

# TRANS-ASIA

## *Royal Plaza Twin Towers*

Detailed Design and Construction Management of a Mixed-Use Building



### **Client**

Philippine Asia Pacific Corporation

### **Project**

Royal Plaza Delta Hotel Tower and  
Royal Plaza Residential Tower

### **Location**

Malate , Manila  
Philippines

### **Project Period**

Start May 1995  
End September 1998

### **Project Description**

The Project is the conversion of the existing structure into a thirty eight (38)-storey reinforced concrete twin towers building with one (1) level basement having a gross area of approximately 78,000 square meters. The twin building houses the combined spaces for the office, hotel, condominium and commercial establishments into one integrated corporate nerve center. The twin tower likewise house the 280-room hotel and residential area made up of condominium units ranging from studio types to five bedroom suites. The lower portion of the structure which is the 10-storey podium block includes a supermarket, bank, fastfood center, restaurants, coffee shop, a fully equipped recreational area, a swimming pool and a three (3)-level above ground carpark. The building has a 100 percent backup power generation system, electrical system, mechanical ventilation and air-conditioning systems, fire protection and alarm systems, video entry phone with emergency alert, DDD telephone, fiber optic line and premises, distribution and telecommunication systems, filtration and water supply distribution systems, bioclimatic system and other necessary and specialty building utilities. The building also provides nine high speed zoned elevators.

### **Scope of Services**

Trans-Asia was commissioned to perform the detailed engineering design and engineering support during construction. The design works and its subsequent CAD works involved electrical system, mechanical ventilation system, air-conditioning system, sanitary and plumbing systems, fire protection system, water supply distribution system, telecommunication system and other specialty systems design. Construction Management including Quantity Surveying was likewise undertaken by Trans-Asia.