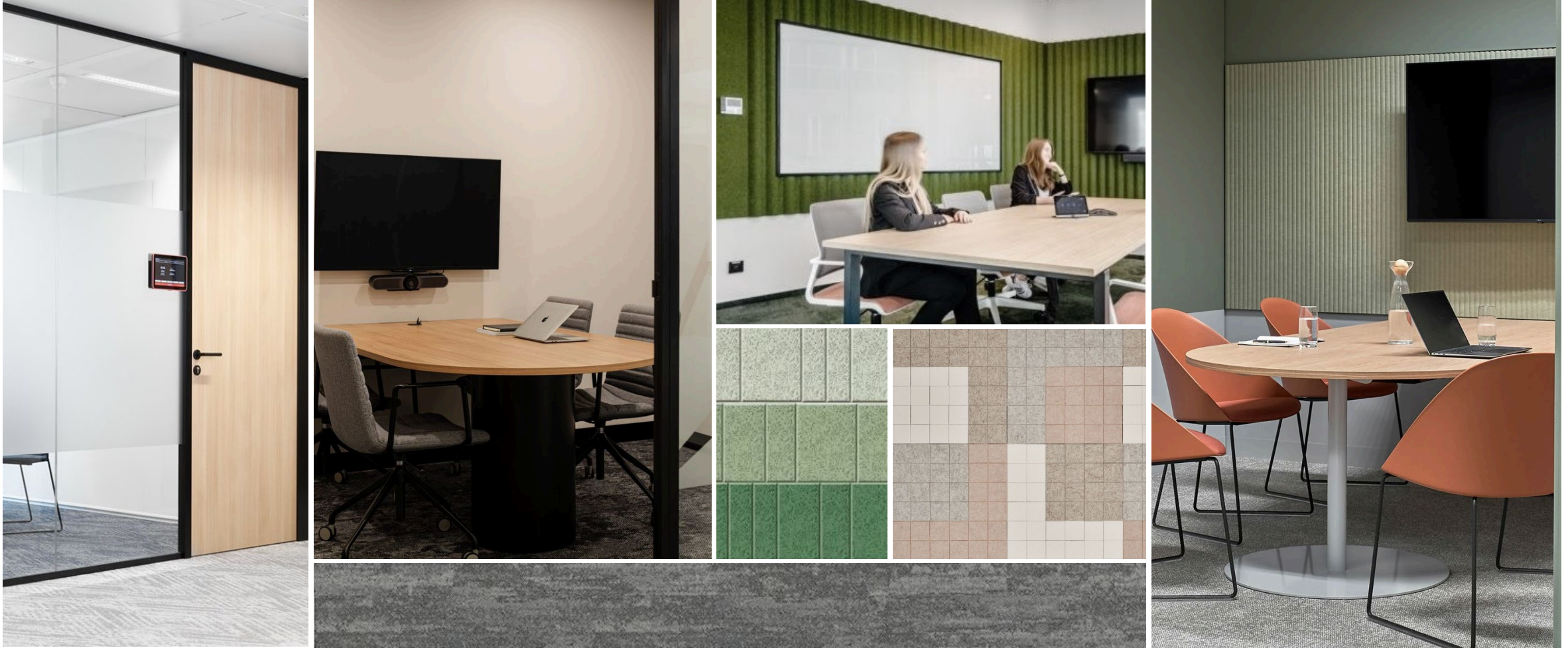
Mood Images: Work Neighbourhood – Collaboration Spaces





