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MAY ISSUE

CELEBRATING EXCELLENCE BCI ASIA TOP10 AWARDS 2019

MR WONG KAM-SING, GBS, JP, - LIFETIME CONTRIBUTION TO GREEN DEVELOPMENTS

HONG KONG : A GLOBAL BRIDGE FOR MAINLAND CONSTRUCTION COMPANIES

INTERIOR DESIGN AWARDS 2019 PROJECTS FEATURING

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“Don’t predict the future. Create it!”

As an international juror for the FuturArc Green Awards and Green Leadership Awards in 2019, I am pleased to see that green buildings, neighbourhoods, townships, and cities have been gradually becoming a norm in the Asia Pacific Region.

As a recipient of Passive and Low Energy Architecture (PLEA) Award 2018, I am keen to promote passive design in Hong Kong as well as in the Asia Pacific Region. With a people-centric and passive design approach, we should be planning and designing for sustainability, where people can enjoy the facilities and communities in a safe, healthy, comfortable and harmonious condition, where buildings and facilities are flexible and resilient to accommodate subsequent changes in their whole life-cycles. First and foremost, making the best use of natural light and air, conserving and reducing our consumption of energy are cornerstones of sustainability of planet earth and in combating climate change.

At the global level, the World Green Building Council advocates “Green Buildings for Everyone, Everywhere.” and is delighted to support the UN’s Sustainable Development Goals. These 17 goals set forth a challenge for humanity to decouple economic growth from climate change, poverty and inequality.

“Advancing Net Zero” is World Green Building Council’s global project which aims to ensure that all buildings are “net zero” carbon by 2050. The Commitment calls upon business, organisations, cities, states and regions to take urgent, courageous and immediate climate action towards decarbonising the built environment. We must commit, we must act, together. By setting ambitious ‘absolute’ targets, the Commitment aims to maximise the chances of limiting global warming to below 2 degrees, and ideally below 1.5 degrees, by drastically reducing operating emissions from buildings.

The Commitment provides a framework for organisations to develop globally ambitious yet locally relevant, flexible and universally viable solutions for their portfolio to both reduce energy demand and achieve net zero carbon emissions. The five stages of the Commitment include: (1) Commit; (2) Disclose; (3) Action; (4) Verification; (5) Advocate. As a Director of the World Green Building Council, I am glad to see that this movement is gathering momentum in the global arena.

However, have we done enough, and fast enough, in combating climate change?

Quoting from The Guardian 19 March 2019, ‘More than 1.4 million young people around the world took part in school strikes for climate action, according to environmental campaigners. Greta Thunberg, the 16-year old Swedish student whose solo protest last August prompted the global movement, said, “We proved that it does matter what you do and that no one is too small to make a difference. We need to start cooperating and sharing the remaining resources of this planet in a fair way. We are just passing on the words of science. Our only demand is that you start listening to it, and then start acting." Children walked out of schools on Friday in 2,233 cities and towns in 128 countries, with demonstrations held from Australia to India, the UK and the US, according to the Fridays for the Future website…’

This is another wake-up call, and we are intrigued. It is high time for us to take more resolute actions, with bolder strides and bigger steps towards driving the green building movement, as a habit and culture everywhere on Planet Earth.

Ar. Ada Y S FUNG, BBS
Director of World Green Building Council, Director of Hong Kong Green Building Council
25 March 2019

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Dear readers,

Welcome to our issue of Construction+ Hong Kong.

The functional role of construction and design are enhancing people's living. Once standards and guidelines are set, the impact carries into future generations. Please check out Mr. KS Wong's lifetime contribution in "green" within the in the spotlight section.

Don't miss out this month's commentary, a story about how a local mainland construction group transformed into global.

This month's highlight on BCI Asia Interior Design Awards 2019—designs that stand out aesthetically, functionally and ergonomically recognising those who have significantly contributed to the various environments. Furthermore, there are stories behind each design. A thoughtful design links up the memory between two generations (A Father to Son Legacy). Part of the store design based on an ancient Chinese wine tasting game (Simmons shops rebranding). Construction takes consideration into an existing historical building (Emperor Hotel). Commercial complex focuses on traffic flow (Meixihu Huanyu Center). Unique sky bridge design puts the effort from planning to finishing (Le Pont). A luxurious residential layout design plans with privacy (Mount Regalia). A project brings reading interest into local neighbour (Book Tree). Smart city element includes within the city resident project (Grand Center). Hotel with geometric patterns brings in harmonic life for short term traveller (Otto Hotel). Thus, how a pixel concept puts into an exhibition event (2018 GameOn Exhibition).

Student projects find ways to enhancing existing neighbourhood life. Put up a multi-functional mass for various sections of local people and resign the environment to bring in new resident into the neighbourhood.

Each design comes with its feature. A feature enhances people living!

Wishing you enjoy this month issue! Thank you.

Aaron Wai

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Photo by Nextvoyage from Pexels

HONG KONG: A GLOBAL BRIDGE FOR MAINLAND CONSTRUCTION COMPANIES

BY C.H. POON

MAINLAND CONSTRUCTION SECTOR: MODERNISING AND GLOBALISING

Construction is one of the sectors of the Chinese economy that has benefitted most from four decades of rapid economic reform and growth. Indeed, the number of construction companies in China has mushroomed, reaching 88,074 in 2017. **[1]** Despite state-owned companies still dominating the sector, many believe they can ill-afford to be complacent. Of the 65 Chinese construction companies on the Engineering News-Record (ENR)'s 2017 Top 250 International Contractors list, nine are privately-owned. In light of this, in order to stay competitive, state-owned companies should be aiming not just to expand but also to improve. They need to adopt the modern, globalised management and business practices in use abroad and make good use of the financial services available offshore to help develop their projects. In particular, Hong Kong construction industry practices, global connections and financial services can be instrumental in helping China's state-owned construction companies development.

SCOE: PLAY AN ACTIVE ROLE IN HONG KONG

Shanghai Construction Overseas Engineering (SCOE) is the Hong Kong subsidiary of the Shanghai Construction Group (SCG). It is an approved contractor for public works in Hong Kong and has undertaken several civil engineering, building engineering and interior

decoration projects. It also played a crucial role in the construction of the Hong Kong sections of the vehicular and pedestrian bridges crossing the Shenzhen River, part of the soon-to-be-opened Liantang / Heung Yuen Wai Boundary Control Point Project.

Its parent company, the SCG, is a leading state-owned construction company on the mainland. It has been responsible for many of China's landmark buildings, including the Canton Tower, the National Exhibition and Convention Center in Shanghai and the Shanghai Tower. Besides mainland China, Hong Kong and Macau, the SCG operates in more than 30 countries and territories in south-east Asia, Africa and the Americas. It has also participated in projects in many countries along the Belt and Road Initiative routes, such as National Highway 6 in Cambodia.

The company can use its Hong Kong platform to prepare construction specialists to work in many of the overseas markets

Photo by Maroš Markovič from Pexels

In Hong Kong, architects oversee construction projects, while on the mainland, architectural firms are primarily responsible for construction plans and project designs

HONG KONG AND MAINLAND CONSTRUCTION: KEY DIFFERENCES

Hong Kong is a densely populated city with the well-developed construction industry. SCG sees the territory as an important offshore base. Because the Hong Kong system is more in line with global construction industry standards than the mainland, she can act as an international information centre for the company. The rules and practices of Hong Kong's construction industry are primarily modelled based on the UK and are relatively similar to the industry norms found in several other countries, such as the US and Australia.

The most significant differences between the construction industries in Hong Kong and mainland China concern the role and responsibilities of architects. In Hong Kong, architects oversee construction projects, while on the mainland, architectural firms are primarily responsible for construction plans and project designs. Project supervision and construction management are the responsibility of dedicated supervisory bodies. In Hong Kong, a unique system – "authorised persons" – is in place, accredited individuals granted responsibility for supervising the progress of individual construction projects by signing the relevant certificates and bear legal responsibility for the projects. **[2]**

As a result, architects in Hong Kong have greater power over their projects than their mainland counterparts, while the scope of their work is also broader. **[3]** As a contractor, then, SCOE is obliged to work with architects under the supervision of building consultants. Initially, that's a kind of shock, SCOE Director Iris Ying said: "When we first joined the ranks of architecture firms in Hong Kong, we felt there was a world of difference between our two different systems."

Culture shock aside, mainland construction companies can learn how to comply with internationally-accepted practices in terms of specifications and contracts by undertaking projects in Hong Kong. A key difference in Hong Kong, for example, is that, in addition to Chinese, English is used in the legal documents relating to construction projects. It is for this reason that the SCG seconds staff to Hong Kong

Architects in Hong Kong have greater power over their projects than their mainland counterparts

Photo by Jimmy Chan from Pexels

"Hong Kong's high degree of internationalisation and its global standing make it an indispensable testing ground for any mainland company looking to venture overseas." Iris Ying

practising in an actual work environment. That applies not only to language but also to standard industry practices and contract stipulations. In this way, the company can use the Hong Kong platform to prepare construction specialists to work in many of the overseas markets.

HONG KONG: HELPING SCG GO GLOBAL

Hong Kong's professional services sector provides strong support to the SCG in its drive to go global. According to Ying, international construction projects mainly awarded to contractors via a bidding process. In order to make a successful bid, the SCG needs accurate market information, an area where having the appropriate overseas connections may prove essential. In particular, Hong Kong's international law firms have excellent overseas connections, allowing them to provide accurate risk assessments, due diligence checks and other services to the SCG when it is looking to make overseas expansion decisions.

The wide range of professional services available in Hong Kong works to the advantage of the SCG and its local subsidiary in other ways too. Rather than having to engage the services of one sizeable international law firm every time they need support, SCG can use the different service providers depending on what each situation requires. That is useful because the degree of complexity involved often varies from one scenario to the next.

As the world's largest offshore renminbi trading hub, Hong Kong is also an important financing centre for the SCG. Hong Kong's free movement of funds facility creates an ideal place for fund transfers; her transparent and open business environment is very attractive to foreign funds, which makes financing costs far more competitive.

A few years ago, the SCG raised several hundred million US dollars through the issuance of corporate bonds in Hong Kong. Although Ying emphasised that the SCG was not planning to publicly-list in Hong Kong any time sooner, she did believe that it was essential to plan suitable connections for the future. In her vision, Hong Kong's unique advantages

Hong Kong could be instrumental in helping China's state-owned construction companies develop

Photo by Pixabay from Pexels

in the provision of financial services as a critical element in meeting the SCG's strategic objectives of internationalising and modernising operations.

At present, many mainland businesses, especially state-owned enterprises, are looking to strengthen their international connections, adopt modern business concepts and improve efficiency in order to stay competitive. Accordingly, the SCG sees the internationally-compliant business and regulatory regime of Hong Kong's construction industry, its globally-renowned professional services sector and its excellent access to financial services as essential if it is to meet its long-term aims.

Stressing the importance of the company's Hong Kong connections, Ying said: "While Hong Kong's construction market is without doubt much smaller than that of the mainland market, its high degree of internationalisation and its global standing make it an indispensable testing ground for any mainland company looking to venture overseas."

[1] Source: National Bureau of Statistics.

[2] An "authorised person" refers to (a) an architect, (b) an engineer; or (c) a surveyor in the Register of Authorised Persons under Section 3(1) of the Buildings Ordinance.

[3] Source: A comparative study of the scope of work of architects in Hong Kong and Mainland China, jointly compiled by the University of Hong Kong and Tsinghua University, November 2009 (《香港與內地建築師在工作範疇上的比較及研究綜合報告 (比較部份)》).

C.H. POON

C. H. Poon is an economist of the Greater China Research Team of the HKTDC Research Department. C. H. Poon's areas of research focus on China trade performance and China's economic development, which includes Mainland China's consumer market, trade and investment policies and economic relations between Mainland China and Hong Kong.

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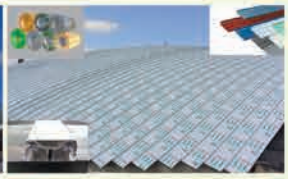

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AVENUE OF STARS

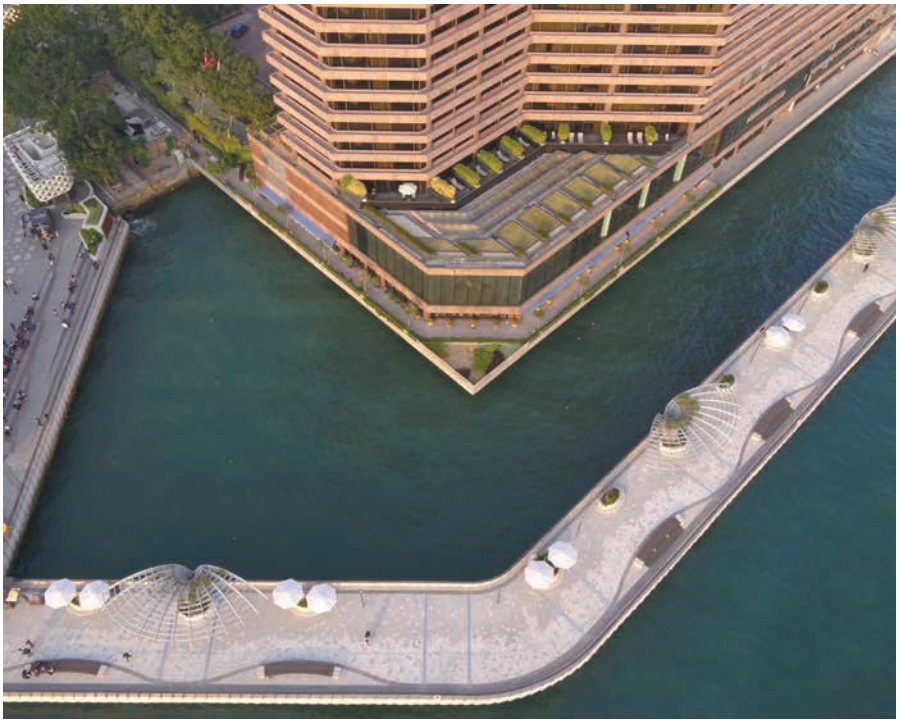
Date: 30 January 2019

The new Avenue of Stars developed by New World Development (NWD) and designed by internationally acclaimed landscape architect James Corner Field Operations (JCFO).

The result of close co-operation between Adrian Cheng, Executive Vice-chairman and General Manager of NWD, and James Corner, Founding partner and CEO of James Corner Field Operations (JCFO), brought a complete revitalisation in terms of social amenities, experience and diversity.

The new rail cladding design, inspired by the movement of waves, provides a clean, contemporary yet soft waterfront edge. The range of sea-facing seats makes it one of the city's best spots for viewing the Harbour and firework displays. Four Trellises with vertical plants along the Avenue offer shade and reduce heat along the walkway.

