



OIA

OFFICE FOR INTERIOR & ARCHITECTURE

SUSTAINABLE DESIGN VISIONS

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WHO WE ARE

SINCE ITS INCEPTION IN 1995, **OIA** (OFFICE FOR INTERIOR & ARCHITECTURE CO., LTD.), LED BY AWARD-WINNING GERMAN ARCHITECT ELMAR KLEINER AND HIS TEAM, HAS STEADILY CONTINUED TO ENLIVEN THE COMPANY'S CORE PHILOSOPHY :

SUSTAINABLE DESIGN VISIONS.

SINCE THEN, **OIA** HAS FIRMLY PROVEN TO THE INTERNATIONAL DESIGN ARENA THAT THERE IS MORE TO ARCHITECTURE THAN GREAT DESIGNS.

OIA ENVISIONS THE BIGGER PICTURE THROUGH THE HOLISTIC INTEGRATED DESIGN APPROACH TAKEN INTO ACCOUNT ITS SIGNATURE INTEGRATED E3* METHODOLOGY :

EFFICIENCY. ECONOMY. ECOLOGY.

BY COMPREHENDING THE FULL SPECTRUM OF A TASKS COMPLEXITY, OIA'S MODERN CONTEMPORARY UNIQUE DESIGN SOLUTIONS ARE TAKEN TO NEW HEIGHT.

AS A RESULT, THE WHOLE IS GREATER THAN THE SUM OF ITS PARTS.



WHAT WE DO

OIA IS A MULTI-DISCIPLINARY ARCHITECTURAL FIRM THAT OFFERS CUSTOM-TAILORED HOLISTIC DESIGN CONSULTING, SOLUTIONS & SERVICES, ENCOMPASSING FROM MASTER PLANNING & ARCHITECTURE TO INTERIOR & EXTERIOR DESIGN FOR PRIVATE RESIDENTIAL, RETAIL/COMMERCIAL, HOTEL/HOSPITALITY AND MANUFACTURING/INDUSTRIAL PROJECTS.

AT **OIA**, EACH PROJECT IS BASED ON THE LOCAL CLIMATE & CONTEXT, STARTING FROM SCRATCH (THE CONCEPTUAL PREFACE) AND DYNAMICALLY TRANSGRESSING INTO A WELL POLISHED PRODUCT (REALIZATION AND IMPLEMENTATION), INCORPORATING THE FIRM'S CORE VISION : **SUSTAINABILITY !**





WHEN GREENER IS BETTER

THE UNIVERSAL TRUTH ABOUT INCREASING GLOBAL ENVIRONMENTAL CONCERN IS INCONTROVERTIBLE.

OIA PLAYS AN ACTIVE ROLE IN PROMOTING ENVIRONMENTAL PRESERVATION THROUGH VARIOUS INTERNATIONAL EFFORTS AND COLLABORATIONS AS WELL AS HAVING THIS AWARENESS FIRMLY IMPRINTED IN THE OIA 'S DNA, THE “SUSTAINABLE DESIGN VISIONS”.

TO BE TRULY SUSTAINABLE, ONE MUST THINK GREEN, SO FOR US, SUSTAINABILITY IS NOT ONLY A WAY OF THINKING, BUT A WAY OF LIFE. THIS REFLECTS IN OIA 'S DESIGN PRINCIPLES .

IT IS OF VITAL IMPORTANCE IN OUR PRACTICE TO FULLY UTILIZE INVALUABLE NATURAL RESOURCES TO THEIR MAXIMUM EFFICIENCY, MINIMIZE POTENTIAL WASTE AS WELL AS PRESERVING ENVIRONMENT AND IMPROVING QUALITY OF LIFE.





WHY PEOPLE LOOK UP TO US

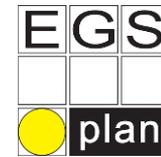
THE LONG TERM BENEFITS OF SUSTAINABILITY ARE FAR BEYOND COST, ROI (RETURN OF INVESTMENT), EFFICIENCY OR LOWER CARBON FOOTPRINT. IT IS ALSO TO ENSURE FUTURE GENERATIONS WITH REPLENISHABLE NATURAL RESOURCES AND IMPROVED LIVING QUALITY.

CASE IN POINT, **OIA** DEVICES *PASSIVE DESIGN PRINCIPLES* (PDP*) VS *ACTIVE DESIGN PRINCIPLES* (ADP*). CONTRARY TO POPULAR BELIEF, SUSTAINABLE DESIGNS CAN BE ECONOMICAL WHEN “THINKING BEFORE ACTING AND SOURCING APPROPRIATE PHYSICAL SUPPORT FROM TIME-HONORED ALTERNATIVES.”

OIA HAS LONG BEEN A PIONEER IN PLANNING AND REALIZING LOW/ZERO-EMISSION BUILDINGS WITH AN AIM TO PRODUCE SURPLUS ENERGY THAN NEEDED FOR A GIVEN OPERATION. ACCORDINGLY, **OIA**'S WORKS HAVE THUS CONTINUED TO GAIN POPULARITY AND INTERNATIONAL RECOGNITION AMONG VARIOUS ENVIRONMENTAL INSTITUTIONS, ORGANIZATIONS, AGENCIES AND SCHOLARS FOR ITS UNIQUE CONTEMPORARY HOLISTIC DESIGNS WITH *VALUE ADDED QUALITY* (VAQ*), PLACING **OIA** AS ONE OF THE MOST SOUGHT-AFTER PIONEERING “GREEN” ARCHITECTURAL FIRMS AMONG FEW OTHERS.



SOME OF OUR PARTNERS





RECOGNITIONS

- MEMBER OF GERMAN-THAI CHAMBER OF COMMERCE (GTCC)
- OFFICIAL REPRESENTATIVE OF THE GERMAN ARCHITECT COUNCIL (NAX) IN THA, MMR, KHM, LAO
- FOUNDING MEMBER OF THE ASEAN SUSTAINABLE DESIGN ALLIANCE (ASDA)
- ENERGY EFFICIENCY IN THAILAND AWARD FROM THE GERMAN ENERGY MINISTRY BMWI & AHK
- INNOVATIVE GREEN BUILDING CERTIFICATION FROM THAI UNIVERSITIES KMUTT / JGSEE / SOA+D
- ACCREDITED CONSULTANT FROM THE GERMAN SUSTAINABLE BUILDING COUNCIL (DGNB)
- AWARDED WITH THE FIRST DGNB GOLD CERTIFICATE IN SOUTH EAST ASIA
- AWARDED WITH THE FIRST DGNB SILVER CERTIFICATE FOR A FACTORY BUILDING IN SOUTHEAST ASIA
- AWARDED WITH A LEED GOLD CERTIFICATE
- AWARDED WITH A THAILAND PROPERTY AWARD (TPA)
- REGISTERED MEMBER OF THE GERMAN ENERGY EFFICIENCY CAMPAIGN (ENEFF BY BMWI)
- GERMANY AMBASSADOR FOR INNOVATION SEMINARS IN 2016 & 2018 ON BEHALF OF BMWI AND GTCC
- INNOVATION AWARD BY DRESDNER BAUSPAR AG / CAPITAL





