

# WTC | 3



## WTC 3: THE NEW BENCHMARK FOR BUSINESS AND PLEASURE

Leaders are defined by their results – which constantly exceed expectations. In adopting a more sustainable way forward, WTC 3 represents the pinnacle of Jakarta Land's signature quality, improving life beyond buildings and work spaces. This premium Grade A office tower offers the latest in technology, facilities and retail options, to exceed the demands of its tenants. At WTC 3, it is time to take the lead with confidence.

WTC 3 is a new office development at a landmark address – The World Trade Centre complex. The complex embraces a growing portfolio of premium office buildings and facilities that stand out for their differences. WTC 3 is the next chapter in the history of the WTC complex, continuing the mission of building the best, as each new tower sets new standards of performance and sustainability.

WTC 3 is at the heart of the financial district in Jakarta. When complete in 2018 it will become one of the tallest skyscrapers in the capital, boasting 70,000 square metres of rentable office floor space and lifestyle locations.



## THE HIGHEST STANDARDS, BUILT UPON THE SOLID VALUES OF JAKARTA LAND

Jakarta Land was founded in 1973. Jointly owned by Central Cipta Murdaya (CCM) and Hongkong Land, two experienced and dependable Asian property companies with a successful track record of partnerships and projects throughout the region.

Jakarta Land unites more than 100 years of global experience and capability of Hongkong Land, with the local knowledge and insights of CCM.

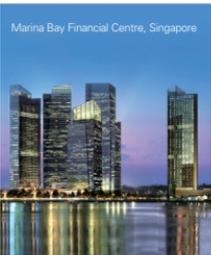
The World Trade Centre complex, more than 40 years in-the-making, is the zenith of this partnership, a long-term commitment to first class security and property management, superior infrastructure and a program of continual upgrades and improvement to the fabric and facilities of the complex.

In setting such high standards, WTC has attracted and retained some of the most successful global multinationals, enduring anchor tenants in a world class property that is both safe and comfortable.

# PT CENTRAL CIPTA MURDAYA



# HONGKONG LAND



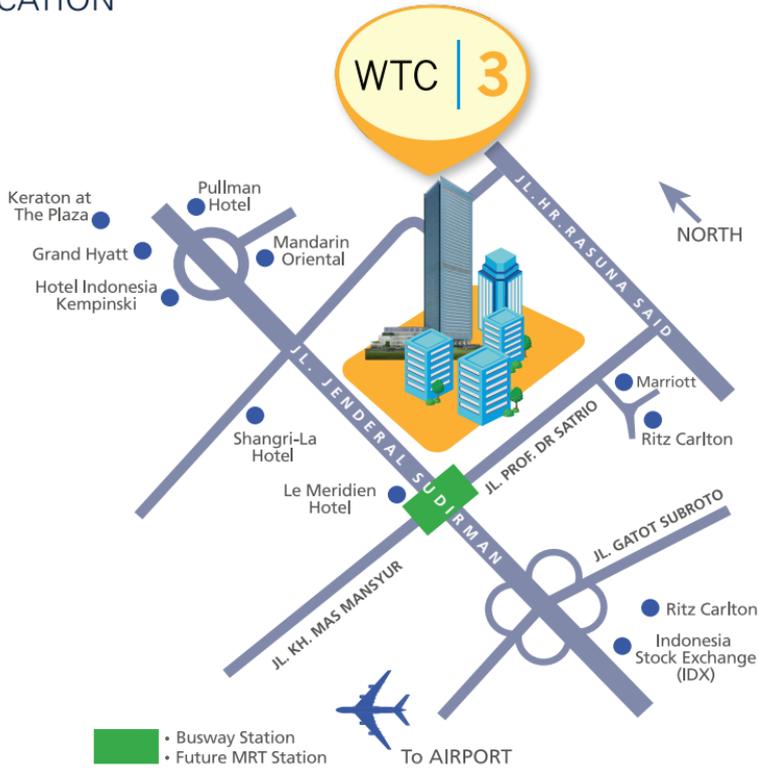


## A WELL KNOWN STRATEGIC AND HIGHLY VALUED LOCATION

WTC 3 is located within the highly sought after WTC complex, strategically fronting onto Jalan Jenderal Sudirman, the principal thoroughfare of the Golden Triangle and Jakarta's central business district. Surrounded by road and foot access on three sides, the WTC site benefits from multiple entry points which greatly facilitate vehicular and pedestrian traffic flow. When operational, the upcoming MRT station will feed into WTC's main entrance, further enhancing the transport links of the 8 hectare site.