The new design respects the heritage of the site and pays tribute to the Hong Kong film industry whose stars are featured along the walkway. All handprints and four statues are come with digital elements to encourage visitor interaction. By scanning QR codes, visitors can access biographies of artists and film clips. Visitors can also take interactive photos with the Bruce Lee statue using augmented reality (AR) technology. Five additions featuring famous artists are added to the Avenue, bring the total number of handprints on display to 112. Artists' handprints are displayed on wooden handrails with a brand-new design, making it even more convenient for visitors to get close up.



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RICS AWARDS HONG KONG 2019 RESULTS REVEALED

Date: 13 March 2019

A total of 12 team awards (and two individual awards) were given out recognising developments and achievements in Hong Kong's built environment industries – with two homegrown firms Wheelock Properties and Swire Properties winning multiple awards. Hopewell Holdings Chair Sir Gordon Wu claimed the greatest individual honour, the respected RICS Lifetime Achiever award, in recognition of his five-decade career.

Alan Dalgleish FRICS, Head Juror, said: "With such high standards across the industry in Hong Kong, the competition this year was incredibly fierce – and our job as jurors was incredibly difficult. We are proud to recognise some truly outstanding progress."

Clare Chiu, Chief Operating Officer, Greater China of RICS, added: "The RICS Awards Hong Kong is the highest honour bestowed by a global professional body in the built environment.

Website: rics.org/awards

Guests enjoyed RICS Awards 2019

THE HONG KONG INSTITUTE OF ARCHITECTS LAUNCHED "CO-VITALIZE OUR HERITAGE" RE-UNITING 15 LOCAL HISTORICAL RELICS

Date: 16 March 2019

The Hong Kong Institute of Architects (HKIA) launched a “Co-Vitalize Our Heritage” ceremony at 7 Mallory Street. A community-wide project was supported by the Build Heritage Conservation Fund (BHCF) under Commissioner of Heritage Officer (CHO) of Development Bureau of Hong Kong, which would run from 16th March to 26th October 2019.

Mr. Felix LI, President of The Hong Kong Institute of Architects, addressed in the welcome speech that, "Conservation and revitalisation historic buildings is a great concern among Hong Kong communities in recent years. It is believed that heritage building or old districts should not only be used for conservation but also revitalisation, enabling them to have a "second life" which in return to integrate with the citizens' everyday life in the city's continuous development.”

The project was divided into four main themed activities covering Co-Tour with Docents; Co-Craft with Masters; Co-Create with Students; and Co-Design with Architects. Through series of workshops, architectural tours and events, the public could recognise all the revitalising historic buildings, arousing local heritage characters, creating the community focal highlights, leading the regeneration of old district environments, and developing of district cultural, leisure and commercial activities.

About Hong Kong Institute of Architects (HKIA)

On 3rd September 1956, 27 architects gathered and formed The Hong Kong Society of Architects. Later on, recognition was given by the Royal Institute of British Architects as an Allied Society. The change of name from Society to Institute was effected in 1972. In 1990, The Hong Kong Institute of Architects Incorporation Ordinance (Chapter 1147) was enacted which governed the running of the Institute since then.

About Built Heritage Conservation Fung (BHCF)

The Advisory Committee on Built Heritage Conservation ("ACBHC") formed in 2016 to advise the Government on the operation of the Built Heritage Conservation Fund. The Committee assess new applications and monitor existing projects under the Revitalizing Historic Buildings Through Partnership Scheme, monitor the operation of the Financial Assistance for Maintenance Scheme for historic buildings, and advise the Government on funding support for public education, community involvement and publicity activities, academic research, consultancy and technical studies relating to the conservation of built heritage.

BCI EQUINOX HONG KONG 2019

Date: 22 March 2019

It was a relaxing evening of learning, networking and relationship building over drinks and canapes at the BCI Equinox held at Haw Par Mansion, Hong Kong.

Collaborated with Royal Institute of British Architects (RIBA) Hong Kong Chapter, BCI Equinox was a series of evening boutique exhibition held across Asia to connect developer, architects, engineers, interior designers, design specifiers and main contractors with product suppliers. The event hosted 20 exhibitors and was attended by 300 visitors.

Besides the exhibition, proudly sponsored by Grohe and INAX, The BCI and RIBA Knowledge Hubs featured fourteen speakers who shared their insights on "Old Meets New". The 83-year-old Haw Par Mansion was under Batch 3 of the Revitalization Scheme by the Government that it matched the theme perfectly. Speakers included Bernard Lim of AD+RG Architecture Design and Research Group Limited; Gabriel Yam of Arup, Paul Ho of Grohe Hong Kong Limited; Roger Wu of Haw Par Music Foundation Limited, Sung Lee of M Moser Associates; Ray Zee of Nan Fung Development Limited; Kevin Lim of OpenUU Limited; Wesley Liu of PplusP Designers Limited; Joel Chan of P & T Group; Steve Philips of Purcell; Earle Briggs of Revery Architecture; David Rees of S Plus Group Ltd; Christopher Law of The Oval Partnership Limited and Kitty Chong of The University of Chicago Hong Kong Campus.

Another highlight of the event was the customised costumes of BCI Asia staff. Thanks to its costume sponsor Loom Loop.

BCI Equinox Hong Kong 2019 was proudly sponsored by 3M, Abet Laminati, ASSA ABLOY, Consentino, Flowcrete (Hong Kong) Limited, Goodrich Global Ltd , Greentins, Grohe Hong Kong, High Technology Printing, Ingrid Millet, Jebsen Building Products Limited, Palmax (Pacific Asia) Ltd, Solutia Hong Kong Ltd, United Power Engineering & Construction Ltd, Vica (International) Company Limited, Virgo Pacific Pte Ltd and Wood Ideas Limited.

The event was run successfully with the generous support of the Associations, including its Event Partner, RIBA Hong Kong Chapter, its Event Supporters of AIA Hong Kong Chapter, BEAM Society Limited, HK Heart TV, Hong Kong Designers Association, Hong Kong Architecture Centre, Hong Kong Green Building Council, Hong Kong Institute of Urban Design, IFMA Hong Kong Chapter and The Chinese Manufacturers' Association of Hong Kong.

"VERTICAL FABRIC: DENSITY IN A LANDSCAPE" THE 16TH VENICE BIENNALE INTERNATIONAL ARCHITECTURE EXHIBITION HONG KONG RESPONSE EXHIBITION GRAND OPENING AT CITY GALLERY

Date: 25 March 2019

The 16th Venice Biennale International Architecture Exhibition – Hong Kong Response Exhibition scheduled from 20th March to 22nd April at City Gallery for the first phase followed by the second phase scheduled for 26th April to 23rd June at Hong Kong Heritage Discovery Centre.

The Guest of Honour, Dr. Bernard Chan, JP, Acting Secretary for Commerce and Economic Development, The Government of the Hong Kong Special Administrative Region, was joined by other officiating guests for the opening ceremony

A total of 116 tower models designed by 89 groups of exhibitors from Hong Kong, Mainland, Taiwan and overseas, including Thailand, Brazil, the Netherlands, Japan, USA, Spain and Switzerland. The Hong Kong Response Exhibition would showcase marching along from the Edinburgh Place in Central, and extending into the exhibition areas on G/F and 3/F inside City Gallery.

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CHINACHEM SUSTAINABILITY CONFERENCE 2019

Date: 29 March 2019

Shapes an age-friendly future for Hong Kong

The Chinachem Sustainability Conference 2019, organised by the Chinachem Group in partnership with the Hong Kong Green Building Council (HKGBC), took place in the Chiang Chen Studio Theatre, The Hong Kong Polytechnic University, on 29 March 2019.

With the theme of "Sustainable Neighbourhood: How to Foster Age-Friendly Developments", the conference brought together practitioners and experts in elderly care and services, urban planning, architecture, and Information and Communication Technology (ICT) from Hong Kong, Taiwan and Singapore, to exchange constructive ideas of technical solutions to the city's critical issue – ageing population, and attracted 380 attendees for the morning and afternoon sessions.

Mr Donald CHOI, Executive Director and CEO of Chinachem Group, inaugurated the conference by making a welcome speech and addressing an imminent need to tackle the double-ageing problem – population and buildings – faced by Hong Kong in the coming two decades. Guest of Honour Mr Michael WONG, JP, Secretary for Development, then made a keynote on the housing policies and land development projects that the Government is now working on in view of its urban renewal strategy to the entire city and growing population. Mr WONG also prospected that with joint efforts from various sectors, Hong Kong would become a more inclusive and supportive city for senior citizens.

The conference was honoured to have nine respectable speakers sharing their perspectives and bringing insights into how innovative architectural design, smart system and comprehensive site planning could be leveraged and integrated to create an age-friendly neighbourhood, making both morning and afternoon sessions very rewarding.

The morning session invited representatives from the public sector, including Ms Amy CHEUNG, Assistant Director/Territorial of the Planning Department, who explained the government's strategic plan to the city and some of the Department's works in building an age-friendly environment. From a humanistic perspective, Dr Vivian LOU, Member of The Elderly Commission, introduced the challenges in face of ageing, current initiatives, and how the city could progress towards an age-friendly sustainable development by putting forth pertinent policies.

On this foundation, the session stepped further to inspire audience with some humane architectures and design solutions, such as homely interior design and the "ageing-in-place" concept, to facilitate senior and healthcare needs in housing shared by Mr Patrick CHUI, Director of Ronald Lu & Partners. He also highlighted an example of senior housing development in Australia which is well equipped with various community and healthcare facilities and is able to take care of seniors both physically and psychologically. Deputy Chief Executive Officer of the Hong Kong Housing Society (HKHS), Mr James CHAN, further elaborated the importance of applying the "ageing-in-place" concept in senior housing and showcased some existing senior residences in Hong Kong, including Chung Ning Sheh of Cho Yiu Chuen in Kwai Chung. A corresponding

scheme, known as the AIP Scheme, has already been implemented by the HKHS since 2012, aiming to bring senior residents health, safety and happiness in their later years.

With the underpinning for an age-friendly society, a panel discussion, moderated by Mr LING Kar-kan, underscored the challenges and opportunities brought by it as they often went in pair. The panel discussed that comprehensive town planning shall work in tandem with stakeholders to balance economic, environmental and social considerations in the course of development. It is also essential to build an impartial and integral society while meeting the needs of the elder and younger generations.

Commencing the afternoon session was a series of experience sharing from success cases in Hong Kong, Taiwan and Singapore. Mr Jaffrey AW, Director (Strategic Planning), Housing & Development Board, Singapore brought to the audience the Country's public housing stories in the last six decades, its broad planning principles and frameworks that guide the country to create liveable and sustainable towns, and the way to embrace the elderly population and meet their needs through planning, design policies and programmes, such as inter-generational bonding, with an aspiration to build "age-proof" towns and provide a good quality of living for all ages in the country. As for Hong Kong, the Executive Director of Longevity Design House, Mr Lawrence LUI, talked on how he decided to create innovative design services to renovate homes for aged people after his personal experience in taking care of his father's illness. Ms Queenie MAN, Director of Corporate Strategy from Culture Homes offered insights into developing a sustainable ecosystem for seniors' living through operating elderly nursing homes and distributing rehab products and services in Greater China. Applying smart system and technology for sustainable development is another topic receiving close review. Hong Kong Science &

Technology Parks Corporation's Ms Gracie NG, the Associate Director, ICT Cluster & Smart Platform, took the stage to describe smart city trends and the current buildings' condition together with technology level in town that were awaited to enhance. From then, the city could apply smart system to raise productivity and facilitate the everyday life of the senior citizens. A case study of culture village in Taiwan presented by the Principal Architect from Ricky Liu & Associates marked the last presentation. Mr LIU introduced the village, its market position, design principle, as well as social activities in which senior citizens could take part inside in order to maintain their independence and self-esteem. The winning case also proved the importance of strategic site selection to address the integration between the village and the surrounding neighbourhood.

Coming to the end of the conference, a second round of panel discussion was moderated by Dr William YU to scrutinise how an ageing population could turn out to be a competitive advantage for the society at large. Mr CHEUNG Hau-wai, Chairman of HKGBC, closed the conference. "Transforming our city into an age-friendly sustainable environment shall be a collective effort. By working closely with the government and the industry, the Council has been striving diligently for the sustainable development of our built environment,' he said. With collaborative insights and efforts from all speakers, industry players and the government, HKGBC is hopeful of seeing elderly in Hong Kong age gracefully and will continue to work with different sectors to transform the city into an age-friendly society.

P&T GROUP CELEBRATES 150 YEARS OF TRANSFORMING THE FACE OF HONG KONG

Date: 6 April 2019

The award-winning architecture group takes part in a City Gallery exhibition encompassing city walking tours, public forums, and family workshops.

Award-winning international architectural and engineering consultancy P&T Group concluded its 150th-anniversary celebrations with a series of events at City Gallery. The events formed part of the Venice Biennale Hong Kong Response Exhibition: "Vertical Fabric: Density in Landscape," a continuation of the 16th Venice Biennale International Architecture Exhibition.

P&T Walks, Workshops and Talks

Between March and April 2019, P&T Group organised guided walking tours, model-building workshops, and talks featuring young architects at the City Gallery exhibition. The activities aimed to educate members of the public about Hong Kong's architecture. Hosted in partnership with Walk-in Hong Kong, the guided walking tours introduced to design concepts and fun facts behind P&T signature buildings such as Pedder Building, Jardine House, Exchange Square and the Landmark in Central. Family workshops invited teenage participants to redesign buildings using wooden blocks. Delivered by P&T architectures, the talks featured how the profession shapes and designs a city.

Design Folio Showcases 150 Years of P&T Projects

A limited-edition of three-part folio showed the group's most iconic design works over its 150-year history, including historic key buildings such as Beaconsfield Arcade (Hong Kong), and Peace Hotel (Shanghai).

About P&T Group

The origins of the P&T Group date back to 1868, when British architect William Salway founded his practice on 10 Queen's Road Central, Hong Kong. The firm later acquired the name "Palmer & Turner" after young architect Clement Palmer and a structural engineer Arthur Turner joined. Over the decades, the company constructed signature buildings in Hong Kong as its birthplace, including the Hong Kong & Shanghai Bank buildings (1883) and former

Standard Chartered Bank Building (1884). Moreover, the firm also designed a handful of iconic buildings such as the Landmark, Entertainment Building, Jardine House, and Exchange Square in the heart of Hong Kong - Central. Expanding from its headquarter Hong Kong, P&T Group currently boasts 13 offices located worldwide in Macau, Singapore, Bangkok, Dubai, Abu Dhabi, Shanghai, Shenzhen, Wuhan, Chongqing, Hanoi, Ho Chi Minh City, Kuala Lumpur, and Jakarta.

