PHILIPS

PHINCAS

Philips Innovation Campus Shanghai

Project Description updated till January 19, 2006

Starting Points

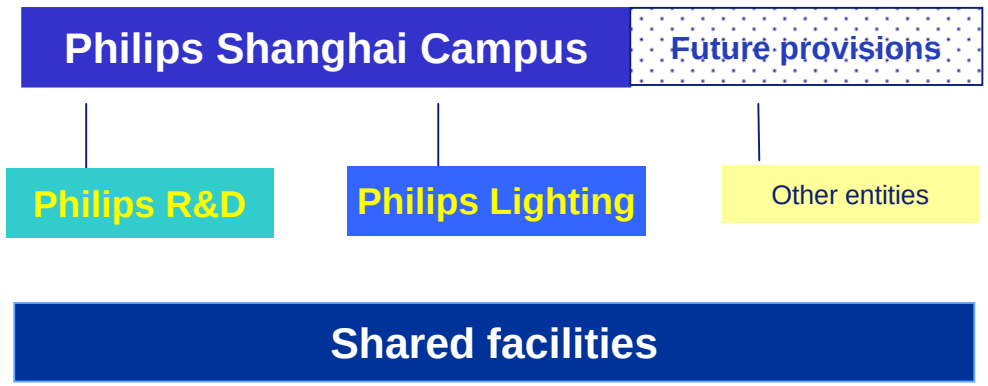
January 2005

The **Philips Shanghai Campus** will house the following two groups with the total of 38.000 squared meters of gross floor areas:

Philips Lighting Electronics Shanghai (PLES) 20.000m^2.

Philips Research & Development Centre (R&D) 18.000m^2.

Anticipating the future provisions of another 23.000m2 are made for other Philips entities



Phase 1: Developing a Campus that will house R&D and PLES, the base point for this campus development is 2009.

Phase 2: Possible joining of other Philips entities to the Campus.

The Philips Innovation Campus Shanghai is like a Chinese Fan, which can easily expand and contract when required.
And it reflects the Chinese culture in an international environment.

Philips' wishes

The Philips wishes for a successful Campus in Shanghai
- **Consolidate all China R&D into one campus**
- **Flexibility for future developments**
- **Build the campus in different phases**
- **Employee satisfaction & interaction**
- **Corporate image**

Besides these requirements, Philips has also a long experience with their other Campuses in Eindhoven as well as at their recently developed campus in Bangalore, India.

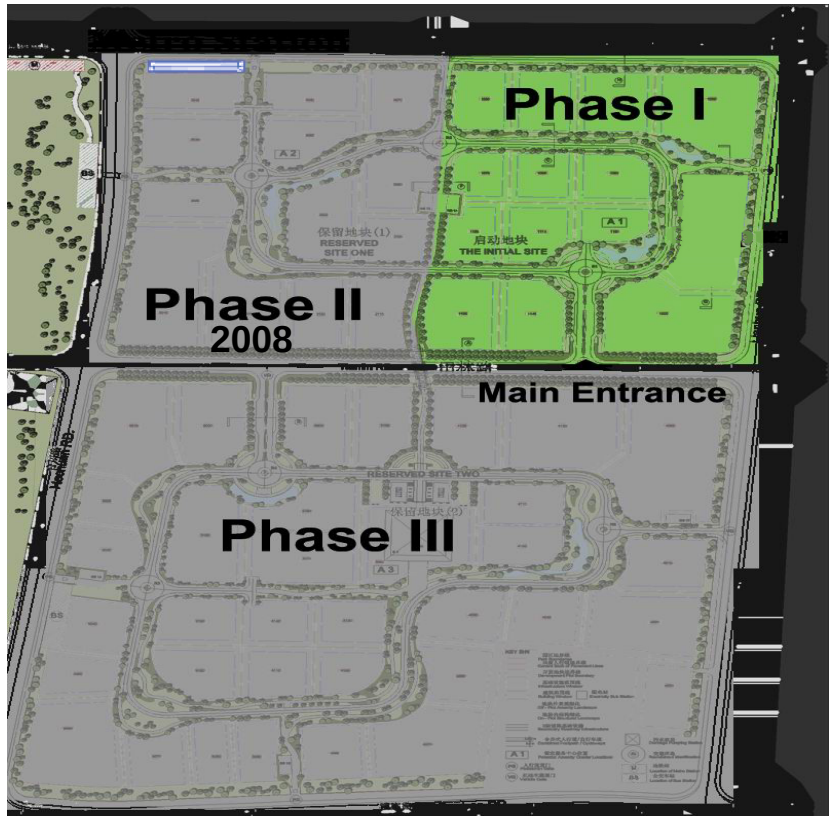
The Philips High Tech Campus in Eindhoven has the following characteristics:
- **Stand alone buildings within a wide green environment;**
- **One central "strip" with shared facilities in a separate building;**
- **Philips is not the only user of this Campus.**

