

# Capability statement - Singapore



Turner & Townsend

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making the difference



# Our sectors

## Real estate



Corporate occupier



Hi-tech & manufacturing

## Infrastructure



Aviation



Rail

## Natural resources



Downstream



Midstream



Hospitality



Investor & developer



Retail



Power



Upstream



Mining



Education



Health & life sciences



Roads



Utilities



Defence



Renewables



## Our experience

Singapore

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Capability statement

# Major projects



## Changi Airport Group

Changi Airport Terminal 5  
Project management, cost management  
design management, BIM strategy



## Major social media company

100+ MW new build hyper scale data centre  
Project management and cost management



## Rolls-Royce

New Seletar campus  
Project management and cost management



## Citibank

Major real estate portfolio transformation  
programme



## Marina Bay Sands

Property wide refurbishment programme  
Planning support and cost management



## GlaxoSmithKline

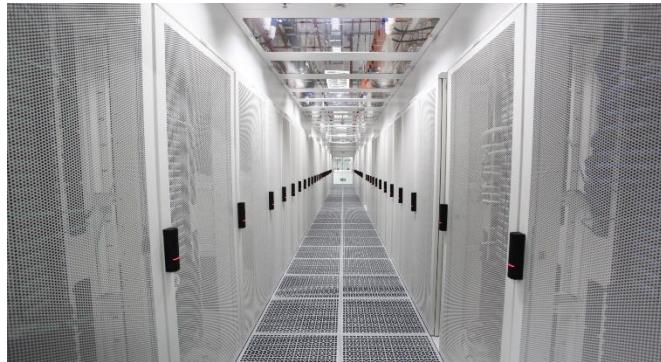
New regional headquarters  
Cost management

# Data centres



## Major social media company

100+ MW new build hyper scale data centre  
Project management and cost management



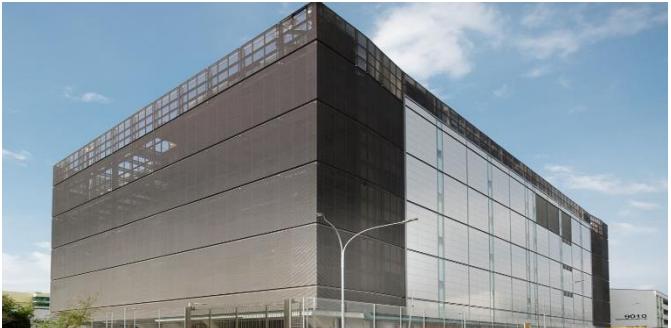
## OCBC

9MW new build data centre  
Project management and cost management



## Telin

17MW new build data centre  
Project management and cost management



## Keppel Datahub

18MW new build data centre  
Cost management



## Jurong Data Centre

34MW new build data centre  
Cost management



## Equinix

42MW new build data centre  
Cost management

# Data centres



## US technology company

APAC data centre programme in Singapore  
Design, planning and cost management



## Keppel

New build data centre  
Cost management



## US MNC technology company

35MW new build data centre in Singapore  
Cost management



## Credit Suisse

4MW new build data centre  
Cost management



## Global Switch

4MW data centre fit-out  
Cost management and A&A works



## BDx

7.6MW data centre fit-out  
Project management and cost management

# Industrial and manufacturing



**Rolls-Royce**  
New Seletar campus  
Project management and cost management



**Pepperl+Fuchs**  
New global distribution centre  
Project management and cost management



**PepsiCo**  
New manufacturing facility  
Project management and cost management



**Pratt & Whitney**  
New manufacturing facility and office building  
Project management and cost management



**Pratt & Whitney**  
New MRO facility and office building  
Project management and cost management



**Dyson**  
Upgrading of SAM facility and warehouse  
Project management and cost management

# Industrial and manufacturing



**Siltronic**  
Silicon wafers manufacturing facility  
Project management



**Edwards Lifesciences**  
Heart valve production factory  
Project management



**Amgen**  
Facility expansion  
Project management and cost management



**CMM Marketing Management**  
Sheng Siong HQ – new warehouse and office  
Cost management



**Iron Mountain**  
Expansion of warehouse and office  
Cost management



**STATS ChipPAC**  
Facility expansion  
Cost management

# Health and life sciences



**National University of Singapore**  
NUS MD6 School of Medicine fit-out works  
Cost management



**Dyson**  
SRIS laboratory and office fit-out  
Cost management



**Society for the Aged Sick**  
Nursing care upgrade and expansion  
Cost management



**Zuellig Pharma**  
New regional HQ and distribution facility  
Cost management



**Edwards Lifesciences**  
Heart valve production factory  
Project management



**Pfizer**  
New API facility – Singapore Tuas II  
Planning and scheduling

# Commercial



**United Engineers**  
79 Anson Road redevelopment  
Cost management



**OUNB Centre**  
A&A works at 1 Raffles Place  
Cost management



**OUE**  
A&A works at OUE Bayfront  
Cost management



**Paragon Shopping Centre**  
Full refurbishment  
Cost management



**Unique Commercial**  
Commercial development at Sam Leong Road  
Cost management



**Changi Airport Group**  
A&A works to Changi Airport Terminals 1, 2, 3  
Cost management

# Corporate occupier



**Citibank**

130,000sqft office fit-out and consolidation  
Project management and cost management