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WHERE GREEN IDEAS COME TO LIFE

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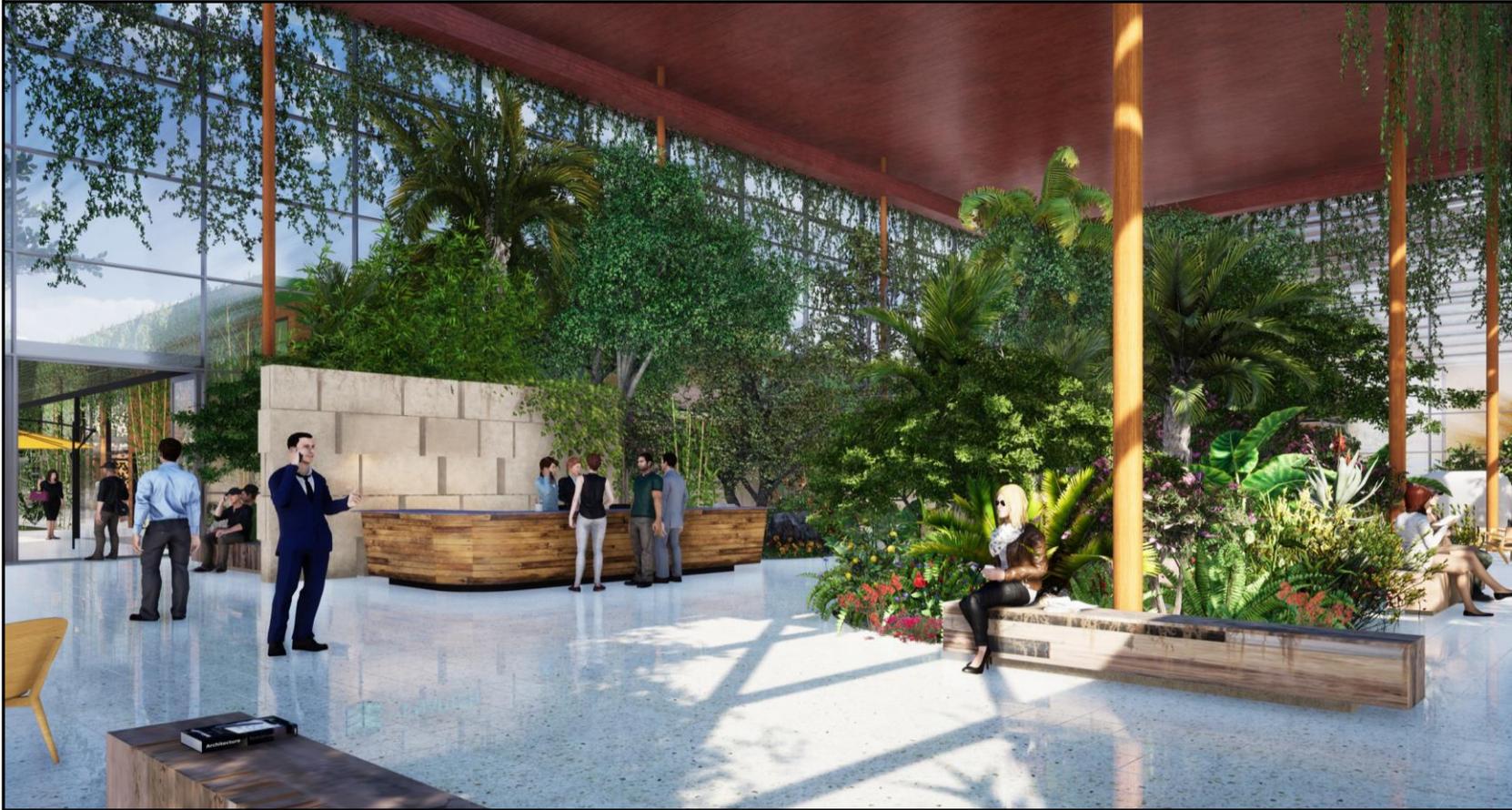


NEW HQ FOR A MANUFACTURER OF ELECTROLYZERS, GERMANY (IN PROGRESS)

5.200 M²

THE AWARD-WINNING COMPANY MANUFACTURES HIGHLY EFFICIENT, MODULAR HYDROGEN GENERATORS AND PLANS TO BUILD A NEW HEADQUARTER IN GERMANY. A HIGHLY FLEXIBLE PREFABRICATED MODULAR BUILDING STRUCTURE (PMB) FROM LOCAL TIMBER WITH STEEL & GLAS ELEMENTS, EMBEDDED IN GREEN, SHALL CONVEY THE COMPANY'S ASPIRATION. EQUIPPED WITH SOLAR PV PANELS & HYDROGEN ENERGY STORAGE THE BUILDING WILL BE CO2 POSITIVE.





NEW HQ FOR A MANUFACTURER OF ELECTROLYZERS, GERMANY (IN PROGRESS)

LUSH GREEN, NATURAL MATERIALS & CONTROLLED DAYLIGHT PROVIDE AN EXCEPTIONAL WORKPLACE ENVIRONMENT.



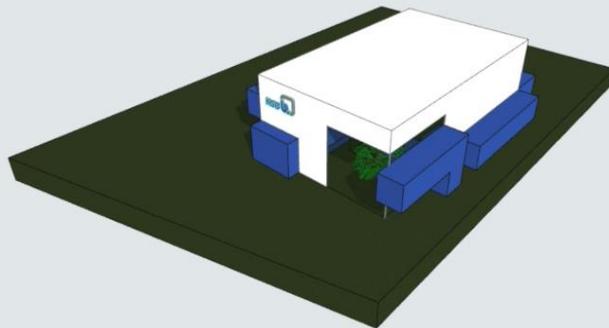
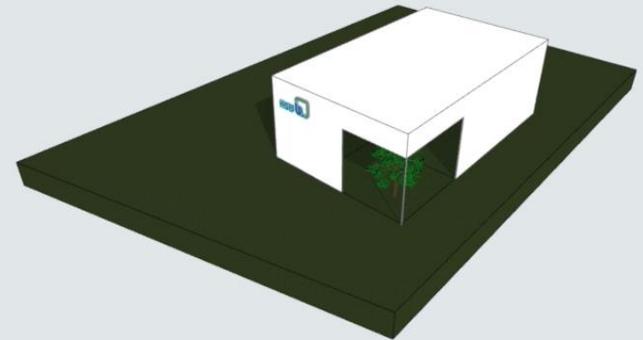
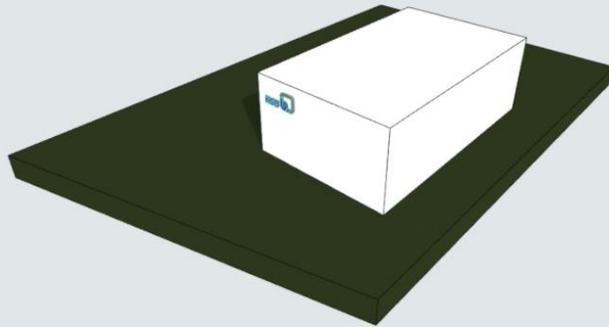


NEW KSB WORKSHOP IN RAYONG, THAILAND (CONSTRUCTION 2021)

1.000 M²

FOR ONE OF THE WORLD'S LEADING PUMP MANUFACTURERS WE PROPOSED A WORKSHOP & SERVICE BUILDING, WHICH IS TECHNICALLY BASED ON A PMB (PREFABRICATED MODULAR BUILDING SYSTEM), ALLOWING OPTIMAL FLEXIBILITY (FOR POSSIBLE ADDITIONAL DESIGN PHASES), AND SUITABLE FOR LIMITATIONS OF BUDGET AND LEAD-TIME. LESS CONSTRUCTION WASTE AND LOWER LIFE CYCLE COST & CARBON FOOTPRINT ARE AMONGST ITS IMPRESSIVE YIELDING.