The Philips Innovation Campus in Bangalore has the following characteristics;
- **Buildings are directly linked to each other via a covered area;**
- **The shared facilities are grouped in this covered area;**
- **The buildings are situated in an urban environment.**

Reference pictures Philips Campuses

Shanghai Business Park

Shanghai Business Park will combine Chinese Characteristics with advanced international investment, operation and management knowledge, and build itself into a park style Business Park that has a high green coverage, low plot ratio, water features, and low rise buildings. The Park will provide those who works in it with a comfortable and beautiful environment so that their imagination and creativity are fully enhanced. ***(Shanghai Business Park Master Plan)***



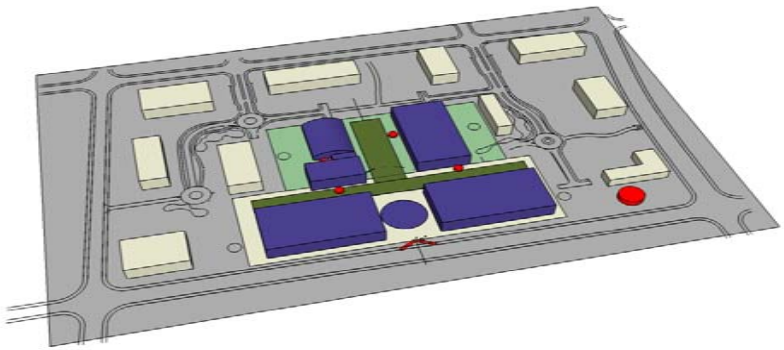
Guidelines:

- **An average of 2.78 levels on all buildings**
- **A build up ratio of 110 %**
- **A footprint of 40% of the plot average**
- **A road and parking space ratio of 30% of the plot average**
- **A green ratio of 30% of the plot average**
- **All buildings should be for management, administrative or hi-tech research and development purposes**

SBP is fully owned by Cao Hejing, the 100% government owned High Tech Park Developing Company, with who Philips signed a LOI last December in Amsterdam.
SBP has licensed the Arlington brand name to guarantee western quality levels.

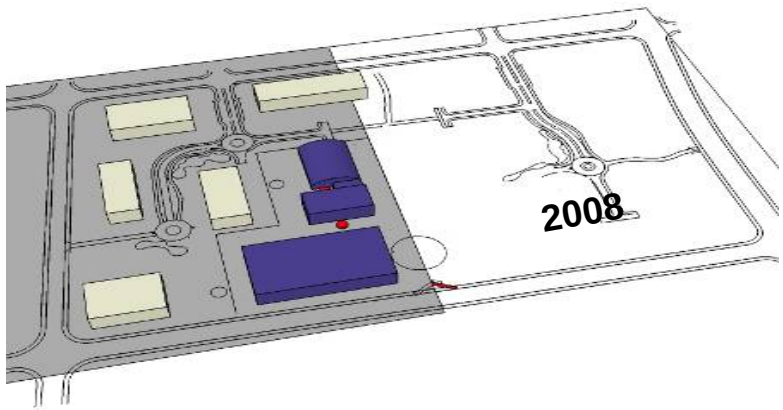
Concept Development

(June 2005)



	Total Campus	Phase 1
Total GFA (Gross Floor Area)	100.000m2	38.000m2
Total plot size	90.900m2	34.500m2