# Concept Design

Mood Images: Meeting Rooms, Huddle & Focus Rooms





# Concept Design

Mood Images: Private Offices





# Concept Design

Mood Images: Boardroom





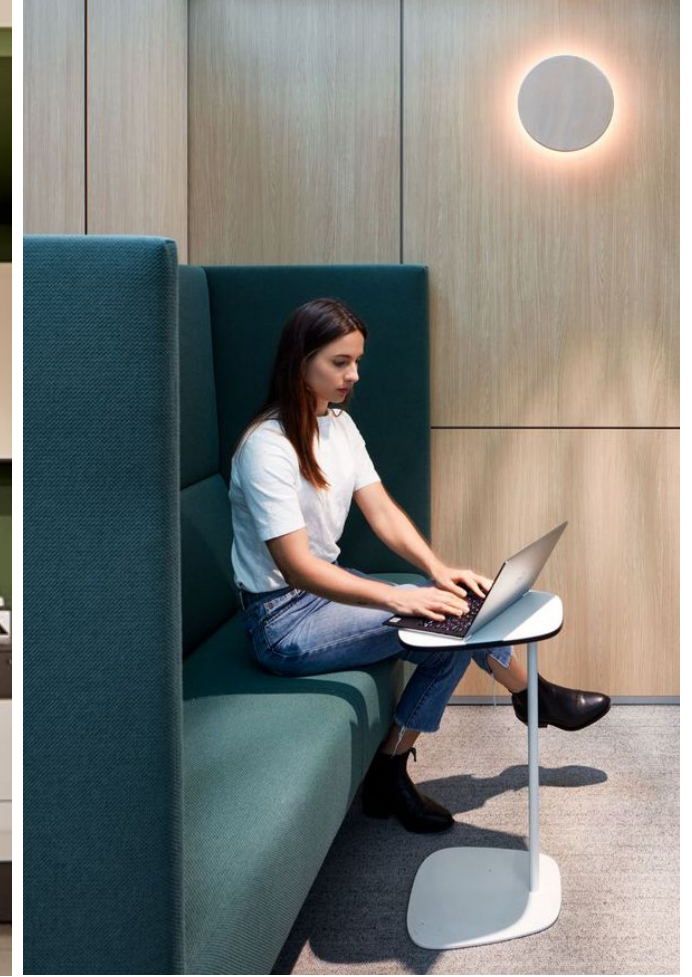
# Concept Design

Mood Images: Training Rooms



# Concept Design

Mood Images: Utility & Support Spaces



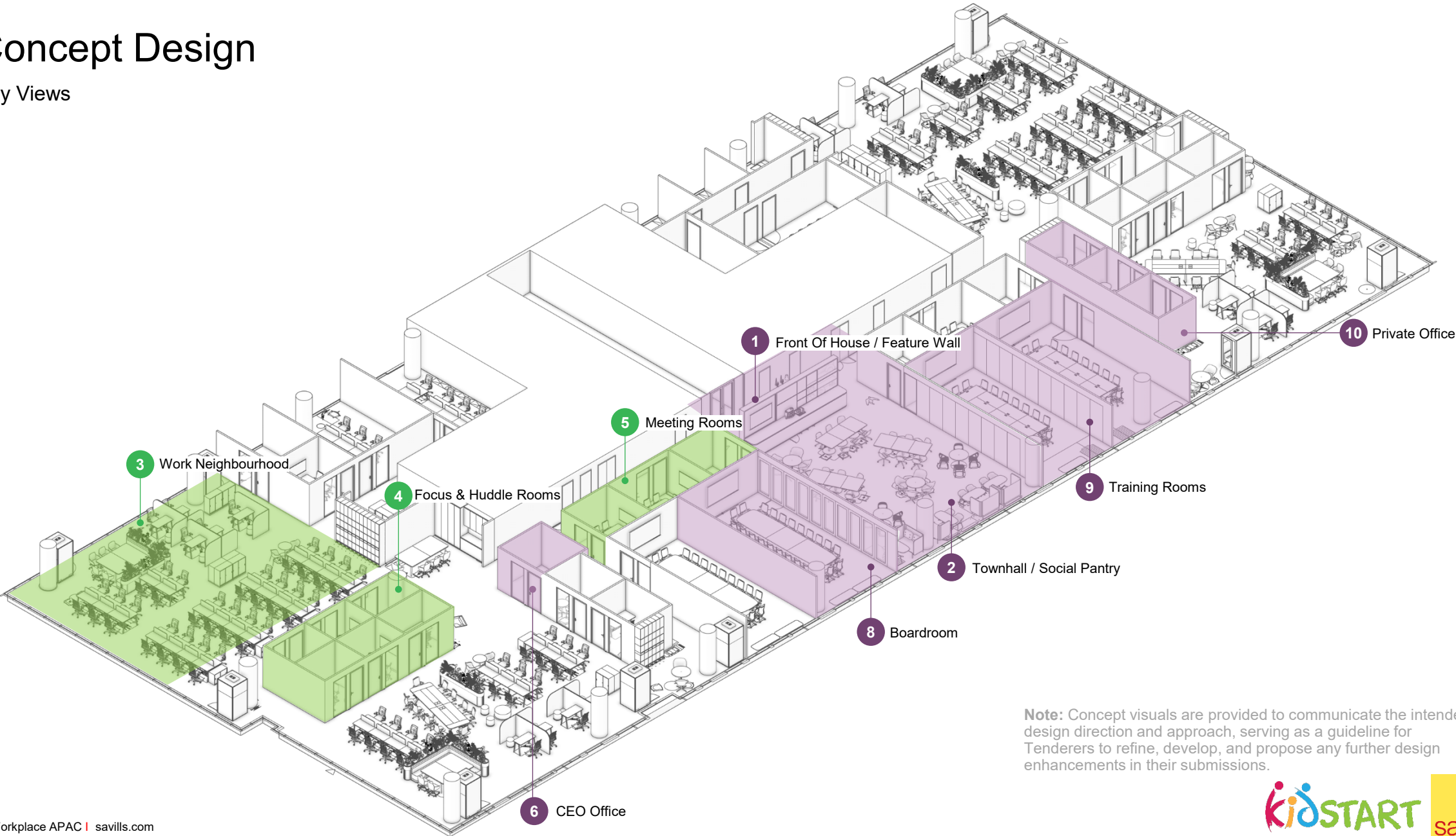


# 3 Concept Visuals

Perspectives

# Concept Design

## Key Views

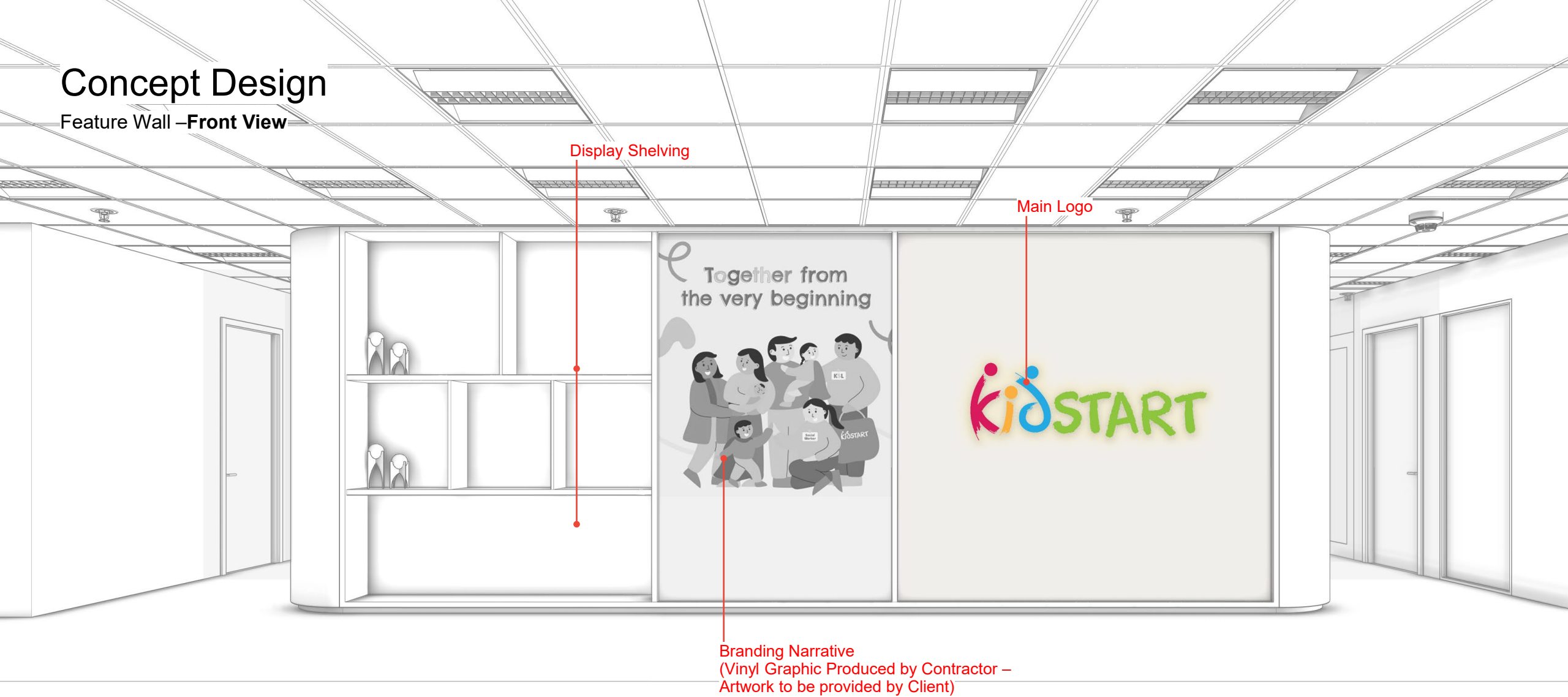


**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.



# Concept Design

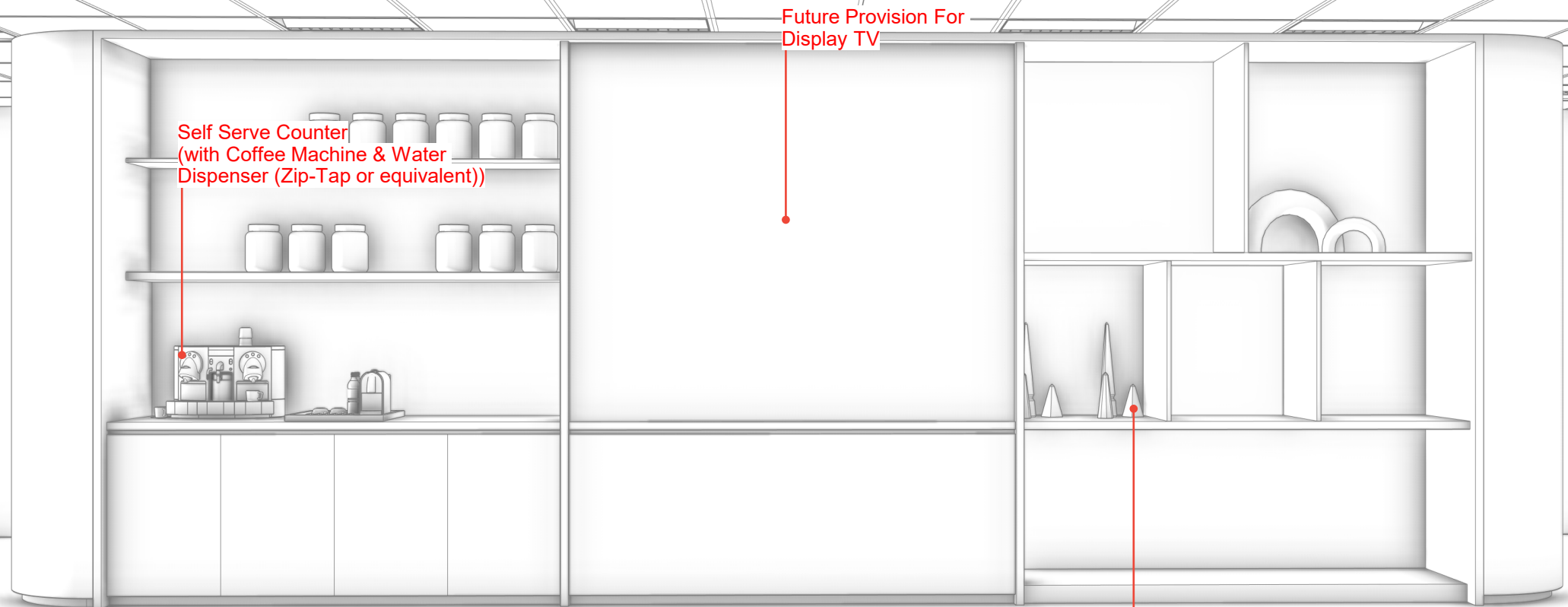
Feature Wall –Front View



**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.

# Concept Design

Feature Wall –Back View



Self Serve Counter  
(with Coffee Machine & Water  
Dispenser (Zip-Tap or equivalent))

Future Provision For  
Display TV

Open Shelving Display

**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.



# Concept Design

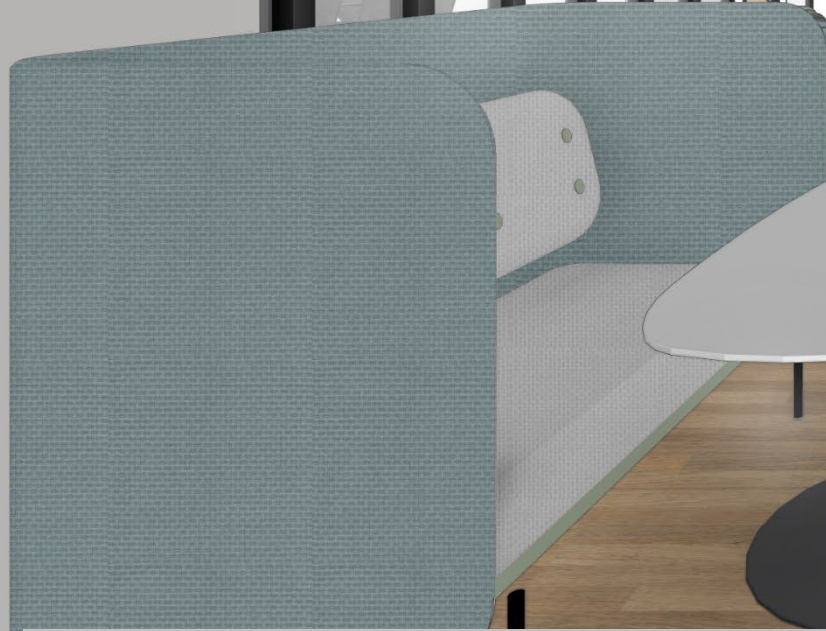
Townhall / Social Pantry

Feature Grid Acoustic  
Baffle Ceiling with Pendant  
Lighting

Existing Grid Ceiling

Solid Operable Acoustic  
Folding Wall

Double Glazed Operable  
Wall



Mobile & Flexible Furniture  
That Can Be Arranged  
According To Townhall Use

Inset Carpet Tile/Plank  
Flooring

Timber Vinyl Flooring

**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.



# Concept Design

Townhall / Social Pantry – **No Feature Ceiling**



Existing Grid Ceiling

Solid Timber Door To  
Meeting Room

Double Glazed Operable  
Wall

Manual Sliding Door To  
BOH Pantry

Solid Operable Acoustic  
Folding Wall

Timber Vinyl Flooring

Mobile & Flexible Furniture  
That Can Be Arranged  
According To Townhall Use

**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.



# Concept Design

Boardroom



Acoustic Panel Finish

Acoustic Panel Finish

Painted Finish

Existing Grid Ceiling

Double Glazed Operable Wall

Greenery Plants (Artificial)