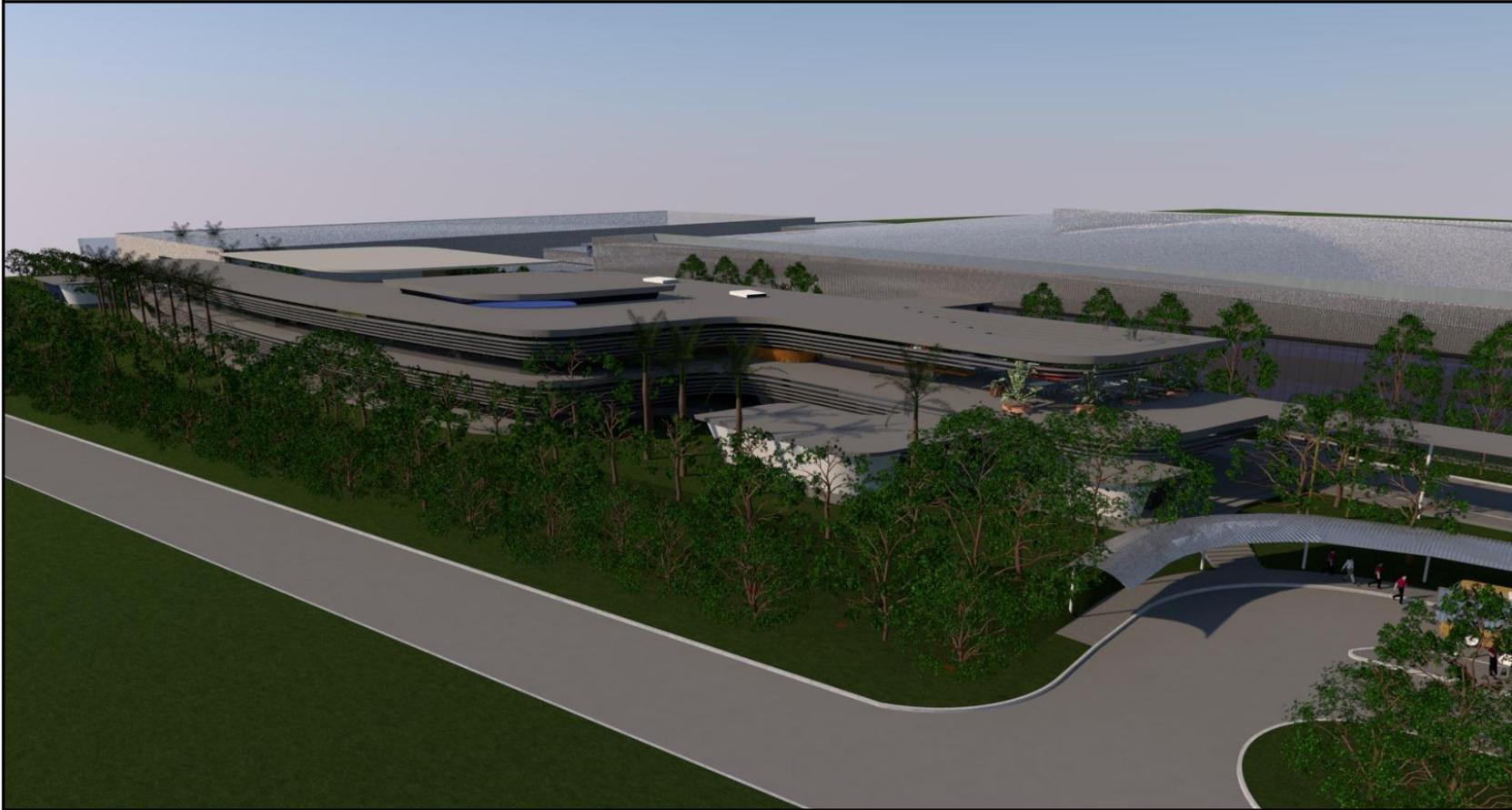




NEW KSB WORKSHOP IN RAYONG, THAILAND (CONSTRUCTION 2021)

PMB FOR EASY ADDITIONS IN THE FUTURE WITH LESS CONSTRUCTION WASTE, LOWER LIFE CYCLE COST & CARBON FOOTPRINT.



