

CONSTRUCTION+ HONG KONG

AUGUST ISSUE

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# CONSTRUCTION+

Bringing The Building And Design Industry To You

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AUGUST ISSUE

## SUSTAINABLE DESIGN

BCI ASIA AWARDS 2018

COMMENTARY: NEED FOR STANDARDS ON AGEING BUILDINGS

STUDENT FEATURE: HABITAT INTERCHANGE

INTERIOR DESIGN: RECYCLING AND UPCYCLING





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# CONSTRUCTION

Bringing The Building And Design Industry To You

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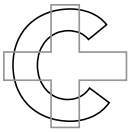


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The built environment is going through an extensive shift in landscape due to the increasing influence of technology and sustainability. This is evident in Hong Kong, where government has identified these two initiatives as one of the key drivers for Hong Kong's future. Examples of this include the 'Smart City' and 4Ts Framework schemes in support of the 2015 Paris Agreement.

In terms of the 'Smart City', the government is driving the modernisation of infrastructure and the inclusion of sustainable solutions, especially in waste disposal and the effective use of natural resources. Developers are looking at intelligent buildings for their new and existing developments. One of the key technological innovations nowadays is the usage of Building Information Modelling (BIM). This will transform the way we design, construct and operate our buildings. It will enable us to improve our decision-making and heighten the performance of the buildings, especially with regards to sustainability.

Facility Management (FM) professionals have to deal with these challenges daily, while managing these built environments. For those who are in property management, they have to review and study the numerous innovations and technologies in the market which will give them a competitive edge in this fast changing world. In addition to this, they also need to focus on sustainability as more companies need to be GRI (Global Reporting Initiatives) compliant.

In the arena of corporate real estate, there is a need for new workplace strategies and solutions to retain and attract talents of the new millennium – such as new co-working space and community hub solutions. FM professionals and designers have always been trying out new ideas and innovations to improve productivity and efficiency within the workplace. All of this relates to human resource management, which is key.

Our International Facilities Management Association (IFMA) chapter in Hong Kong will be working with the industry and experts to provide the necessary education, forums and conferences with a special focus on technology, sustainability and personnel management to support our FM professionals so that they can excel in these challenges. We will also have the support of our IFMA networks around the world, with a combined total of over 20,000 members, in this task.

**Kenneth Foo**

Executive Director, Hongkong Land Ltd

President, IFMA Hong Kong Chapter

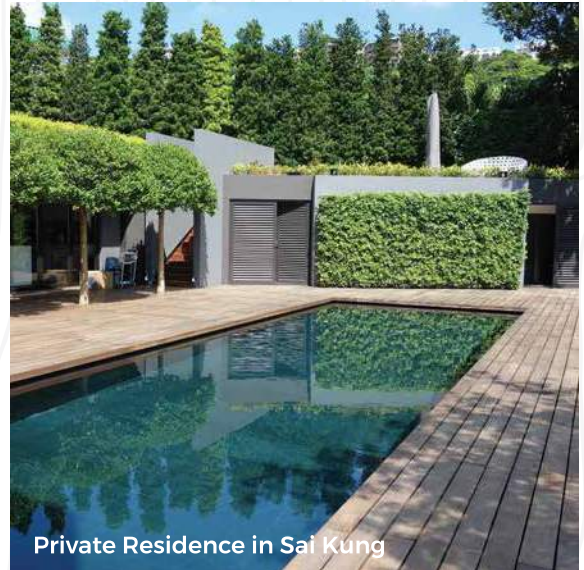




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## EDITOR'S LETTER

Dear Reader,

In this month's issue we celebrate the winners of the BCI Asia Awards and the Quality Building Award (QBA) in 2018, all of whom have been integral to the development of Hong Kong's cityscape.

Read a write-up of the presentation ceremonies in our Special Focus section, alongside responses and gratitude from winners and participants (page 59)

Many of the winners are featured throughout the issue as designers of architectural projects and interiors. This issue features, as always, an eclectic mix of exciting new designs.