- Forming a compact campus within a park
- Philips entrée and branding possibilities
- Anticipating on future opportunities
- Flexibility in use / phasing
- Integration of PLES into Campus
- Employee friendly working environment



PLES Building structure
(June 2004)

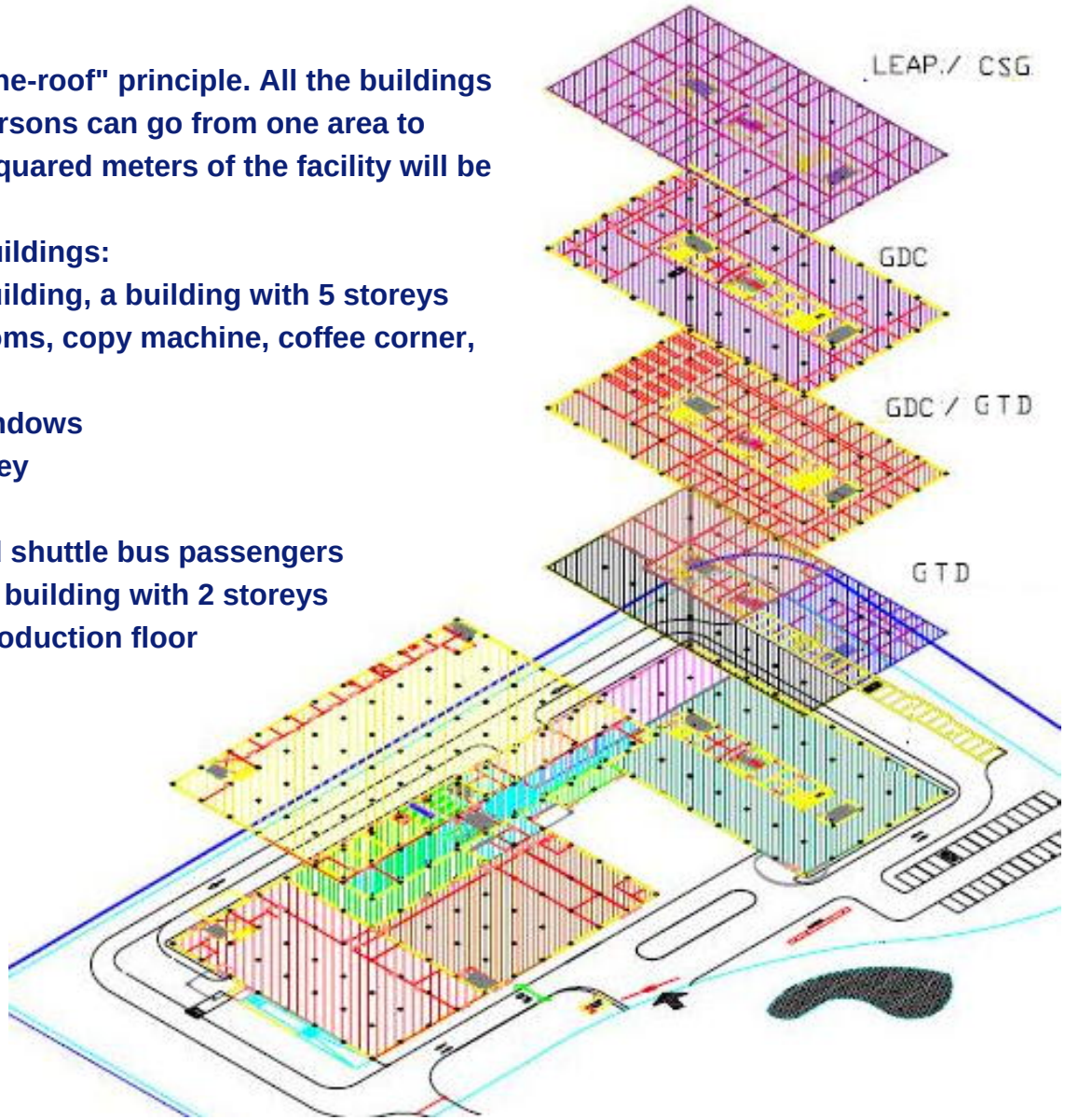
The set-up of the design is a so-called "one-roof" principle. All the buildings are connected in such a way that all persons can go from one area to another inside the building. The total squared meters of the facility will be approximately 20.000m2.