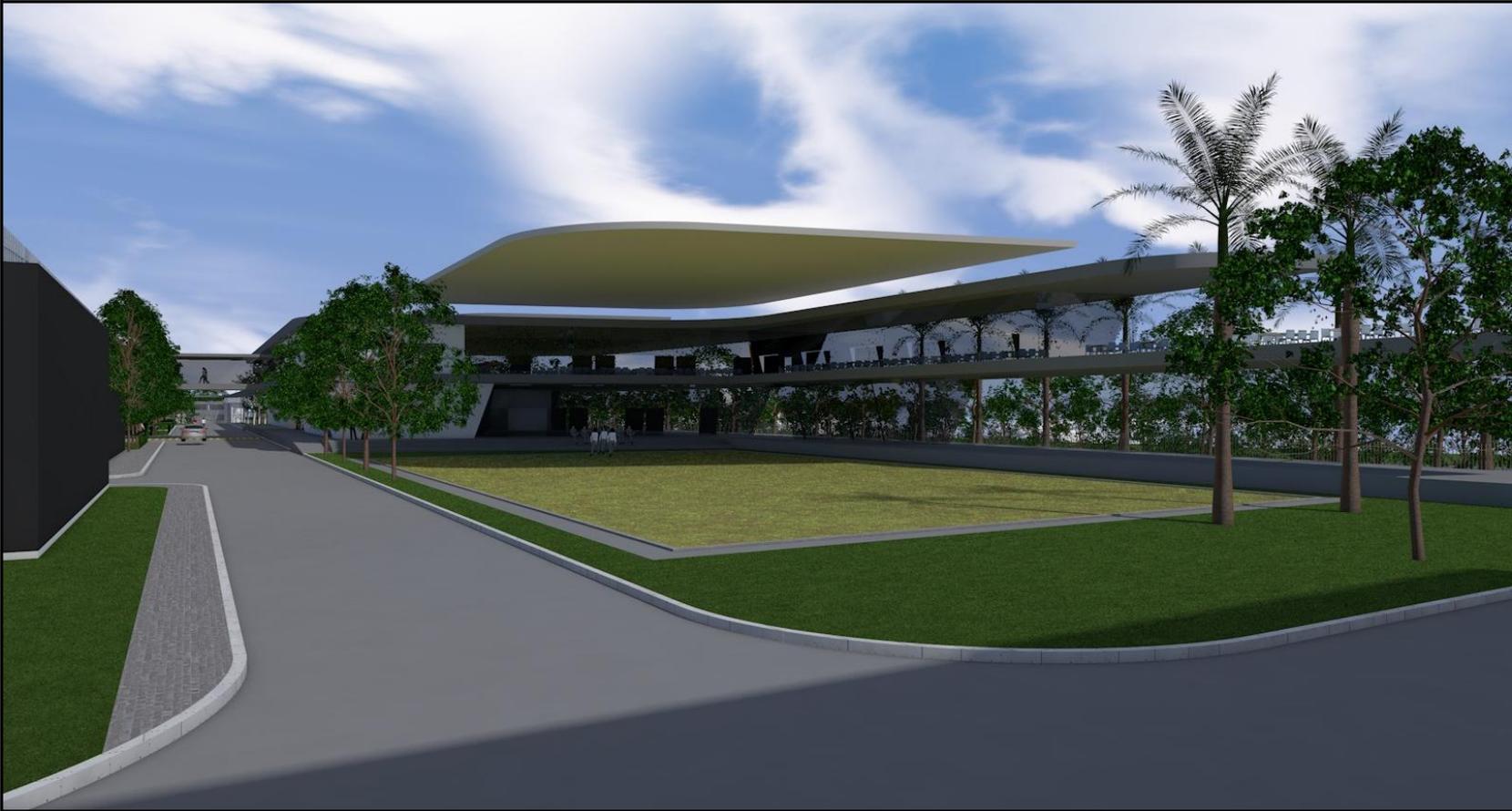


NEW SOCIAL BUILDING IN RAYONG, THAILAND (PROJECT STUDY, 2020)

5.700 M²

ONE OF THE WORLD'S AUTOMOTIVE GIANTS NEEDS A NEW SOCIAL BUILDING FOR THEIR FACTORY IN THAILAND. IN REFERENCE TO THE COMPANY'S DYNAMIC CORPORATE IDENTITY, WE ENVISION THIS NEW SOCIALLY INTERACTIVE BUILDING TO CONTAIN FEATURES THAT REFLECT MOVEMENT & COMMUNICATION WITH THE HUMAN CENTERED DESIGN APPROACH, WHERE TRANSPARENCY, SAFETY, COMFORT, HEALTH & HAPPINESS ARE THE DRIVING FORCES.





NEW SOCIAL BUILDING IN RAYONG, THAILAND (PROJECT STUDY, 2020)

GENEROUS ROOF CANTILEVERS PROVIDE SHADE, RAIN PROTECTION AND AREAS FOR SOLAR PV (PHOTOVOLTAIC).



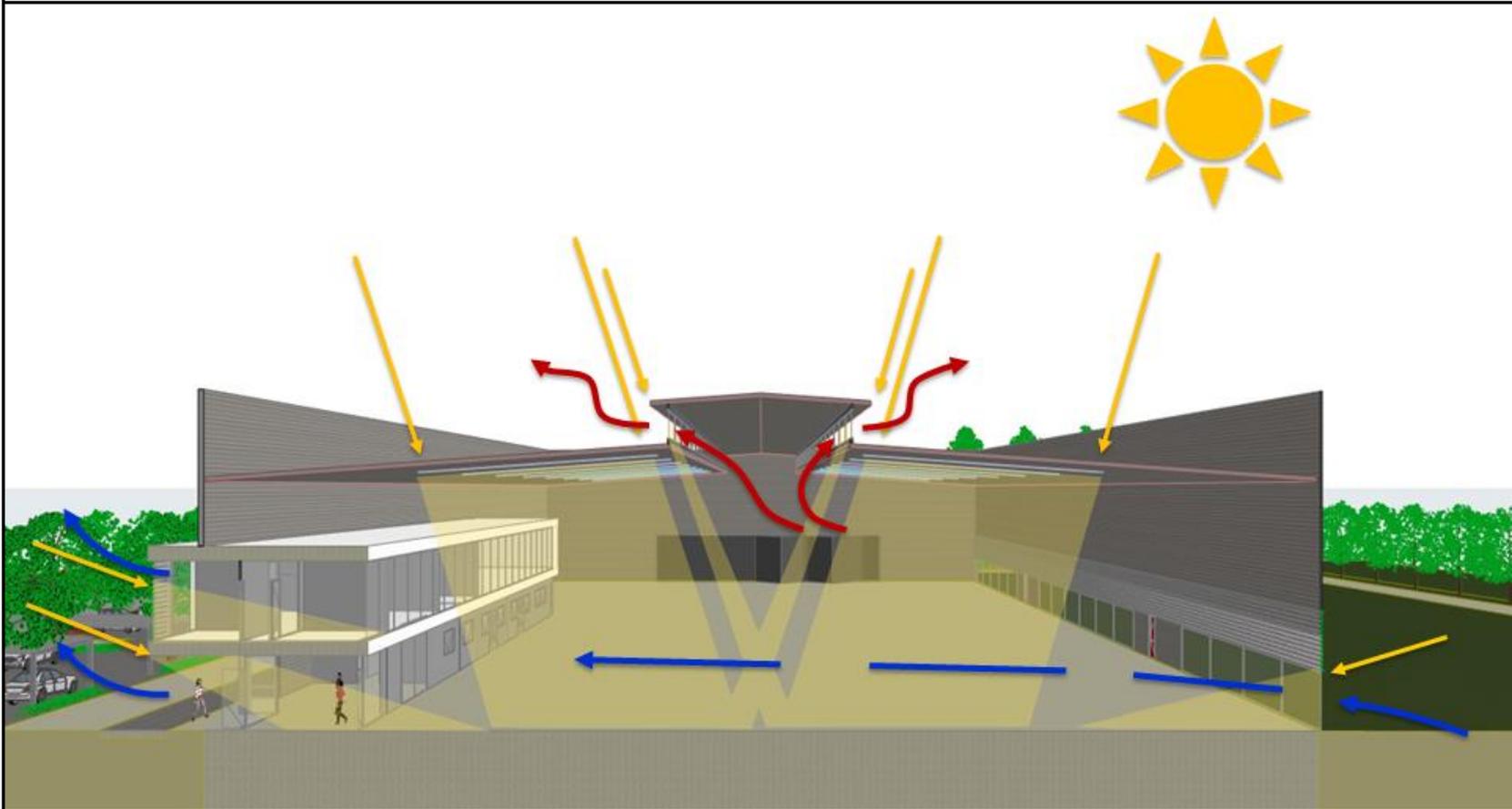


NEW FACTORY IN RAYONG, THAILAND (CONCEPT 2019. REALIZED 2020)

15.000 M²

A GERMAN MANUFACTURER OF AUTOMOTIVE PARTS DECIDED TO BUILD AN OWN PLANT IN THAILAND, ACCORDING TO THEIR STRICT INTERNATIONAL STANDARDS IN TERMS OF BUILDING QUALITY, ENERGY EFFICIENCY, FLEXIBILITY FOR EXTENSION AND WORKING ENVIRONMENT FOR BEST POSSIBLE PRODUCTIVITY. FURTHER SUSTAINABILITY FEATURES ARE NATURAL AIRFLOW, EXCELLENT DAYLIGHT QUALITY AND GREEN AREAS ON THE COMPOUND.





