



**WHERE IDEAS  
BECOME INNOVATIONS**





BE PART OF  
TOMORROW'S BREAKTHROUGHS





## one-north FOR VISIONARIES, INNOVATORS AND THOUGHT LEADERS

**Elementum** is strategically located within one-north, a district master-planned and developed by JTC, and named after Singapore's geographical position one degree north of the equator. This vibrant 200-hectare research and business park is the premier location for research, innovation, and test-bedding. Supported by cutting-edge capabilities in science and engineering, it is home to start-ups and MNCs in the sciences, info-communications technology and media industries.

Designed for innovative minds to congregate, collaborate and create new breakthroughs in biomedical sciences. Enjoy the seamless integration of workspaces with residential communities, lifestyle options and educational institutions – forming the perfect environment to work, live, play and learn.





## A REGIONAL BIOMEDICAL POWERHOUSE

A leading biomedical sciences hub at the heart of Asia, Singapore is the preferred choice for companies looking to springboard onto the global stage. Enjoy the advantage of positioning your business within one of the best biomedical hubs in the world, where a combination of factors come together to offer you all the elements you need for success.



### ENHANCED FUNDING AND SUPPORT

Benefit from multiple financial programmes and packages, such as the Research, Innovation and Enterprise 2025 Plan, where government funding has increased by billions to cater for research and innovation. As part of the Singapore Government's push to establish the city state as a global research and development hub, this investment serves to cement Singapore's position as a knowledge-based and innovation-driven economy.

### WORLD-CLASS MANUFACTURING CAPABILITIES

Leverage on best-in-class manufacturing plants located nearby. With over 50 manufacturing facilities that include eight of the world's ten largest pharmaceutical firms, such as Pfizer, Novartis, Sanofi, AbbVie and Amgen.

From active pharmaceutical ingredients to biologic drug substances, industry leaders have located their manufacturing hubs in Singapore.

The latest addition to the already stellar list is BioNTech, that will be setting up their mRNA manufacturing facility to significantly contribute to the region's ability to address future pandemic threats.

### ECOSYSTEM DESIGNED FOR INNOVATION

Benefit from seven research institutes and five research consortia, along with an extensive, integrated research ecosystem. Forge partnerships with key opinion leaders, emerging biotech firms, as well as clinical and contract research organisations to rapidly advance your business.

### A DEEP, READY TALENT POOL

Gain access to a ready mix of multinational talent, with Singapore's ability to attract internationally renowned scientists. Constantly emerging home-grown and foreign students from some of Asia's best universities also add to the pool of potential talent to support continuous growth.







## A SYMBIOSIS OF INNOVATION AND DISCOVERY

In a world undergoing profound change, businesses have to meet the demands of the new normal. The need to accelerate progress in biomedical sciences has never been more pressing.

**Elementum** allows your business to take advantage of an ecosystem primed for next-generation research with holistic laboratory designs and future-ready offices spread across a development spanning 12 storeys. With world-class infrastructure and energy-efficient amenities integrated with nodes for collaboration, wellness and community, this is an environment where you can pursue cutting-edge research and development for the promise of a better future.

**Elementum – empowering tomorrow's biomedical innovations today.**







Artist's Impression



## AT A GLANCE

Discover what it means to have a future-ready workspace designed for enhanced productivity and convenience.



A **12-storey** development with integrated community areas



A **5-min walk** to Buona Vista MRT Interchange Station



Approximately **280,000 sq ft** of biomedical Business Park Spaces and **50,000 sq ft** of office spaces



**Over 20,000 sq ft** of ready-to-use fitted-out biosafety level 2 labs



All labs fitted with **dedicated exhaust risers to the roof**, to meet **enhanced ventilation** requirements