"We are a 100% Hong Kong-based company, which planted our roots here and has walked into the international stage," says Janette Chan, Group Director at P&T. "As a person who grew up in Hong Kong, I have strong personal affections towards shaping its urban landscape with quality. P&T's 150-year story is truly a legend to us, and we look forward to building its next era of success not just in Hong Kong, but also on mainland China, and overseas."

P&T Group has continuously been striving to apply the latest technologies to ensure and enhance quality in its projects since the 19th century. In 1880, P&T completed Hong Kong's first multi-storey shopping centre Beaconsfield Arcade with a concrete and steel structure that was a breakthrough at that time. In 1972, the Group built Jardine House - the tallest building in Southeast Asia with a tube-in-tube design. In Singapore, the company is also one of the leading firms renowned for the use of refabricated Prefinished Volumetric Construction (PPVC), a construction technology that is named Modular Integrated Construction (MiC) in Hong Kong.

"We have adopted technology in our Singapore office and developed a new prototype that is suitable for the climate in Hong Kong," said Ms. Chan. "That prototype takes typhoon and seismic features into consideration, and we hope to contribute our knowledge to elevate construction industry standards in Hong Kong."

Since 2012, P&T Group has proactively invested in Building Information Modeling (BIM) technology to assist its project designs, improve production efficiency, and minimize errors. In the future the Group will set essential goals to deliver projects with an emphasis on fulfilling BEAM Plus and WELL building standards.

"We certainly will keep P&T's legend going for another 150 years," said Ms. Chan. "Our work is all about designing high-quality projects with a sincere and responsible attitude and contributing back to the society."

As part of P&T's 150th Anniversary celebratory efforts, the Group has donated precious and historic hand-drawn architectural drawings back in the late 19th century and early 20th century to the M+ Museum and The University of Hong Kong for research purposes as well as for public exhibition earlier in 2018.

"We have also published an anniversary publication which contains photographic memories from some of the projects that P&T has built throughout the years," said Ms. Chan.

The complete trilogy of the company's history is available at selected bookstores - Eslite (Causeway Bay, Taikoo and Tsim Sha Tsui), Bookazine (Prince Building, Exchange Square and IFC), MUJI Books (Festival Walk) and Parenthèses in Central - starting in May 2019.

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Before application
Glass windows @ Hotel Emion Tokyo Bay, Japan

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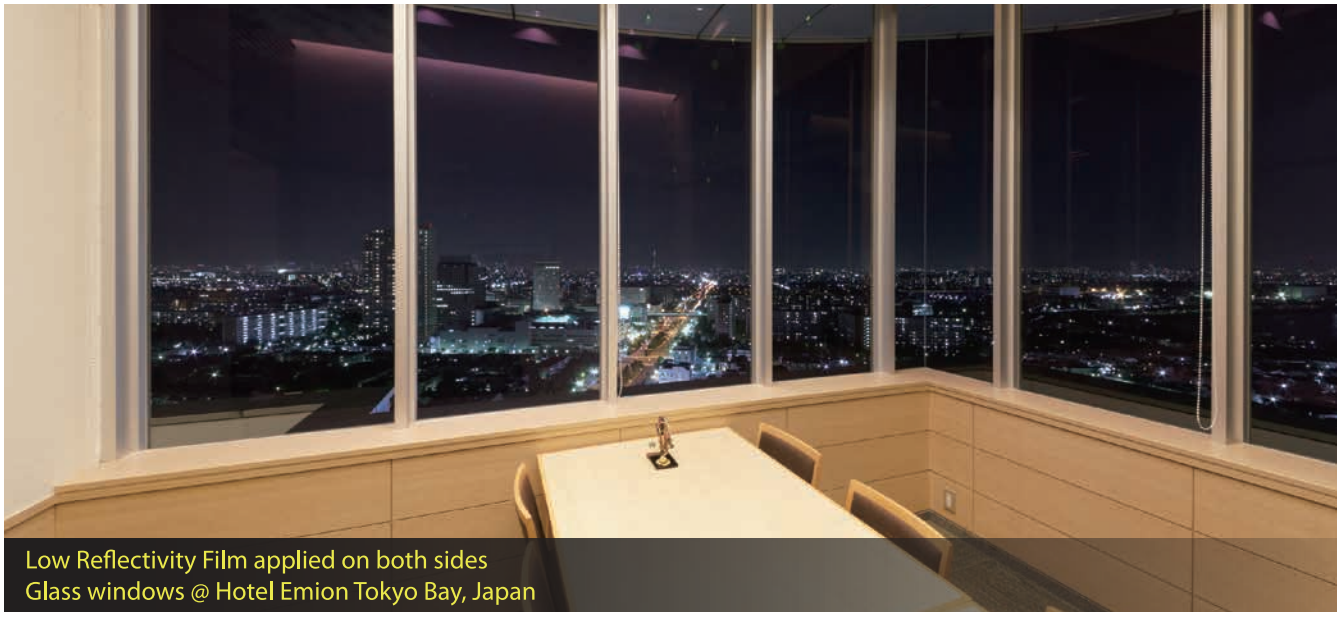

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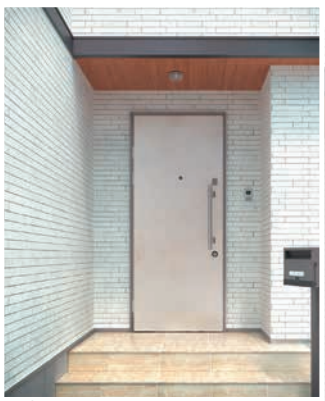

Before

After

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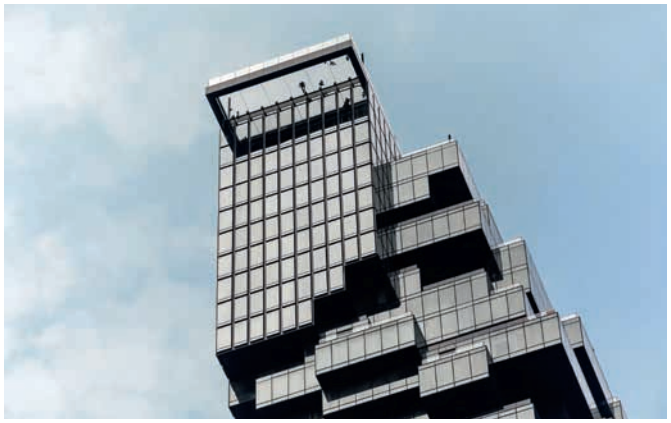

The sky tray on the top of Mahanakhon opened in December 2018. Also included in seele's scope: a glass elevator and spiral staircase surrounded by glass cylinders. © Andreas Keller

The 9m high glass tube façade for K11 Museum with integrated CCF system was the first built in Asia. © seele

seele's Headquarter in Gersthofen, Germany: All seele locations can rely on the services provided such as design, manufacturing and installation. © René Müller

The seele group, a Germany based company founded in 1984, is specialised in the design and construction of complex building envelopes made from glass, steel, aluminium, membranes and other high-tech materials. For that, seele provides everything necessary ranging from initial R&D, pre-tender Design Assist collaborative consulting, design finalisation, procurement, manufacture and installation.

Since 1994, seele is established in Asia with subsidiaries in Hong Kong, Singapore and Bangkok. Numerous projects speak for the success: The Chek Lap Kok airport in Hong Kong, several retail stores with outstanding all-glass designs, the ICONSIAM Shopping Centre in Bangkok as well as a special glass tube façade for K11 Museum in Hong Kong. "The architecture in Asian countries is ambitious and consequently also implies daring and challenging designs, which bring exactly the types of projects perfectly matching with seele's portfolio.", says Michael Seele, Managing Director of seele hongkong Ltd.

The exceptional façade of K11 Museum consists of 307 self-supporting glass tubes with a height of 9m and a diameter of 900mm. Another speciality is the integrated Closed Cavity Façade system to each of the full tubes, whereby the space between inner and outer façade is encapsulated and aerated with slight overpressure. Furthermore, a special LED-channel is integrated between the tubes for drawing the attention to the new building.

With seele's design for this outstanding façade, another milestone was set. And there are more to come; In the near future, seele will build the first façade worldwide with the tallest insulating glass units with 17m in length.

seele hongkong Ltd.
Address: Room 803, 8/F, Mirror Tower, 61 Mody Road, Tsim Sha Tsui, Kowloon, Hong Kong
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THE BEAUTY AND BENEFITS OF NATURAL HARDWOOD DECKING

Asia's monsoon weather requires only top-quality material to be used for outdoor decking. When planning a deck, there are many choices. Natural wood and wood composites are the most common in the market.

Some people have a personal preference for one of the two, but there are many compelling reasons to choose a hardwood deck such as **Ipe, Teak, Merbau, Cumaru, Garapa, and Ironwood** for your next deck.

Natural Look and Feel
Aesthetically pleasing – A wide range of **natural graining and colours** can be chosen for hardwood decking. Unlike composites, they don't just look and feel natural, they also radiate warmth and cosiness, allowing plenty possibilities for decking.

Safe & Eco Friendly
Opposing to treated wood and wood composites deck, hardwood decking is a natural product, so it is **free from any harmful chemicals.** It is safe for health, for children to play on and the environment.

Low Maintenance
Hardwood is very easy to maintain. If you don't want the colour to fade, all it needs is a UV finisher to keep the colour from fading. The maintenance for the silvery grey look of weathered wood is minimal.

Naturally Rot & Bug Resistant
You don't have to worry about moisture or rotting even if the decking gets wet. Hardwoods contain **natural oils** that ward off fungi, resist insects and sometimes termites.

Burmese Teak decking

Merbau decking

Teak decking

Jatoba decking

Strength and Durability
Tropical hardwoods that are suitable for decking are highly durable and strong because their density is high, and the movement is minimal as they can adapt to weather changes. This makes them excellent for high traffic areas including commercial and public areas such as wharfs, roof top deck, green spaces, parks, swimming pools and backyards.

What's Next in Building Your Deck?
Taking all factors into consideration, hardwood decks have many benefits that are worthwhile to consider for the next deck. They do not only look beautiful and feel natural, but also safe for health.

Tailored Solutions
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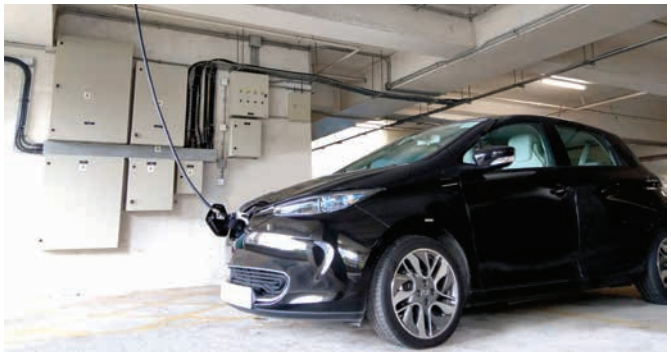

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ALOFT is an eminent super slim ceiling-mount overhead EV charger with a 285mm thickness that features a headroom-saving. CST has further invented a user-friending mobile app to remote lower and retractable cable.

Reverse Vending Machine (RVM) - The HKSAR Government introduces a remarkable breakthrough of redemption machine in 2019. After collecting returnable PET bottles and aluminium cans for compression and recycling, RVM provides an instant cash and e-vouchers rebate. RVM consists of a real-time database server mainly for supervision on public engagement and containers collection.

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MR WONG KAM-SING

Mr KS Wong was born in 1963 and graduated from the Department of Architecture of the University of Hong Kong. He received further education on sustainable built environment in the postgraduate program from the University of British Columbia in Canada. He assumed the post of the Secretary for the Environment of the HKSAR Government on 1 July 2012.

As an architect by profession, Mr Wong has been promoting sustainable built environment since 1990s. His designs and researches on sustainable built environment have won him various local and overseas awards. He served as the founder Chairman of the Environment and Sustainable Development Committee of the Hong Kong Institute of Architects, the Chairman of the Professional Green Building Council and the Vice Chairman of the Hong Kong Green Building Council, and has contributed to the promotion and research of the standards and guidelines for sustainable built environment applicable to the high-density urban environment of Hong Kong.

During his tenure as the Secretary for the Environment, Mr Wong has launched a number of environmental policy blueprints, including "A Clean Air Plan for Hong Kong", the "Hong Kong Blueprint for Sustainable Use of Resources 2013-2022", the "Energy Saving Plan for Hong Kong's Built Environment 2015~2025+", the "Hong Kong Biodiversity Strategy and Action Plan 2016-2021" and the "Hong Kong's Climate Action Plan 2030+".

What inspired you to study architecture and become an architect when you were young?

When I was a student, I participated in volunteer work and leadership training. These experiences helped me develop a sense of responsibility to care about the environment and the society I live in.

Before admitted to the university, I looked for a subject which was both creative and pragmatic. By utilising both art and science, architecture could help make our city more liveable and sustainable. So I chose architecture and became a professional architect after graduation.

You have extensive experience in green building long before your appointment as Secretary for the Environment, what originally ignite your passion in environmental protection? How does your prior roles and experiences in the architecture industry helped in your current position?

In the initial years of my study, I was interested in vernacular architecture in both Hong Kong and Mainland China. Together with professors and schoolmates, we conducted pioneering research and field trips. I found the

Chinese vernacular architecture inspiring. Many of them were not only aesthetically pleasing but also in harmony with the environment. Then I started to think more about how contemporary architecture could be environmentally friendly.

Shortly after I became a registered architect in the early 1990s, I was very fortunate to have the opportunity to serve as the project architect of an innovative and green public housing project in Hong Kong. The project finally became an award-winning showcase of high-density residential development in Asia. At that time, the definition of green building was still evolving in the global arena. In parallel with the project design and administration, our team got the client's additional funding support for carrying out a unique and comprehensive research on how to optimise the environmental performance of high-density housing in the humid sub-tropical climate. It was a highly challenging and demanding task for me since I had to serve two roles at the same time, i.e. project architect and environmental research coordinator. Such a design approach was first-of-its-kind in Hong Kong. Our team was supported by both local and international green building experts. Upon finalisation of the project design, I decided to further my studies on green architecture in Canada.

In 1996, I returned to Hong Kong and furthered my promotion of sustainable built environment. For instance, I advocated the establishment of committee on environment and sustainable development in the Hong Kong Institute of Architects (HKIA ESDC), and became the founder chairman of HKIA ESDC in 2000. Since 2002, we had also initiated the incremental expansion of alliance on green building in Hong Kong. Then we formed the Professional Green Building Council (PGBC) with a view to strengthening the bond among architects, engineers, landscape architects, surveyors and town planners

Officiated at the opening ceremony of the Kwai Tsing Community Green Station (CGS)

Visited Yuen Long, toured Hung Fuk Estate

in pursuit of green building development. In 2009, we further established the Hong Kong Green Building Council (HKGBC). It was a very rewarding experience for me through the journey of HKIA ESDC, PGBC and HKGBC. Through these institutional setup, we also enhanced our connection with the regional and international counterparts for advancing the environmental design, technologies, regulations and policies in Hong Kong.

