

## ***Press Release***

# “Park Ventures” – office building complex of the future

*Bangkok – 24 April 2009* – Univentures Public Company Limited has introduced a new state-of-the-art office building with a strong ‘Green’ focus that aims to set new standards for environment-friendly office buildings.

The 33-storey “Park Ventures – The Ecoplex on Witthayu” dedicates as much as 25 per cent of its site to green space, in what will be Thailand’s most comprehensive building management system, and designed to provide the most effective energy control system available. These outstanding features and its prime location at the corner of a Ploenchit-Witthayu junction with a convenient skywalk connection to the Ploenchit BTS station are expected to make “Park Ventures” the choice for environmentally conscious Thai and expatriate tenants.

Developed from a philosophy of balancing innovative construction and the working environment quality of tenants, this ecology-driven building pays attention to every detail that advances this objective. The green functions of the comprehensive building management system consist of:

- Large green area and roof top garden covering 25% of the project area
- Laminated and insulated three air filled layer glass. The glass is coated with low E coating that helps reduce ingress of sound, light and heat and contributing to further energy savings. Air conditioners will consume less electricity, returning an overall thermal transfer value (OTTV) of 30 watts per a square metre, 30 per cent better than standard.
- System variable Air Volume Control System adjusting air conditioning temperatures to actual temperatures at a specific area.
- Indoor Air Quality Control System to reduce air pollution inside the building.
- Automatic dimmer that adjusts levels of lights to amount of actual brightness inside.
- Gray water reuse, in gardening for example, to preserve tap water.

- Building automatic system, controlling and managing internal engineering system. It also examines and control energy consumption to reduce exceeding use.

Park Ventures will be also be equipped with a smart elevator system that will take passengers to their destination floor faster with only a maximum of 40 seconds wait. The system also provides electricity savings of up to 30%.

Ornrudi Na-Ranong, President of Univentures, said “Park Ventures has been designed with tenants’ needs and working environment very much in mind reflecting Univentures’ own commitment to the environment-friendly concept.”

Park Ventures – The Ecoplex on Witthayu has a distinctive architectural design inspired by a Thai traditional greeting or “Wai” and lotus. A total area of 81,400 square metres, will consist of three main functions; office building, 6-star hotel and retail outlets. The office building with a 27,000-square-metre area, is expected to be completed in September 2011.



**In a picture:** The management team of Univentures Public Company Limited, led by Ornruedi Na-Ranong, President, and Thanapol Sirithanachai (1<sup>st</sup> right), Managing Director, inspects the Park Venture – The Ecoplex on Witthayu construction site. Its hoarding theme of a lush forest is designed to provide a restful scene for passers-by.

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**Univentures Public Company Limited** is a listed company on the Stock Exchange of Thailand (SET) under the property sector with stock sign of “UV”. At present, the company has 944.5 million baht in registered capital. Adelfos Company Limited (By Thapana and Panot Sirivadhanabhakdi) is the major shareholder. The company is engaging in condominium development through Grand Unity Development Company Limited. For more information please visit [www.univentures.co.th](http://www.univentures.co.th)

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