**Sanitised and smart environment** to ensure good air quality, health and well-being



A **Bicycle Station** with parking, lockers and shower facilities for commuters



**About 10,000 sq ft** of F&B options and **The Village**, located close to the Rail Corridor



Awarded **Green Mark Platinum** by BCA



# SOM



Designed by **Skidmore, Owings & Merrill** and **DCA Architects**




# CONNECTED IN MORE WAYS THAN ONE

## LEGEND

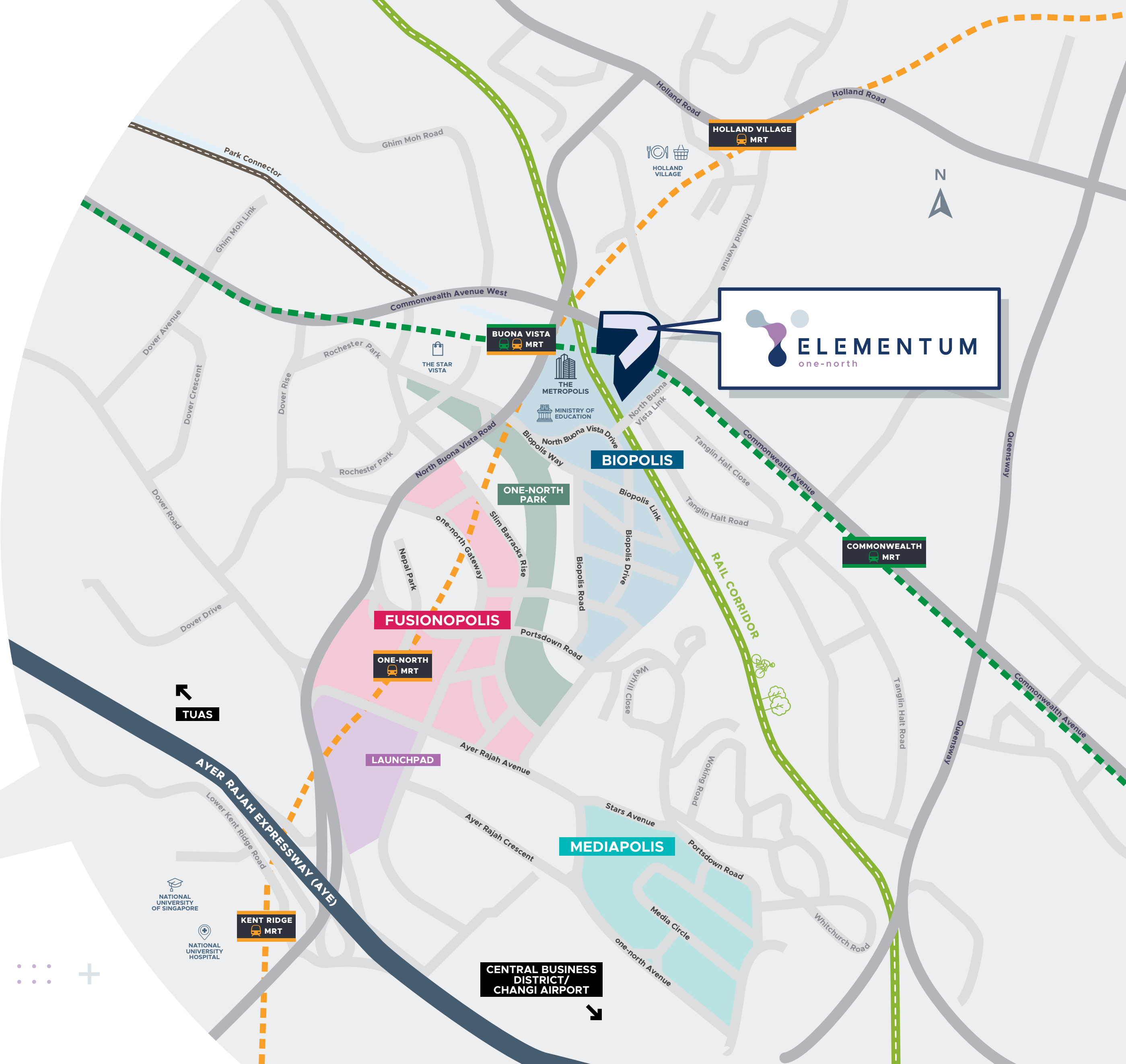
-  Circle Line
-  East West Line
-  Rail Corridor

