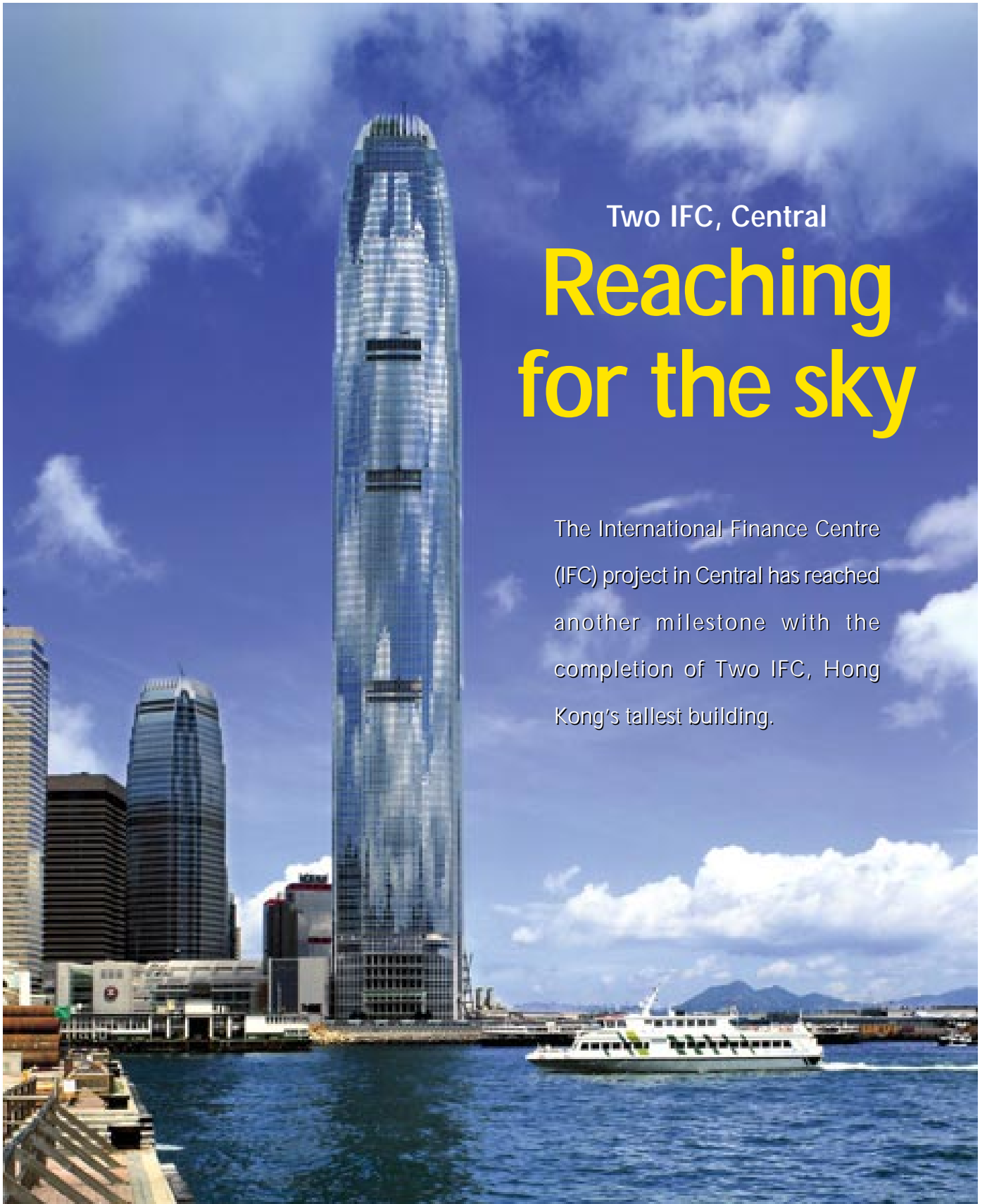


Project name **Two International Finance Centre**

Location **Central, Hong Kong**

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Two IFC, Central

# Reaching for the sky

The International Finance Centre (IFC) project in Central has reached another milestone with the completion of Two IFC, Hong Kong's tallest building.



