CEO’s Message

2019 marks a special occasion for PT TOWNLAND INTERNATIONAL (PTTI), our Jakarta Office, as we celebrate the 20th Anniversary of our establishment in Indonesia. We are celebrating with a two day Anniversary Event on 29-30 August 2019, to be held at one of the most eminent green office parks in the southern part of Jakarta, the Arkadia Green Park for which TOWNLAND prepared the Landscape Design. We welcome you all to attend. We are looking forward to the next 20 years and beyond!

In Hong Kong, we are pleased to support the Government’s Vision to Embrace innovation and technology in order to build a World-famed Smart Hong Kong through a number of engagements for educational campuses throughout the City as well as through public and private sector planning projects in Kowloon East, Hong Kong’s pilot area to explore the feasibility of developing a Smart City.

In P.R. China, our expertise in Smart City Planning has seen our engagement in the Master Planning of an exciting new Science & Technology City which embraces Sustainable Development Strategies, Smart Technologies and a Pedestrian-oriented Design which will create a stimulating environment for creativity, innovation and interaction.

Our India Office has secured another smart Transit Oriented Development project involving the Detailed Master Planning and Conceptual Architecture of the landmark International Financial Services Center (IFSC) in Mumbai. The IFSC is being developed as Green Development incorporating the highest LEED rating standards for buildings and use of Smart Technologies for Utility Infrastructure and Transport.

Call us and we will explain our capabilities further as part of our complimentary initial advisory service.

Keren R. Seddon
Chief Executive Officer

PT TOWNLAND INTERNATIONAL (PTTI) celebrates 20 Years of success in Indonesia.

Green Design Strategies, Smart Technologies and a Pedestrian-oriented Design which will create a stimulating environment for creativity, innovation and interaction.
Townland Group of Companies Timeline

1985  TOWNLAND Consultants founded in Hong Kong

1988  Establishment of TOWNLAND Consultants Ltd. (TCL), Hong Kong

1991  First Asian Development Bank (ADB) Project

1992  Establishment of TOWNLAND Consultants (Int’) Ltd. (TCIL)

1995  Joined the Hong Kong General Chamber of Commerce (HKGCC)

1996  Opening of the Jakarta (Indonesia) Office

1997  Commencement of Quality Management Systems ISO Certification (HKQAA)

1999  Establishment of PT. TOWNLAND International (PTTI), Indonesia

2002  Opening of the Shenzhen, (PRC) Office

Establishment of TOWNLAND Consultants (Shenzhen) Ltd. (TCSL)

2008  Establishment of TOWNLAND Consultants Private Ltd. (TCPL), India

2019  Joined the China Real Estate Chamber of Commerce Hong Kong (CRECCHKI)

Staff News

We are pleased to announce the promotion of Richard Durack to the position of Managing Director of the TOWNLAND GROUP. Richard joined the Company over twenty years ago and has advanced through various positions, including as the former Country Manager in our Indonesia Office, Director responsible for the establishment of our India Office and Director (Regional) overseeing TOWNLAND’s Planning and Design Projects throughout Asia and the Region. In addition to taking on a greater role in the overall Management and Direction of the GROUP, Richard will continue to be responsible for overseeing the Regional Projects for TOWNLAND. We are also pleased to announce the promotion of Wai Yee Yuen to the position of Executive Director of the TOWNLAND GROUP. Wai Yee joined the Company over thirty years ago and now takes Group-wide responsibility for all aspects of Management, Office Administration and HR matters.

Smart City HK - Embracing Innovation and Technology

The Vision for Hong Kong Government’s Smart City Blueprint published in December 2017 is to Embrace innovation and technology to build a World-famed Smart Hong Kong characterised by a strong economy and high quality of living. Under the emphasis of “Smart People”, and recognizing that Schools and Universities are key incubators of innovation, TOWNLAND is supporting the growth and development of campuses throughout Hong Kong. Subsequent to completion of the University of Chicago Francis and Rose Yuen Campus in Hong Kong, TOWNLAND is currently involved in campus development plans for the University of Hong Kong and City University of Hong Kong. Together with past commissions for other institutions, e.g. The Baptist University of Hong Kong and The Hong Kong Polytechnic University, we fully appreciate the need to support our tertiary facilities in the continuous strive towards innovation through provision of adequate space and flexible user requirements.