Before joining the Government, I also contributed to the research and development of standards and guidelines as well as policy development for various government bureau and departments.

2019 Macao International Environmental Co-operation Forum & Exhibition (MIECF)

Earth Hour 2019

In addition, I taught in different tertiary institutions in Hong Kong on sustainable built environment.

You have been the advocate for the idea of "Retro-commissioning", can you further explain the idea? How will it change the energy saving in Hong Kong?
In Hong Kong, buildings account for over 60% of greenhouse gas emissions. In order to decarbonise Hong Kong, besides requiring the new buildings to be greener, it is very important to enhance the environmental performance of existing buildings. Retro-commissioning is a cost-effective solution for building owners to fine-tune their building systems and equipment with a view to achieving optimal operation efficiency and reducing operating costs in existing buildings. By conducting regular check in a systematic way, owners can identify areas of energy saving for operational improvement.

The Electrical and Mechanical Services Department (EMSD) is the technical arm of the Environment Bureau to promote the wider application of retro-commissioning in both government and private-sector buildings in Hong Kong. Furthermore, EMSD had recently signed a memorandum of cooperation (MOC) with several local and regional institutes to promote the development and application of retro-commissioning of buildings in the Guangdong-Hong Kong-Macao Greater Bay Area. We hope that greater synergy in energy saving and carbon reduction can be achieved through the sharing of this green building methodology.

Joined the Green Building Week Ignite Talks

Attended the Open Day of District Cooling System at Kai Tak Development

The government has set a target to achieve energy intensity reduction by 40 % by 2025 using 2005 as the base, how is it going with this saving plan? Are there any constraints or bottlenecks in fulfilling this target?

Buildings account for about 90 per cent of electricity consumption in Hong Kong. Promoting green buildings and enhancing building energy efficiency are within our priority tasks. Hong Kong's energy intensity has decreased by about 28% during the 11 years from 2005 to 2016. Building on previous achievements in energy conservation and taking into account the energy saving potential in the building sector, I believe Hong Kong is ready to fulfill the energy reduction target set before. To combat climate change, we should even strive to go beyond meeting the current target.

What do you regard as the major challenge facing the environment in the next decade? What role will the architect play in the development of a green environment for Hong Kong in the future? How will the government overcome them?

One of the major challenges facing the environment is to change people's attitude and behaviour. We have to waste less and consume energy and resources in a smarter manner. It requires a carrot and stick approach to transform Hong Kong into a more sustainable and liveable city. The Energy Saving Plan for Hong Kong's Built Environment 2015~2025+ will encourage stakeholders, including architects and other building professionals, to take more effort in developing Hong Kong into a low-carbon city.

An overarching challenge for Hong Kong is that we need to set the longer-term decarbonisation target and strategies. The Government has responded positively to the Paris Agreement and published the Hong Kong's Climate Action Plan 2030+. We will review the carbon reduction targets every five years for improvement and set long-term objectives in response to the Paris Agreement. The Government has invited the Council for Sustainable Development to conduct a public engagement exercise in 2019 to tap and gauge the views of the community and formulate the long-term decarbonisation strategies towards the year of 2050. The Government will continue to coordinate efforts in implementing various climate actions under the Steering Committee on Climate Change chaired by the Chief Secretary for Administration. Architects should help make the built environment more climate-ready, i.e. designing low carbon and climate-adaptive buildings so that we can have a more climate-resilient future.

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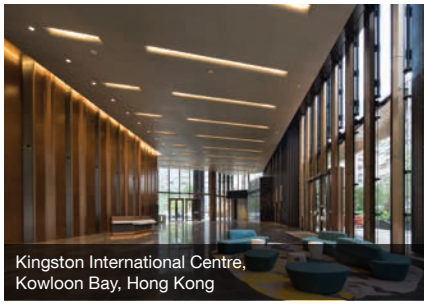
Hotel Development at 103-105 Tung Chau Street,
Sham Shui Po


Mun Tung Estate


Xiqu Centre, Hong Kong
(joint venture partner: Revery Architecture)


Cullinan West, Nam Cheong
Station Property Development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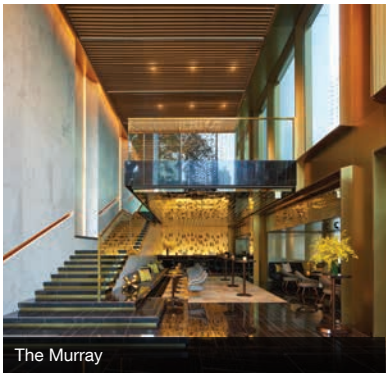
Kowloon Bay, Hong Kong


Vanke 17 Miles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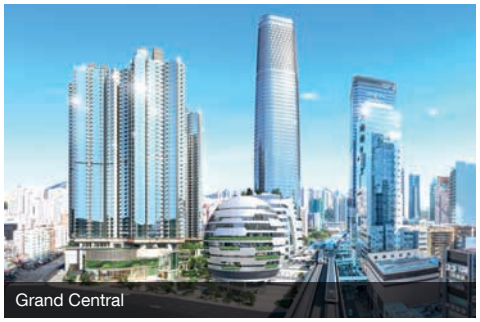
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Congratulations to the Winners of BCI Asia Awards

BOOK TREE

Book Tree was a research project conceived by Associate Professor Peter W. Ferretto at School of Architecture, The Chinese University of Hong Kong in collaboration with the Mei Foo District Counsellor Ambrose Cheung. The objective of the project was twofold: to inhabit a lost urban space and simultaneously to create a new type of reading experience for children within the Mei Foo neighbourhood.

Mei Foo selected as a site for the prototype due to its unique inhabitation of high concentration of residual spaces below the highway, which including a community centre, a clinic and wet market. In addition, some lost spaces became invisible to local people who usually dismiss them as mundane background places devoid of purpose.

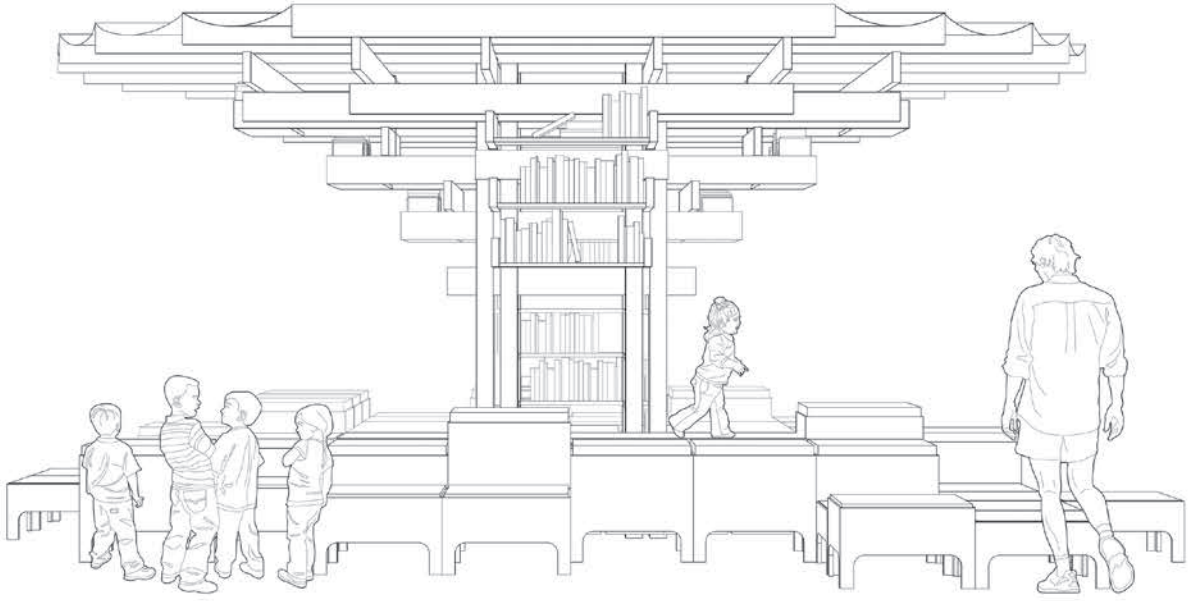
Research started from the notion that through design, lost spaces could activate and transform into inhabitable places. Rather than design being a high-end service, the design acted as a tool to transform a neglected corner beneath a flyover into a real open community space.

The idea behind the "Book Tree" was to install a 25m2 structure where children could play while reading. The tree structure made of pre-fabricated timber components that assembled and dismantled by students in 1-2 days. The platform consisted of 50 (600x600 mm) timber boxes of different height; structure lined with waterproof fabric for sun and rain protection. Also, equipped with LED lighting for reading. The temporary

Grand Central


$1,500

Concept rendering



Elevation

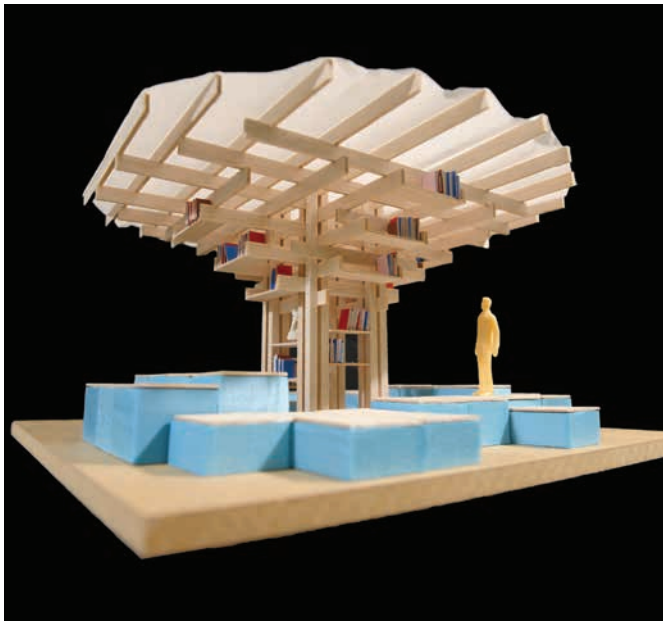
installation composed of two elements, an open timber landscape for sitting and a tree structure bookshelf. The structure conceived as a tree where different branches each house books for different ages. The structure was built from untreated timber as to reconnect children to the warmth of natural materials contrasted to the mineral and hard materiality of the surrounding infrastructure.

"Book Tree" operation was unique in Hong Kong. Books were merely donated by the community for the community to take freely. There was no trading, no promise to return. The tree acted as a temporary book depository for Mei Foo households.

Architecture got a fundamental role in helping society; project ambition this humble insertion could rekindle a sense of pride and joy for the children of the neighbourhood.

This project was part of a broader research project titled: "Urban Pause: Reclaiming Hong Kong's Residual Urban Spaces" supported and funded by Research Grants Council of Hong Kong under the General Research Fund for 2016/17 (Ref No. T16133916).

Perspective



Concept model

PROJECT DATA

Project Name
Book Tree

Location
Mei Foo Sun Chun,
Sham Shui Po, Kowloon,
Hong Kong

Status of Construction
Completed

Completion Date
15 August 2018

Site Area
25 sqm

Gross Floor Area
25 sqm

Client
Mei Foo District Council
Cheung Wing Sum
Ambrose, Chairman

Architecture Firm
School of Architecture,
the Chinese University
of Hong Kong

Principal Architect
Peter Winston Ferretto

Civil & Structural Engineer
SprenPlan Engineering,
Portugal
Prof. Zhou Yun, Research
Center for Public Safety &
Disaster Prevention and
Reduction, Guangzhou
University

Images
Peter Winston Ferretto,
WANG Haoran

THE EMPEROR HOTEL

The Group aims to build a new flagship and prestige hotel with international exposure. Project accomplished through layout design, guestroom provisions and furnishing for this landmark building.

Hospitals surround hotel location as one of the busy traffic hubs and a historical Sikh Temple. Sikh Temple is a historic building and very sensitive to underground works. Based on such technical constraints, a set of particular foundation design and precautions apply during construction to minimise the disturbance. Even though both construction cost and time increase substantially.

To balance the time, cost, quality, logistics planning as well as user's experience, appointed renowned designers including " Autoban" from Turkey and Mr Patrick Blanc from France to implement the furnishing of the hotel. They help comply with the design brief by sourcing and selecting the most elegant pieces worldwide from chandeliers, lighting, art, decorations and groceries for guestrooms and restaurants. Both of them offer the best services and products up to an international standard.

Façade design, as well as the exterior lighting, is another highlight of high technical difficulty to complete. The project includes different designs to address both aesthetic needs and disturbance concerns, yielding to the successful façade that glistens in the neighbourhood every night.

Dashing yet pleasing, vibrant yet elegant - The Emperor Hotel offers the urban vibe but still, upscale flair, amenities and services. Consisting of 299 rooms with an ultimately sleek

The Emperor Hotel- Exterior

Garden Terrace

Lobby

design, excellent services and cutting-edge facilities, the Hotel assures every stay and experience would be an unforgettable one. The Emperor Hotel garnered recognition by 'MICHELIN Guide Hong Kong Macau 2019' with '3 Black Pavilion', which has been rating as a 'Very Comfortable' hotel. It is a recognition for the design and services, as well as facilitate the continuous service improvement efforts.

This Hotel also practises environmental-friendly operation, and targets to achieve Bronze grading under BEAM PLUS.

PROJECT DATA

Project Name
The Emperor Hotel

Location
No. 373 Queen's Road East, Wanchai, Hong Kong

Status of Construction
Completed in Year 2017, opened on 1 Dec 2017

Expected Completion
Ditto

Completion Date
30 Nov 2017

Site Area
717.00 sqm

Gross Floor Area
10,751.37 sqm

Building Height
29 storeys; 91.92m high

Number of Rooms/Units
299 guestrooms

Client/Owner/Developer
Motive Drive Limited (a subsidiary of The Emperor Group)

Architecture Firm
Andrew Lee King Fun & Associates Architects Ltd.

Principal Architect
Lee Kar-yan, Douglas

Interior Design Firm
Autoban (Turkey)

Principal Designer
Ditto

Civil & Structural Engineer
C.M. Wong & Associates Ltd.

Mechanical & Electrical Engineer
Wong & Ouyang (Building Services) Ltd.

Quantity Surveyor
AECOM Cost Consulting (Hong Kong) Limited

Lighting Consultant
N.A.

Landscape Architect
N.A.

Green Building Consultant
Allied Environmental Consultants Limited

Main Contractor
Treasure Construction Engineering Ltd.