As a prime location with Jakarta's downtown, the immediate vicinity of the site is also home to 5-star hotels and other landmark office towers. WTC 3 is close to the Indonesia Stock Exchange and the Semanggi flyover for easy access to the airport toll road and Jalan Gatot Subroto, the major east-west artery that runs through the city centre. Several large shopping malls are within 10 minutes' drive of the complex.

# OUR LOCATION





## WORLD CLASS ARCHITECTURE, ADAPTED TO THE LOCAL VALUES

WTC 3 is designed by Aedas, one of the world's leading global architecture and design practices, who previously designed WTC 2. With a global presence, commitment to cutting edge research and development and belief that good design can only be delivered by people with a deep social and cultural understanding of the communities they are designing for, Aedas is committed to deliver design excellence to clients, wherever they are in the world.



## HARMONY IN TECHNOLOGY AND ENVIRONMENTAL PRIORITIES

Built to advanced environmental standards for optimal energy efficiency, the new 42-floor tower will be accredited to the BCA Green Mark standard. The architectural approach seeks sensitivity and context to the four existing buildings in the WTC complex, while maintaining a remarkable presence as the most sought after commercial tower in Jakarta CBD. WTC 3 is designed for tenants seeking office space that is both technologically superior and more sustainable than any other in Jakarta.

WTC 3 is a state-of-the-art premium office tower that stands out for its distinctive design, green construction and quality of materials. With an innovative double glazed curtain wall system that incorporates low-emission glass, the tropical heat is kept outside while the cool air is contained within. With a total of 5 basement levels, 4-storey retail podium and 70,000 square metres of office space, once completed in 2018, the building will be home to 8,000 people.



## PUTTING SECURITY ON THE HIGHEST PRIORITY, EVERYDAY

WTC 3 will add to WTC's reputation for tight, integrated multilayer security management. The integrity of the complex is protected by an outer security ring manned by professional security guards with CCTV-monitored security checkpoints. Within WTC 3 itself, access is controlled by further security personnel, pass-activated turnstiles and unobtrusive CCTV cameras monitored 24/7 from the building's own security office.

As with the four other buildings within the WTC complex, WTC 3 will have its own separate access control – restricting access to the ground floor lift lobby to tenants and metal-detection screened visitors.



WTC 3 will incorporate a fully automated, state-of-the-art building management system that will constantly monitor the building, optimising cooling and lighting for maximum operational functionality and energy efficiency.



## SELF SUSTAINING AND CONSTANTLY IMPROVING MANAGEMENT SERVICE

Office buildings should be much more than just places of work. People populate them and so the facilities and amenities on offer should reflect the lifestyles of our tenants. When WTC 3 is complete, nearly 20,000 people and staff will work at the complex every day.

As responsible property managers, we empower and investing in our own team of caring and attentive professionals, dedicated to delivering high standards and, through our 24/7 Tenant Service Centre, customer service excellence.

Although our buildings are designed to be highly resilient, flexible, and adaptive to the needs of our tenants, we are committed to a rolling programme of upgrades to critical equipment and the fabric of all our buildings. Our philosophy is to maintain all equipment at the highest state of readiness and so all critical systems are monitored round-the-clock in our high-tech building management offices. Continual investment in facilities throughout the complex allows us to optimise operational efficiency and better manage our burgeoning portfolio.