In addition, TOWNLAND is responsible for multiple public and private sector planning projects in Kowloon East, which is Hong Kong’s pilot area to explore the feasibility of developing a Smart City. The new developments in Kowloon East are expected to introduce more leading I&T enterprises as well as economic opportunities in Hong Kong.

TOWNLAND is proud to facilitate the implementation of long-term initiatives of sustainability and Smart City to ensure a healthier and more liveable city for future generations.
Celebrating 20 Years of Master Planning in Indonesia

2019 marks a special occasion for PT TOWNLAND INTERNATIONAL (PTTI), our Indonesian Office, as we celebrate the 20th Anniversary of our establishment. Over the last 20 years, we have seen significant changes in property development in Indonesia and we are proud to have been part of this. Our endeavours in Indonesia initially started on a small scale and as we established our presence, initially as a Representative Office, and soon thereafter as a formal “PT PMA” we have developed a solid base of Clients ranging from Private Developers to Governments and Institutions.

In the early years the Country was still recovering from the implications of the Financial Crisis, but we persevered and committed to the long term development of our operations in the Country as we believe that the young and developing populace has a bright future that we want to be part of and contribute to. Projects that we worked on and delivered in those early days included mostly developments in the Greater Jakarta Region – such as a mixed use centre in Kelapa Gading (now Mall Artha Gading), a residential cluster in Bukit Sentul, and an urban design study for a Retail and Entertainment Destination in Bintaro. Soon thereafter we started to work on more complex and integrated developments across the archipelago, including regional planning for 6,000 ha across Riau (a 20 Year Plan), a 54 ha new town in Papua for Ciputra, as well as projects in Manado, Surabaya, Medan and Balikpapan.

Our Master Planning Services span the entire archipelago and include built townships for Summarecon in Bekasi as well as Serpong (The Springs), for Ciputra in Taman Dayu, and Celebes, for Modernland (Modernland Cikande Industrial Estate, Jakarta Garden City) and for Agung Sedayu (PIK2 and Golf Lake Residence). Currently we are working on a new town of over 12,000 ha, as well as smaller residential developments across Java, and are also the planning for a new resort development and the architectural Concept Design for a Beach Club on Bali. We have seen development trends sway back and forth from landed housing to apartments, and recently also newer development products such as low-rise apartments as well as high density TOD Developments along the new MRT and new Highspeed rail lines. We are pleased to see that sustainable development and sensitivity to local cultural and natural conditions are aspects of the planning of large scale projects that are increasingly valued by our Clients.

Over the course of the years we have developed and diversified our skillset and experience with creative minds that can deliver not only large scale urban development plans for new towns, but can equally deliver intricate and feasible masterplans for resort and hospitality projects. In recent years we have not only contributed to and worked with our Clients to develop Visioning Master Plans for new Integrated Tourism Destinations in Pangandaran, Malang as well as Bangka Island to support and facilitate local economic growth, but also delivered Master Plans, Site Plans and Architectural Designs to make these Visions a reality. This is demonstrated by the ongoing construction of a 4-star hotel and villa complex in the popular weekend-getaway destination of Puncak (just outside of Jakarta) Our Team of Urban Designers, Architects and Landscape Architects is looking forward to the next 20 years and beyond!
Celebrating 20 Years of Landscape Design in Indonesia

Over the past 20 years, TOWNLAND has grown to be one of the largest and strongest International Landscape Planning and Design Consultants in Indonesia, and has played an important role in shaping the built-environment across the archipelago. We have been involved in a diversity of landscape projects of different scales and sizes. We are able to oversee projects from initial Visioning and Conceptual Design through to Detailed Design and Construction.

Our expertise in Landscape Architecture encompasses all land use circumstances. We have prepared Landscape Architecture for landed-housing complexes such as the Riviera in western Jakarta and the Sanctuary in Sentul (West Java) as well as a diversity of low, medium and high rise apartment and mixed use complexes which are becoming prevalent as Indonesians adopt vertical living. We have focused in particular on developing the specific skills and expertise to create attractive landscapes at grade and on podium-floors for such high density complexes, making the most of valuable recreational space for residents. We are considered as one of the few Specialist in this field in Indonesia and we have successfully completed a wide variety of apartment and mixed-use complexes across Greater Jakarta, including the Essence Darmawangsa, Kensington Royal Suites, CitraLake Suites, M-Town Signature and Residences, and SpringLake, in addition to a new typology of low-rise apartment complexes including the Primrose and Rainbow Spring Condomilla complexes, Collins Boulevard, Tokyo Riverside PIK2 and Branz Mega Kuningan, Grand Dharmahusada Lagoon and Darmo Hills in Surabaya.