-  Buona Vista MRT 5 mins
- The Star Vista 6 mins
-  Changi Airport 26 mins
- Central Business District 16 mins
- Orchard Road 15 mins
- JTC Tuas Biomedical Park 33 mins

-  From Buona Vista MRT Station
- Holland Village 2 mins
- Raffles Place 14 mins
- City Hall 16 mins



Map shown is not drawn to scale

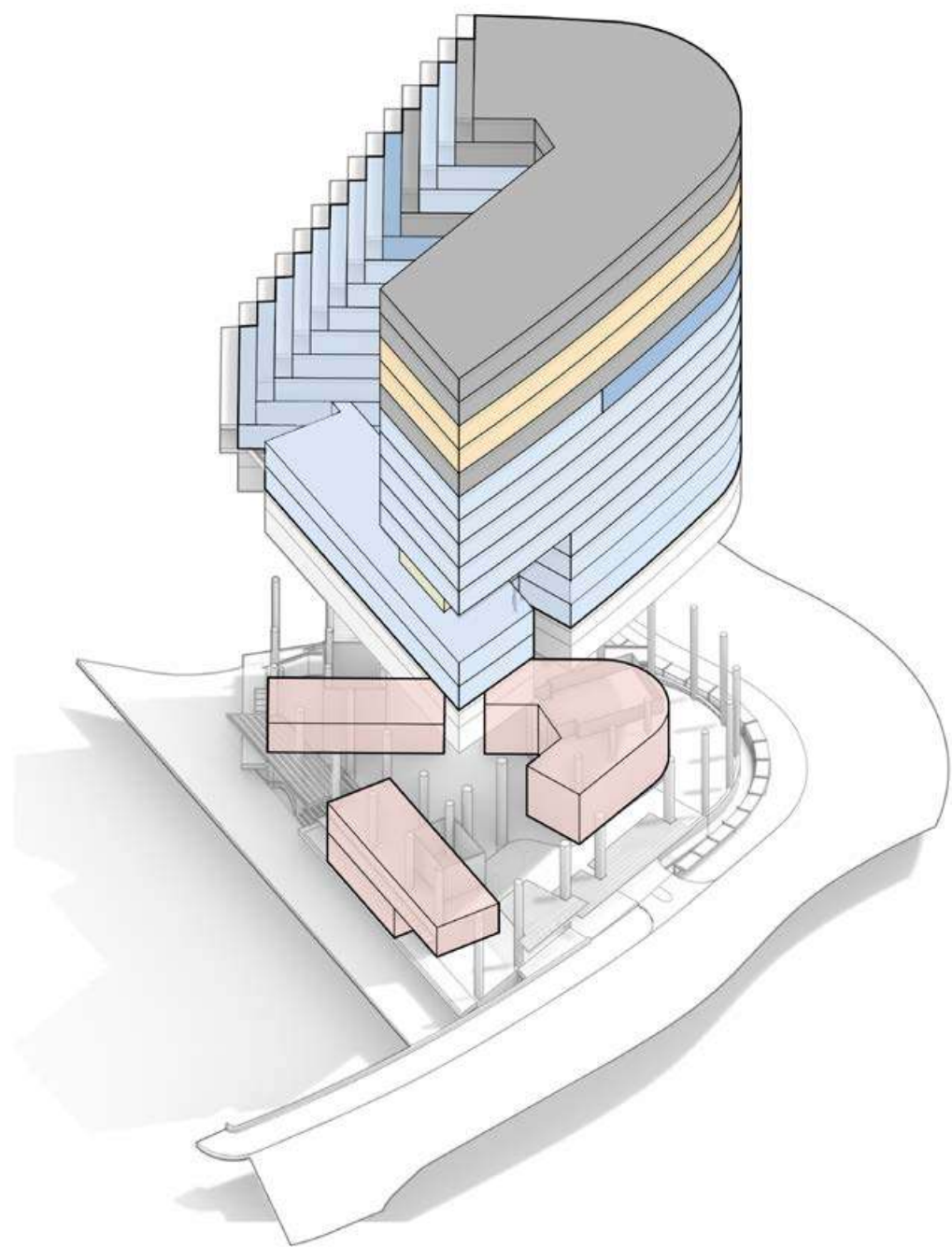




# DESIGN AND ARCHITECTURE

**Elementum** is created with adherence to the principles of synergy and its surroundings. To achieve this, award-winning architectural practice, Skidmore, Owings & Merrill (SOM) was tasked to design **Elementum** to meet leading industry standards, and to be benchmarked against the best from New York to Shanghai.