Interior Fit-Out Contractor
PHM Contracting Co., Ltd.

Images
Emperor International Holdings Limited

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- FUTURARC GREEN LEADERSHIP AWARD
- FUTURARC PRIZE
- INTERIOR DESIGN AWARDS
- TOP TEN ARCHITECTS & DEVELOPERS

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FUTURARC PRIZE 2019

FUTURARC GREEN LEADERSHIP AWARD 2019

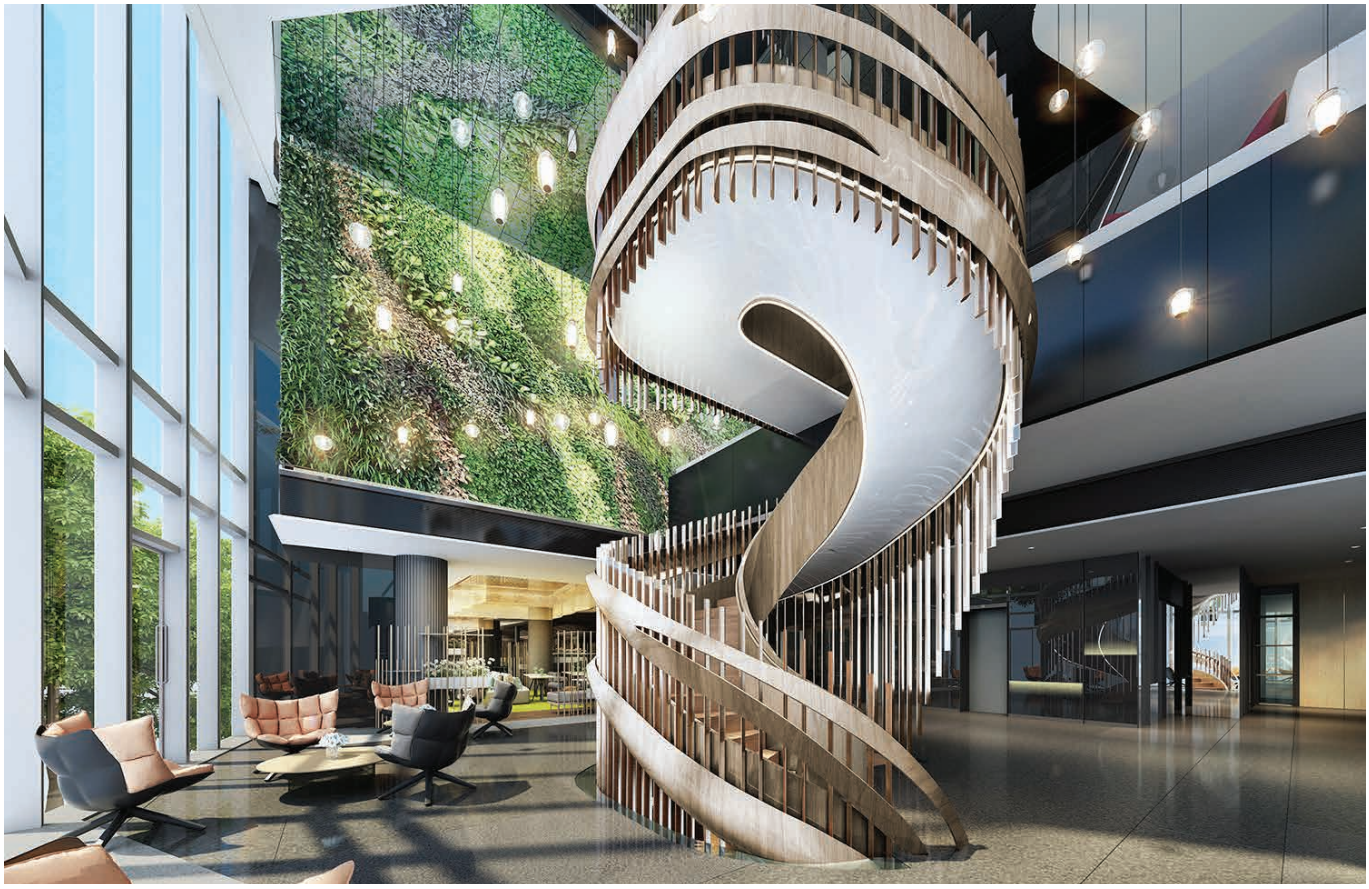
Le Pont is comprised of 5 towers and 30 houses, providing 1154 units in total.

LE PONT

Le Pont, a private residence with an astonishing view located close to Tai Lam Chung Reservoir which is also known as “Thousand-Island Lake” for there are hills and uplands inside the reservoir area, forming individual islands when water is filled.

Construction challenged by 700 trees scattered over the relatively hilly landscape, with contours varied approximately from 10mpd to 30mpd. Furthermore, the underground structure of the site was composed of the hard rock layer. Throughout the design process, significant efforts in selecting the location of the basement and the orientation of the building blocks so that the project could leverage on the natural terrain as much as possible to reduce the amount of building the foundation work. A basement was located at the lowest point of the original site to save unnecessary excavation works. Also, two towers were designed to have no basements and sat on a rock directly as big footings. Such planning saved the cost and time of the construction.

The Y-shaped master layout plan facilitated the maximum amount of privacy for the residents with the broadest view without directly overseeing each other’s flat. This project boasted a particular feature, Sky Bridge, 56.11 meters above the ground with the multi-purpose level public area which connected up all of the five residential towers’ rooftops, opening up to the outdoor green environment and extending horizontally to create a dynamic outdoor space with various high-rise terraces and facilities.



Club Le Pont.

The Sky Bridge, which connects up all the roof tops of the five resident towers, provides a dynamic venue for outdoor activities.

Silk floss trees featured in the four-season themed landscape in the project.

The construction and installation of Sky Bridge were one of the most challenging thresholds in this project; the scale and shape of the sky bridge were rarely seen in the history of the Hong Kong residential market. A feasibility study had been taken place for one year, such as the selection of the form, size, material, installation method and safety measures of the Sky Bridge. Site safety was utmost importance, and to ensure a smooth installation of the feature, computerised models were simulated the whole installation procedure from delivery route, temporary safety measures to lifting.

The building design adopted rain recycling and kitchen waste recycling systems to minimise water usage on water and food wastage amongst residents, which promoted the environmentally friendly concept.

The project interior design focused on community integration surroundings. A pleasant and healthy living environment for the residents by incorporating trees, rocks, streams, greenery and hiking elements were included in the design. The gardener collected some 60 plant species which bloomsome in different seasons, mimicking the seasonal rhythms of life.

Recognised and certified by the HKGBC as a BEAM Plus Provisional Gold building, the project adopted a good site planning and design, energy efficiency, indoor air quality and ventilation.

PROJECT DATA

Project Name
Le Pont

Location
99 So Kwun Wat Road

Status of Construction
In progress

Expected Completion
30 June 2020

Site Area
27,000 sqm

Gross Floor Area
78,200 sqm

Building Height
19 – 20 storeys

Number of Rooms
1,154 units (including 1,124 apartments and 30 houses)

Client/Owner/Developer
Vanke Property (Hong Kong) Company Limited

Architecture Firm
Ronald Lu & Partners (Hong Kong) Limited

Principal Architect
Mr. Kenneth Wong

Interior Design Firm
FDAT Architects

Principal Designer
Mr. Francis Goh

Civil & Structural Engineer
C M Wong & Associates Ltd

Mechanical & Electrical Engineer
Aurecon Hong Kong Ltd

Quantity Surveyor
Arcadis Hong Kong Limited

Lighting Consultant
Spectrum Design & Associates (Asia)

Landscape Architect
Prapan Napawongdee, Shma Company Limited

Green Building Consultant
Aurecon Hong Kong Ltd

Main Contractor
China Overseas Building Construction Limited

Interior Fit-Out Contractor
Sundart Timber Products Company Limited

Images
Vanke Property (Hong Kong) Company Limited

In the heart of Changsha

MEIXIHU HUANYU CENTER

The sites are well located near MeiXi Lake, Changsha where directly connected to the #2 Line Metro Station at the North West corner, the main ring road to the West and East. The residential and office loop forms its own prominent identity at the main four corner plazas as major approach points.

The Loft residential plans and spatial pattern are designed based on “high end, green, efficient, interactive and sharing” principles. Units are designed to make full use of both the scenic lake views and strong symbolic loop of the retail. The “loop sky garden” makes it possible for neighbours to communicate and interact.

The office tower is an elegant, clean, fluent shape, adopts advanced materiality, and is integrated with green energy-efficient concepts.

The new retail to the north is large of shopping mall nature, site's NW corner is connected via retail corridor at First Basement Level linking the station to the underground retail street and sunken plazas. Such link attracts pedestrian flow throughout the site.

The internal three levels of local alleys run across the site in a highly permeable layered loop which centred around a circular grand plaza with vibrant green landscaping. The retail design is to integrate three indispensable elements (art, entertainment and work). B1 retail takes the luxury supermarket as an anchor store, where it is connected to the subway entry on the NW side, and an urban corridor lined with retail that continues to the SW sunken plaza. Retail on L1 and L2 takes the lifestyle base as the theme, a retail street of outdoor experience

Meixihu Huanyu Center in daytime

Eye from North

is populated with intriguing modern Art Sculptures that strategically highlight the various public squares, featured F&B areas, and live-band performances. The roof of the retail street podium includes an outdoor art exchange space, small stage, open-air theatre, and roof terrace. The grand central retail plaza acts as a highly accessible garden oasis which stars as the main attraction gathering and rests spot. It is surrounded by the loop bridges on multiple levels lined with viewing decks and raised amphitheatres. The boutique street experience connects conveniently to the adjacent mall on L2, with predicted highly valuable pedestrian flow in both directions.

Sites' traffic circulation carefully arranges for various users. Primary vehicular entrances or exits of the site are on the Northern and Southern main roads. People travelling to their work will entering from the NW or SW main entry points, avoiding intersecting with the vehicular roads. There are in total four 2-way ramps into the below-grade car park, two ramps for retail vehicles and two ramps for vehicles of office, hotel and Loft apartments. Vehicles of Loft and offices buildings first accesses the drop-off and then continues to share one ramp for each entry point into the car park. These circulation strategies work to keep vehicular traffic and pedestrian flow separate for a highly pedestrianised environment on the ground and retail levels.

The principles of the master plan layout are to maximise the overall values of mixed programs and to be an impressive business and retail complex.

Aerial view from East

Eye from North West

PROJECT DATA

Project Name
Meixihu Huanyu Center

Location
Meixihu Changsha, China

Status of Construction
Under construction

Expected Completion
2022

Site Area
46,668 sqm

Gross Floor Area
493,497 sqm

Building Height
44F, 200m

Client/Owner/Developer
Changsha Xindamei Group Co.,Ltd

Architecture Firm
hpa (Ho and Partners Architects Engineers Development Consultants Limited)

Principal Architects
Bosco Ho, Darren Chan

Images
hpa (Ho and Partners Architects Engineers Development Consultants Limited)

Grand Central

GRAND CENTRAL

Grand Central, abuts Mut Wah Street and Hip Wo Street, where local markets, transport terminals and public facilities abounded. The project comprises 1,999 residential units provided in Tower portion, a two-level public transport interchange (PTI) for franchised buses and public light buses, a hawker bazaar (HB), a refuse collection point (RCP), public open space and retail shops in podium portion. Four residential towers are aligned on two sides of the podium, with a 77,000 square feet large outdoor green space provided in the middle as a leisure park at the top of the podium. Multi-level connections from street entrance, footbridge, MTR through future Development Areas 4 & 5 are created so that all facilities in podium are well-connected to enhance public accessibility in Kwun Tong.

Vertical greening, glass, stone and aluminium cladding are used for Podium façade, while curtain wall and precast façade are used for residential portion. Insulated glazing unit (IGU) is adopted for all residential units' to minimise glasshouse effect as environmentally friendly design. Due to traffic noises, sound-insulating canopies have been added as part of the plan of residential lobby entrances.

In addition, various noise mitigation measures such as acoustic windows, acoustic balconies and utility platforms as well as acoustic fin are adopted in residential flats.

Indoor franchised bus waiting-areas with a 'smart bus stop' will be installed in the shopping mall so that passengers can wait indoors comfortably, with bus timetable notification via digital screen mounted at the bus stops. As the Public Transport Interchange will be located at the centre, air quality may be less desirable inside the bus station. Wind catchers and mechanical Air Inducing Unit (AIU) will be introduced to facilitate a more efficient cross-ventilation inside the public light bus transport interchange.

Most materials and resources are procured within 800km from Hong Kong, aiming to achieve the Platinum level of the Hong Kong Green Building Council Beam Plus rating.

The project, as part of the Kwun Tong Town Centre Project Development, set to create a new hub in Kwun Tong comprising commercial, residential and leisure spaces.

Grand Central

Grand Central

PROJECT DATA

Project Name
Grand Central

Location
33 Hip Wo Street,
Kwun Tong, Kowloon

Status of Construction
Construction

Expected Completion
2021

Site Area
21,754 square metres

Gross Floor Area
about 172,200 square metres

Building Height
Tower 1: 48 Storeys;
151.15 metres
Tower 2: 52 Storeys;
163.75 metres
Tower 3: 50 Storeys;
157.45 metres &
Tower 5: 49 Storeys;
154.60 metres

Number of Rooms/Units
1999 units

Client/Owner/Developer
Urban Renewal
Authority and Union Score
Investments Limited
(JV of Sino Land Co. Ltd. and
Chinese Estates Holdings Ltd.)

Architecture Firm
Wong Tung & Partners Limited

Principal Architect
Chan Wing Che

Interior Design Firm
Hirsch Bedner Associates
Limited, LCL Limited

Civil & Structural Engineer
Civil Work Consultant :Arcadis
Design & Engineering Limited;
Structural Engineer: AECOM
Asia Co. Limited

Mechanical & Electrical
Engineer
Meinhardt(M&E) Limited

Quantity Surveyor
Arcadis Hong Kong Limited

Landscape Architect
Urbis Limited, Adrian L. Norman
Limited

Green Building Consultant
AECOM Consulting Service
Limited

Main Contractor
CR Construction Company
Limited

Interior Fit-Out Contractor
Sundart Holdings Limited,
Yearfull Contracting Limited

Key visual of Mount Regalia

MOUNT REGALIA

Mount Regalia is an exclusive residential development composed of 24 houses, 7 tower blocks and a 3-storey clubhouse where located in a suburban hillside of Kau To, New territories Hong Kong.