NEW FACTORY IN RAYONG, THAILAND (CONCEPT 2019. REALIZED 2020)

EXCELLENT WORKPLACE CONDITIONS AND ENERGY SAVINGS THROUGH NATURAL VENTILATION AND DAYLIGHT.





BUSINESS PARK IN TRANSYLVANIA, ROMANIA (IN PROGRESS)

5000 M2

DUE TO LIMITED BUDGET, STEP-BY-STEP REALIZATION AND SHORT LEAD TIME WE CHOOSE A PREFABRICATED MODULAR BUILDING SYSTEM FROM CLT WITH FAST DRY ONSITE INSTALLATION, LESS CONSTRUCTION WASTE AND FLEXIBLE RECONFIGURATION. GOAL IS TO FOLLOW CIRCULAR ECONOMY PRINCIPLES THROUGH THE APPLICATION OF RENEWABLE ENERGY SYSTEMS (SOLAR PV & GREEN HYDROGEN), RESULTING IN AN ENERGY+PLUS+BUILDING.





BUSINESS PARK IN TRANSYLVANIA, ROMANIA (IN PROGRESS)

3D SECTION SHOWING THE PREFABRICATED MODULAR BUILDING SYSTEM FROM CLT (CROSS LAMINATED TIMBER).





LE BISTRO @ NORDIC RESORT, SATTAHIP, THAILAND (2019)

430 M2

A CIRCULAR ROOF FROM LOCAL PALM LEAF WITH GENEROUS OVERHANG ON THE OUTSIDE PROVIDES PROTECTION FROM SUN & RAIN WHILST A HOLE IN THE CENTER ALLOWS NATURAL DAYLIGHT UNDER THE SHELTER AND WARM AIR TO ESCAPE. THE PLEASANT AMBIANCE IS COMPLEMENTED BY LUSH GREENERY WITHIN & AROUND THE SPACE.





LE BISTRO @ NORDIC RESORT, SATTAHIP, THAILAND (2019)

PALM LEAF COVER WITH CENTRAL RINGBEAM ALLOWS A POST-FREE STRUCTURE WITH LIGHT & VENTILATION OPENING.





DIFFERENCE RETIREMENT RESIDENCE, SATTAHIP, THAILAND (2019)

IN PROGRESS

THE CLIENT ENVISIONED A SUPERB RETIREMENT RESIDENCE WITH A TOUCH OF MEDITERRANEAN SENTIMENTS. TO ENLIVEN THIS VISION, OIA USED THE ATRIUM SQUARE METHOD FUSING NATURAL ELEMENTS OF WIND, WATER AND GREEN TOGETHER, LENDING A PLEASANT FEEL TO A SUSTAINABLE 'LIVING IN THE PARK' ENVIRONMENT.





DIFFERENCE RETIREMENT RESIDENCE, SATTAHIP, THAILAND (2019)

PERGOLA SHADED GREEN ROOF TERRACE & LOUNGE WITH POOL & OCEAN VIEW.





BEACHFRONT CONDO REFURBISHMENT, CHONBURI, THAILAND (2018)

188 M²

INSPIRED BY THE BREATH-TAKING BEACHFRONT VIEWS AND THE CLIENT'S SPECIFIC REQUIREMENTS WITH A COLLABORATION FROM NAVAL ARCHITECTURE, WE CREATED A HARMONIOUS MASH-UP OF MINIMALIST INTERIOR ELEMENTS AND LAVISH MATERIALS WHICH ECHO IN EACH CORNER OF THE UNIT - ALL IN EXQUISITE QUALITY.





BEACHFRONT CONDO REFURBISHMENT, CHONBURI, THAILAND (2018)

BATH ROOMS ARE EXCLUSIVELY EQUIPPED WITH BLACK FITTINGS, GLASS & THAI TRAVERTINE.





GROHE GREEN FACTORY IN KLAENG, RAYONG, THAILAND (2017)

15.000 M²

THE MANUFACTURING PLANT OF THE WORLD'S LEADER IN SANITARY FITTINGS IS GIVEN A RECONCEPTUALIZATION TO OPTIMIZE WORKING ENVIRONMENT AND INCREASE PRODUCTIVITY. GREEN FEATURES ARE 1.3 MW SOLAR PV, NATURAL AIRFLOW, EXCELLENT DAYLIGHT AND EXTREMELY EFFICIENT EQUIPMENT. FIRST DGNB CERTIFIED FACTORY IN SE-ASIA.





GROHE GREEN FACTORY IN KLAENG, RAYONG, THAILAND (2017)

EXCELLENT WORKPLACE CONDITIONS WITH NATURAL VENTILATION AND DAYLIGHT INSIDE THE FACTORY.