This year many of these designs have been centered around the themes of sustainability and the community. Designers and architects alike are tackling the challenges of development and revitalisation, versus preservation and environmental awareness.

HKIS, for example, contributed an article on the need for standards on ageing buildings (page 8), while students from the University of Hong Kong came up with theoretical solutions for 'dead space' created by inter-district freeways in the city (page 114).

To sign off, we'd like to thank our readers, partners, and advertisers for your unceasing support. Make sure to download our very own, free Construction Plus app from the App Store or Google Play to informed about the latest in architecture and design in the Asia-Pacific region!

*Construction+ Team*



## Forewords

- 3** Kenneth Foo  
Executive Director, Hongkong Land Ltd  
President, IFMA Hong Kong Chapter

## Editor's Letter

**5**



## Commentary

- 8** Need for standards  
on ageing buildings



## Products & Technologies

- 28** Vacuum Glass  
**29** RTI Audiovisual  
Solutions



- 18** Old Police Headquarters  
revitalised as community  
arts and heritage hub

Green Real Estate Finance  
Event Series encourages  
green building development  
in Hong Kong

- 19** Shanghai Intelligent Building  
Technology 2018 – Explore  
the potential in IoT Technology

- 20** Sino Hotels bans public straws  
at all outlets

CMA Testing builds first LEED  
CI (V4) Gold Grade laboratory

- 21** Sino Group celebrates the  
10<sup>th</sup> anniversary of green rooftop  
and urban farming project



- 22** HKIUD Conference 2018:  
Actions for Active Ageing –  
Urban Design for All

- 23** Urban Antidote: Graduate  
Architecture Exhibition

- 24** NWCL Hosts 'Humanity Meets  
Technology' Sustainability  
Conference in Beijing

## News & Events

- 14** Eco Expo Asia 2018

- 15** LWK welcomes new  
director on board

CaSO wins 2017  
Hong Kong Award for  
Environmental Excellence  
(Servicing Industry, Gold)

- 16** Hong Kong Heart,  
Truth Telling Chat Show

- 17** RICS Annual Conference  
Atkins and Dragages  
celebrates final tunnel  
breakthrough

## In The Spotlight

- 30** Fung Siu Man  
The Director of Campus  
Development at the Chinese  
University of Hong Kong



## Projects

- 36** Hong Kong International School - Lower Primary School
- 42** China Optics Valley Convention and Exhibition Center
- 46** Morpheus
- 50** Beijing Area Three Art Museum
- 56** Mantin Heights

## Special Focus

- 60** BCI Asia Awards  
Hong Kong's Top 10 architecture firms and property developers
- 70** Quality Building Award 2018



## Interiors

- 80** Arbor
- 82** One Bite Head Quarter
- 86** Signature Hills Villa
- 90** LWK Hong Kong Studio
- 94** #24 Cathay Restaurant
- 98** Louvre Sofitel Hotel

## Upcoming Projects

**103**

## In Design

- 106** Olympic Vanke Centre

## Student Features

- 110** Crossing the Thames Barrier
- 114** Habitat Interchange



# NEED FOR STANDARDS ON AGEING BUILDINGS

A lack of a competent authority regulating building repair and maintenance is hampering progress on renovating Hong Kong's ageing building stock as owners and contractors often fail to see eye-to-eye on works.









## **To tackle such problems, it has been suggested that a standard form of building maintenance contract be established to facilitate better project outcomes.**

The problem of ageing buildings which lack proper care and maintenance has become an alarming concern not just for the Government but the general public too. Figures from 2016 show Hong Kong has around 40,000 affected residential buildings, of which 21,000 are over 30 years old and another 10,000 over 50 years old. But those grim figures are only the tip of the iceberg – by 2040, they will be double that, i.e. there will be 40,000 buildings over 30 years old while those more than five decades old will surge to 23,000.