**R**ising 420 m high on its reclaimed site, Two IFC is the latest phase of development to complete above Hong Kong Station, where the One IFC office tower and the first stage of IFC Mall completed in 1999. The tower is attached to the newly completed second phase of IFC Mall and construction of the Four Seasons hotels on the western side of the site is now underway. Looking further ahead, Two IFC will stand as the first part of a larger concept: a gateway to Hong Kong Harbour formed by it and the forthcoming commercial tower at Kowloon Station.

Design architect Cesar Pelli & Associates and project architect Rocco Design Limited's plans for the building created an obelisk-like structure that tapers with well-proportioned setbacks, expressing a vertical ascending movement. Like the similar One IFC, the curtain wall-clad tower culminates in a sculptural crown floodlit at night. The design presents virtually column-free floorplates for its tenants to admire the unobstructed views the prime site offers. To meet the varying needs of all kinds of tenants, which include financial institutions, a mix of floor configurations is provided. 22 custom-designed trading floors with extra-deep raised floors for cabling networks and clear ceiling







heights up to 3.3 metres are provided, in addition to comprehensive communications infrastructure and multiple backup power sources. As many as 15,000 people are expected to be accommodated in the building at a time on its 88 storeys, and they will be transported to and from offices in 62 high-speed lifts.

Completion of Two IFC has marked the end of a three-and-a-half year construction project. Construction of the skyscraper started in January 2000 and engineers employed advanced building methods to win time. Using a 61.5-metre wide and 38-metre deep cofferdam as the foundation, construction of Two IFC proceeded alongside the construction of the six-storey basement of the shopping mall and the MTRC's Hong Kong Station, which share the site. The cofferdam made concurrent construction possible and also sits the whole tower on top of solid rock. Top-down construction of the basement also saved one year in construction and approximately one million cubic metres of soil were dug out from the basement. The cofferdam and the top-down basement were both the largest projects of their type in the world, the developers noted.









Two IFC with the Four Seasons hotels in the background



IFC Mall






The Two IFC tower stands on eight mega-columns, reinforced by three outriggers connected to the core. The mega-columns and core were erected by hydraulic self-climbing formwork and advanced construction techniques allowed floors to be built at an average of one every three days. The construction process was backed by a central project office on site which pooled together architects, engineers and other consultants in one location to smooth the design and construction process.

The design and construction of Two IFC saw the introduction of a range of environmental practices. Many of the construction materials were barged to the site by sea to minimise traffic congestion in Central and on-site concrete batching, maximised use of prefabrication and the use of steel formwork were further initiatives. Green features of the completed tower include double glazing with low-e coating, a seawater cooling system for air-conditioning and a design





that brings in as much natural light as possible. Thanks to these considerations, Two IFC has obtained an HK-BEAM (Hong Kong Building Environmental Assessment Method) rating of Excellent — the highest grade possible under the system. 

**IFC Development Limited** (joint venture of Sun Hung Kai Properties, Henderson Land, Hong Kong & China Gas and Sun Chung Estate)  
developer consortium

**Central Waterfront Property Project Management Co Ltd**  
project manager

**Cesar Pelli & Associates**  
design architect

**Rocco Design Limited**  
project architect

**E Man-Sanfield JV Construction Co Ltd**  
main contractor

**Ove Arup & Partners**  
structural engineer

**J Roger Preston Ltd**  
e&m engineer

**Levett & Bailey Chartered Quantity Surveyors Ltd**  
quantity surveyor

**Urbis Ltd**  
landscape architect

### IFC Fast facts

Gross floor area of entire project .....	4,700,000 sq ft
One IFC .....	800,000 sq ft
Two IFC .....	2,000,000 sq ft
IFC Mall .....	800,000 sq ft
Four Seasons hotels .....	1,100,000 sq ft
Public open space .....	140,000 sq ft
Parking .....	1,800 bays

### Construction figures

- 112,000 cubic metres of concrete
- 28,000 tonnes of structural steel
- 18,000 tonnes of reinforcement
- 11,000 curtain wall panels, weighing 9,000 tonnes
- 3,500 workers employed during construction
- Average of three days spent putting up each floor