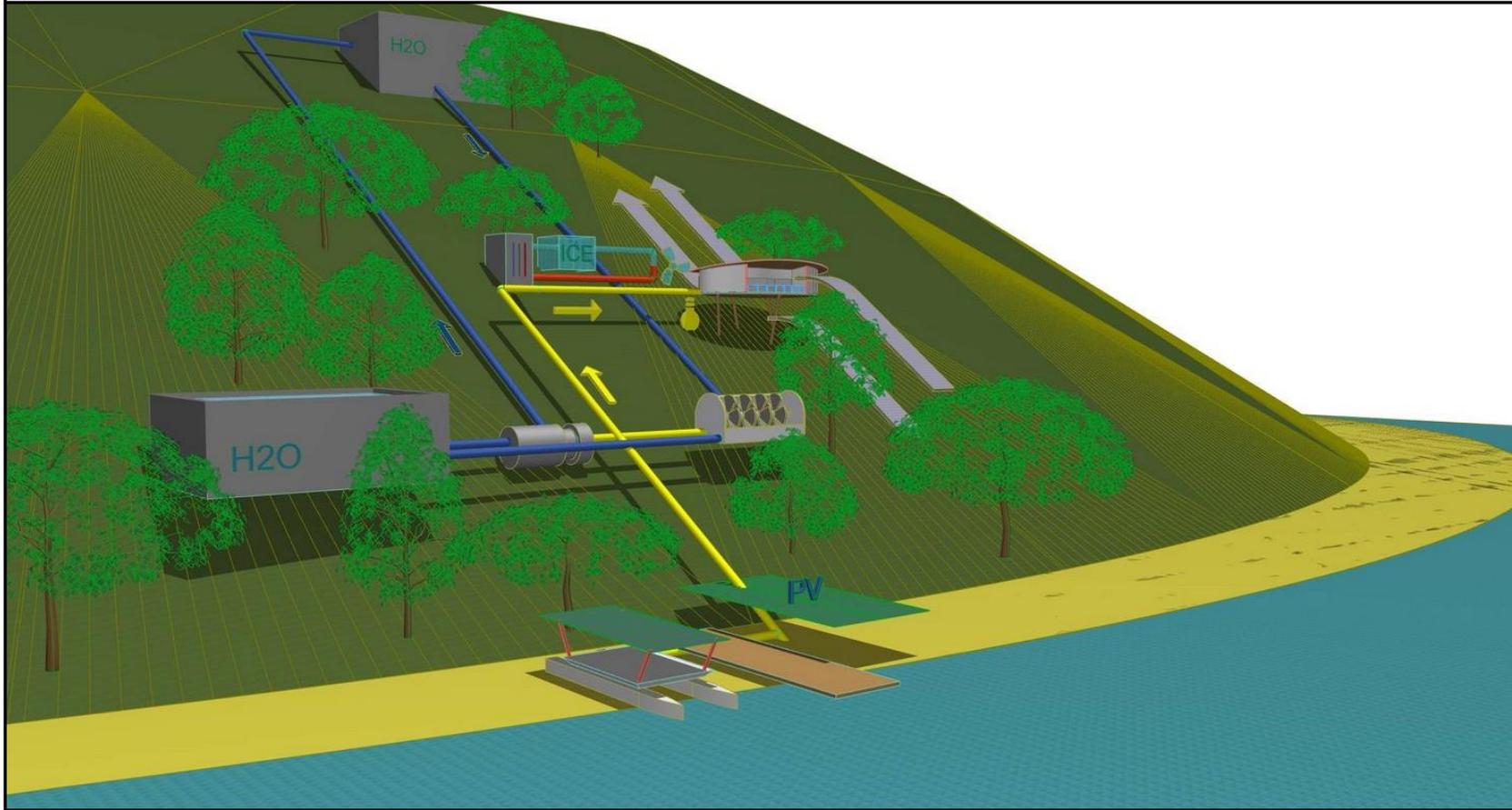


STARBOARD WATERSPORT CENTER, DAWEI, MYANMAR (2016)

IN PROGRESS

A WORLD CLASS WATER SPORT CENTER & ECO-RESORT FOR THE WORLD'S LEADING WINDSURFING MANUFACTURER WITH UNIQUE DESIGN INSPIRED BY INDIGENOUS SEASHELLS. A FULLY SELF-SUFFICIENT SUSTAINABLE DEVELOPMENT (FROM ENERGY TO FOOD PRODUCTION) USING RENEWABLE RESOURCES AND INTEGRATING THE LOCAL COMMUNITY.





STARBOARD WATERSPORT CENTER, DAWEI, MYANMAR (2016)

INNOVATIVE 'FIRE & ICE' ENERGY CONCEPT, COMBINING SOLAR & WATER & ICE – IDEAL FOR OFF-GRID DEVELOPMENTS





PANDORA CAMPUS & PRODUCTION, LAMPHUN, THAILAND (2015)

32.000 M²

STATE-OF-THE-ART INDUSTRIAL LIFESTYLE COMPOUND FASHIONED AFTER THE INFAMOUS COMPANYS BEADED BRACELET THAT HOUSES LARGE-SCALE PRODUCTION FACILITIES, GEM-LIKE BUILDINGS AND AERODYNAMIC UNITS UNDER A LARGE ELLIPTIC SHADING ROOF AMID LUSH OF COOLING GREENERY, WATER FEATURES AND 1.000 KW PV.





PANDORA CAMPUS & PRODUCTION, LAMPHUN, THAILAND (2015)

RECEPTION AREA @ MANAGEMENT BUILDING.





GREEN CASCADE DEVELOPMENT, SATTAHIP, THAILAND (2013)

38.000 M²

LARGE SCALE GREEN RESIDENTIAL & HOLIDAY COMMUNE WITH FULLY INTEGRATED SUSTAINABLE CONCEPTS, BASED ON THE USE OF WIND AND WATER, ENERGY EFFICIENT TECHNOLOGY AND SOLAR ENERGY WITH EMISSION FREE TRANSPORT.





GREEN CASCADE DEVELOPMENT, SATTAHIP, THAILAND (2013)

2 BEDROOM TANDEM VILLAS IN A LUSH TROPICAL GARDEN WITH LARGE SHARED SWIMMING POOLS.





VILLA 4F AT PRIME NATURE VILLA, BANGKOK, THAILAND (2012)

1.600 M²

PRIVATE RESIDENCE ON A STEEP LAKESIDE LAND, BUILT FROM SUSTAINABLE MATERIALS. THE CUSTOM-TAILORED DYNAMIC DESIGN IS BASED ON GENIUS LOCI, NATURAL SHADING AND VENTILATION, PUSHING STRUCTURAL CHALLENGES TO THE MAX.





GATEWAY RESORT DEVELOPMENT, JOMTIEN, THAILAND (2011)

11.000 M²

RESIDENTIAL & RESORT PROJECT WITH 10 VILLAS AND COMMON FACILITIES THAT INTEGRATES NATURAL GREENERY AND A SMART USE OF SHADING, NATURAL VENTILATION AND DAYLIGHT, SEAMLESSLY BLENDING MODERN AMENITY WITH NATURE.





BEACHFRONT APARTMENT 4G, JOMTIEN BEACH, THAILAND (2011)

200 M²

REFURBISHMENT OF A BEACHSIDE APARTMENT WITH EXCLUSIVE USE OF NON-TOXIC AND LOCALLY AVAILABLE SINGLE-COMPOSITE MATERIALS. BY MAXIMIZING NATURAL VENTILATION AND INSTALLATION OF ENERGY SAVING APPLIANCES, ENERGY CONSUMPTION IS REDUCED UP TO 80%.



