

# The perfect living machine

Lance Chu is the co-founder of SC Land, experienced creators of unique residences. The company's latest spectacular project – 26 & 28 Esplanade, 11 residences on Brighton's Esplanade overlooking Port Phillip Bay – exemplifies what makes the company special.

Since establishing SC Land in 2000, Lance and co-founder Chenghan Tan have collected 20 prestigious awards for their influential residential projects. With backgrounds in architecture and development, Lance and Chenghan produce dwellings of uncommon quality and consequence.

Lance articulates the personal journey that's driven him to this point, drawing on his background as an architect. 'Chenghan and I passionately believe in achieving optimal architectural outcomes at every opportunity,' he says. 'We firmly believe that a project is realised to its fullest degree when a talented architect, landscape architect, builder, and client share an interest in achieving the highest-quality potential possible.'

'We also strongly believe in thoughtful landscaping, and the effect this can have on an apartment,' Lance continues. 'The "Esplanade" project was conceived in two phases separated by a specially designed common landscape garden. Stage One, 30 Esplanade, comprises low-density townhouses, split over three levels with rooftop terraces taking advantage of the coastal environment. Stage Two, 26 & 28 Esplanade, consists of two boutique buildings with four whole-floor and seven half-floor apartments, each building with its own lift.'

For the task, Lance and Chenghan assembled an unrivalled team of partners. 'We worked with Wood Marsh Architecture, one of Australia's best firms, for the project. TCL, renowned landscape designers, created a wonderful garden design for us,' Lance says. 'Minicon Construction, our builder (known as Icon Construction), is known for their high-quality residential dwellings.'

The company's affinity with Porsche runs deep. 'When we finished Stage 1 of the townhouses, we displayed a collection of vintage Porsches on opening night,' Lance remembers. 'Porsche symbolises precision engineering, beauty, and aesthetics, values we feel a deep kinship with.'

Lance's love of the Porsche philosophy is embedded in his practice as a developer. 'Porsche is about timelessness over fashion, and the expression of pure form embedded within function,' he explains. 'The marque's "truthful" aesthetic holds virtually universal appeal. Like Porsche, at SC Land we strive to achieve timeless elegance over the fashionable.'

Just as Porsche is taking our current environmental challenges seriously with its acclaimed electric range, SC Land sees environmental sustainability as far more than a catchphrase. 'We're extremely serious about this,' Lance confirms. 'For that reason, our buildings are designed and constructed to a 7.5–8 star (ESD) energy rating.'

One aspect this philosophy shines through is in the development's choice of glazing. 'The Esplanade residences reduce energy consumption via double glazing, which is essentially three panes of glazing,' Lance explains. 'The inner layer of glass is double-laminated, and this glazing is set in thermally broken frames, a construction technique rarely used in major apartment developments.'

Lance is justifiably proud of SC Land's environmental ambitions. 'We invested heavily in the building's technical aspect to receive the highest environmental rating,' he says. 'In this way, it's an echo of the Porsche approach to design. Achieving a 7.5–8-star rating is a lot about what you can't see – it's dependent on the building's technical and mechanical aspects, not about how expensive its marble or taps are.'

The facilities will also hold strong appeal for Porsche owners. 'We wanted each of the 11 units to have its own private lockup garage,' Lance says. 'The basement therefore contains 11 separate garages, giving each residence a clean, neat, and private look.'

This welcome innovation demonstrates Lance and Chenghan's prescience. 'When electric vehicles were just coming on board a few years back, we wanted to provide individual charging facilities,' says Lance. 'This meant that each person has a connection going to their own meter, enabling the electricity used to charge the car to be monitored.'

Amid all this focus on technical prowess, luxury hasn't been forgotten. 'Each unit and apartment has Gaggenau appliances – including induction cooktops, which look great and are highly efficient and easy to clean,' Lance points out. 'Chenghan and I strive to make each development unique, and the Esplanade project is an ideal example of our personalised focus.'

The development's perfect position makes 26 & 28 Esplanade Brighton highly anticipated. 'With only 11 units and apartments located on the water, the scarcity value counts,' Lance says. 'They're situated in a great suburb facing the water, right next to Brighton Beach Gardens. By the time they're finished in October 2022, we're confident they'll have been snapped up by people keen on living by the bay with those unrivalled views.'

At home, Lance's enthusiasm for engineering takes full expression in his long-standing love of Porsches. 'I have a vintage 911 from 1989, as well as a 911 GT3 Touring on order,' he reveals. 'I've always appreciated the Porsche aesthetic, which combines technical excellence and beauty unlike any other brand.'

It's this devotion to technical and architectural achievement that make SC Land such a perfect reflection of the Porsche philosophy.

Visit [www.26and28esplanade.com.au](http://www.26and28esplanade.com.au)



Lance Chu and Chenghan Tan, SC Land

28 Esplanade - Front View



26 & 28 Esplanade individual private lock-up garages