Refreshment Counter

Loose Poufs For Additional Seating

Timber Vinyl Flooring

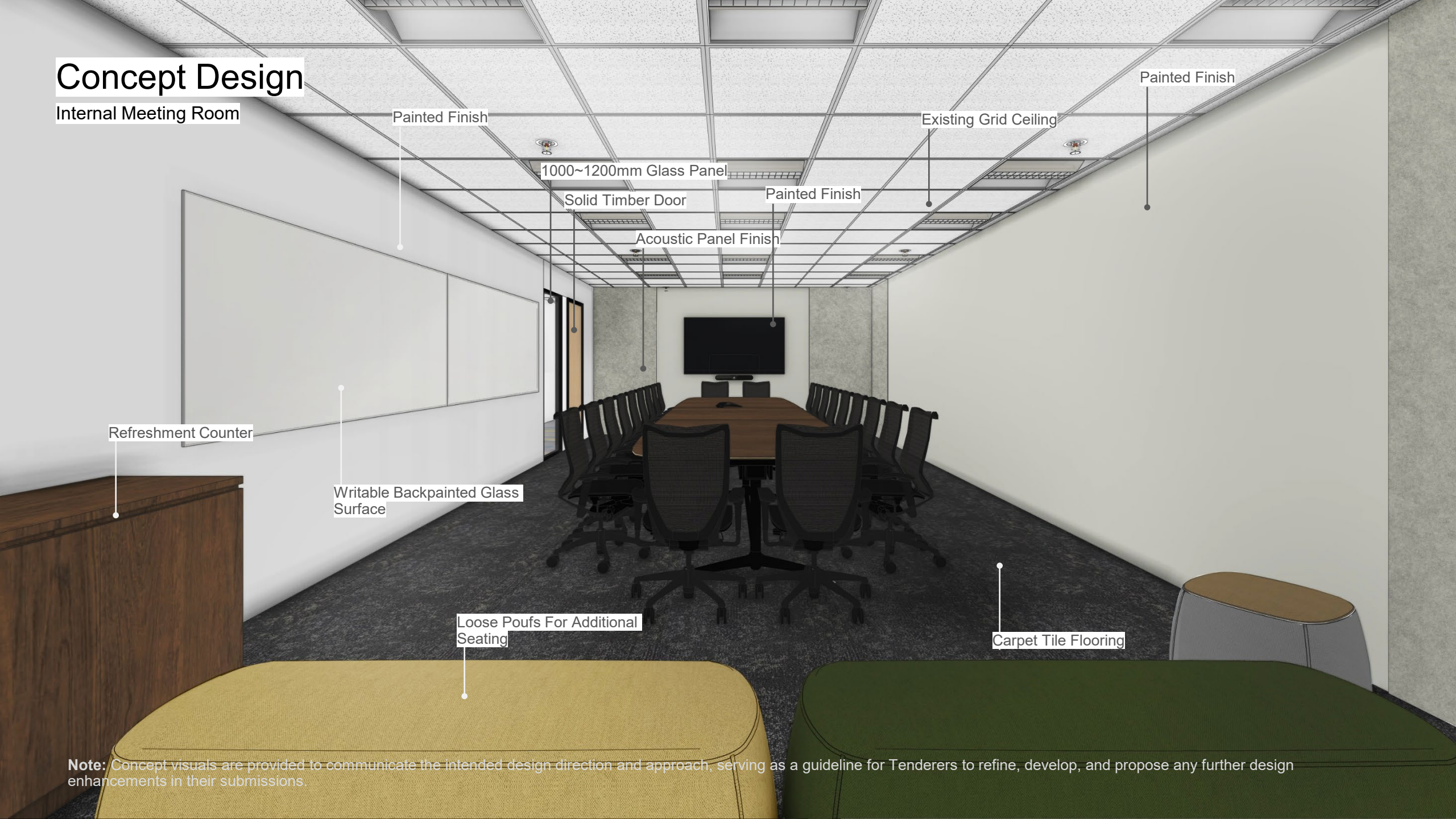
Carpet Tile/Plank Flooring

**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.



# Concept Design

Internal Meeting Room



Painted Finish

Existing Grid Ceiling

Painted Finish

1000~1200mm Glass Panel

Solid Timber Door

Painted Finish

Acoustic Panel Finish

Refreshment Counter

Writable Backpainted Glass Surface

Loose Poufs For Additional Seating

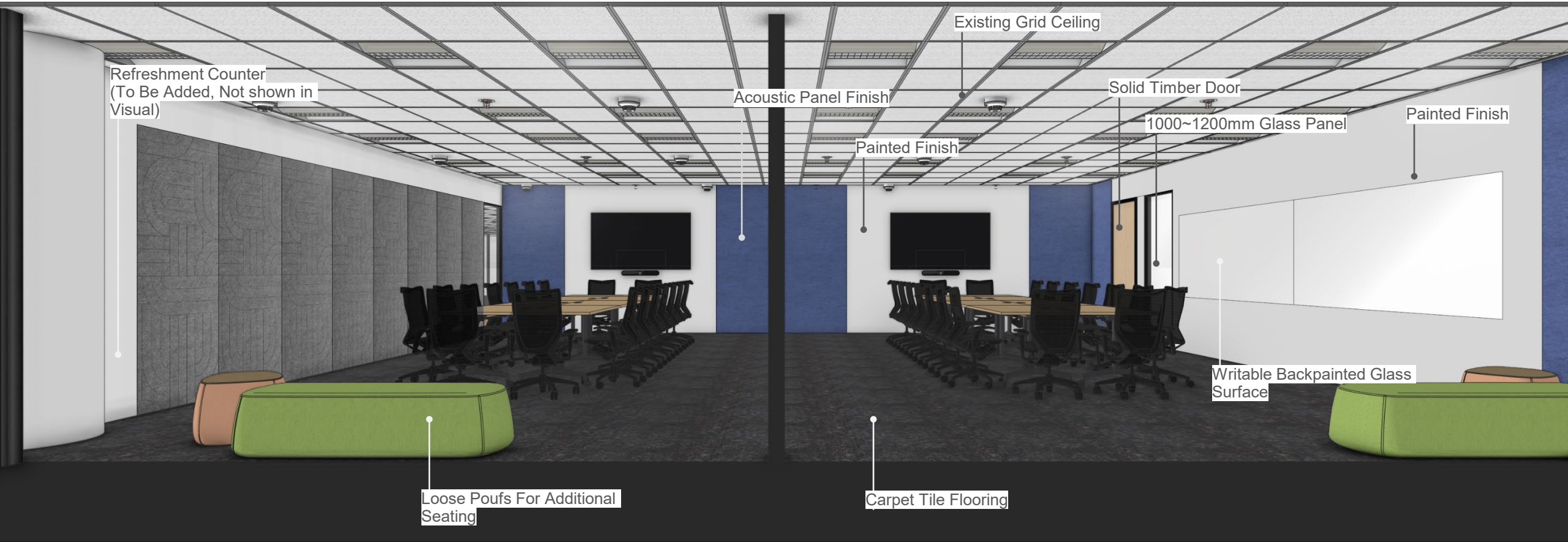
Carpet Tile Flooring

**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.



# Concept Design

## Training Rooms



**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.



# Concept Design

Work Neighbourhood



Suspended Feature Lighting  
Over Collaboration Desk  
Seating

Existing Grid Ceiling

1000~1200mm Glass Panel

Painted Finish

Solid Timber Door

Painted Finish

Planter Boxes with Greenery

Workstation Pods

Workstation Desk  
Fixed Height

450~500mm HT  
Workstation Screen Panels  
Between Desks For  
Additional Privacy

