

# MENARA PERAK



## Project

Menara Perak – A 26-Storey Commercial Development, Lot 170, 24 Jalan Perak, Kuala Lumpur

## Client

Malaysia Landed Property Sdn Bhd

## Value

RM87mil

## Assignment

Design and Construct – Guaranteed Maximum Price

## Completion

May 2008

Bovis Lend Lease is not only responsible for the overall planning, design and construct of the commercial building but also to ensure the overall coordination and management of the proposed 26 storey building at Lot 170.

The 33,000 m<sup>2</sup> facility is situated on a 0.65 acre plot of land located in the prime area of the Golden Triangle Centre, located along Jalan Perak.

Malaysian Landed Property Sdn Bhd intended to develop an office tower of world class standards (commercial Grade A) and environment to be designed and constructed by WTW Bovis Sdn Bhd. The completed building will be mostly owner occupied with selected space for lease.

Given the premium location due to its location within the golden triangle / CBD and proximity to commercial properties, the working population is high. Apart from the centralised location, the presence of the public transport in the vicinity of the site and ease of accessibility has similarly contributed towards the dynamics of the site.

The following key objectives and common goals were met:

- Creating an office development that provides the required environment to cater for flexible tenancy spaces.
- Taking advantage of the premium location in the golden triangle CBD area, where major public transportation facilities such as the LRT, public bus routes, and taxi stands and office buildings are within walking distance.
- Taking advantage of the street frontage, exposure and the street access to this commercial development.
- Maximising the future flexibility of the building through the consideration of multiple usage for the lettable space, vertical transportation and servicing needs.

