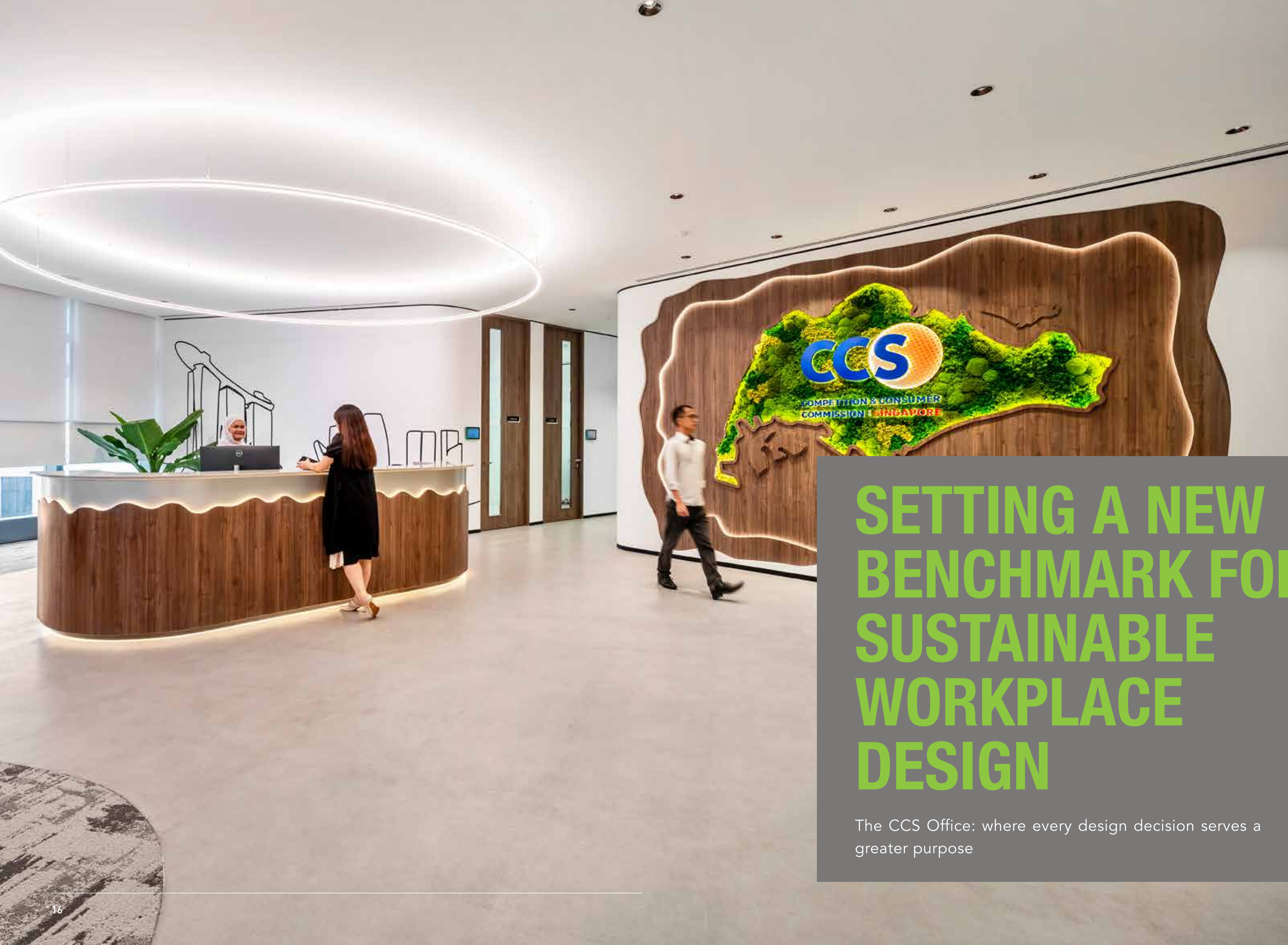




SETTING A NEW BENCHMARK FOR SUSTAINABLE WORKPLACE DESIGN

The CCS Office: where every design decision serves a greater purpose



Today's workplaces are expected to do far more than accommodate employees. They shape organisational culture, influence wellbeing and increasingly reflect an organisation's commitment to sustainability. As expectations continue to evolve, the most successful workplaces integrate sustainability into every decision—from planning and design to construction, operations and the everyday employee experience.

For the Competition and Consumer Commission of Singapore (CCS), this philosophy guided the creation of its new office at Keppel South Central. Sustainability formed the foundation of the project, informing every stage of the workplace journey. From spatial planning and material selection to premise performance and employee engagement, each decision was guided by a shared vision of creating a workplace that delivers lasting value for people, the environment and the organisation.



The outcome is more than a contemporary office. It is a workplace designed to perform efficiently, adapt to changing needs and support the wellbeing of its occupants, demonstrating how environmental responsibility and operational excellence can reinforce one another.

DESIGNING FOR LONGEVITY

The foundations of a sustainable workplace are established long before construction begins. By locating its office within Keppel South Central, a Green Mark Platinum Super Low Energy development, CCS aligned itself with a building that already reflected strong environmental performance.



Excellent public transport connectivity, facilities that encourage active commuting and access to surrounding greenery provided a natural platform for creating a healthier and lower-carbon workplace.