A luxurious living environment with units is planned to be larger than the average size in the market. Curtain window with maximised window area and marble external wall cladding are adopted as the building skin to create an affluent profile. 16 special units with private swimming pool, jacuzzi, or backyard garden. Multi recreational facilities are provided in the clubhouse, such as swimming pool, gym room, band room and multi-purpose activity room. Horizontal landscape and vertical greenery are integrated with whole development areas to seek reconnection to nature. The Sky garden design is providing a shared space for social activities. With security is one of the consideration, motion sensor, break glass alarm are installed within the development for safety reason

Natural stone as a comparatively endurable and gorgeous material is chosen to be the external wall for decoration to enrich the elegance for development. Such a precast external curtain wall system maximizes daylight in the internal area to reduce energy consumption on artificial lighting. Another advantage of the curtain wall is transparency, which bridges the living space and the adjoining landscape at multiple levels. As Façade maintenance is a challenge for a tower with a curtain wall, Gondola system is one of the methods for external cleaning and maintenance.

Due to the geographical location in slope site, the podium of development is uplifted to disconnect the private space from the public access to create a unique, exclusive environment. The main vehicular circulation is planned on the basement floor whereas the pedestrian route is on the ground level. Shared access and private area are separated by a public landscape and private garden on the ground floor. Also, private lift lobby is designed for each unit in the tower, which creates a further level of privacy.

The development is designed to be a luxurious condominium with a high level of privacy.

Overview of Mount Regalia

Main Gate of Mount Regalia

Living room of Apartment

Living room of House

Night view of House

PROJECT DATA

Project Name
Mount Regalia

Location
23 Lai Ping Road, Kau To, New territories, Hong Kong, China

Status of Construction
Completed

Completion Date
February 2019

Site Area
17,476 sqm

Gross Floor Area
32,473 sqm

Building Height
11 storeys, 31.1m

Number of Rooms/Units
136 Units, 24 Houses

Client/Owner/Developer
Paliburg Development Consultants Limited

Architecture Firm
Paliburg Development Consultants Limited

Principal Architect
Kenneth Wong

Interior Design Firm
Paliburg Development Consultants Limited

Principal Designer
Kenneth Wong

Civil & Structural Engineer
Siu Yin Wai & Associates Limited

Mechanical & Electrical Engineer
Meinhardt (M&E) Limited

Quantity Surveyor
Arcadis Hong Kong Limited

Landscape Architect
Urbis Limited

Green Building Consultant
Meinhardt Infrastructure and Environment Limited

Main Contractor
Sunnic Engineering Limited

Interior Fit-Out Contractor
PHM Contracting Co. Limited

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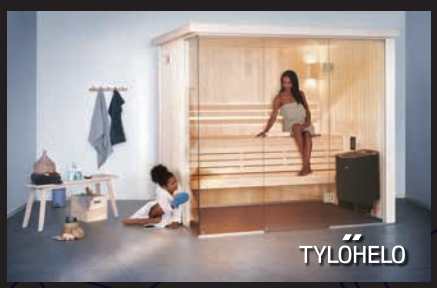

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Pacific Collection 231 Lockhart Road
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Pacific Casa 300B Lockhart Road
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Wood Flooring

Pacific Flooring 309 Lockhart Road

Bathroom Products

Pacific Lifestyle 357 Lockhart Road

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SIMMONS, GREAT CHINA SHOPS DESIGN AND REBRANDING

Simmons Premier Shop at Tsuen Wan, Hong Kong.

SIMMONS STORES DESIGN

Project assignment was rebranding Simmons stores in Beijing, Shanghai, Shenzhen and Hong Kong. Besides, including a mobile exhibition booth design for a Shanghai exhibition in 2016.

The retail market was gradually adapting to the rapid development of internet sales; therefore, the functional role of the shop was shifting. Simmons shops served as a platform for customers to try out and having better products experience.

The design was focused on customers' circulation efficiency and accentuate the presence of beds and bedroom related products within a limited space. Changing the placement of beds and designing walls to be more fluid and natural in shape, even a minimal, pristine and perennial space would allow Simmons' customers to linger and trial on beds freely. Such a barrier-free shop could help Simmons' staff to observe potential customers' needs. As a result, the elongated circulation increased customers' time to spend interacting with store sales.

Elements such as sound, water, raindrops, the colour blue and other embellishments were all apparatus devised to provoke customers' five senses, a reminder of the importance of a good night's sleep. Water droplets hung from the ceiling were custom

Images Credit: South Ho

Simmons Premier Shop at Shanghai, China.

made design patents. These special droplets swayed with the movement of customers. Store light would be projecting water ripples on the walls. These droplets also used as speakers, playing soothing music. Softly glowing light radiated from different sources around the store, lending a soft ambience to space and creating the optimal environment for relaxation and reflection.

For Elite stores, ceiling design was inspired by the ancient Chinese scholar wine tasting game "Qushui Feast" (Liu Shang Quo Shui 流觴曲水 – cup of wine floating along the stream. When the cup stopped, the person in front could taste the cup of wine.) Twisting and curling lines connected the store were projecting the shapes of streams when customers lying on the bed were unconsciously dragged into the flow of the ancient scholar game.

Walls of Premier and Studio stores were using traced glowing lines. These continuous lines invited customers to flow into space where a white backdrop highlights the beds. When the backdrop was white, the beds accented and decorated with darker colours were brought into focus.

All abstract shapes and lines kept the mood explorative and fresh. A futuristic feeling attracted window shoppers' curiosity and attention.

Regarding the Simmons Exhibition Booth, booth design based on a giant irregular translucent lantern shaped booth so that it was stood out at the exhibition hall. The colour and rendition of the booth were minimalistic, such that it echoed the new generation of Simmons shops.

Simmons Elite Shop at Shanghai, China.

Simmons Premier Shop at Tsuen Wan, Hong Kong.

Simmons Elite Shop at Shanghai, China.

PROJECT DATA

Project Name
Simmons, Great China Shops Design And Rebranding

Location
Beijing, Shanghai, Shenzhen, Hong Kong

Status of Construction
Completed

Completion Date
2017

Gross Floor Area (sqm)
Premier/Studio/Elite Stores: ~1,129 sqft (approx.)
Mobile Booth: ~1,000 sqft (approx.)

Client/Owner/Developer
Simmons Beddings International

Architecture Firm
Groundwork Architects & Associates Ltd.

Principal Architect
Groundwork Architects & Associates Ltd.

Interior Design Firm
Groundwork Architects & Associates Ltd.

Principal Designer
Groundwork Architects & Associates Ltd.

Interior Fit-Out Contractor
Global Link Creation (Ken Wong), Alco Engineering (HK) Limited (Alex Tang)

Images
South Ho

PMM Media Office hallway

A FATHER TO SON LEGACY

The design project was given by Jeffery Kwok who owned a seventy-eight square meter unit inside Alhambra building, a sixty-year-old building located in Yau Ma Tei near temple street. The unit was the original office for Jeffery's father, but it had been vacant for years. Jeffrey wanted to share space with his semi-retired father.

Initially, the design plan was splitting the spaces between Jeffrey and Mr. Kwok senior. Unfortunately one month into the design phase, Mr. Kwok senior passed away.

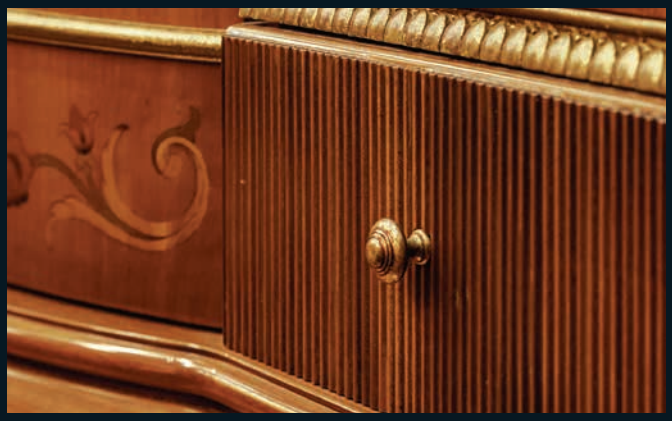
Mr. Kwok senor left two large antique wooden shelves that were his wedding gifts by Jeffrey's grandfather. Jeffrey wished to keep those two shelves within this small office, as they would represent Mr. Kwok's spirit watching over them.

Based on the new requirement, the design was changed. Instead of original monochromatic, high contrasting design, materials converted to earthly toned and walls were recladded with the wood of warmer and natural colour to complement and harmonise with the two old French shelves.

The construction took entire office space open with different doorways to keep everything connected and free-flowing. The working stations with inlined shelves opened to the traditional Japanese styled grey tatami flooring meeting area which connected to the boss' room. The connected spaces could help in building staffs awareness within the office. The rooms were separated with sliding panels, which help dividing spaces if necessary.

Jeffrey main business was advertising, (PMM media); having windows with natural warmth illumination brought in inspiration and energy into the workspace. Furthermore, natural tonation provided a sense of homeliness and security into the working area. Interior lighting with yellow and warm lights to add warmth to the space filled with nostalgia to emphasise the importance of bonding.

Entrance to PMM Media office



Pantry and meeting area

One of the priceless heirlooms into an alcove was placed in the entry hallway, surrounded by mirrors and light. The reflected image creating a timeless portal between the present and past. The ceiling of the hallway from the entrance leading to the meeting area was paved with reflective mirrors as well, creating a sense of travelling through many moments and possibilities.

The other shelf set in Jeffrey's office (the Boss' Room), served as a physical reminder of his father's presence watching over him and the office.

Conceptually, these two pieces of furniture formed part of the memory narrative that rested on volleys of paradoxes and passed on generations. The architecture became a silent storyteller.

Connecting Doorays

Meeting space

Working station

Pantry and meeting area

PROJECT DATA

Project Name
A Father To Son Legacy

Location
Unit 15, 1st Floor,
Alhambra Building,
383-389C Nathan Road,
Yam Ma Tei, Hong Kong

Status of Construction
Completed

Completion Date
September 2017

Gross Floor Area
60m²

Owner
PMM Media

Architecture Firm
Groundwork Architects
& Associates Ltd.

Principal Architect
Groundwork Architects
& Associates Ltd.

Interior Design Firm
Groundwork Architects
& Associates Ltd.

Principal Designer
Groundwork Architects
& Associates Ltd.

Interior Fit-Out Contractor
Global Link Creation (Ken Wong)

Images
Fiona Bao, South Ho, Wayne Chan

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INTERIORS

3F - Check-in Floor (Reception)

OTTO HOTEL

Otto Hotel is a boutique hotel with 56 guestrooms situated in the central of Tsim Sha Tsui, the city's centre for shopping, culture and food.

Staggered lines pointing various directions were one of the core elements for the project design. The geometrical patterns were repeated throughout the hotel for walls, flooring and counters which resembled the unity and cohesiveness of the city.

Bedrooms were taken full advantage of natural light that, combined with the light-toned wallpaper, oak veneer siding, and bed line made the bedroom more spacious than the room size of 20 square meters. The oak tile flooring paired with the oak pattern on the wall brought out the consistency and simplicity which unify all the guestrooms.

In the bathroom, the industrial style could be found through materials used and the bathroom equipment. The grey natural stone wall bathrooms brought out a rustic appeal and yet luxurious at the same time.

The lobby located on the third floor, the use of geometric patterns on flooring, counters and the feature walls combined with the large glass folding door as a divider between the lobby and balcony create an abundant communal space.

When one element of the design was repeated throughout an entire interior space, it provided a relaxing feel and comfortable experience to the travellers.

Guestroom

Guestroom - Bathroom

3F - Check-in Floor (Seating)

PROJECT DATA

Project Name
Otto Hotel

Location
Tsim Sha Tsui, Hong Kong

Completion Date
2018

Number of Room/Units
56

Client
The Otto Hotel

Architecture Firm
Clement Cheng

Principal Architect
Clement Cheng

Interior Design Firm
SOMETHINK

Principal Designer
SOMETHINK, Clement Cheng

Interior Fit-Out Contractor
CYC Chun Yiu Decoration Limited

Images
Otto Hotel, Clement Cheng, SOMETHINK

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Top Designer Award

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截止報名日期 ■ 6月24日

頒獎典禮 ■ 8月底

啟動禮 ■ 5月24日

得獎結果公佈 ■ 8月上旬

獎項及組別

企業品牌組別

大灣區20強企業品牌

專業組別

最具影響力建築設計大獎

最具影響力室內設計大獎

最具影響力產品設計大獎

高校組別

優秀學生設計大獎「建築設計」

優秀學生設計大獎「室內設計」

優秀學生設計大獎「產品設計」

報名方法

www.gbatda.com

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葉智榮
香港設計商會
主席

Frank Jiang
姜峰
深圳市杰恩創意設計股份有限公司
董事長、總經理

Freeman Lau
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教授，榮譽勳章

Samson Wong
黃業端
粵港澳大灣區青年協會主席團
建築及設計事務委員會主席

主辦機構

粵港澳大灣區青年協會 Guangdong-Hong Kong-Macao Greater Bay Area Youth Society

SWDG SWDG Development Company Limited 衍盛發展集團有限公司

協辦機構

順利建材 Shun Lee Bldg. Materials

bMedia

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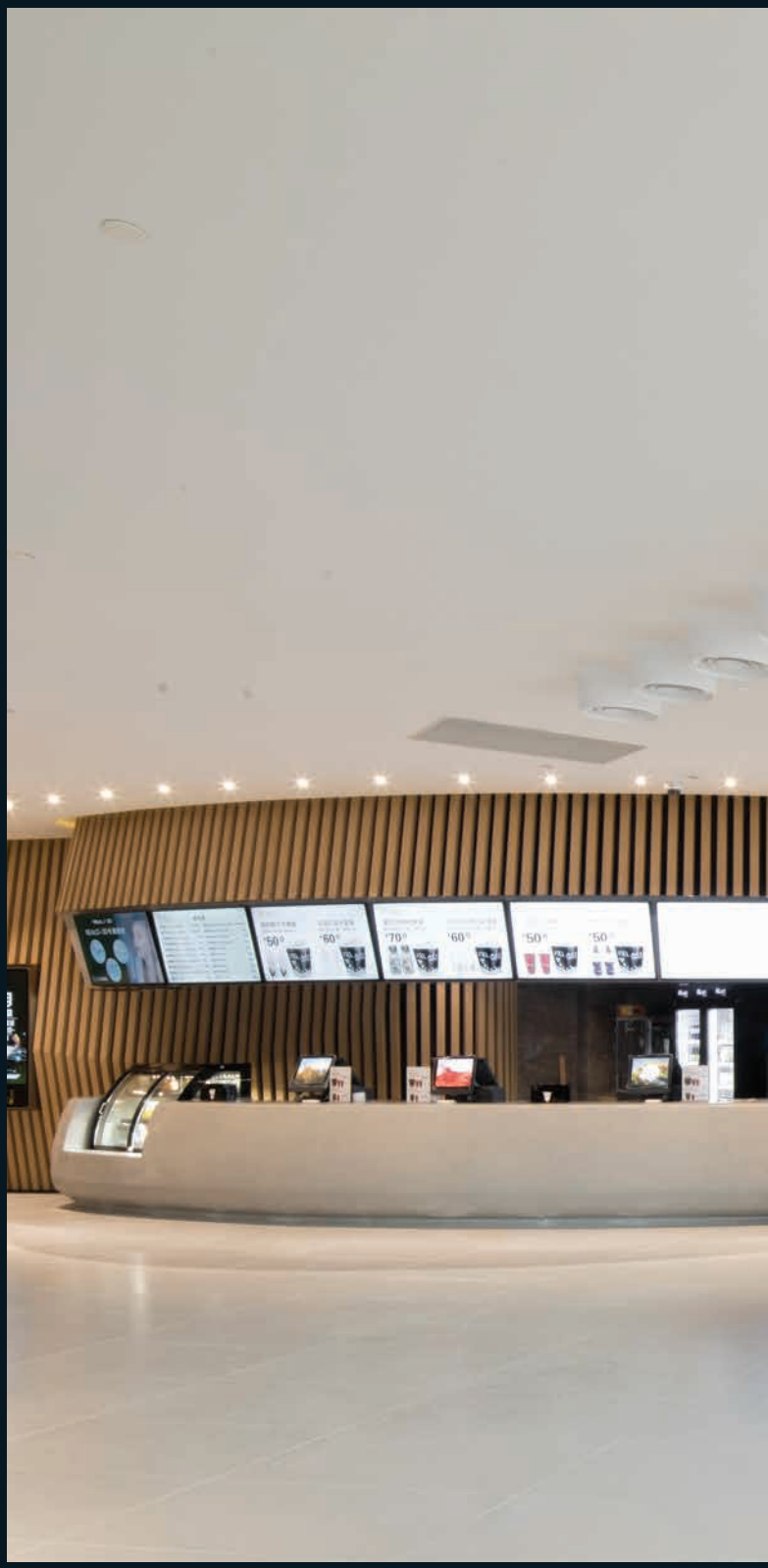
INTERIOR BEAUTE