450~500mm HT  
Workstation Screen Panels

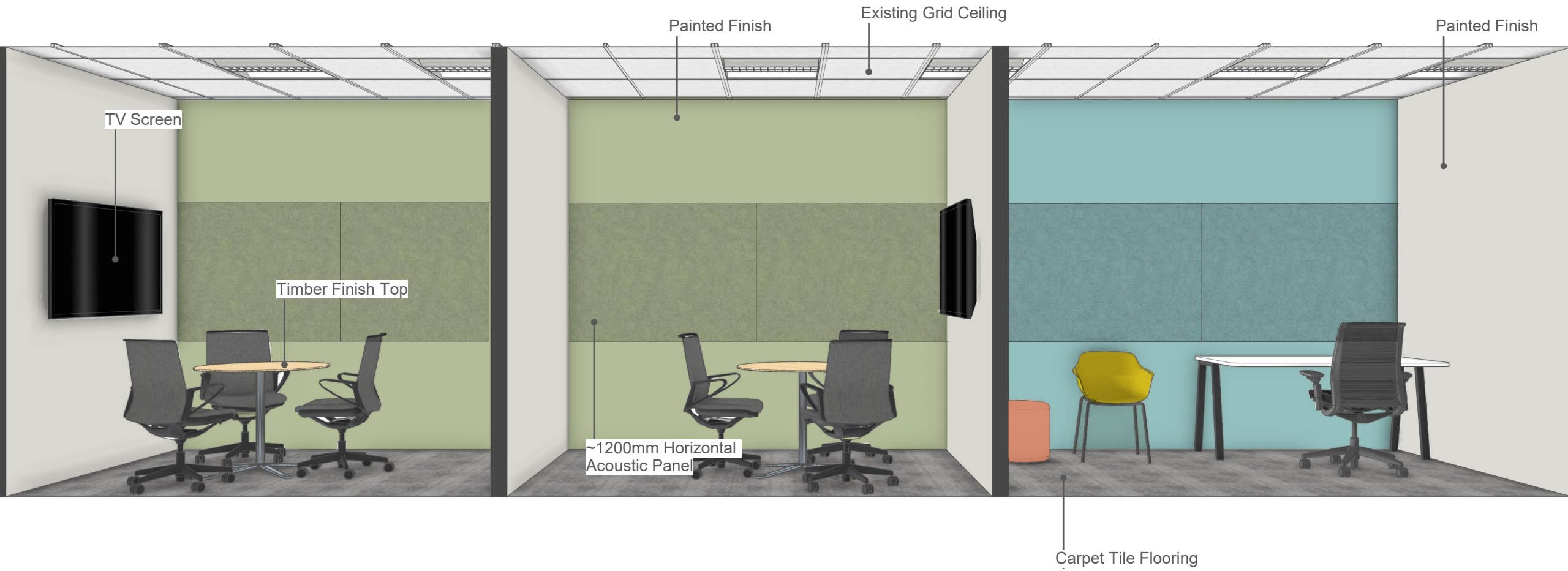
Carpet Tile Flooring

**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.



# Concept Design

Focus & Huddle Rooms



**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.

# Concept Design

## Meeting Rooms

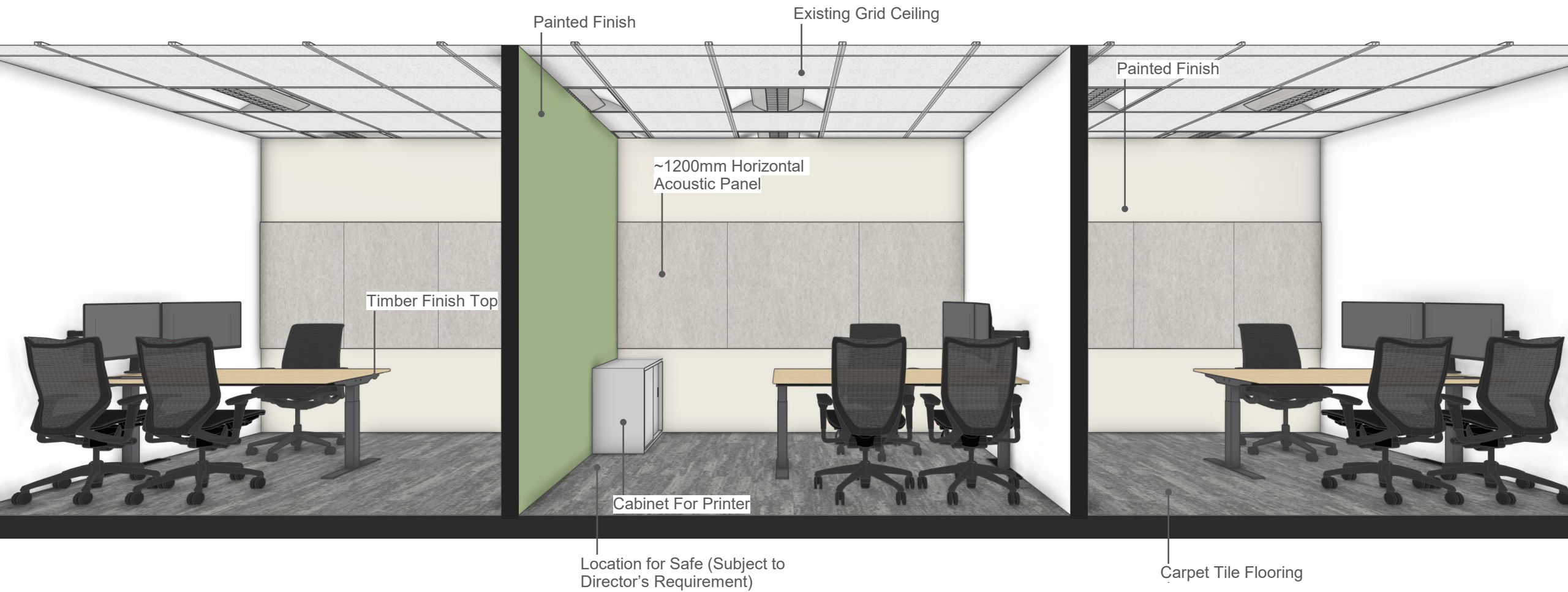


**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.



# Concept Design

Private Office



**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.

# Concept Design

CEO Office



**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.



# Concept Design

CEO Office



**Note:** Concept visuals are provided to communicate the intended design direction and approach, serving as a guideline for Tenderers to refine, develop, and propose any further design enhancements in their submissions.