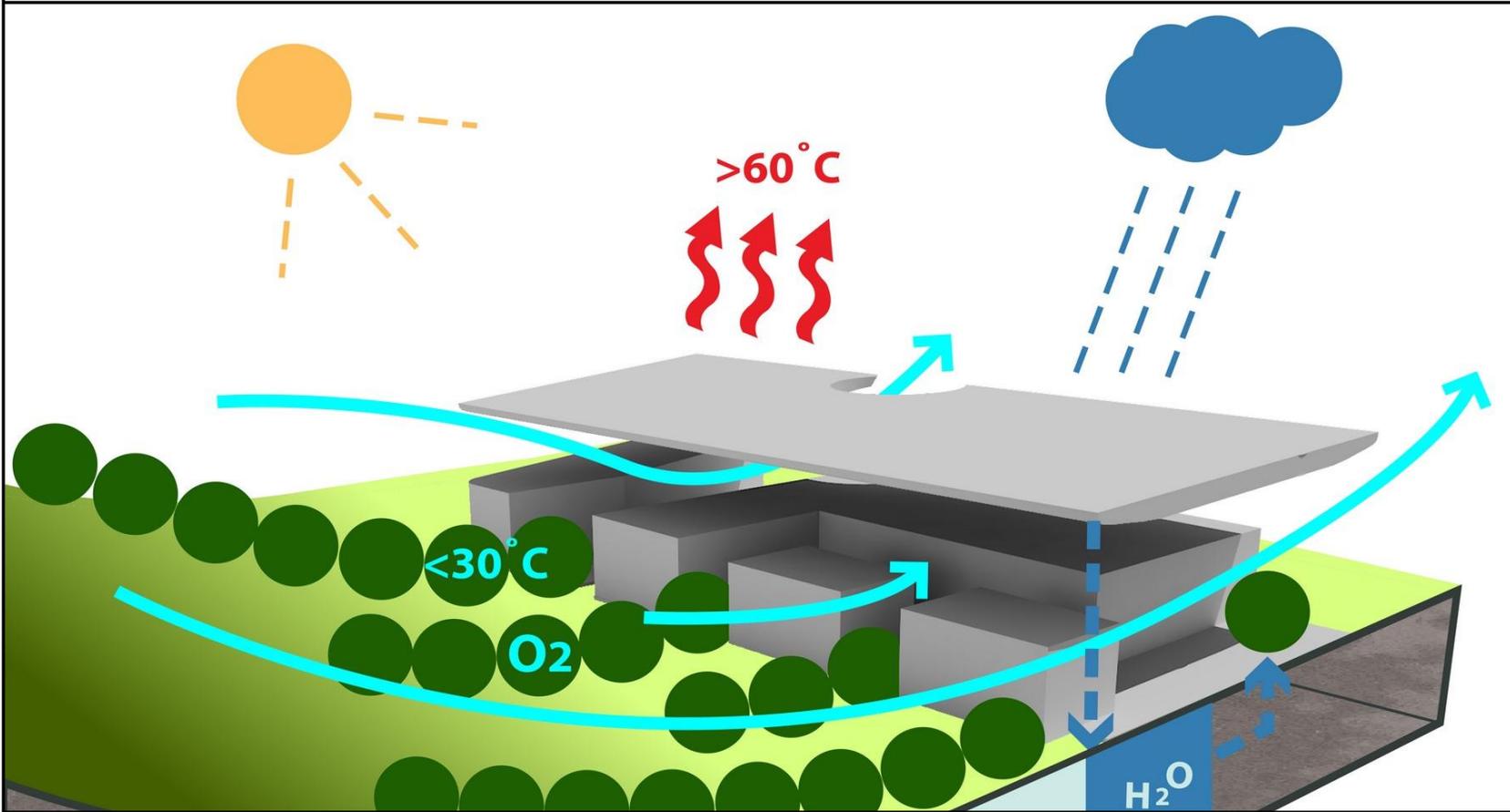


HÄFELE DESIGN CENTER, PHUKET, THAILAND (2010)

16.000 M²

AWARD-WINNING VILLAGE-STYLE SHOPPING COMPLEX WITH ICONIC RED CONE COVERED BY A PROTECTING THERMODYNAMIC ROOF THAT PROVIDES NATURAL AIRFLOW FROM THE CONNECTING NATURAL BACKDROP. AWARDED BY THAILAND PROPERTY AWARDS AND CERTIFIED BY DGNB (GOLD) AS FIRST PROJECT IN SOUTHEAST ASIA.





HÄFELE DESIGN CENTER, PHUKET, THAILAND (2010)

THERMODYNAMIC ROOF ACTIVATES NATURAL VENTILATION OF THE COMPOUND FROM A NATURAL BACKDROP AND PROVIDES FREE RECYCLED WATER FOR IRRIGATION.





LIGHTHOUSE BEACH RESIDENCE, CHONBURI, THAILAND (2008)

4.500 M²

LUXURIOUS PRIVATE SEASIDE RESIDENCE OF MODERN MINIMALIST DESIGN OF EXTRAORDINARY QUALITY WITH EUROPEAN SUSTAINABILITY STANDARDS AND ENGINEERING TECHNOLOGIES, INCLUDING A UNIQUE CUSTOM TAILORED COOLING SYSTEM.



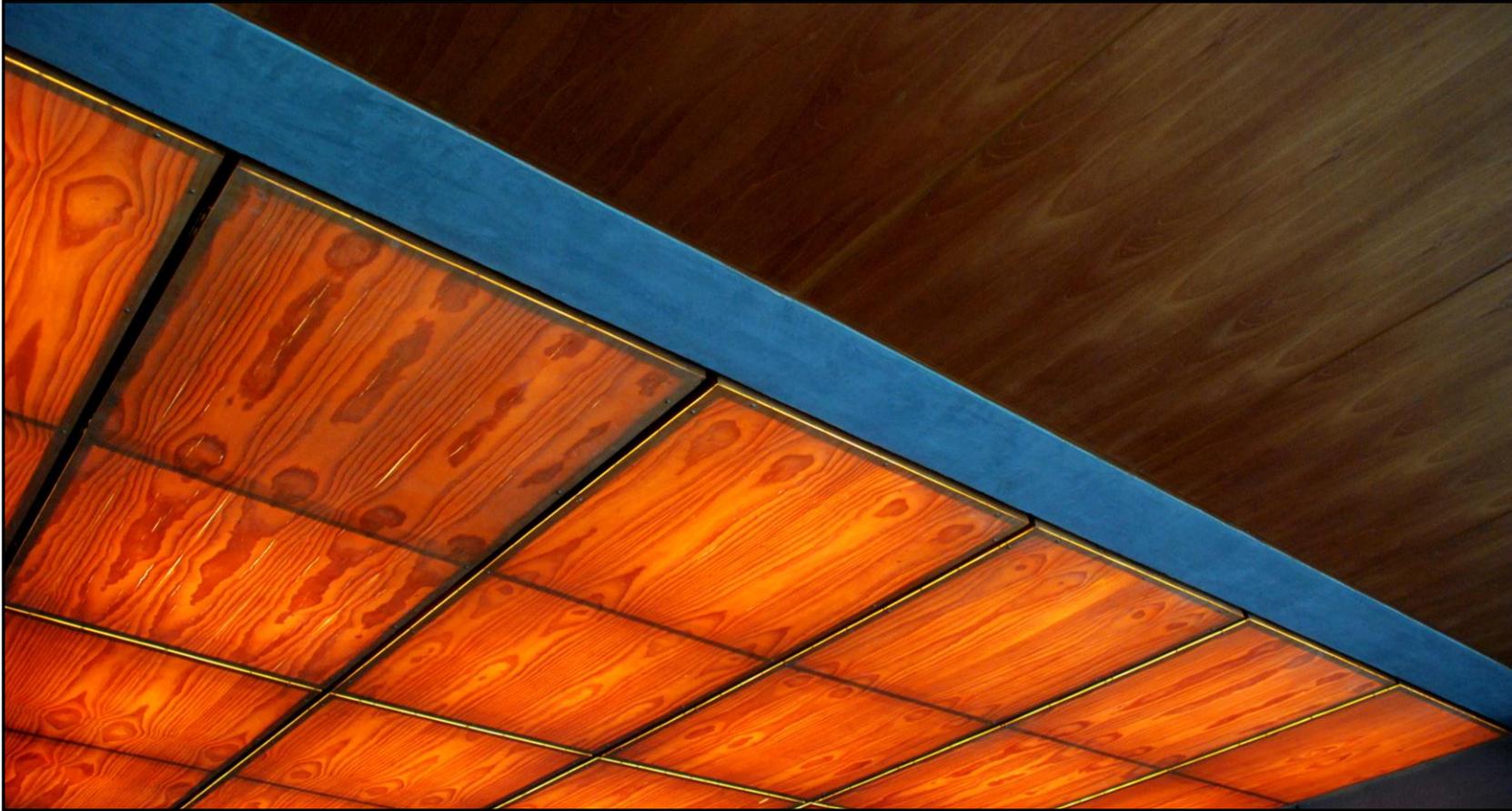


LAKE TACO RESIDENCE, BANGKOK, THAILAND (2005)

1.200 M²

PRIVATE LAKESIDE RESIDENCE THAT FUSES LOCAL TRADITIONS WITH CONTEMPORARY DESIGNS THROUGH EXTENSIVE USE OF LOCAL MATERIALS, TRADITIONAL GEOMETRY AND RENEWABLE TECHNOLOGIES.