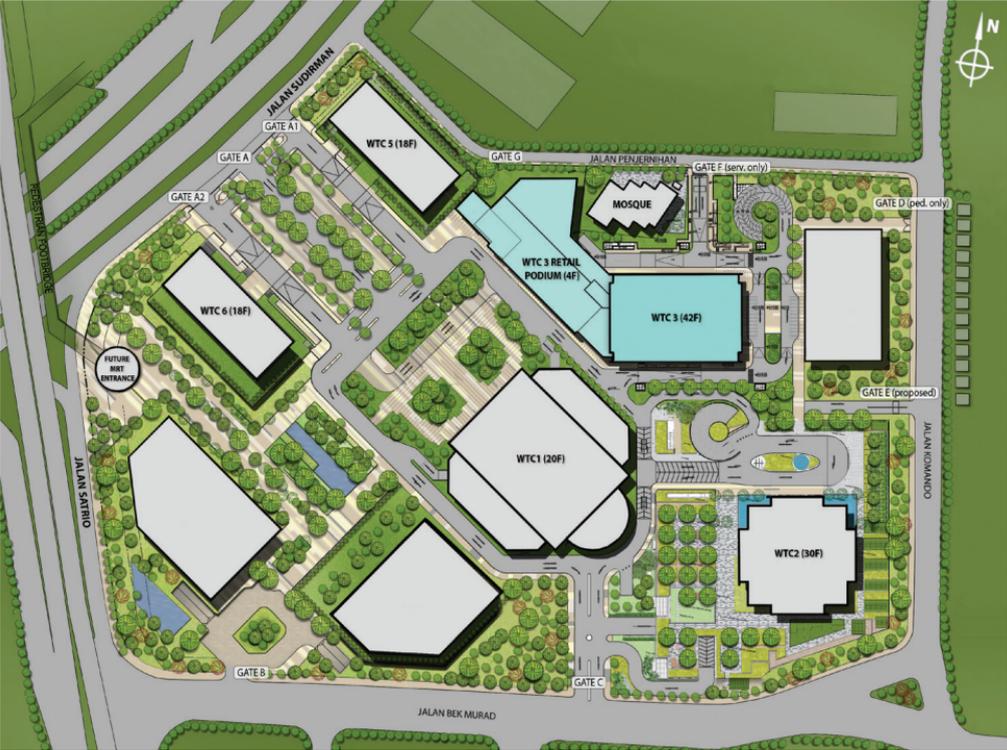




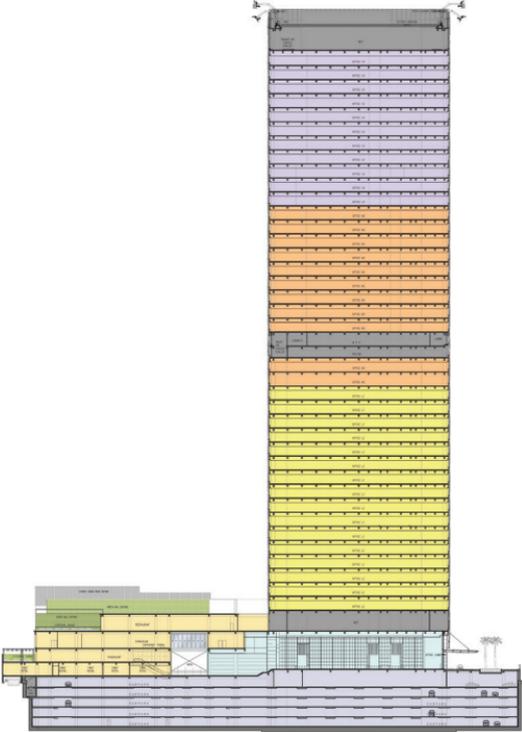
## AMENITIES THAT MATCH YOUR BUSINESS STANDARDS AND LIFESTYLE

At the end of a successful day in the office, it is good to be able to unwind before facing the traffic and the journey home. The new 4-storey lifestyle space within WTC 3 offers enticement from the street, catering to a variety of tastes and lifestyle needs. Whether with colleagues or friends, you are sure to find a favourite amongst the many food, beverage, and retail options.