The new facility will have the following buildings:

A. Research & Development and Office building, a building with 5 storeys
   - Central services core (meeting rooms, copy machine, coffee corner, elevators etc.)
   - Maximize working space along windows

B. Service building, a building with 1 storey
   - Interconnect buildings
   - Central entrance for operators and shuttle bus passengers

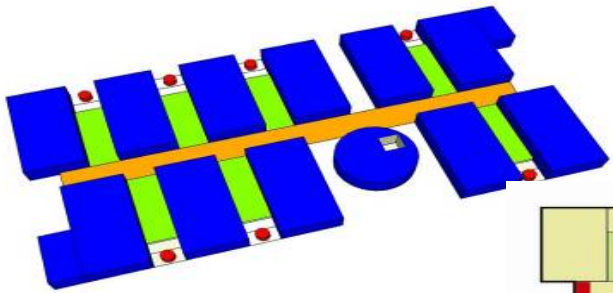
C. Laboratory for Small Series building, a building with 2 storeys
   - Maximized open floor space for production floor
   - Logic layout of Warehouse

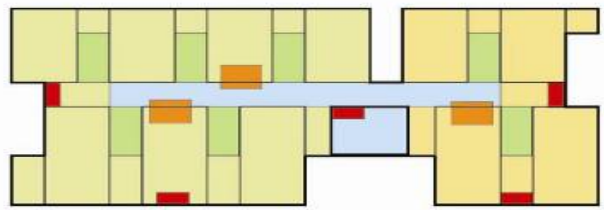


R&D Building structure
(June 2005)

The different Philips departments are relative large in number and it is preferable not to subdivide these departments over the different floors, but locate them on the same level.

- large floor spaces
- connected to each other
- floors of each 6.000m2
- standard grid of 7,2m by 7,2m,
- not wider than 14,4meter
- daylight can penetrate to the office floors
- a wide corridor
- meeting rooms, toilets, coffee and tea corners.
- intensive use of the shared services





