

THE FUTURE GENERATION OF REAL ESTATE DEVELOPMENT

MQDC
FOR ALL WELL-BEING





Global movement

MEGATRENDS:

A WORLD IN MOVEMENT

Urbanization

By 2025, the urban population is set to reach 6. billion worldwide.

Source : United Nations

Data

Customers are now generating as much data on the grid as they are on social media.

Source : Forbes

Energy efficiency

Data Center accounted for 1% of world power consumption in 2010.

Source : Jonathan Koomey, National Resources Defense Council.

Renewable energy

In 2011, fossil fuels represented 70% of world power production compared with 20% for renewables. In 2050, **the sun could be our most important source of power** and could provide 27% of power generation worldwide.

Source : International Energy Agency

Environment

The European Union has itself the following targets for 2030: 40% reduction in greenhouse, 27% increase in the share of renewable energy and **27% increase in energy savings.**

Source : European Commission

Internet of things

4.9 billion objects throughout world are connected. This figure could rise to 25 billion by 2020.

Source : Gartner

Smart cities

By 2025, there should be 26 global smart cities throughout the world.

Source : Forbes



Case studies



Grand Front Osaka TOD development

Grand Front Osaka is a massive commercial complex on the north side of Osaka Station which was built and opened on the site of a disused former rail yard in 2013. The complex consists of a sequence of four towers which stretch out in a direct line from Osaka Station's North Gate Building.

The site was located in the middle of Osaka, it had long been a railway depot so, The place did not really exist to most of the people. "Destination" at such place was a huge challenge.

Phrase 1, Completed in 2013

Phrase 2, Completed in 2024

Total area approx. 23 Ha.

Phrase 1, approx. 7 ha

Phrase 2, approx. 16 ha



Hudson Yards TOD development

Established by the City of New York in 2005, the Hudson Yards Development Corporation (HYDC) spearheads the implementation of the City's Hudson Yards development program. HYDC has an experienced staff comprised of planning, development and construction professionals.

To accomplish its mission, HYDC collaborates with the various City and State entities and agencies that are involved in financing, planning, development and construction, including:

- Rezoning
- No. 7 Subway Extension
- MTA Rail Yards
- Financial Incentives
- Property Acquisition
- Hudson Park & Boulevard Phase I and II
- Affordable Housing
- Hudson Park Streetscape Manual





MQDC Projects



Research & Innovation for Sustainability Center (RISC).

RISC is a knowledge-sharing environment where researchers in science, engineering, industrial design, and art devise environmentally and socially sustainable solutions for healthier ecosystems.

The center serves as a resource for society, dedicated to reducing the impact of our lifestyles on the environment. It also provides publicly accessible data and information that can improve methods and materials across the property development sector.



Future Tales Lab

FutureTales Lab is an innovation center that plans future living solutions. It is a place to collaborate and advocate. Fine minds with shared values and vision gather here to work for a better tomorrow.

We explore Trends, Data, and Future Scenarios. We seek the well-being not only of humans but of all life.



True Digital Park

True Digital Park is Thailand's first and Southeast Asia's largest startup and tech entrepreneur's campus, spanning over 200,000 sq.m. The park is a critical driver to the development of the startup and innovation ecosystem in Thailand. All under one roof, startups, entrepreneurs, tech companies, investors, accelerators, incubators, academies and government agencies co-exist in our interconnected ecosystem.

Situated in the East of Bangkok - right off Punnawithi BTS Station and located in the emerging Bangkok CyberTech District (Innovation District), the park gives vast expansion opportunities across digital domains and geographical spaces.



Forestias

A community in profound harmony with the natural world. A place where humankind and untamed nature flourish side by side. A community where four generations – grandparents, parents, children, and grandchildren – can bloom and grow closer. A place where the world discovers sustainable happiness.