**Barclays**

135,000sqft office fit-out and consolidation  
Project management and cost management



**Shell**

120,000sqft office upgrading  
Project management and cost management



**American Express**

47,000sqft office fit-out and consolidation  
Project management and cost management



**NETS Group**

100,000sqft new office consolidation  
Project management



**DBS**

45,000sqft new office fit-out  
Project management and cost management

# Corporate occupier



**Grab**  
450,000sqft new HQ office fit-out  
Cost management



**Microsoft**  
126,000sqft new office fit-out  
Cost management



**GIC**  
230,000sqft office refurbishment  
Cost management



**Economic Development Board (EDB)**  
100,000sqft new office fit-out  
Cost management



**Amazon**  
100,000sqft office fit-out  
Cost management



**Equinix**  
75,000sqft office fit-out and consolidation  
Cost management

# Hospitality



## Marina Bay Sands

Property wide refurbishment programme  
Planning support and cost management



## Hilton Garden Inn

APAC X-GCM Prototype  
Cost management



## Harirela Hotels – Holiday Inn Orchard

Renovation of the existing ballroom  
Project management and cost management



## Resorts World Sentosa

Jurassic Park River Adventure and Water World  
Project management



## Resorts World Sentosa

Skyline Luge Sentosa  
Project management and cost management



## Grand Hyatt

Refurbishment of the Royal Suites  
Project management and cost management

# Retail



## Dairy Farm

Cold Storage store upscale project (23 stores)  
Cost validation support



## Marina Bay Sands

Refurbishment works to main pavilion  
Cost management



## Prime Asset Holdings

Parkway Parade tenancy A&A and AEI works  
Cost management



## OUN Centre

A&A works to 1 Raffles Place  
Cost management



## Ikea

Upgrading and enhancement works  
Project management and cost management



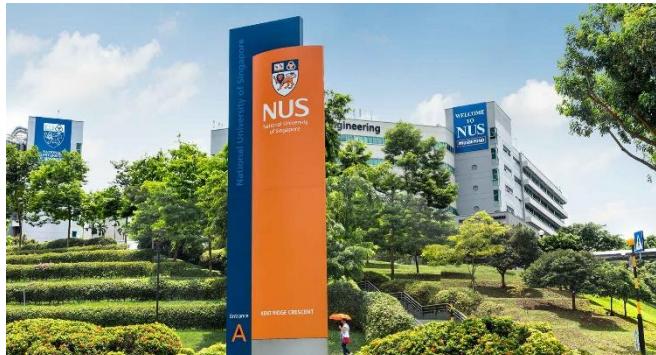
## DFS Galleria

Renovation works to DFS Galleria building  
Cost management

# Institution



**Global Indian International School**  
New campus development  
Cost management



**National University of Singapore**  
Quantity surveying term consultancy  
Cost management



**Ministry of Education**  
Various school projects islandwide  
Cost management



**Canadian International School**  
Four blocks of new development  
Cost management



**Dulwich College**  
New senior school building and fit-out works  
Project management and cost management



**United World College**  
New blocks and extension to campus  
Project management and cost management

# Government



**Defence Science & Technology Agency**  
National Day Parade from 2010 to 2013  
Cost management



**Urban Redevelopment Authority**  
Common Services Tunnel at Marina Coastal Expressway cost management



**Ministry of Transport**  
Singapore-Kuala Lumpur high speed rail  
Cost modelling



**Public Utilities Board**  
Jurong Island cooling technologies feasibility study and cost analysis



**National Parks Board**  
New Botanic Garden Learning Forest  
Cost management



**Singapore Tourism Board**  
MICE feasibility study  
Cost modelling

# Masterplanning and feasibility studies



**Ministry of Culture, Community and Youth and National Youth Council**  
Somerset Belt master plan cost support



**Infocomm Media Development Authority**  
Data centre park feasibility cost support



**Singapore Tourism Board**  
MICE feasibility cost support



**Public Utilities Board, Singapore**  
Jurong Island cooling technologies feasibility study and cost analysis



**Keppel Data Centre**  
Data centre feasibility cost support



**Keppel Data Centre**  
Floating data centre feasibility cost support

# Awards and recognition



Construction Excellence  
Awards



Green Building Council  
Certificate

Turner & Townsend



Khoo Sze Boon won the Construction  
Professional of the Year in 2020  
  
Special Commendation Awards 2019



Recognition in support of  
National Service



Total Defence Awards 2021 -  
National Service (NS)  
Advocate Award



Project of the Year 2019-2020  
1<sup>st</sup> Runner-Up Award  
for office fit-out for  
Pinsent Masons MPillay