# 4 Concept Finishes

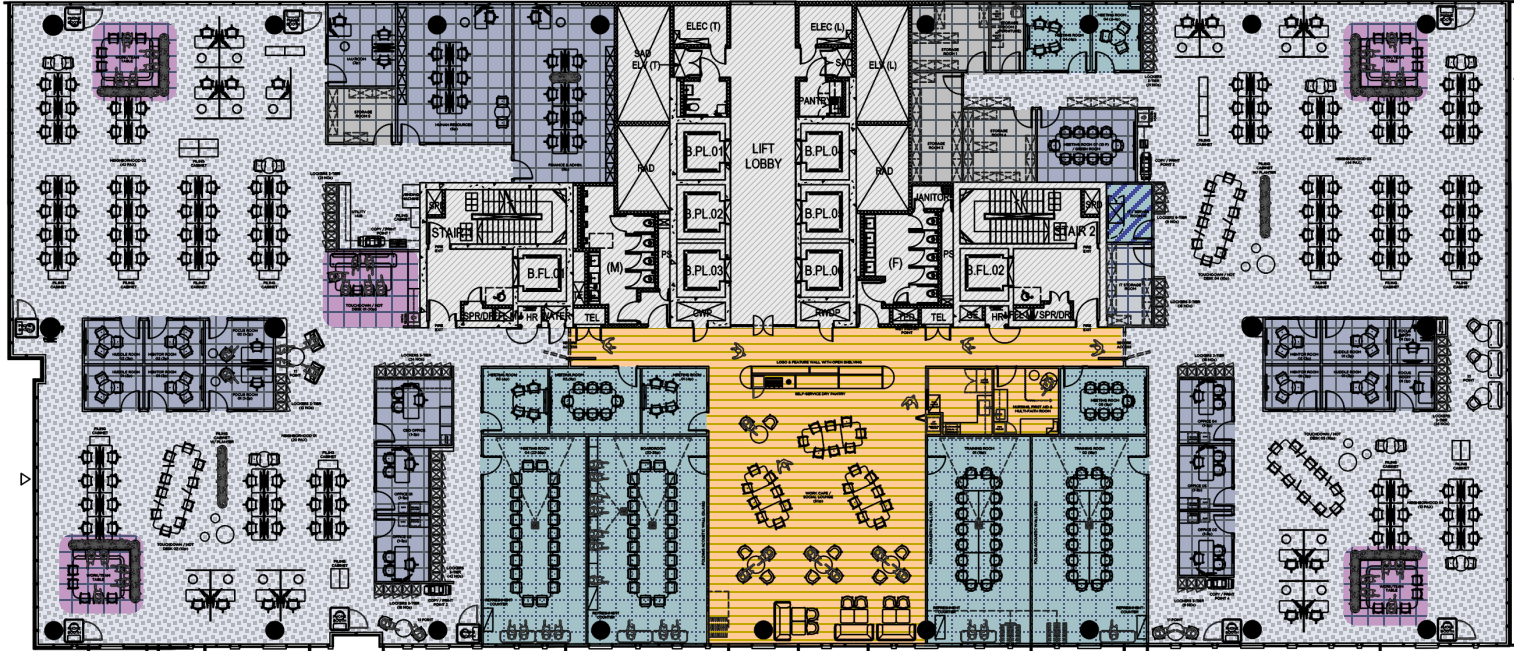
Preliminary Finishes Direction



# Floor Finishes Plan

## Legend

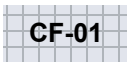
<b>FF-01</b>	Work Neighbourhood Carpet Tile Flooring
<b>FF-02</b>	Focus Room & Private Offices Carpet Tile Flooring
<b>FF-03</b>	Meeting Rooms, Boardroom & Training Rooms Carpet Tile Flooring
<b>FF-04</b>	Front of House / Town Hall Timber Vinyl Plank Flooring
<b>FF-05</b>	Server Room Anti-Static Vinyl Flooring
<b>FF-06</b>	Store Rooms Carpet Tile Flooring
<b>FF-07</b>	Nursing Room Vinyl Flooring
<b>FF-08</b>	Work Neighbourhood – Collaboration Table Carpet Tile Flooring



