Changsha IFS Tower T1

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Facts

Official Name
Changsha IFS Tower T1

Name of Complex
Changsha IFS

Other Names
Changsha International Finance Square Tower T1

Structure Type
Building

Status
Completed

Country
China

City
Changsha

Street Address & Map
188 West Jiefang Road

Postal Code
410000

Building Function
hotel / office

Structural Material
composite
  • Core: Concrete Encased Steel
  • Columns: Concrete Encased Steel
  • Floor Spanning: Steel

Energy Label
LEED

Proposed
2011

Construction Start
2013

Completion
2018

Rankings

Global Ranking
#13 Tallest in the World

Regional Ranking
#10 Tallest in Asia

National Ranking
#7 Tallest in China

City Ranking
#1 Tallest in Changsha

Companies Involved

Owner/Developer
Wharf China Estates Limited

Architect
Wong Tung & Partners

Architect of Record
Hunan Architectural Design Institute

Structural Engineer
East China Architectural Design & Research Institute

MEP Engineer
Arup

Main Contractor
China Construction Second Engineering Bureau Ltd.

Other Consultant
  • Acoustics
    Campbell Shillinglaw Lau Ltd
  • Cost
    WT Partnership
  • Façade
    Inhabit Group
  • Interiors
    Wilson Associates
  • Landscape
    ADI
  • Lighting
    Brandston Partnership, Inc.
  • Traffic
    MVA Transportation, Planning & Management Consultants

Material Supplier
  • Electrical
    Schneider; Solomon Technology Corp
  • Elevator
    Hitachi, Ltd.
  • HVAC
    BEFINE; SIIC-LongChuang; SINKO Industries; York
  • Steel
    China Construction Steel Structure Corporation

About Changsha IFS Tower T1

Height: Occupied
452.1 m / 1,483 ft

Height: To Tip
452 m / 1,483 ft

Floors Above Ground
94

Floors Below Ground
5

Top Elevator Speed
9 m/s

Tower GFA
300,000 m² / 3,229,173 ft²

Development GFA
1,000,000 m² / 10,763,910 ft²

# of Hotel Rooms
243
Ideally located in the prime area of Jiefang Road in Furong District, the Changsha IFS Tower T1 complex is well positioned to achieve its primary purpose of attracting a myriad of financial institutions based in Hunan Province. This twin-tower development is based on Harbour City, a hyper-connected retail development in Hong Kong. The Changsha complex will sport an underground network of linkages to a future interchange hub (Wuyi Plaza Station) for metro lines 1 and 2. The same underground passageway will connect with one of the busiest pedestrian streets in China — Huang Xing Pedestrian Shopping Street.

The development features two supertall skyscrapers, with Tower 1 rising 452 meters and Tower 2 rising 315 meters. The rectangular form of the glass-clad towers is neatly interrupted by a series of metal fins that add a hint of complexity to their appearance and reduce glare for the interior office spaces. Tower 1 features a crown that incrementally sets back by several meters at three points, downplaying its extreme height and cementing its relationship with the second tower. Like many towers that break the 400-meter barrier, reduced floor plate sizes at the top are best suited for hotel uses—with guest willing to pay a premium for accommodations at such heights.

At the base, a block-sized podium contains a mega mall of 230,000 square meters, generating triangulation between the office uses above and transportation infrastructure below. Changsha IFS Tower T1 also has 700 meters of retail street frontage, greater than that of its likeness, Harbour City. The retail mall, among the largest in Changsha and Central China, offers amenities spanning entertainment, lifestyle, culture, and dining under one roof. This important shopping will provide critical activity to the larger development, and the district as a whole.

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