Modern, urban and built with purpose and functionality, **Elementum** integrates seamlessly within the vibrant one-north community, and with the Rail Corridor green infrastructure. From optimal airflow throughout the ground floor for temperature and climate control, to efficient and flexible lab programming, **Elementum** is the ideal equilibrium between natural and architectural elements.



- L11 – L12  
Offices
- M&E Floors
- L10  
Fitted-out labs
- L2 – L10  
Business Park Spaces
- L1 Lobby + Retail  
B1 Retail + Loading Bay  
B2 Parking





DESIGNED FOR  
THE FUTURE,  
INTEGRATED  
WITH NATURE







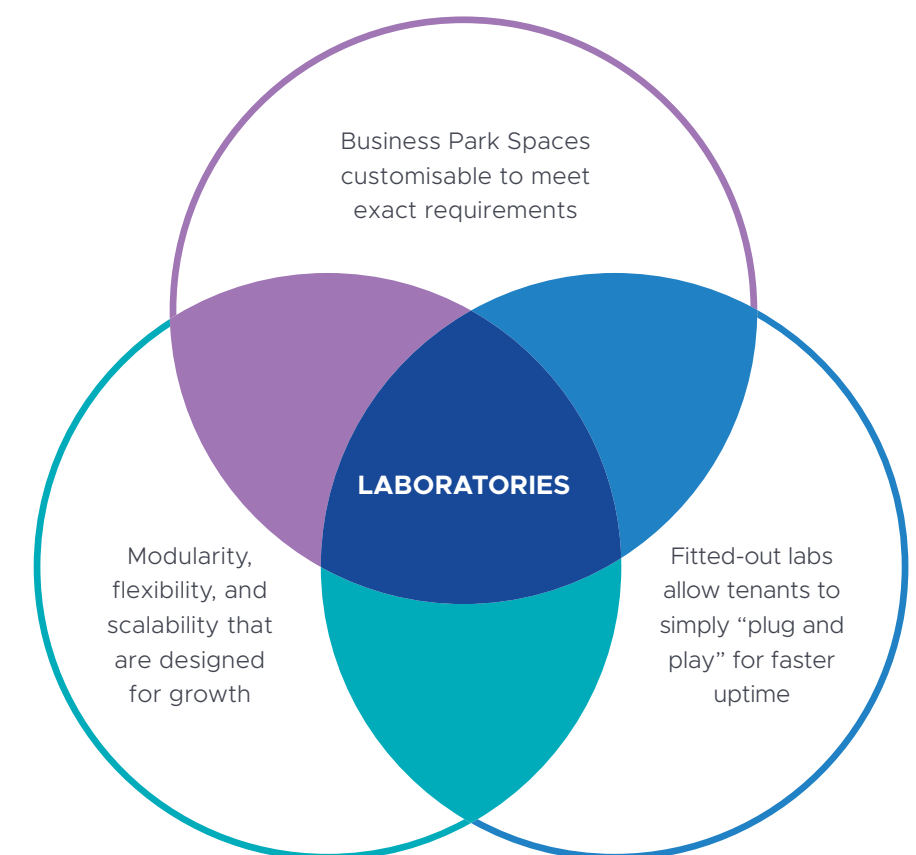
## BIOMEDICAL BREAKTHROUGHS, NEXT-LEVEL INNOVATION

Experience efficiency and flexibility with labs that allow you to customise the space to your exacting needs. Enjoy a scalable layout with 3.2 m lab planning modules that allow for effective space utilisation.