The introduction in 2012 of the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme triggered a rise in building maintenance and repair works for private buildings with multiple ownership. However, not every maintenance project was completed satisfactorily in terms of time, cost, quality and/or users' satisfaction. Though no official statistics are available, a considerable number of complaints and dispute cases have resulted, with building owners complaining of unreasonably high repair costs, substandard consultancy services and poor quality of workmanship.

To tackle such problems, it has been suggested that a standard form of building maintenance contract be established to facilitate better project outcomes. Such a well-prepared and fair form of engagement protects the interests of both parties by laying down a comprehensive scope of consultant's services, roles and duties to avoid future disputes.

According to Sr Daniel Ho, the Urban Renewal Authority's Director of Building Rehabilitation and Past Chairman of HKIS Quantity Surveying Division, some building owners are unfamiliar with the construction industry and lack knowledge of building maintenance and repair works. He believes it is better for building owners to engage a professional project consultant to supervise the building maintenance and repair works and to prepare the tender documents for procurement of the works contractor. Once building owners have chosen a contractor, the consultant has to supervise the repair project with his professional judgement and ensure satisfactory delivery of services. "I have come across a number of consultancy agreements and works contracts for repairing residential

buildings. Their quality is varied. They may not have spelt out clearly the owners' requirements and the responsibilities and liabilities of the contracting parties," Sr Ho says. "Therefore, a set of standard contracts and documents with comprehensive scope of consultant/contractor services, roles and duties and necessary information like the length of service should be adopted. This set of documents should give a clear description of the owners' requirements and a balanced risk-sharing between building owners and consultants / contractors, and thus will allow apple-to-apple comparison on tender prices and a sound foundation for delivery of quality service and work."

HKIS Immediate Past President and Past Chairman of Quantity Surveying Division, Sr Thomas Ho agrees that that most disputes related to owners' dissatisfaction on issues like defects or cost deviation arise from there being no standard specification on consultant or repair works contracts. "Contractors and consultants stick to their own contract version, so it's typical to see different buildings end up with different contract versions," says Sr Thomas Ho.



## **For years, the residential building repair project market has been widely perceived as unhealthy and labelled a breeding ground for tender-rigging, given there is no authoritative regulator to monitor service providers.**

Indeed, the HKIS spares no effort in this respect, as confirmed by such measures as its Standard Form of Contract for Maintenance and Renovation Works (2013), Standard Method of Measurement, Standard Form of Contract for Decoration, Repair and Maintenance Works (2008) as well as the Conditions of Engagement of Building Surveyors (1998).

From the perspective of a building surveyor (BS), Freevision, Managing Director, JP and HKIS Past President, Sr Vincent Ho pointed out the root cause of complaint and dispute originates from project consultants who manipulate and control project contract content, tendering method and supervision of repair works. "Typically the problems begin with the lack of a fair consultant who can adopt an individual and impartial role to advise owners on an objective assessment, then, based on it, allow for necessary repairs or improvements," says Sr Vincent Ho. "If disputes happen, the standard consultant engagement agreement and contractor's repair work contract serve as a strong cornerstone and owners may

seek other professionals to carry out jurisdiction, arbitration or to pursue losses based on contractual agreements."