PLQ TOWER 2, LEVEL 6

# Reflected Ceiling Plan

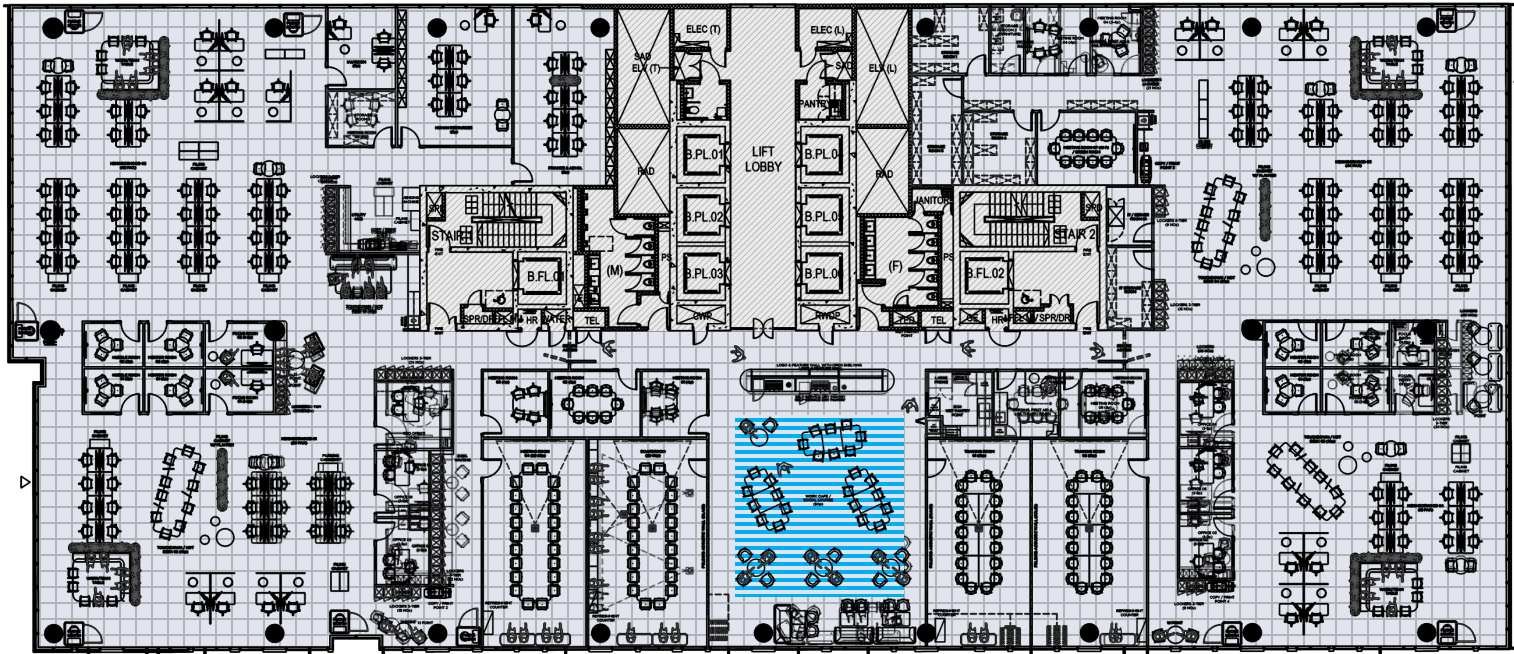
## Legend



Work Neighbourhood & Enclosed Rooms  
Existing Grid Ceiling



Front of House / Town Hall  
Feature Baffle Ceiling



PLQ TOWER 2, LEVEL 6



# Partition Plan

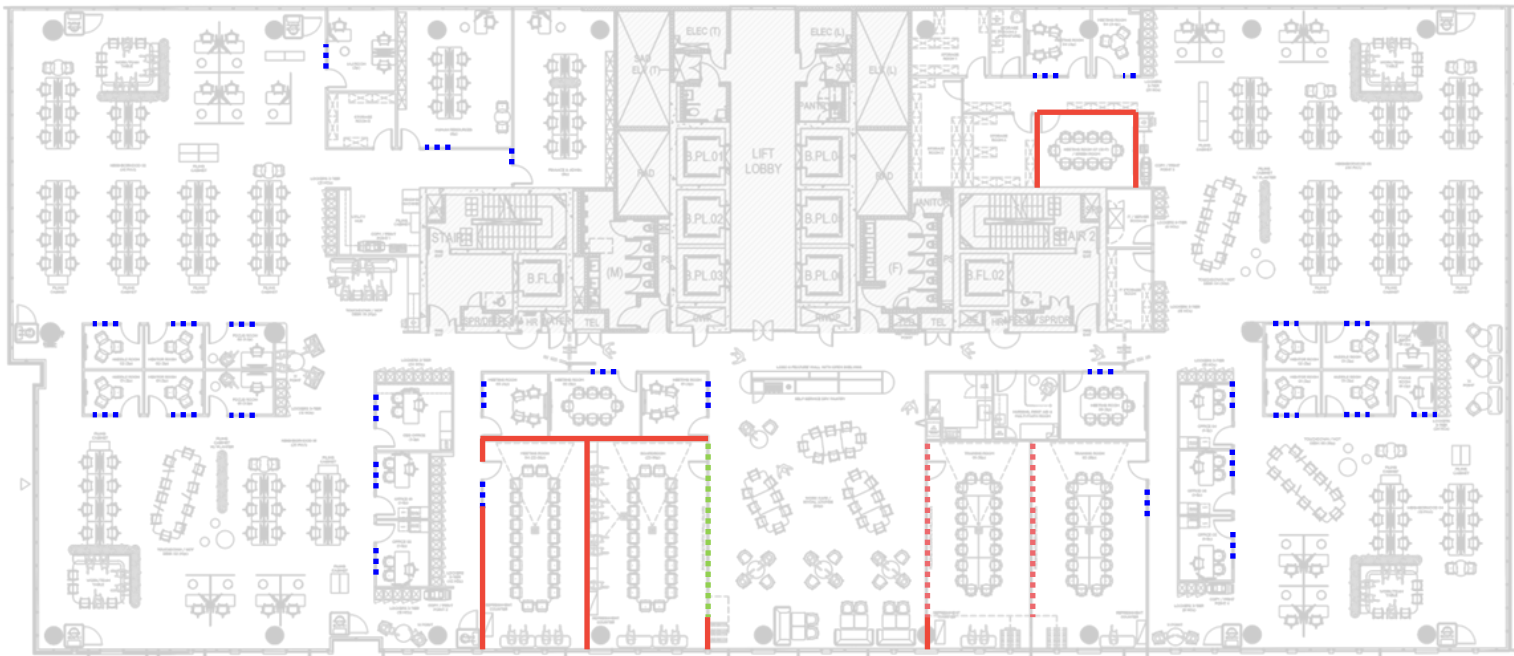
## Legend

- P-01** STC-55 Partition
- GP-01** 1000~1200mm Width Single Glazed Glass Partition
- GP-02** Glazed Operable Wall
- OP-01** Acoustic Solid Operable Wall

**Note:**

All other partition walls not indicated will be standard partition walls.