### **BUSINESS PARK SPACES**

With unit sizes built upon a modular framework, your business can benefit from the flexibility of highly customisable spaces to suit your needs.

- Modular designs in a range of unit sizes
- Dedicated exhaust risers







## FUTURE-READY LABS – THE SCIENCE OF BETTER BUSINESS

Collaboration and innovation drive the future. From start-ups to internationally recognised corporations, these laboratories are designed to enable development, foster growth, and be the catalyst for your next breakthrough.

### FITTED-OUT LABS\*

Our fitted-out labs are designed to minimise your set up period and costs, allowing you to get right down to business.

- Over 20,000 sq ft of fitted-out lab spaces
- Modular planning with a variety of lab sizes
- Durable, temperature- and chemical-resistant vinyl flooring
- Dedicated direct-to-roof exhaust risers
- Modular mobile lab benches with integrated mechanical, electrical and plumbing (MEP) provisions
- Customised MEP services to suit different spaces for improved efficiency
- Adequate spaces for proximate storing of lab equipment

*\*Conditions apply*





## THE ELEMENTS FOR SUCCESS, BUILT AROUND WHAT YOU NEED

An unpredictable world demands offices that are future-proof. Ranging from approximately 50,000 sq ft of office spaces on the 11th and 12th storeys, the Biophilic Terraces on office and lab levels, and The Plaza for community events - this is an environment that supports flexibility and fosters productivity innovation. Situating a diverse range of tenants in close proximity to business support, collaboration with industry peers and access to community resources, this is where your business takes its rightful place on the world stage.





# INTELLIGENT DESIGN GETS EVEN SMARTER

**Elementum** is designed and created specifically for the biomedical industry. From energy management to enhanced security, every aspect of the development is finely tuned to be in sync with the way your business and people work.



## ENERGY PERFORMANCE

Designed to utilise natural light, ventilation, and energy to maximise overall energy performance



## ECOLOGY FOCUSED

Incorporates native plants into landscaping; creating an enhanced, natural, and easy to maintain green environment



## CLIMATE-DRIVEN DESIGN

Built for Singapore's climate, the development features innovative architecture that equalises solar radiation and keeps the environment within the development cool



## STATE-OF-THE-ART SECURITY

A real-time security monitoring system, 24-hour patrols and secure access keep your work and more importantly, your business safe





# THE FOUNDATION OF SUSTAINABILITY

Much like your business, we too believe in the importance of making the world better for current and future generations. This commitment to minimise impact on the environment, and to be an example of sustainability has earned **Elementum** the coveted BCA Green Mark Platinum Award.

## ENERGY & WATER EFFICIENCY

- 1) Geometrically configured to reduce heat retention with low emissivity high-performance glass, providing energy savings of up to 30%
- 2) Calibrated to maximise daylight, which in turn, reduces the need for artificial lighting while improving your comfort

## A GREEN ENVIRONMENT

- 1) Accessible Sky Terrace featuring deep, shaded overhangs, along with integrated communal areas for tenants to gather and interact
- 2) Expansive Biophilic Terraces and communal spaces keep the building cool from the ground up

## CONSTRUCTED RESPONSIBLY

From architectural blueprints to material sourcing, every element has been carefully curated to minimise waste

## EFFICIENT BUILDING SYSTEMS

An intelligent interplay of sensors, controls and a multitude of other networked components automate the development's systems for maximum efficiency

## BCA GREEN MARK PLATINUM CERTIFIED





## ALL-ROUNDED WORK/LIFE ENVIRONMENT

Experience a district designed to co-exist with nature. Integrating the heritage-rich Rail Corridor with public spaces, work up a sweat at the fitness areas or scenic running loop. Be inspired at the Arts and Culture Zone, or simply take a stroll along the Sky Terrace to unwind after a day's work. Designed for health and well-being, there's even a biophilic children's play area for you and your family to spend quality time together.