PLES, 20,000 m²

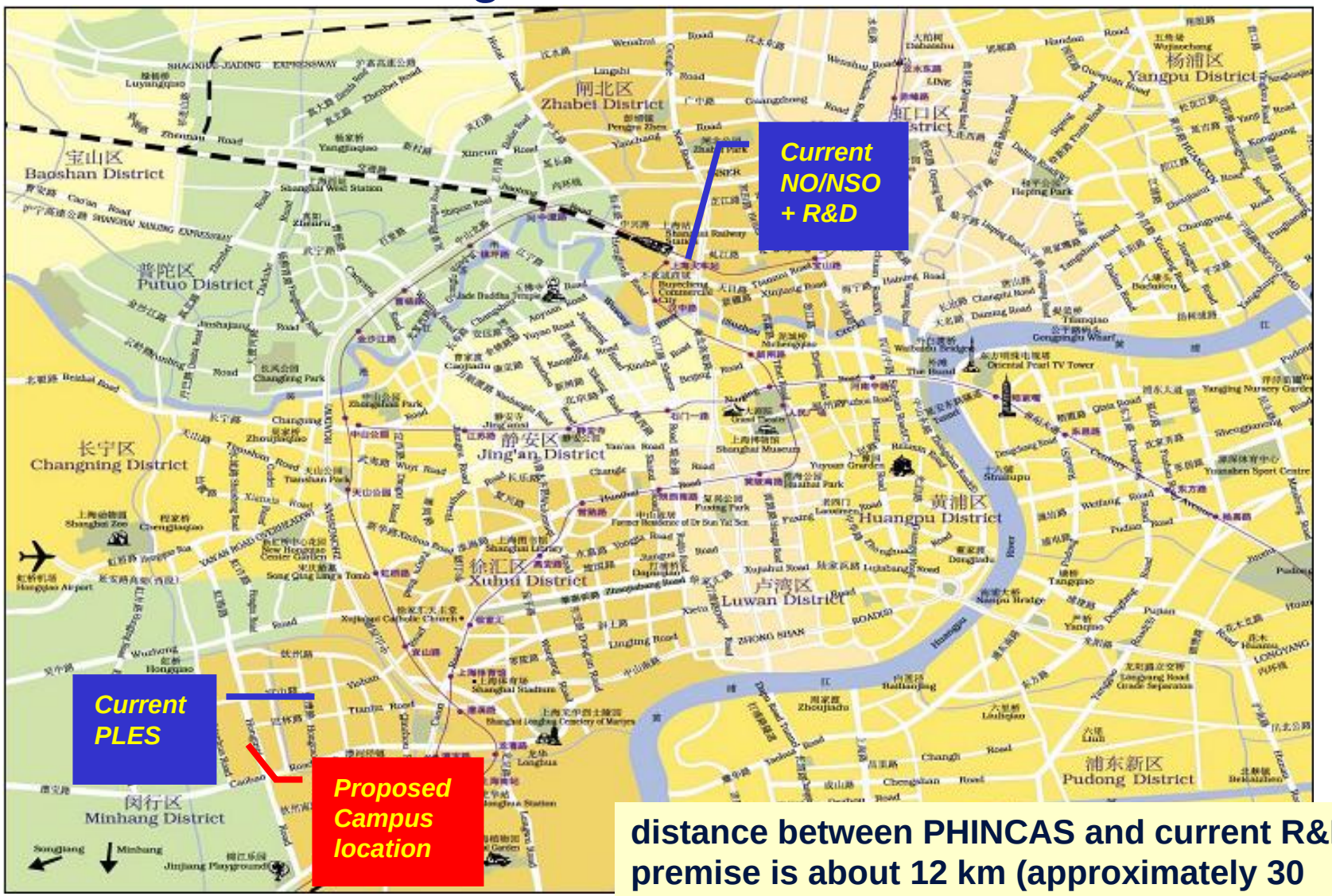
Mockup January 2006

R&D, 18,000 m²

View from North-West

View from North-East

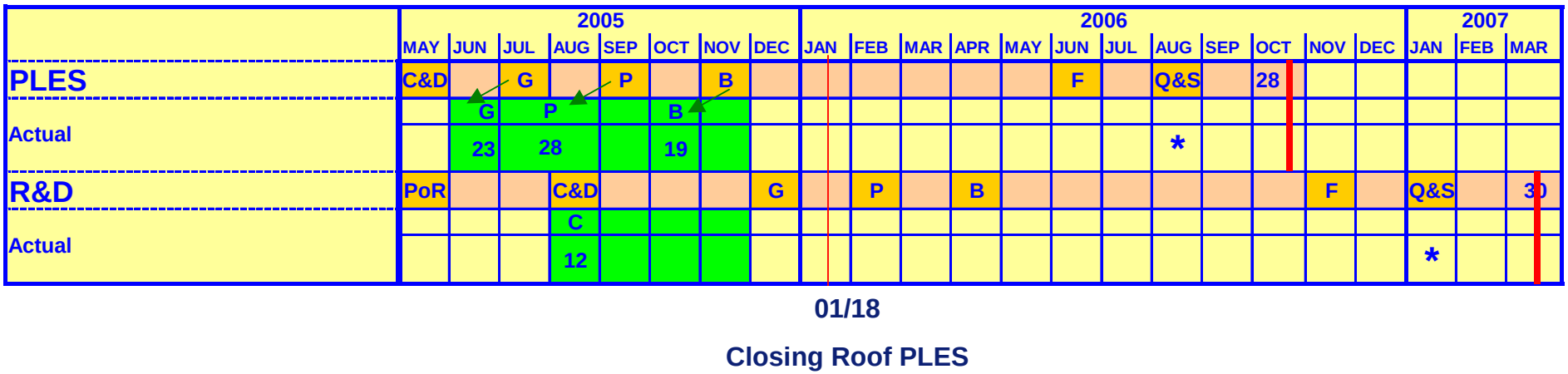
Overview of Shanghai Locations



distance between PHINCAS and current R&D premise is about 12 km (approximately 30 min traveling time)

Hong Qiao
PHINCAS
August 2005

Realization Planning



Program of Requirements

Contract

Design

Government Approvals

Piling

Building

Fit-Out

Quality & Safety Certification

PHILIPS

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