All partition walls to be mounted slab to slab.



PLQ TOWER 2, LEVEL 6

# Wall Finishes Plan

## Legend

- PT-01** Plaster & Paint Finish  
White
- PT-02** Plaster & Paint Finish  
Feature Colour 1
- PT-03** Plaster & Paint Finish  
Feature Colour 2
- AP-01** Acoustic Panel Finish (1.2m HT Horizontal Band)  
See Visual Image
- AP-02** Acoustic Panel Finish (Full Height)  
See Visual Image
- GL-01** Backpainted Glass Finish

**Note:** All other walls not indicated will be in White



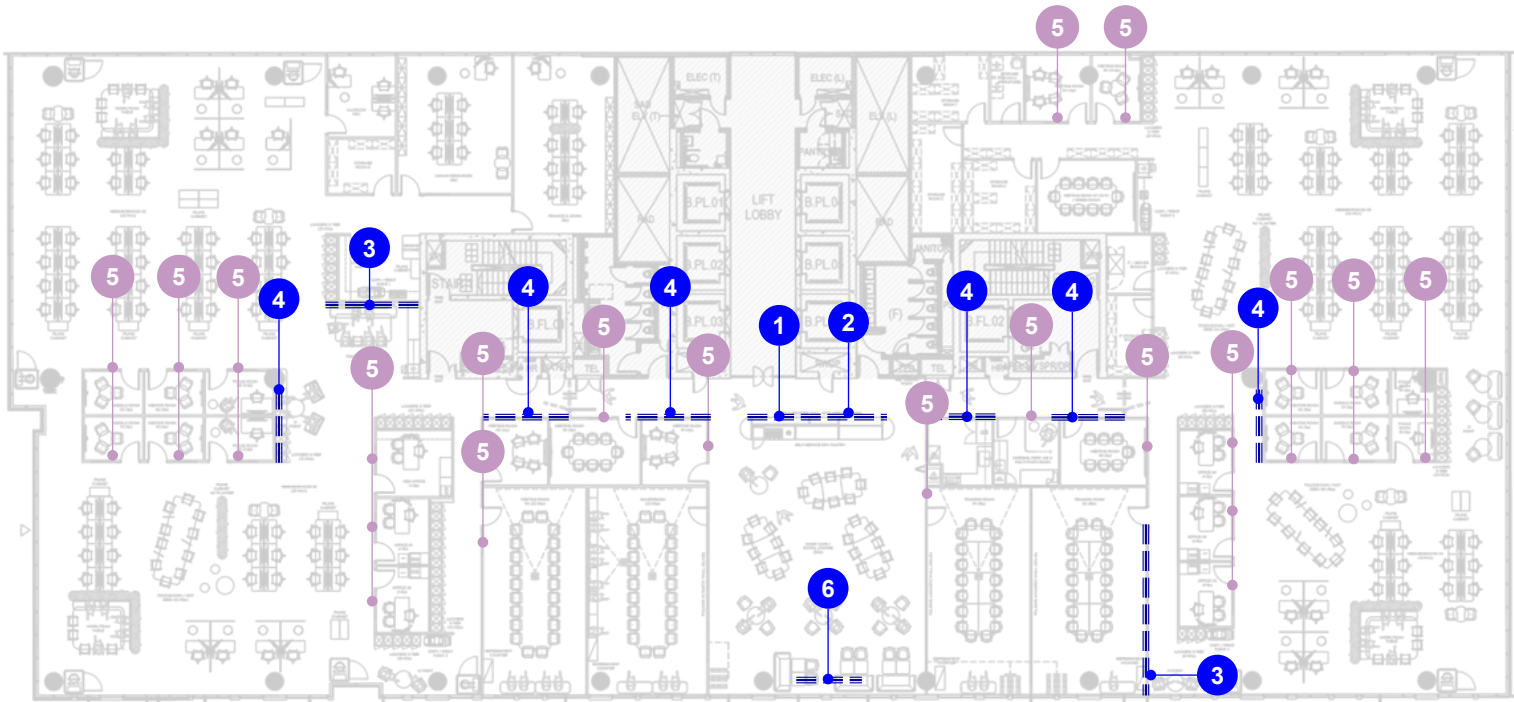
PLQ TOWER 2, LEVEL 6



# Graphic / Branding Touchpoints Plan

## Legend

- 1 Main Logo – 3D Acrylic Lettering Signage w/ LED (Feature Wall)
- 2 Brand Narrative – Vinyl Graphics Finish (Feature Wall)
- 3 Vinyl Graphics Finish (KSL Branding, Imagery / Messaging)
- 4 Framed Prints (KSL A3 Posters / Messaging)
- 5 Frosted Glass Sticker Finish 1.2m Horizontal Band (Glazing Panels For Meeting Rooms)
- 6 Secondary Logo – 3D Acrylic Lettering Signage w/ LED (Ceiling Suspended) *Subject to Landlord Approval*



PLQ TOWER 2, LEVEL 6

# Thank you

Disclaimer: The material in this presentation has been prepared solely for informational purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Savills' prior written consent. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with, any offer or transaction, or act as an inducement to enter into any contract or commitment whatsoever. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAVILLS IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS. Savills shall not be held responsible for any liability whatsoever or for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document or any errors therein or omissions therefrom.





# Thank you

Disclaimer: The material in this presentation has been prepared solely for informational purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Savills' prior written consent. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with, any offer or transaction, or act as an inducement to enter into any contract or commitment whatsoever. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAVILLS IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS. Savills shall not be held responsible for any liability whatsoever or for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document or any errors therein or omissions therefrom.

