

The Interlace

Singapore

PROJECT DATA

USE
MULTIFAMILY RESIDENTIAL
1,040 CONDOMINIUM UNITS

OTHER USE
500 SQ M (5,400 SQ FT) RETAIL

YEAR OPENED
2013

SITE SIZE
8 HA (19.8 AC)

SALES PRICES
S\$9,150–S\$11,300 PER SQ M

PROJECT COST
S\$1.44 BILLION (US\$1.14 BILLION)
(APPROX.)

DEVELOPER
CAPITALAND SINGAPORE LIMITED

DESIGNER
OFFICE FOR METROPOLITAN
ARCHITECTURE (OMA)

ARCHITECT
RSP ARCHITECTS PLANNERS &
ENGINEERS (PTE.) LTD.

EQUITY PARTNERS
HOTEL PROPERTIES LTD. AND
ONE OTHER SHAREHOLDER

THE INTERLACE IS ONE OF THE LARGEST RESIDENTIAL DEVELOPMENTS in Singapore. The 24-story complex in Singapore's District 4 has 1,040 residential condo units, ranging from two to four bedrooms to penthouse units, as well as eight retail shops. Seeking a solution in the face of scarce open space and controls on floor/area ratios, the architect for the Interlace was "inspired by the old villages of Singapore," says Ong Sim Lian, senior vice president for design management at developer CapitaLand Singapore Limited (CLS).



Multiple fitness amenities aimed at promoting a healthy lifestyle were incorporated, including a 50-meter (164 ft) lap pool.

CapitaLand Singapore/
Woh Hup (Private) Limited



Designed by Ole Scheeren, who was then the partner in the Office for Metropolitan Architecture (OMA), the Interlace breaks away from the standard typology of residential developments in Singapore, which typically are composed of a cluster of isolated, vertical towers. At the Interlace, 31 apartment blocks, each six stories tall, are stacked in a hexagonal arrangement to form eight large-scale courtyards. The interlocking blocks resemble a “vertical village” with cascading rooftop gardens and terraces. “This arrangement allows for porosity of views, ventilation, and green spaces to be spread throughout all levels,” says Ong.

During the concept and design phase, wind and sun test analyses were conducted to maximize the benefit of shade in Singapore’s tropical climate. These tests helped determine the placement of facilities and bodies of water to allow passive cooling of the environment, thus encouraging outdoor activities.

Main Wellness Features

DESIGN FOR PHYSICAL ACTIVITY

The Interlace provides a wide range of facilities promoting a healthy lifestyle. The developer estimates that expenses for the outdoor amenities account for about 50 percent of the project’s operating budget. The project’s physical-fitness facilities include the following:

- * **A one-kilometer (0.6 mi) jogging track around the perimeter of the main complex.** Because the project is large, CLS has been able to build this feature into the design since its conception. The track, four meters (13 ft) wide, doubles as access for fire and emergency response vehicles, which have the same width.
- * **A 50-meter (164 ft) Olympic-sized lap pool** “to encourage ‘serious’ swimming,” says Ong, as well as a series of play pools. The lap pool is a main feature provided in most of CapitaLand’s developments.

A one-kilometer (0.6 mi) jogging track surrounds the complex.
CapitaLand Singapore

The Interlace is made up of 31 stacked blocks forming eight courtyard areas. The interlocking blocks allow for views, ventilation, and green spaces at all levels.
 CapitaLand Singapore

- * A cluster of three tennis courts and one multi-purpose court, positioned along one side of the blocks.
- * A 280-square-meter (3,000 sq ft) gym with 26 pieces of equipment.

OUTDOOR AMENITIES/SOCIAL INTERACTION

The developer considers ample open space a vital feature of the project. Parking and bike storage are located underground, freeing up space at ground level and above. Creating vast green spaces by extending the landscape vertically, the Interlace's ground landscape spans 66,641 square meters (717,300 sq ft). CapitaLand notes that all these open spaces combined amount to over 112 percent of the original land area. By maximizing green coverage, the Interlace ultimately extends living spaces outdoors for all its residents.

The primary outdoor spaces are:

- * Eight hexagonal courtyards, each with a different theme and measuring 56 meters (184 ft) in

diameter. The developer noted that the variation in theme for the outdoor spaces is important to encourage community bonding and social gatherings to take place. One courtyard has a community garden that will be used by the residents' garden club; another courtyard caters to children and includes a family-friendly playground. Other courtyards have pavilions, spa pools with Jacuzzis and rainshowers, barbecue pits, a dog run area, and outdoor fitness equipment.

- * Nine "sky garden" roof terraces accessible to all residents. These sky gardens together with private roof terraces cover a total area of 23,588 square meters (253,889 sq ft).

AGING-IN-PLACE UNITS

The Interlace has features that appeal to multi-generational families. One-eighth of the units are aging-in-place (AIP) units with provisions that cater to senior residents—for instance, bathroom access. In Singapore, bathrooms are traditionally separated



LANDSCAPE COURTYARDS

- A. Central Square
- B. Water Park
- C. Play Hills
- D. Spa Valley
- E. Theatre Plaza
- F. Bamboo Garden
- G. Lotus Pond
- H. Waterfall Terrace

FACILITIES

- 1. Main Entrance
- 2. Guard House
- 3. Pedestrian Main Gate
- 4. Pedestrian Side Gate
- 5. Drop-off
- 6. Retail Plaza
- 7. Play Zone
- 8. Outdoor Exercise Station
- 9. BBQ Promenade
- 10. Jogging Track
- 11. Gardening Zone
- 12. Pet Zone
- 13. Party Pavilion
- 14. Tennis Court
- 15. Multi-purpose Court
- 16. Clubhouse (1st Storey)
- 17. Putting Green



from other rooms with a drop of about 2.5 to 5 centimeters (1 to 2 in). In the Interlace's AIP units, those drops have been removed, making the units wheelchair-friendly.

The public spaces in the Interlace follow universal design principles, allowing residents of any age to gain access to them and enjoy the project's amenities. For instance, the state-of-the-art fitness center includes wheelchair-accessible weight machines. For incorporating multiple universal design features, the Interlace has been awarded the Gold Plus (Design) by Singapore's Building Construction Authority.

Performance

More than 80 percent of these units were sold before the developer obtained a temporary occupation permit (TOP) in September 2013; the TOP is granted when basic building requirements and amenities such as water and sanitary components have been approved by authorities. According to the developer, there has been a 10 percent increase in the sales premiums since the launch.

Themed courtyards such as a community garden (pictured) and kids' playground promote social interaction between residents.
CapitaLand Singapore