## THE NEW DEFINITION OF VILLAGE LIFE

We believe that a strong community fosters the right environment for innovation. **Elementum** is designed to be at the heart of The Village, an open, community-focused design that connects **The Metropolis**, **Elementum** and **Rail Corridor**.

Built by the same developer as The Metropolis, recharge and relax in the cool microclimate of **Elementum**. From sports and recreation to wellness-related activities, the development is replete with collaborative ground-level public spaces for a diverse range of social and networking programmes. Close to the popular Holland Village district with its vibrant and eclectic community, you can have your pick of dining and lifestyle options all within proximity of your new workplace.





## WHERE NATURE AND WELLNESS CONVERGE

From expansive ground-level gardens to a Biophilic Terrace on every lab floor, connect with nature within an integrated locality of collaboration, recreation and wellness.

### RAIL CORRIDOR

The former railway line that stretches 24 km from the north to south of Singapore has been transformed into a “green corridor”. With **Elementum** located within the Buona Vista node, tenants and their employees can enjoy an environment rich in nature, and spaces dedicated to sports, community and cultural events.

### SKY TERRACE

Enjoy greenery that seamlessly weaves together the Rail Corridor with the surrounding neighbourhood. Surrounded by an ecosystem of trees with lush canopies and extensive planting, this is the perfect location for social gatherings, relaxation and interaction.

### BIOPHILIC TERRACES

Biophilic elements help improve air quality, channel natural lighting and control temperature naturally. With lush greenery encircling the perimeters of the terraces, nature is always within close proximity, making this a work environment designed to boost both productivity, mental health and well-being.

### THE PLAZA

A well-shaded multifunctional event space at the centre of **Elementum**, the Plaza features outdoor seating areas integrated with the main walkways to create opportunities for social interaction, activities and events.

### one-north PARK

Spanning the entire length of the one-north district, this sprawling 16-ha park serves as an integrated link that connects Biopolis, Fusionopolis, Mediapolis and one-north MRT station.





## THE DEVELOPER



Founded in 1987, Ho Bee Land Limited is headquartered in Singapore, and has a comprehensive global portfolio of property investments and developments in Australia, China, Europe, the United Kingdom and Singapore. From iconic residential developments to high-tech industrial projects, Ho Bee Land's projects continue to improve and impact lives across the world.

The leading developer of luxury homes in Singapore, Ho Bee Land has been responsible for projects within the exclusive residential enclave of Sentosa Cove and the only Grade-A office building in the one-north district, The Metropolis.



Ropemaker Place, London



The Scalpel, London



## THE ARCHITECT

# SOM

**Skidmore, Owings & Merrill (SOM)** is an award-winning collective of architects, designers, engineers and planners working to build a better future. With a network of creative studios across the globe, its interdisciplinary team utilises a highly collaborative approach, and is responsible for some of the world's most technically and environmentally advanced buildings and significant public spaces.



Artist's Impression



One World Trade Center, New York

## DEVELOPMENT TEAM

### DEVELOPER

#### **HB UNIVERSAL PTE LTD**

HB Universal Pte Ltd is a wholly-owned subsidiary of Ho Bee Land Limited

### CONSULTANTS

#### **DESIGN ARCHITECT**

**SKIDMORE, OWINGS & MERRILL (SOM)**

#### **PROJECT ARCHITECT**

**DCA ARCHITECTS PTE LTD**

#### **C&S ENGINEER**

**BL CS CONSULTANTS**

#### **M&E ENGINEERING**

**BESCON CONSULTING  
ENGINEERS PTE**

#### **QUANTITY SURVEYOR**

**AECOM COST CONSULTING  
AND PROJECT MANAGEMENT  
(SINGAPORE) PTE LTD**

#### **LANDSCAPE CONSULTANT**

**GRANT ASSOCIATES**

#### **MAIN CONTRACTOR**

**KIM SENG HENG ENGINEERING  
CONSTRUCTION (PTE) LTD**



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Developer