Inside the office, the design philosophy focused on longevity rather than trends.

Inspired by the honesty of brutalist architecture, the workplace expresses simplicity through concrete-inspired finishes, natural timber textures and a restrained material palette. Every design decision was guided by a desire to create a timeless environment that would remain relevant well into the future, reducing the need for frequent refurbishment and unnecessary material replacement.

Functionality was considered just as carefully as aesthetics. Materials were selected for their durability and ease of maintenance, ensuring they would continue performing throughout the workplace lifecycle. Flexible work settings, adaptable meeting spaces and provisions for future expansion allow the office to evolve alongside organisational needs, reinforcing the belief that the most sustainable workplaces are often those designed to last.

The workplace also embraces nature as an essential part of the employee experience. Abundant daylight, indoor planting and views of the surrounding landscape create bright, welcoming spaces that encourage collaboration while supporting health, comfort and productivity.

PERFORMANCE DESIGNED IN

Some of the workplace's most impactful sustainability features are those that operate quietly in the background, seamlessly supporting both premise performance and the everyday experience of its occupants.

CCS adopted an integrated approach to workplace performance, where efficient lighting, intelligent controls, optimised air-conditioning and data-driven energy management systems work together to reduce energy consumption while maintaining a comfortable and productive environment. Real-time performance monitoring provides ongoing operational insights, enabling continuous optimisation throughout the project's lifecycle.





This same integrated approach extends to occupant wellbeing. Careful material selection with the use of SGBP-certified products helped create healthier indoor spaces by reducing sources of indoor pollutants, while enhanced air filtration and ventilation strategies support good indoor air quality. Together with thoughtful thermal comfort, acoustic planning and generous access to natural daylight, these measures create an environment where employees can focus, collaborate and perform at their best.

By integrating environmental performance with occupant-centred design, the workplace delivers lasting value on multiple fronts—operating efficiently behind the scenes while providing a healthy, comfortable and productive environment for the people who use it every day.

BUILDING A CULTURE OF SUSTAINABILITY

Creating a sustainable workplace extends beyond the physical environment.

One of the project’s most meaningful sustainability decisions was recognising the value of what already existed. Instead of defaulting to replacement, the project team carefully evaluated existing furniture, fittings and building components, retaining and integrating them wherever practical. This approach reduced construction waste, preserved embodied carbon and demonstrated that thoughtful reuse can often have a greater environmental impact than purchasing new sustainable products.

That same philosophy continues into everyday operations. Water-efficient fixtures, reusable pantry items and sustainable workplace practices encourage employees to make environmentally responsible choices as part of their daily routines. Supporting initiatives such as the Go 25 national

movement, Staff Green Guide, Sustainable Operations Plan and Zero-Waste campaign reinforce the idea that sustainability is not solely achieved through design, but through the collective actions of the people who occupy the space.

By embedding sustainability into workplace culture, CCS has created an environment where responsible behaviours become part of everyday working life.

A WORKPLACE FOR THE FUTURE

The CCS office demonstrates that sustainability delivers its greatest value when it is considered holistically. Every decision—from workplace planning and material selection to operational strategies and employee engagement—contributes to a shared vision of creating a healthier, more resilient and future-ready workplace.

This achievement was made possible through close collaboration between the tenant, landlord, consultants and contractors, ensuring sustainability objectives remained aligned throughout the project. The result is a workplace where environmental performance, operational efficiency and employee wellbeing work together to create lasting value.

Early operational performance has already demonstrated the effectiveness of this integrated approach. Within the first three months of occupation, the office recorded energy performance exceeding benchmark expectations, contributing to reductions in projected Scope 1 and Scope 2 carbon emissions. Post-occupancy evaluations also reflected positive employee experiences across thermal comfort, indoor air quality, lighting quality, acoustics and workplace ergonomics, highlighting that sustainable design can deliver tangible benefits for both organisations and their people.





“Achieving the Green Mark for Interiors certification reflects our commitment to creating a workplace that is environmentally responsible, resource-efficient, and supportive of employee well-being. Beyond meeting sustainability standards, the certification journey enabled us to identify opportunities for continuous improvement, strengthen our environmental stewardship, and demonstrate leadership in advancing healthier and greener workplaces. The certification affirms our belief that well-designed, sustainable workplaces can positively impact both organisational performance and the experience of those who use them every day.”

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(Corporate Affairs) & (International,
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The project is a certified Green Mark for Interiors Gold^{PLUS} office, with an awarded Sustainability Badge of Environmental Stewardship (ES).

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- ES Consultant – Adapt D&B LLP
- Main Contractor – DecoFurn Pte Ltd

Ultimately, the success of the CCS office is measured not only by lower energy consumption or reduced carbon emissions, but by the everyday experience it creates for the people who work there. By bringing together thoughtful design, responsible resource management and a workplace culture that encourages sustainable behaviours, CCS has created an environment that is healthier for its people, lighter on the planet and ready to adapt to the needs of tomorrow.

Throughout the journey, the Green Mark for Interiors framework provided a valuable roadmap for integrating sustainability across the workplace lifecycle. The CCS office stands as a compelling example of how purposeful design can create workplaces that deliver lasting value for people, organisations and the environment. ✓