* 排名不分先後

PALACE CINEMA— RAFFLES CITY CHANGNING SHANGHAI



Design Brief & Project Background
Located in a long-developed commercial and residential neighborhood of Puxi Shanghai, the site is only 20 minutes away from Hongqiao airport or popular traveler-spot the Bund. Occupying the top level of this brand new shopping mall, CapitaLand Raffles City, developed by the Singapore developer giant CapitaLand, the site has a sun-filled opened atrium that connects the public areas to nine distinct theatre houses.

The project brief was to create the fifth top-of-the-notch cinema in the metropolitan Shanghai for this HK-based cinema operator, to showcase well-selected movies in nine theatres, while one of the largest theatres equipped with latest laser projection technology to produce super high-resolution images on a gigantic screen.

Overall Spatial Planning
The approach of space planning was an artistic process that is meant to create inspiring and striking spatial experience, while at the same time designer has to cope with practicality from operation needs. Design team created the public space so that people would reach the cinema first through atrium's escalator or passenger lifts. Their first approach would be the ticketing counter in past practice, yet due to latest IoT development there are more than sixty percentages of tickets transactions being done online these days in Mainland China. Thus, instead of a large ticketing counter, the counter was

Overview of the ticketing office and concession counter where customer getting the first experience to space

Corridor leading to various theatres, in which timber-facade metal fins produce a dramatic tunnel

reduced into an elegant size concierge counter, while lots of space reserved for automatic ticketing machine for people to collect tickets through IoT system.

The provision of lots of function space and waiting space are essential in cinema design, there are needs for cinema operator to host various movie-related events and sometime for other non commercial events. The design team created a hall that can host functions for occasions, while during daily practice it could serve as a drink bar and waiting hall. The approach to various theatres are direct, there is a ticket-check point that would lead to various theatres through a corridor.

Concept & Inspirations

The design team studied the site and at the same time researched on the history of film in general, fascinated by the film industry and inspired by many great directors of the past and now. Designer recognized the importance of 'the script' that forms the storyline and designs every spoken line in the movies, in the form of a 'script booklet'. While at the same time, inspired by children's play of animation flip book the design team was inspired to design and represent the form of the 'Script' booklet and 'Flipbook' at the same time.

Materials, Colours & Light

The overall color tones in the public area were completed with nature-inspired colours, such as wood, natural stone and off white. The design team aimed to utilize colours and vibe from nature to create a welcoming vibe, to invite people and make them feel comfortable. In order to create a theatrical backdrop for best enjoying movies, colour tones within the theatres were mostly darker tones such as black, grey and glimpse of red. Acoustic panels were carefully selected and installed onto all walls and ceilings incorporated designer's touch of lighting strips that shaped the boxy theatre space in layers.

Design Realization

Inspired by the idea of 'flipbook' and 'script booklet', the design was to create the animation of still images in 3D forms through the use of timber-pattern-face metal fins. These repetitive fins were arranged to create organic forms through latest computer 3D-drawing technology through a long-thinking process, that created essence of various functional space, such as the ticketing counter, concession counter, waiting and function hall, and importantly the dramatically transitional approach to theatres through 'the flipbook' tunnel.

Overall of the larger theatre, where lighting strip play an important role in creating a cathedral-like sacred atmosphere

From public area leading to paid-area, where 'number' indicates the readiness of theatre check-in

PROJECT DATA

Project Name
Palace Cinema— Raffles City Changning Shanghai

Location
Level 7, CapitaLand Raffles City, Changning District, Shanghai China

Completion Date
December 2017

Site Area
6,500 square metres

Project Owner
Level 7, CapitaLand Raffles City, Changning District, Shanghai China

Design Firm
4N design architects

Principal Architects
Sinner Sin, Danny Ng, Billy Kwong, Elroy Fung

The architecturel front

2018 GAMEON EXHIBITION AND FESTIVAL

"GameOn Blooming" China Tour 2018 in Shenzhen, the world's first immersive experience exhibition based-on video games, had collected over 150 classic games and countless unforgettable memories for various generations. The exhibition organised jointly by Blooming Investment and Barbican Center London.

The game show ran inside a 4,168sqm exhibition complex with ten exhibition halls, over 150 devices and facilities, and more than 100 graphic pictures.

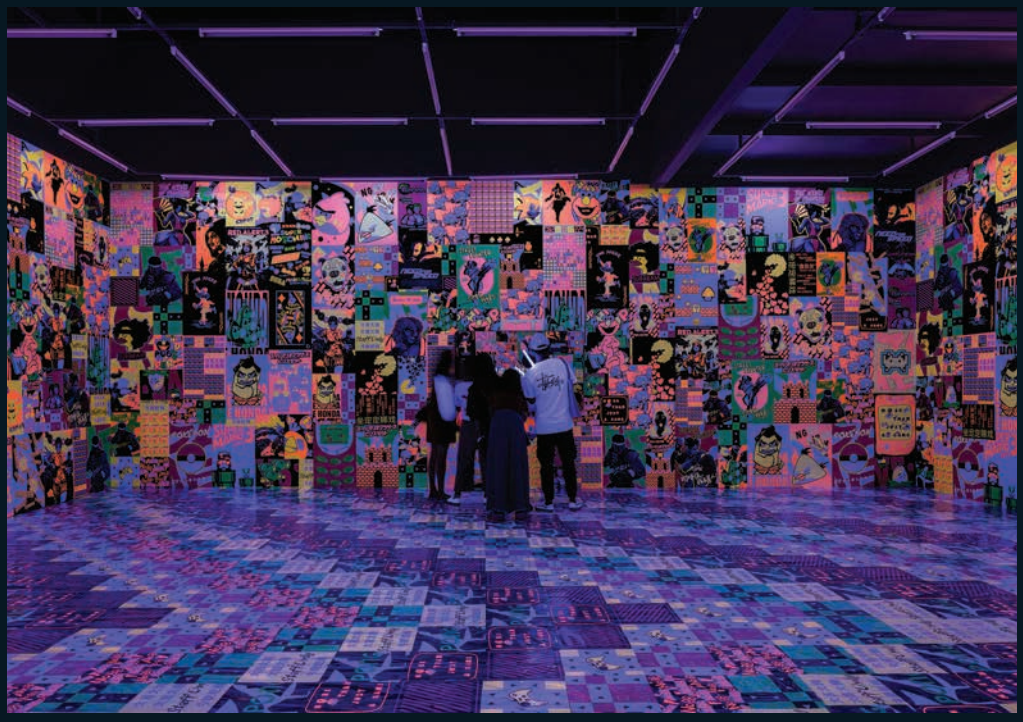
In order for the game show to be playful, attractive both visually and physically, the architect chose pixel as the main theme; a concept based on the exploitation of video games were inseparable from the emerging of the pixel. Even though games were hardware and software-based technology, all the game interfaces were usually presented in the evident pixel. Thus the architect extended such idea on graphics, façade of architecture and interior. The entire space looks like a vast pixel maze with a colour matching of the current network trends. Then the architecture was enveloped a colourful pallet of mapping plains with posters to simulate the effect in past pixelated video games blended with a commercial block for shopping, art gallery, and nightlife. The concavo-convex structure was filled with a kind of surreal visual perception, brought in endless novelty for visitors.

Because this construction was temporary and had to complete within a very short time for the commercial operation, the organiser invited one of the most efficient coordination team to execute precisely in terms of design, construction and on-site maintenance. Furthermore, the organiser re-used staffs and properties from other allied exhibitions as far as possible. In the same time, the architect believed that most of the cubes in the space could be adaptively used in other activities, even in public areas as decorating ornaments.

The passageway on the ground floor

The stage and stair area on the ground floor

Role play games area on the second floor



The transition area on the first floor

PROJECT DATA

Project Name
2018 GameOn Exhibition and Festival in Shenzhen

Site Area
4,168sqm

Design Teams
PleasantHouse Design and INTACT Studio

Contractor
Blooming Investment

Location
Shenzhen, China

Images
Xiao En

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Footbridge entrance linked to the waterfront

CHA KWO LING VILLAGE

This project focuses on revitalising old Cha Kwo Ling community from limited space and insufficient infrastructure to build a more syncretic relationship with new Transitional Social Housing residents.

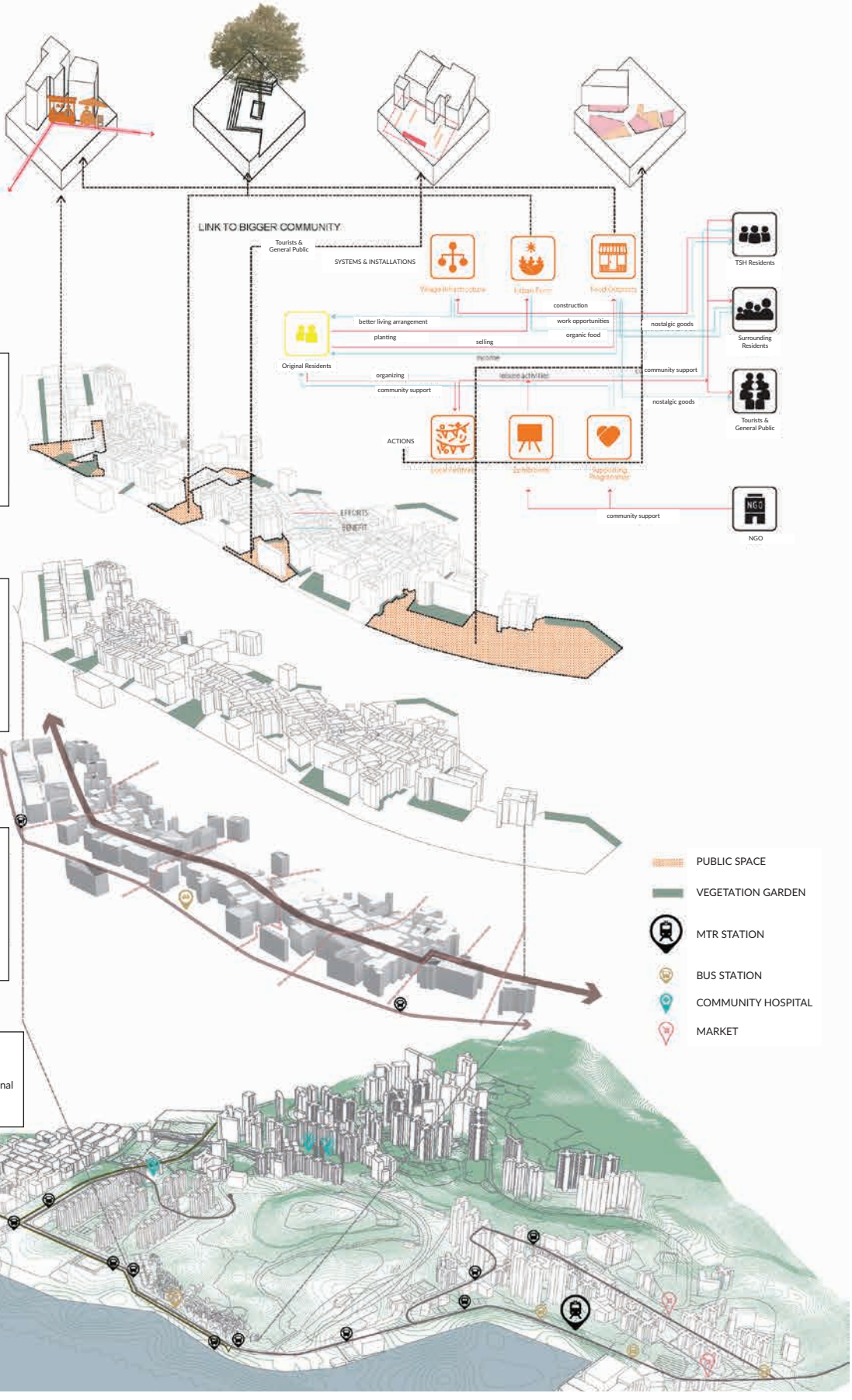
Starting from adding necessary service infrastructures into the site, such as adding bus routes connecting MTR stations, building pedestrians' footbridges to connect waterfront as well as the hillside. The entrance of the village is converted as the assembly area so as Tianhou temples plaza to a temporary market. By adding Activities for experiencing cultural heritage around existing dragon boat station for tourist attractions, food trolleys and shops are inserted to provide essential services for the tourists. All the structural changes convert the site as a service-infrastructure provider which connecting bound between the CBD and residential areas.

TSH buildings are gradually permeated into the site as it covers more and more existing abandoned village houses. Two abandoned school buildings are now under operated as educational sports club; they are planned to be public social houses with en suite bathroom. Besides, three new massing are built on the existing temporary car parking plot for the sports club. Two structures are connected through a promenade linked with the plaza of Tin Hau Temple. New workshops for material recycling from the oil houses are located in the new community.