# SITE PLAN



# ELEVATION





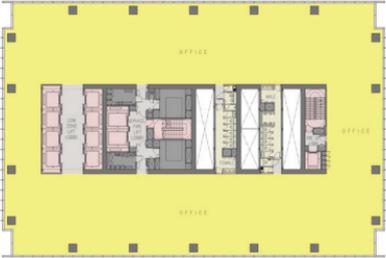
## THE FLEXIBILITY TO BUILD AND GROW YOUR BUSINESS

Column-free, 2,000 square metres floors provide design flexibility for original layouts. Whether single or multi-tenanted, the absence of columns across the huge floor plate removes physical obstacles to design possibilities. Larger tenants need less space on fewer floors; improving space efficiency and delivering a potential cost-saving. Built by Jakarta Land and designed by the internationally-acclaimed architects Aedas, WTC 3 is a building designed with the end-user in mind.

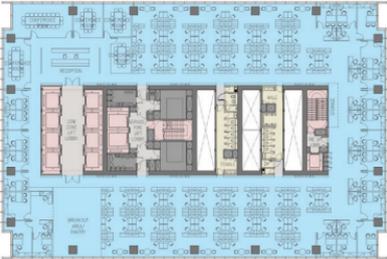
# LOW ZONE OFFICE FLOOR PLAN

Area: 1,750 sqm - approx. semi-gross

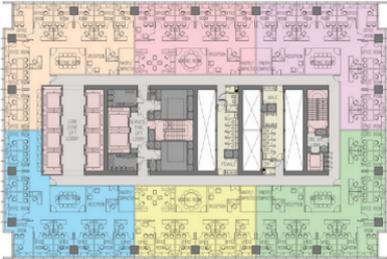
Level 5 - 20



TYPICAL FLOOR



SINGLE TENANT

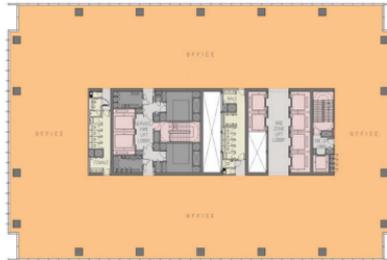


MULTI-TENANT

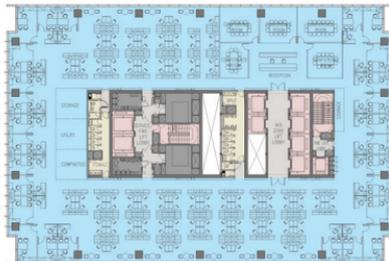
# MIDDLE ZONE OFFICE FLOOR PLAN

Area: 1,840 sqm - approx. semi-gross

Level 21 - 32



TYPICAL FLOOR



SINGLE TENANT

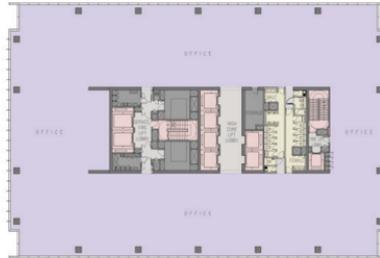


MULTI-TENANT

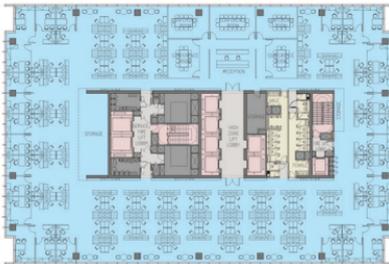
# HIGH ZONE OFFICE FLOOR PLAN

Area: 1,900 sqm - approx. semi-gross

Level 33 - 43



TYPICAL FLOOR

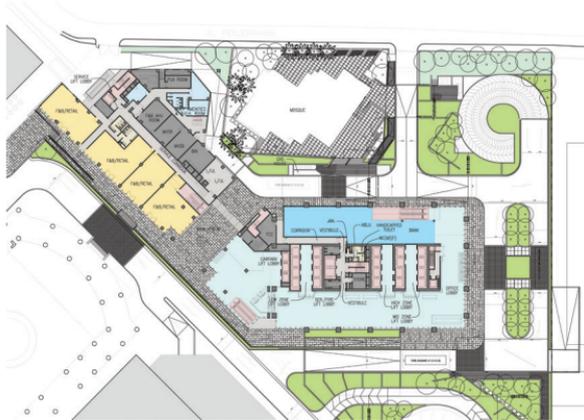


SINGLE TENANT



MULTI-TENANT

# RETAIL FLOOR PLAN

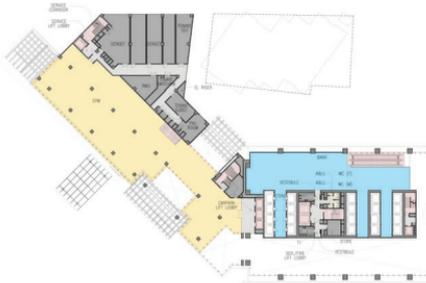


L1 RETAIL PODIUM / L1 TOWER



L2 RETAIL PODIUM / L1M TOWER

# RETAIL FLOOR PLAN



L3 RETAIL PODIUM / L2 TOWER



L4 RETAIL PODIUM / L3 TOWER



## TECHNICAL SPECIFICATION

Total lettable area	Approx. 69,000 sqm SGFA	
Typical floor area	Approx. 1,800 sqm SGFA	
Ceiling & lighting	Suspended ceiling with integrated LED lighting and AC diffuser, height 2.8 m	
Raised floors	15 cm	
Floor loading	350 kg/sqm	
Car parking	Approx. 950 lots basement	
Floor efficiency	Regular column-free floors	
Curtain wall	Double glazed	
Toilets	Male and female toilets with ablution room and dedicated executive / disabled toilet on each office floor	
Pantry	2 pantries on each office floor	
Air conditioning	Centralised chiller with AHU and VAV controls	
Security systems	<ul style="list-style-type: none"> <li>• 24 hour CCTV monitoring at all main entrances, public areas, and car park</li> <li>• Security screening at ground floor lobby and turnstile</li> </ul>	
Fire protection	Full sprinkler provision with smoke detectors, hose reel, and centralised warning system	
Backup power	100% generator backup power	
Risers	Dual telecom and power risers	
Lifts	Office Tower:	Retail Podium:
	8 Low Zone passenger lifts	3 passenger lifts
	6 Middle Zone passenger lifts	1 service / fire lift
