



**TIONG SENG HOLDINGS LIMITED**

Building and Construction  Authority

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## **S'pore's first automated pre-cast plant, Tiong Seng Prefab Hub, officially opens**

**SINGAPORE – 16 May 2012** – Mainboard-listed construction group **Tiong Seng Holdings Limited** (長成控股), through its wholly-owned subsidiary Robin Village Developments Pte. Ltd (“Robin Village”), today announced the official opening of its S\$36 million **Tiong Seng Prefab Hub** (“Prefab Hub”) – the first automated precast manufacturing facility in Singapore – by its guest of honour, Singapore’s Deputy Prime Minister and Finance Minister Mr Tharman Shanmugaratnam.

The use of precast concrete is a key means to raising construction productivity, and has been part of the Government’s clarion call for the transformation of the construction industry: to cultivate a highly-integrated and technologically advanced construction sector headed by progressive firms and supported by a skilled and competent workforce by 2020.

Tiong Seng’s adoption of automated precast technology and processes used in its Prefab Hub won it the honour of being the first facility of its kind to receive up to S\$1 million funding under Building and Construction Authority’s (“BCA”) Construction Productivity and Capability Fund (“CPCF”) in January 2011.

Commenting on the Prefab Hub, Dr John Keung (姜锦贤博士), CEO of BCA said, “We are glad to support Tiong Seng’s initiative in setting up the first Integrated Construction and Precast Hub (“ICPH”) in Singapore. It is an advanced multi-storey building equipped with an automated precast concrete production line. The ICPH approach is the way forward for Singapore as our land is limited and precast concrete production cannot be done in the same way as in the past. There are three key benefits. First, it optimises our land use and achieves multi-fold increase in land use intensity through the integration of construction related activities like formwork maintenance,

prefabrication work and precast concrete production under the same roof. Tiong Seng's ICPH would set the benchmark in land use optimization for other precasters to emulate. Second, it improves productivity and reduces the need for workers substantially through the use of advanced computer technology, automation and mechanization. It would raise the benchmark for precast concrete production as it requires 50% to 70% less manpower as compared to the conventional method of production. Lastly, it helps improve the quality and precision of precast components and raise the quality standard of precast construction to a new height."

Said Mr Pek Lian Guan (白連源), Tiong Seng's CEO, "The opening of the Prefab Hub is a significant milestone in response to the Government's initiatives towards productivity-driven economic growth for Singapore. BCA has an extensive roadmap to transform the construction sector into one that is highly integrated and technologically advanced in the next eight years, so we are pleased that we have a headstart. The Prefab Hub would enable Tiong Seng to leverage and capitalise on the opportunities that will arise from the Government's drive towards higher productivity in the construction industry."

"The Prefab Hub has been many years in the making. The idea for the Prefab Hub was inspired by our early ventures into precast back in 1995, which was then a manual process carried out in a shed and subjected to weather conditions. The vision materialised when we came across cutting-edge German automated precast machinery and integrated workflow for every step of the entire process, from the design, to manufacturing and assembly of precast components. We believe that all construction sites in Singapore will eventually become assembly sites for precast building components that are supplied just-in-time – thereby reducing our reliance on labour and catapulting both quality and productivity," he said.

### **About the Tiong Seng Prefab Hub**

Located in Tuas South Avenue 1, the 19,000m<sup>2</sup> Prefab Hub featuring automated precast capabilities will double the Group's current output to more than 100,000m<sup>3</sup> of precast components annually.

With two automated production lines using the latest precast technology from Germany, complex precasting work processes are seamlessly automated and executed with high precision. A centralised computer system will control the entire manufacturing process as well as maintain

production data and records. As a result, the Prefab Hub is expected to reduce labour requirements by between 50% and 70%.

Furthermore, the facility is capable of operating a 24-hour production process to boost its output to meet the expected rising demand for precast components. It will also be able to perform “Just-in-Time” delivery, thus trimming storage costs. The Prefab Hub also has a curing chamber to reduce time spent on curing the pre-cast products.

Tiong Seng’s Prefab Hub was developed based on its “Integrated Hub” concept, bringing together its precast production capabilities, formwork assembly & maintenance, training and research, as well as gracious living for its workers all under one roof.

Being a leader in green construction and a winner of BCA’s “Built Environment Leadership” and “Green and Gracious Builder” awards, Tiong Seng has incorporated several green building features which include an eco-façade for the office block incorporating a vertical green wall, and monsoon windows to improve air ventilation. Workers living in the rooftop dormitory will enjoy an extensive green roof which not only provides natural cooling but is also designed to harvest rainwater. Just outside the workers’ dormitory, some 900 square metres are dedicated for urban farming where workers can grow their own crops.

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#### **About Tiong Seng Holdings**

*Tiong Seng is principally engaged in building construction and civil engineering in Singapore, as well as property development in the PRC.*

*With an established track record of over 50 years, Tiong Seng is one of the leading building construction and civil engineering contractors in Singapore. It holds the highest grading of A1 from the Building Construction Authority of Singapore (BCA) for both general building and civil engineering, which qualifies the Group to undertake public sector construction projects with unlimited contract value.*

*Tiong Seng’s property development business focuses on developing residential and commercial projects in various second- and third-tier cities in the PRC. The Group has successfully developed properties in Tianjin, Suzhou and Yangzhou and it currently has four on-going projects in the Bohai Economic Rim, which is one of the main economic zones in the PRC.*