In the future, infrastructure for the open green space along the waterfront will be provided in the village, making the Cha Kuo Ling as a vibrant node along the public space.

Tin Hau Temple plaza

TSH community



INSERT PUBLIC PROGRAMS

According to exsiting spare public spaces and abandoned squarter settlements in the village, we are going to insert four types public programs to activate the site so that it can have its way of making a living to serve itself and have harmonious community.

ADD JOB OPPORTUNITY

Increase occupation is another important method to maintain the TSH project. Corner of the existing settlement can be used as vegetation garden temporarily. Villagers have tried to plant vegetables along side their houses, but this mode has not be popularized

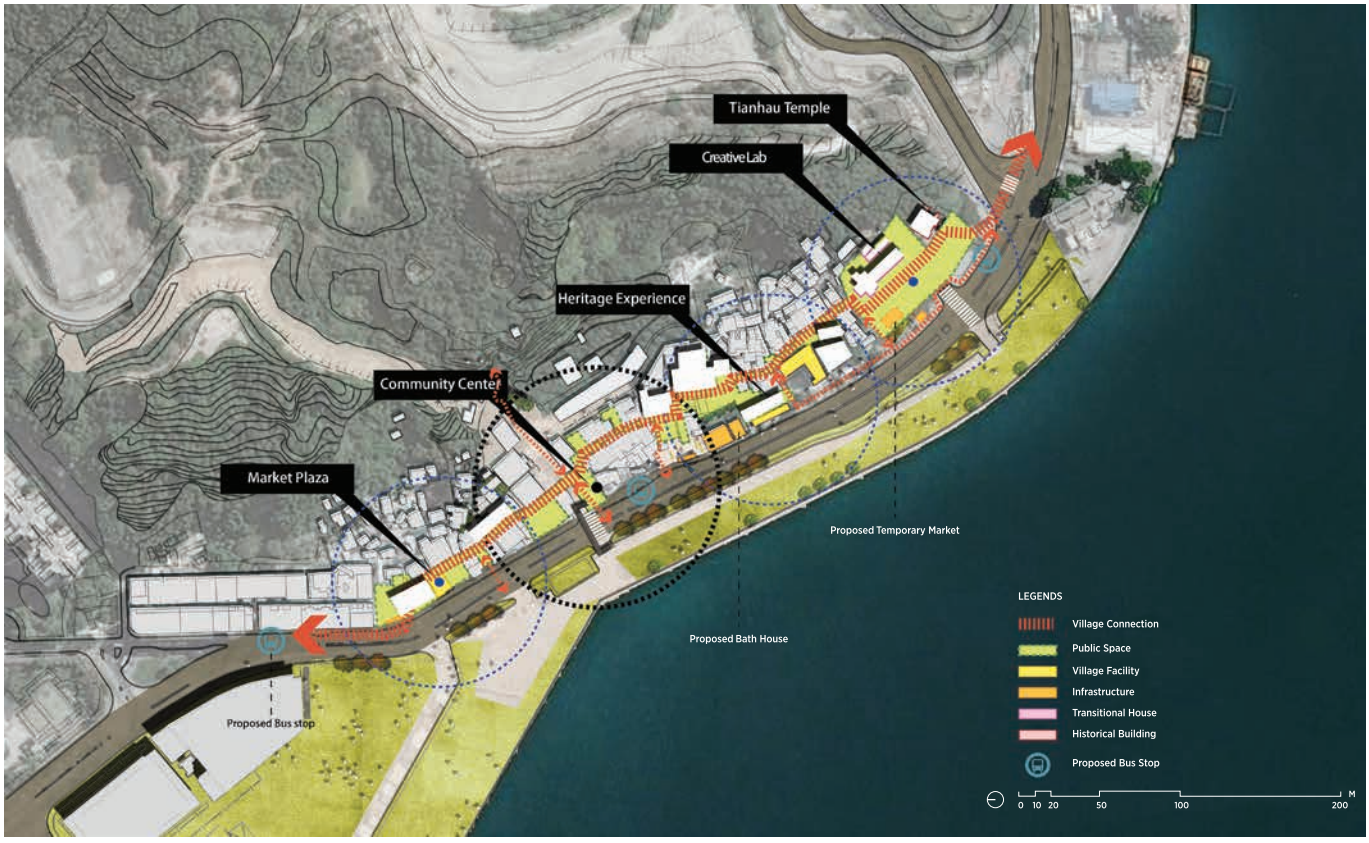
IMPROVE CIRCULATION

After adding more bus stops, related entrance should be emphasized within the village. Also, we need to think about helping new inhabitants of TSH to immerge into the existing community better, one way is to physical road connection between the village and TSH project

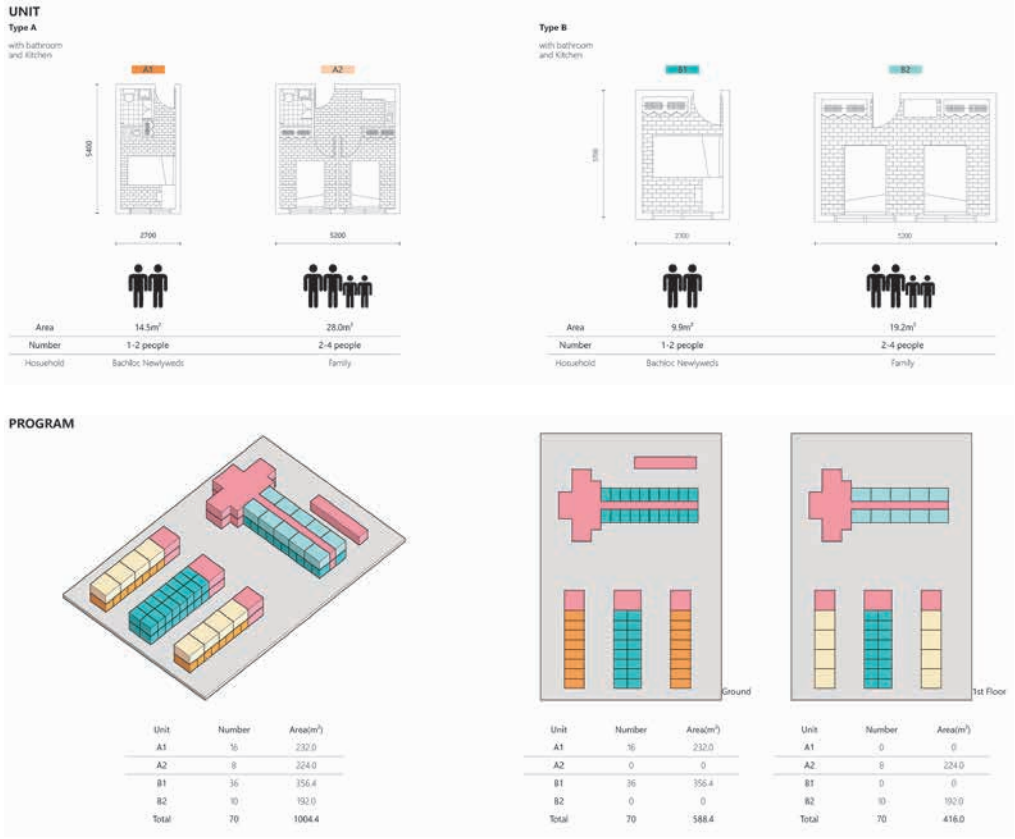
ENHANCE TRAFFIC RELATION

By adding more bus stops along the Cha Kwo Ling village, and altering original NO.23 C bus dring route to connect Yan Tong MTR station to the west

Community strategy



Framework / Long-term plan



3 Unit & program of TSH

PROJECT DATA

Project Name
TSH Placement and Village Revitalization Program in Cha Kwo Ling

Location
Cha Kwo Ling, Hong Kong

Site Area
3.19 hectares

Gross Floor Area
1623.5m2

Number of Units/Rooms
70

Building Height
6m with 2 storeys

Post Graduate / School
The University of Hong Kong

Diploma / School
Master of Architecture, Master of Landscape Architecture

Student Name
Xiong Zhengzheng,
Yuan Zheyi, Zhu Jiayi

Programme
Housing, Education, Commercial

Instructors
Sunnie Lau

Images
Xiong Zhengzheng,
Yuan Zheyi, Zhu Jiayi

Overall perspective of the complex, with ad-hoc stalls and vendor trolleys

TRANSITIONAL SOCIAL HOUSING

The project calls for the provision of social housing for various groups from very different demographic backgrounds. The site is located at Sham Shui Po directly next to the West Kowloon Corridor expressway.

Based on short construction time and flexible to accommodate future changes, modular integrated construction with standard units is being picked. An eight-storey high mass with a rectilinear grid plan is selected to minimise construction cost and give the project an efficient impression to the residents.

Units are designed based on three types of modules creating a unique and special facade with various protrusions. All residential units are equipped with bathrooms. A single-loaded external corridor is introduced to facilitate cross-ventilation and sense of community. Residents can overlook the internal courtyard or basketball court to ensure their children safe.

A nearly fabrics hawker market can relocate into this compound as part of the “fashion hub”. The commercial stalls provide career opportunities for the single-parent families living in the complex, who required a more flexible and family-friendly job. With the handcraft skills they got, synergies can bring from the nearby newly-planned fashion hub to this transitional community. Therefore, facilities are sharing between the residents and the visitors. For example, the exhibition space, canteen, learning centre and crafting studios are on the ground floor.

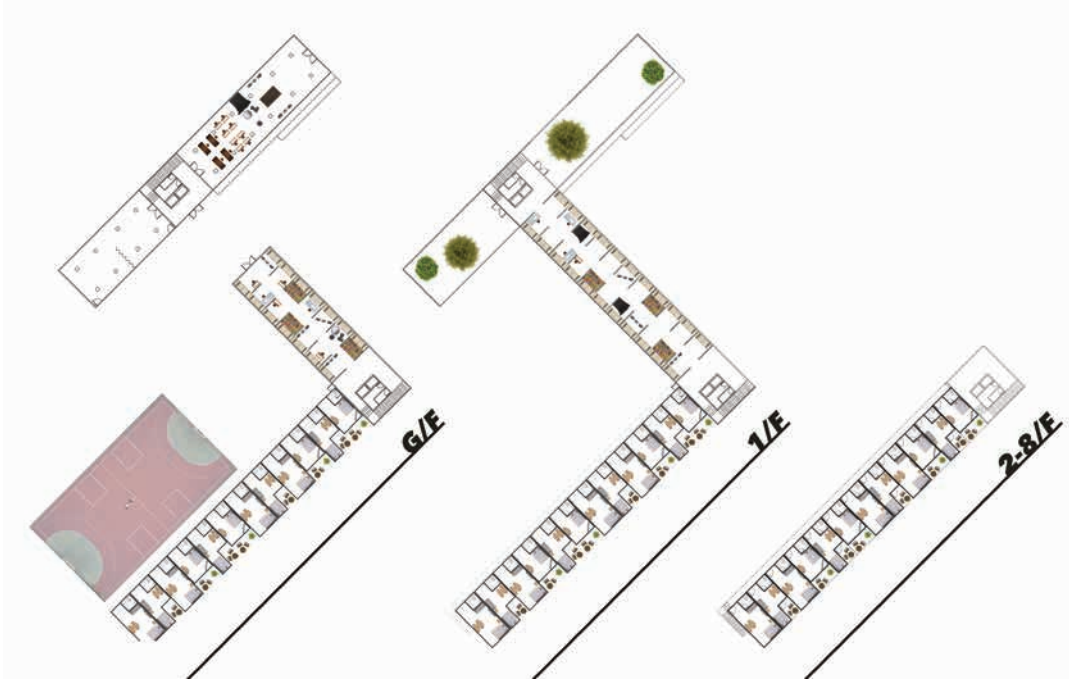
Besides the low-income families, homeless people who stay around the area as one of the targets for this social housing project as well. An idea with having the businesses to run in the day as usual, and the stalls themselves provide a flat surface and safe environment for the homeless to stay during night time. Once homeless people have a stable shelter, they can easily get employed. Due to the potential clashes between the very different backgrounds of the demographics, an entrance is curated as a portal for visitors to maintain a certain level of separation. The internal courtyard including the basketball court is open to everyone in the community.

The key of this project is the temporal factor to the complex - the stalls for textile workers in the day can be transformed into shelters for homeless people at night.

Daytime as small vendor stalls

Nighttime as temporary shelters for the homeless

3 x 8 m modular units with basic furniture



Plans (G/F, 1/F and 2-8/F)

PROJECT DATA

Project Name
Temporal Transitional Housing

Location
Yen Chow Street West /
Tung Chau Street
Intersection, Sham Shui Po

Site Area
4,000 sqm

Number of Units/Rooms
96 units (residential) /
36 stalls (commercial)

Building Height
8 storeys

Post Graduate / School
The University of Hong Kong

Student Name
WU Chi Yu / AU YEUNG
Wing Man

Programme
Master of Architecture

Instructors
Sunnie LAU

OPENING SOLUTIONS WITH CARE

PROJECT INFORMATION
Project name: French International School (T.K.O. Campus)
Completion date: September 2018
Features: Sustainability and Open Space Concept

SUSTAINABLE DESIGN FOR MORE OPEN SPACES

The new campus of the French International School in Tseung Kwan O offers a new way of learning to students. The innovating Villa Concept is a brilliant design by a Danish company. It is a new way of design to transfer traditional classrooms into flexible common spaces. Teachers and students can transform the space into a common area for a group project or a quiet private space for individual study. ASSA ABLOY Hong Kong is proud to be part of this project and provide different opening solutions to facilitate this innovative design concept.

Similar to other academic building, this project values a lot on the durability of the high volume usage. The school requested high level of security for the premium teaching equipment and at the same time need to ensure students' safety. Therefore, the ABLOY Fire Door Closing System is introduced to this project because it obtains a certification according to EN1158 standard that maximizes the security and convenience to users.

ABLOY
Fire Door Closing System

ASSA ABLOY Floor Spring

The school also focuses on nurturing the creative and sporting sides of students, so they have dedicated music and art rooms and state-of-the-art sporting facilities at TKO campus. There is also a gymnasium, swimming pool and a 300-seat auditorium with huge door & glass solutions. ASSA ABLOY installed floor spring which is suitable for fire and smoke protection door.

To avoid possible accidents, ASSA ABLOY proposed the Lorient finger guard seal system. It provides a shield to trapping fingers in hinged doors, for both hinge knuckle side and hinge cavity side.

Lorient Finger Guard Seal

Other Educational References:

- The University of Chicago Booth - School of Business in Hong Kong
- Caritas Mother Teresa School
- The Polytechnic University of Hong Kong Phase 8 Development

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