We are also heavily involved in the creation of landscape designs for hotel & resort developments, such as the Ammi Hotel in Cepu (Central Java) and the Park Hyatt Hotel in Kebon Sirih (Central Jakarta), for which the construction is expected to be finished by the end of this Year. Outside Indonesia, PTTI are also commissioned to do the landscape design of a 5-star Integrated Casino Resort in Cape Verde in West Africa for a Macau Casino Client, which is currently under construction, as well as the Vinpearl Resort in Da Nang, which is currently operated as one of the most luxurious resorts in Vietnam.

We are also extensively involved in the creation of landscape designs for the public realm. In 2015, we won an International Design Competition for the Regeneration of Kedayan River in Bandar Seri Begawan (Taman Mahkota Jubli Emas). The first stage of the development was inaugurated at the end of 2017 by His Majesty the Sultan of Brunei Darussalam and serves as one of the largest public open space areas in the City. In Jakarta, we were entrusted to prepare the design for the revitalization of the pedestrian area along the most prominent boulevard in the Capital – Jl. Jendral Sudirman, which contributed also to the success of the largest sport event in Asia, the Asian Games 2018. Another vital public realm project that we are currently engaged on is the revitalization of the pedestrian linkage in Taman Impian Jaya Ancol, one of the biggest themeparks in Indonesia, which is planned to be constructed by next year.

In the Office and Mixed use arena, we are currently working as the Landscape Consultant for a premium office tower belonging to MPP-Mori and the World Capital Tower, both within the well-known CBD area in the Golden Triangle.

We have a strong commitment to sustainable design and have been requested on several occasions by the Green Building Council Indonesia to provide professional advice and recommendations for the development of the Greenship Rating Tools for the Greenship-Neighbourhood Strategy. In 2016, we were also invited by the Jakarta City Council to provide expert inputs for the Urban Tree Management strategy for the City. For the past 2 decades of our existence in Indonesia, we have been proud to serve the best interests of our Clients, whilst at the same time also positively contributing to place-making which increases the quality of life for the residents of the Cities across Indonesia.
TOWNLAND recently completed a Preliminary Conceptual Master Plan for a proposed Science & Technology City in Guangdong Province of P.R. China. The Master Plan will be used to present the Vision of the Project to Governments to stimulate interest in securing land development rights and unlocking the potential for smarter urban planning in Southern China. Comprising a 40 ha Site, the Project incorporates Residential, Commercial / CBD, Science & Technology and other elements to establish a World Class Smart City, incorporating Smart Technologies (e.g. autonomous cars) and Sustainable Green Design Strategies (e.g. low carbon impact / zero emissions / Smart Growth and New Urbanism). The City is also green and pedestrian-oriented with extensive open spaces as well as orchards for urban agriculture to create a stimulating environment for creativity, innovation, interaction and rest & recreation.

Making Cities Sustainable & Smart in P.R. China

PROJECT DETAILS

Location
Guangzhou
Area
40 ha
Date
2019

TOWNLAND is preparing the Detailed Master Plan and Concept Architecture for the International Financial Services Center (IFSC - 50 ha) in Mumbai. Focused around two Metro Stations and a High Speed Railway Station, a high density mixed use Commercial District is planned. The framework for the Master Plan is formed by a network of pedestrian oriented Public Spaces, lined with Retail, Leisure and Civic amenities, seamlessly connecting all Commercial and Residential Towers to the nodes of Public Transportation. A smart double use of space allows for the IFSC Development to maximize its FSI whilst also creating enough public open space to comfortably handle the large pedestrian crowds. TOWNLAND will work throughout 2019 on further detailing the Master Plan and its Concept Architecture Design.

Smart TOD at IFSC Mumbai

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TOWNLAND is an award-winning, international, multi-disciplinary consultancy providing professional services in the areas of urban and regional planning, development consultancy, master planning, urban design, concept architecture, full service landscape architecture and social development to the Private Sector, Institutions, Governments and Development Agencies. The Firm is recognized as a leading planning and design consultancy in the Region. Over TOWNLAND’s 34-year history, the Firm has successfully managed and delivered over 4,000 projects throughout Asia, the South Pacific and Atlantic Regions, Africa and Europe, across a diversity of project types from site-specific to region-wide. In Hong Kong our Parent Company remains as always, since 1985, your tried and tested Local Planning Consultant.