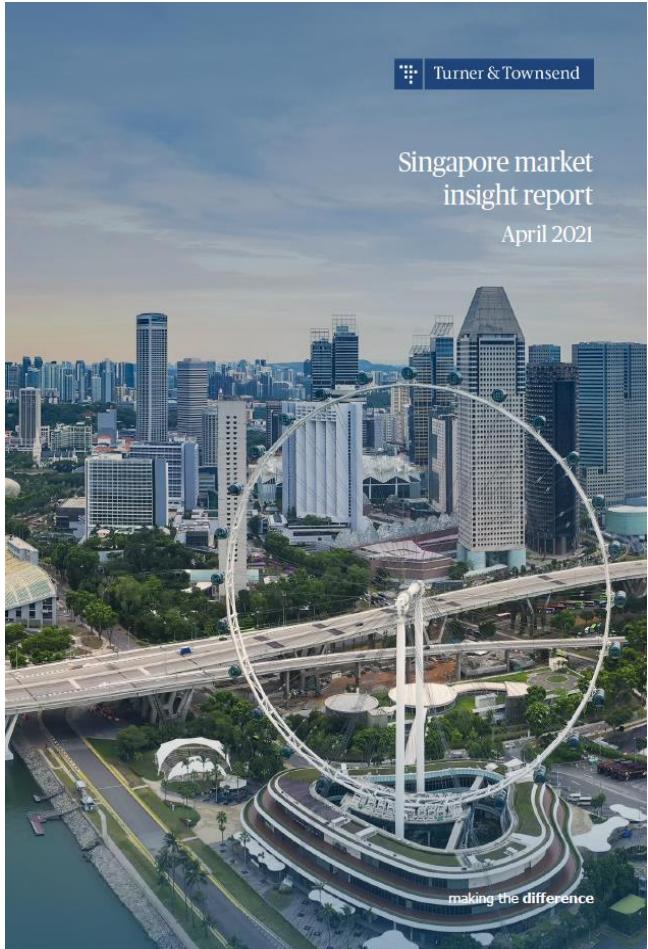


Southeast Asia finalists in  
2018 and 2020

Capability statement - Singapore

# Singapore market insight report – April 2021

## News clippings



## DC&B

Design Construct & Build



### Public Sector Projects Drive Singapore's Construction Recovery

Singapore's construction sector will see a soft recovery in 2021 and regain momentum over the next five years in line with global recovery from the pandemic, led by government projects.

OUR new Singapore Market Insight Report, which is a quarterly publication for the design, construct and build sectors, highlights how the public sector is driving the recovery led by public sector projects.

Construction activity in 2021 will continue to be driven by the public sector, up from 62% in 2020, and is expected to remain at least 65% through 2025. The public sector's contribution to construction demand is projected to grow from 62% in 2020 to 65% in 2021.

Nonetheless, the construction demand for 2021 is set to lead to pre-COVID levels, as the private residential and non-residential sectors are still recovering from the impact of the virus. Private investment in the private residential sector is projected to reach 10% of the total private investment in 2021, while the private non-residential sector is projected to reach 12% of the total private investment in 2021.

Demand from the private residential sector is projected to reach 10% of the total private investment in 2021, while the demand for commercial and industrial buildings is projected to reach 12% of the total private investment in 2021.

18 DC&B January 2021



### Public sector projects to drive Singapore construction activities in 2021

The Building and Construction Authority expects construction demand to be worth around \$28 billion over the full year.

Construction recovery in 2021 will continue to be driven primarily by the public sector at 65% of industry-wide spending, up from 62% in 2020, according to a report by professional services company Turner & Townsend. It says this comes as prospects for construction demand are expected to improve marginally.

According to the report, the Building and Construction Authority (BCA) projects construction demand for 2021 to be worth between \$23b and \$26b in value.