	6 High Zone passenger lifts	
	2 service / fire lifts	
	1 private lift	
Floors	38 office floors	
	5 level basement car park	
	4-storey retail podium	
Retail	Approx. 4,500 sqm, retail podium with restaurant	
Telecommunications	Combined antenna system	
Environmental accreditation	BCA Green Mark Gold	

## PROJECT TEAM

+ +

### Aedas

+ +

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[www.aedas.com](http://www.aedas.com)



We, ANGGARA ARCHITTEAM Architecture and Design Consultant will orchestrate our superlative talents and resources to achieve the Optimum sustainability Architecture Design.

[www.anggara.co.id](http://www.anggara.co.id)



Beca is one of the largest employee-owned professional services consultancies in the Asia Pacific. In 1918, Beca was established in New Zealand with only three employees. Today, Beca has a substantial Asia Pacific footprint approaching 3,000 employees in 17 offices across the world.

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Davy Sukamta and Partners is the leading structural engineering firm in Indonesia, most notably on seismic engineering field. Since 1989, Davy Sukamta and Partners had completed around 300 projects in Indonesia and abroad, mostly on high-rise buildings with multi-level basement. Our practice is covered by Professional Indemnity Insurance. Our QA and QC system meet the standards of ISO 9001:2008. Our approach through dialog with the architect from the very early phase of design gives optimum structural cost while supporting the design intent.

[www.davysukamta.com](http://www.davysukamta.com)



WT Partnership is an international consultancy providing independent quantity surveying, construction cost management and other specialist advisory services for the property and construction industries.

[www.wtpartnership.com](http://www.wtpartnership.com)

## Balfour Beatty Sakti

Balfour Beatty Sakti Indonesia is an Indonesian multidiscipline contractor with the experience and resources to provide the best possible services in many diversified fields of engineering and construction. The company was formed in 1974 and built upon the partnership of Central Cipta Murdaya (CCM) of Indonesia and Balfour Beatty Limited (BBL) of the United Kingdom. This combination creates a powerful synergy over a wide range of construction activities. An in depth knowledge of Indonesia combined with technical and financial support from one of the major worldwide construction groups ensures the best possible results.

[www.bbsakti.com](http://www.bbsakti.com)



Developed and Managed by  **Jakarta Land**  
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