Asia Square Tower 1 realises the power of converged solutions for optimised security, operational efficiency and occupant comfort.

This landmark commercial tower has set the benchmark for intelligent buildings within Singapore with integrated solutions achieving Green Mark Platinum efficiency rating.

Honeywell
Asia Square Tower 1 (AST1) is a landmark building that defines the new downtown precincts of Marina Bay, Singapore. Officially opened in November 2011, this sleek tower, with impressive glass façade, stands 43 storey’s tall with approximately 1.25 million sqft of Grade-A office space and 34,000 sqft retail space. Attracting many high-profile financial service providers as tenants, AST1 demanded an intelligent building able to meet client expectations of security, comfort and operational efficiency.

Due to the scale of the building, converging all building management systems (security, access control, lifts, lighting and tenant management) onto a common platform was a key driver for intelligent building solutions enabling sustainable day-to-day management. With approximately 9,000 people entering the 43 story tower via 36 lifts on a daily basis, access control and lift management solutions were also identified as critical to the buildings operational efficiency.

Honeywell provided Extra Low Voltage-9 (ELV-9) systems integrated via the Honeywell Enterprise Building Integrator 410 (EBI) platform, including:

- Fire Alarm System: 532 detectors and 388 field devices.
- Integrated Security System:
  - Honeywell Digital Video Manager (DVM) CCTV system with 352 cameras.
  - Access Control with 61 card readers, intelligent visitor registration system, and sub-metering system and door monitoring.
  - Smart card solution compatible with employee ID badge, Singapore ID and public transport smart card.
- Building Management System: BACnet, IP based Comfort-Point controllers with approximately 24,000 points.
- Wired data networking hardware including support for 1000 VLAN and structured cabling.
- Integrated lift management, lighting and access control solution customised to streamline a persons journey without having to press any buttons. Upon presenting a smart card, the person is automatically directed to a lift, the lift is programmed to go to a specific floor and the lighting is activated guiding the person to their destination.

Integrating all building management solutions onto Honeywell EBI presents operational efficiency benefits for building operators with the ability to control all sub-systems from a single interface enabling streamlined processes and deeper enterprise-wide operational awareness.

Customised solution, integrating access control with lift management and lighting solutions, enhanced operational efficiency and security for tenants. The journey of the tenant when entering the building is streamlined through not having to press any buttons, and safety is maximized through intelligent lighting solutions.

Streamlined smart card solution maximises simplicity for tenants and visitors reducing burden of carrying multiple ID cards.

Optimising energy efficiency, the Honeywell BMS provides greater transparency of energy consumption supporting the Green Mark Platinum efficiency rating.

- Minimising penalty charges, the BMS enables district cooling through feedback mechanisms able to accommodate peak demands for maximized efficiency of chilled water at minimal cost.
- BMS interface with solar panels to optimise energy usage and lessens reliance on boilers while reducing energy spend.

IP cameras enable extensive coverage of CCTV and monitoring in critical areas maximizing situational awareness and heightening security management.

Intelligent building solutions attract high caliber long-term tenants seeking comfortable, safe and secure environment.

Open systems protocols enable integration of future technologies providing long-term flexibility and interoperability.

Upon completion of Asia Square Tower 2, the intelligent building management solutions will enable seamless connectivity between the two buildings promoting vast operational efficiencies.

Honeywell Building Solutions helps customers address their building’s operational efficiency needs with integrated technology solutions based on Open System Protocols. With proven global expertise and local delivery capabilities, Honeywell work directly with customers to tailor the best of industry-standard solutions to cover the lifecycle of their facilities. We are building a world that’s safer and more secure, more comfortable and energy efficient, more innovative and productive. We are Honeywell.