财经 | 新加坡财经

### 报告：今年建筑业需求料稍改善 业者须加速采纳新科技减少人力

来源 / 联合早报  
文 / 马嘉年  
发布 / 2021年4月16日 5:00 AM

#### 建筑工程投标价今年料进一步上涨

2020年	2021年 (预测)
3%-5%	6%-10%

#### 主要建材市价2020年与2019年比较

2019年 12月 变动 (%)

	2019年	12月	变动 (%)
铜条 (每公斤 / 元)	713.90		▲13.3%
水泥 (每公斤 / 元)	84.60		▲1.3%
骨料 (每公斤 / 元)	19.20		▼6.3%
混凝土砂 (每公斤 / 元)	28.40		▲16.9%
预拌混凝土 (每立方米 / 元)	95.90		▼1.5%

资料来源 / Turner & Townsend, 建设局

本地建筑业的需求今年预料可略微改善，主要动力将来自公共项目。建筑业者长期取得更好的增长，须加速推动行业采纳新科技及减少依赖人力。

建筑咨询公司Turner & Townsend在最新发表的新加坡市场报告指出，本地建筑的需求65%将来自公共领域项目，高于去年的62%。

## GCR

GLOBAL CONSTRUCTION REVIEW



### Markets

#### Singapore construction outlook "cautiously optimistic" says Turner & Townsend

13 April 2021 | By GCR Staff | 0 Comments

UK-headquartered construction consultant Turner & Townsend has submitted a "cautiously optimistic" outlook for the Singaporean construction sector, with recovery led by public sector projects.

It said in its Singapore Market Insight Report that construction activity in 2021 will continue to be driven mainly by the public sector at 65%, up from 62% in 2020.

Prospects for construction demand is expected to improve, albeit only marginally. The Building and Construction Authority projects construction demand for 2021 to be between \$23 billion and \$28 billion.

# Singapore market insight report – August 2021

## News clippings



### THE BUSINESS TIMES Singapore is fourth-most expensive market to build in Asia due to skills shortage, high materials costs: survey

Tender prices this year could rise by 10-15 per cent



Singapore is the fourth-most expensive Asian construction market to build in and the 37th most expensive globally as the industry deals with a shortage of skilled labour and high material costs. PHOTO: AFP

SINGAPORE is the fourth-most expensive Asian construction market to build in, as the industry deals with a shortage of skilled labour and high material costs.

Against this backdrop, tender prices here are expected to remain volatile for the rest of 2021, the latest Turner & Townsend's International Construction Market Survey 2021 showed. Tender prices could rise within a range of 10 to 15 per cent, which is higher than its earlier forecast range of 6 to 10 per cent.

### THE STRAITSTIMES Singapore is 4th most expensive construction market in Asia: Survey



SINGAPORE (THE BUSINESS TIMES) - Singapore is the fourth-most expensive Asian construction market to build in, as the industry deals with a shortage of skilled labour and high material costs.

Against this backdrop, tender prices here are expected to remain volatile for the rest of the year, the latest Turner & Townsend's International Construction Market Survey 2021 showed. Tender prices could rise within a range of 10 per cent to 15 per cent, which is higher than its earlier forecast range of 6 per cent to 10 per cent.

The real estate consultancy noted that construction output rose marginally by 5 per cent in the first quarter of the year compared with the fourth quarter of last year as more construction activities resumed. That said, border restrictions on South Asian migrant workers implemented in April and May have slowed construction activities and will likely affect output for the upcoming quarters.

Labour costs have thus risen due to the lack of skilled labour, with significant cost increases seen in mechanical and electrical works.

### THE BUSINESS TIMES Construction recovery uneven amid manpower, supply constraints

Firms see top, bottom lines increase, but also higher costs, weaker margins

WHILE companies within the local construction sector have begun to recover from the effects of Covid-19 "circuit breaker" measures last year, it seems that the rising tide within the industry has not lifted all boats equally.

For instance, construction and property group Chip Eng Seng posted a 182.2 per cent jump in construction revenue to \$164.6 million for the half-year ended June 30, 2021.

It even beat its previous revenue figures during the same period in 2019, when it posted construction revenue of \$82.5 million.

But peer Wee Hur Holdings has announced it expects to report net losses for the complete projects for its



人力短缺成本上涨 建筑业者面临诸多挑战

来自 / 在线中报  
文 / 周报用  
时间 / 2021年8月17日 5:00 AM



随着公共和私人领域建筑工程增加，带动本地建筑业回升，然而业者仍面临重大挑战，包括人力短缺、供应链限制和不断上涨的建筑成本。新加坡平均建筑成本是亚洲城市第四高。

市场报告指出，本地建筑工程项目逾六成来自



IN FOCUS  
BUILDING & ENGINEERING | STAFF REPORTER, SINGAPORE  
PUBLISHED: 3 HOURS AGO



### Singapore ranks 4th most expensive market to build in Asia

Lion City's construction market continues to face significant manpower shortages and supply chain constraints.



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