MQDC Core values

BOUNDLESS LIFE-QUALITY DESIGN



ENERGY & ECOLOGY

- Comfort Microclimate
- Sustainable Building Design
- Open Space Green Area
- Water Saving > 30%
- Energy Saving > 30%
- District Cooling, Evaporative Cooling
- Energy Generating: Pavegen



HOME & WELLBEING

- Non-Toxic + Low VOCs Materials
- IAQ: Fresh Air, CO₂ Control
- Ventilation
- Day Lighting
- Active Living: Sports, Pavegen



BEHAVIOR & PSYCHOLOGY

- Innovative Third Place
- Creative Space for Family
- Universal Design



ABSOLUTE WORLD CARE

SMART ENVIRONMENT

Green Area

- Heat Island Effect ↓
- Storm Water Run Off ↓

Native Plant & True Species Urban Park
Roof Garden & Green Wall Urban Farm

Eco-friendly Materials

Reduce Deforest or use FSC Wood

ULTIMATE LOVING COMMUNITY

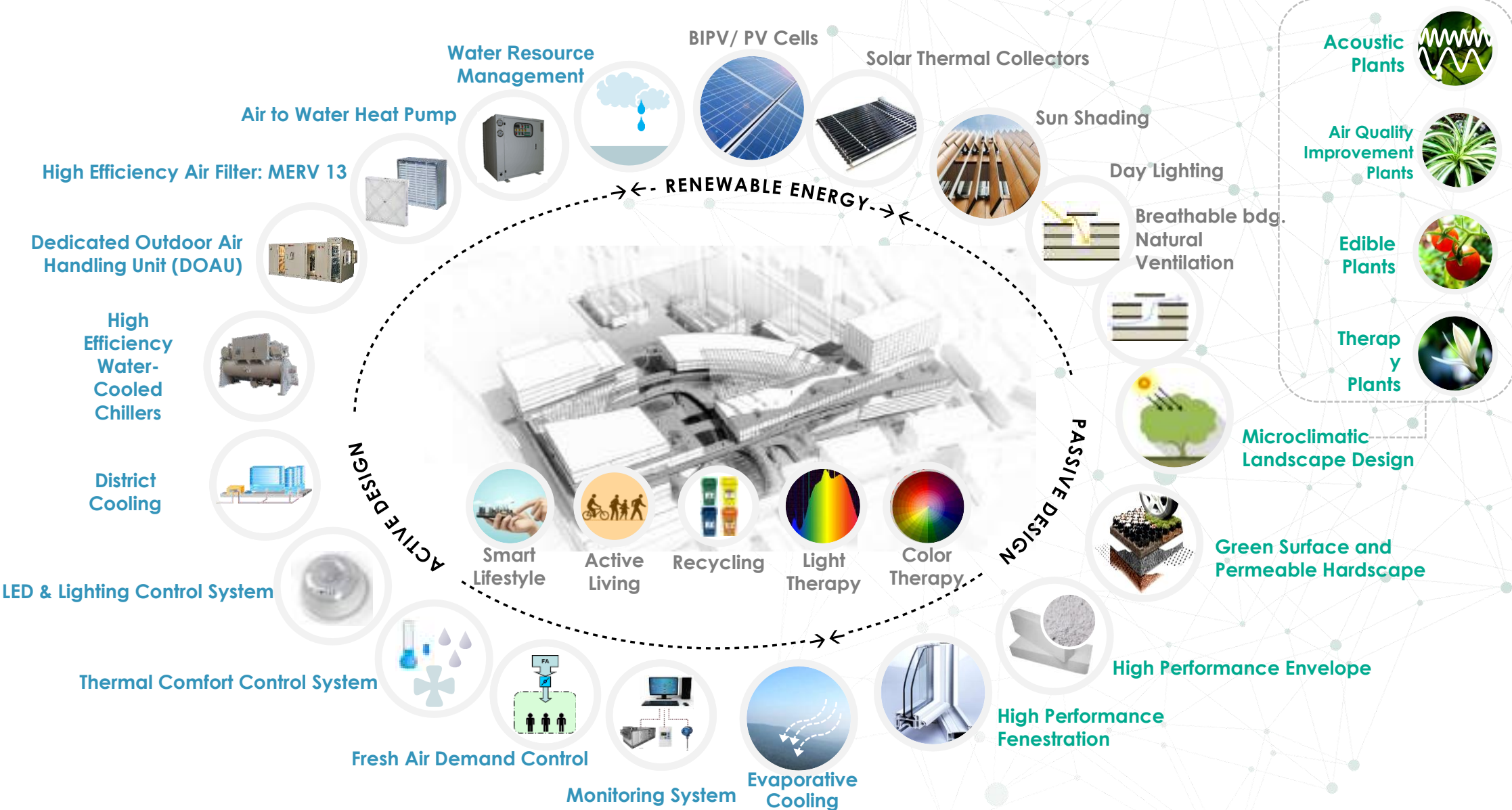
Resilient Communities

Green Area

Safety Urban Neighborhood

Friendly community

MQDC: SUSTAINNOVATION DESIGN

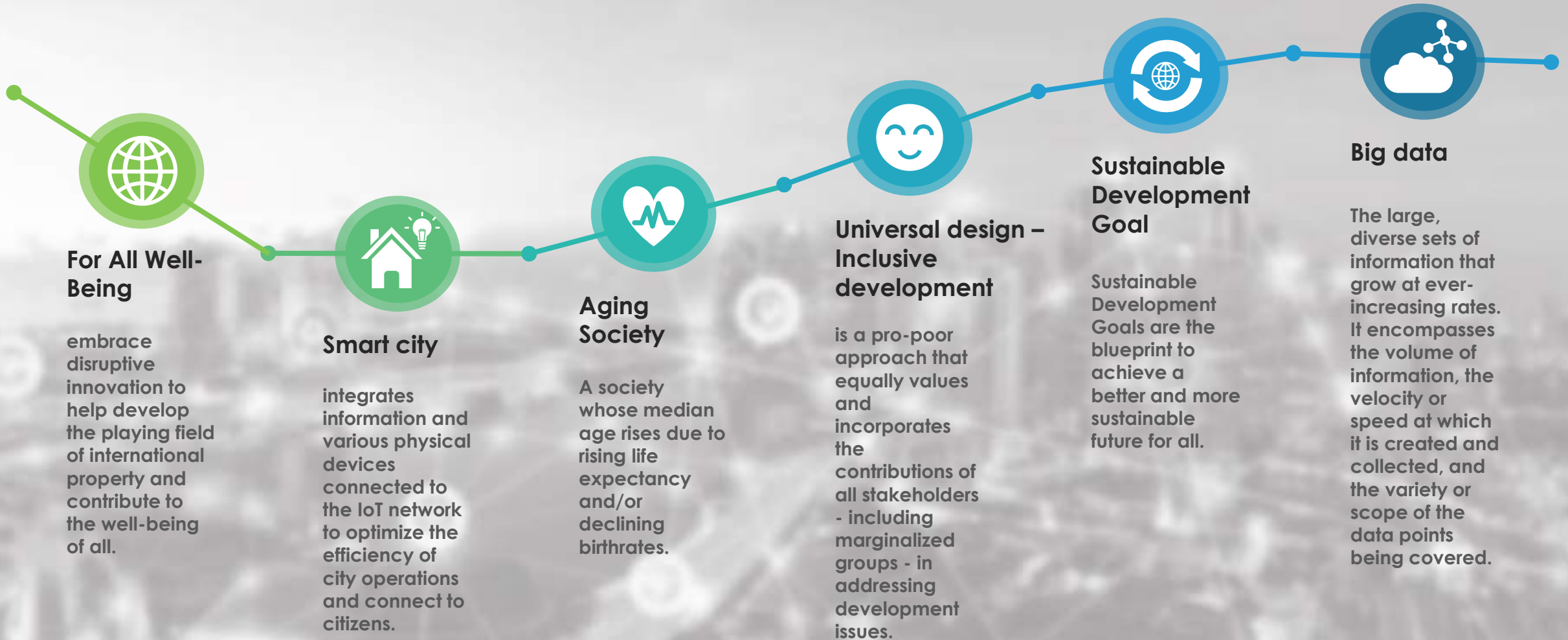




Key Criteria for future development



KEY CRITERIA FOR FUTURE DEVELOPMENT



Thank You