LAKE TACO RESIDENCE, BANGKOK, THAILAND (2005)

„AFRICA“ - BACK-ILLUMINATED CEILING FROM PLYWOOD VENEER AS USED FOR THE CLIENT'S PRODUCTS.



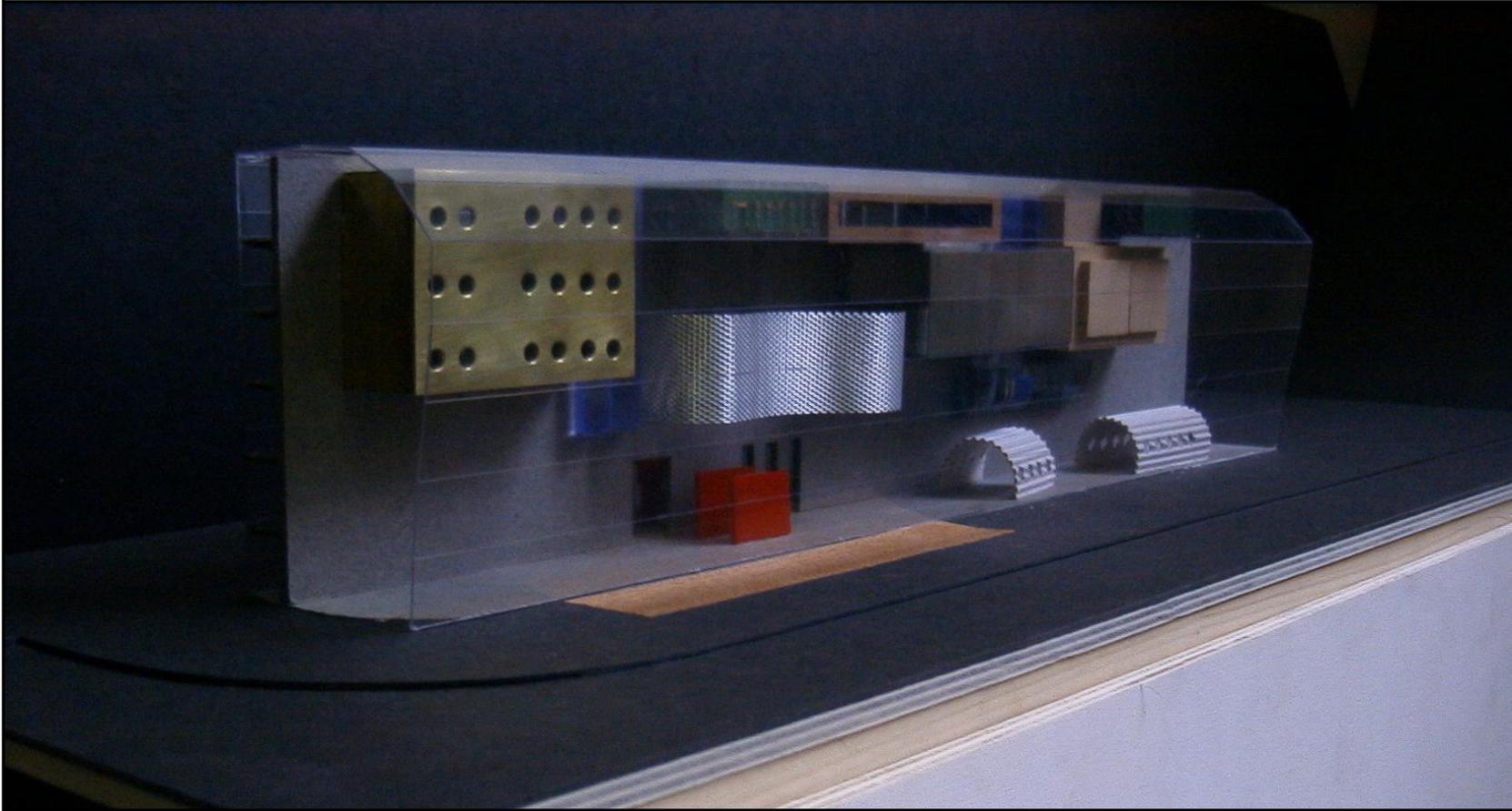


BEACHFRONT PENTHOUSE, JOMTIEN BEACH, THAILAND (2002)

200 M²

WE COMPLETELY STRIPPED DOWN THE EXISTING BEACHSIDE DUPLEX PENTHOUSE APARTMENT AND TURNED THE CLUSTERED SPACE INTO A GENEROUS OPEN 2-BEDROOM APARTMENT, FEATURING SPECTACULAR SEA VIEWS & EXCELLENT CROSS VENTILATION FROM EVERY ROOM. CHOCOLATE & CREAM IS THE COLOR THEME.





AIRCABIN OFFICE BUILDING, LAUPHEIM, GERMANY (2000)

INVITED COMPETITION

THE IDEA FOR THIS NEW REPRESENTATION & RESEARCH OFFICE BUILDING AT THE ENTRANCE OF THE COMPANY'S HEADQUARTER & FACTORY WAS TO CREATE A HIGHLY SUSTAINABLE ICON FOR AIRCABIN, WITH FUNCTIONS DOCKED TO AN 'ENERSTATIC' BASE LIKE CHIPS ON A MAIN BOARD, AND COVERED BY A TRANSPARENT ENERGY ACTIVE SHELL.





ADDITION BÄCHLISTRASSE, KREUZLINGEN, SWITZERLAND (1998)

270 M²

AWARD WINNING ROOF TOP ADDITION TO AN EXISTING BUILDING WITH ENERGY EFFICIENT DESIGN AND UNIQUE CONTRASTING COLOR SCHEME. THE MAIN CONSTRUCTION FROM PRE-FABRICATED LOCAL TIMBER ELEMENTS WAS ERECTED WITHIN 12 HOURS, FOLLOWED BY EXTERIOR & INTERIOR WORKS AND READY TO MOVE IN 4 WEEKS LATER.





OIA EARTH POSITIVE ARCHITECTURE PROGRAM FOR CO2 REDUCTION

SINCE 2015 OIA CONTRIBUTE TO REFORESTATION WITH ANNUAL DONATIONS OF MANGROVE SEEDLINGS ACCORDING TO PROJECT VOLUMES AND WITH THE AIM TO ACHIEVE A ZERO CARBON BALANCE FOR REALIZED PROJECTS, MAKING OIA – INCLUDING OUR COMPLETED PROJECTS – A CARBON POSITIVE AND TRULY PIONEERING ENTERPRISE.



SUSTAINABLE DESIGN VISIONS

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