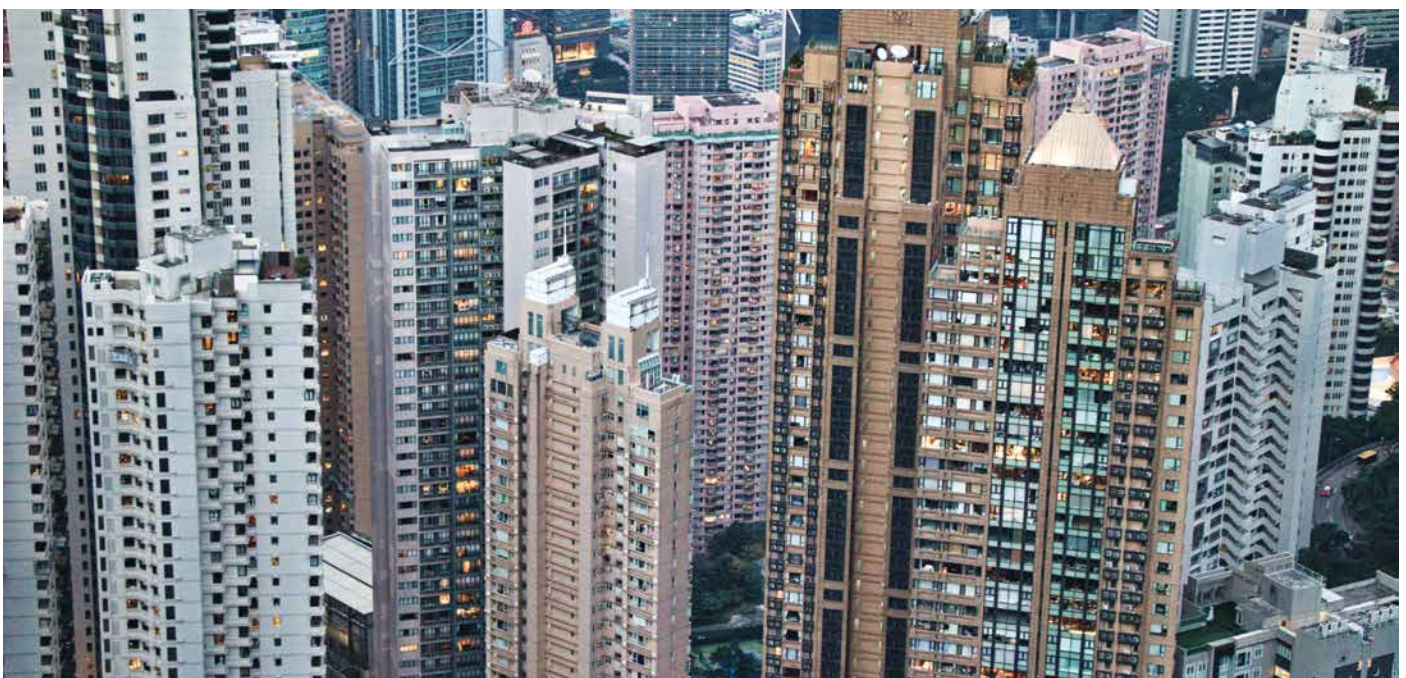
For years, the residential building repair project market has been widely perceived as unhealthy and labelled a breeding ground for tender-rigging, given there is no authoritative regulator to monitor service providers. This also explains why there is a low participation rate among professional building surveyors and quantity surveyors. "It is because they don't want to associate with malpractice and illegal activities," Sr Vincent Ho explains. "Frankly, this market is widely known to be dominated and monopolised by a handful of consultants and contractors, so reputable players, either big firms or SMEs, have no interest in entering it. Even those interested in tapping into fresh business would be worried about being persuaded or threatened to pull out. Therefore, we don't have a healthy environment to incubate quality building surveyors."

"In the long term, I think there is a need to set up a Building Repair and Maintenance Authority


(BRMA) for Private Buildings of Multiple Ownership to uphold the integrity of practitioners and ensure fair competition in the market."

Proposed by the HKIS in October 2014, the BRMA was seen as the body to oversee issues arising from building repair and maintenance works such as the approved List of Practitioners, Consultants and Contractors, disciplinary actions for malpractice, formulation of technical guidelines. It will also set standards on practice, maintenance contracts and engagement of consultants while offering dispute resolution and public promotion/education. In July 2015, a Supplementary Proposal for Setting up a Building Repair and Maintenance Advisory Committee (BRMAC) for Private Buildings of Multi-Ownership during the transitional period before setting up of the BRMA was floated.

Though there has been no obvious progress from Government in the last four years, the HKIS is delighted to see the emergence of such improvements as the Urban Renewal Authority's



Smart Tender and the forthcoming Building Rehabilitation Platform (BRP). The setting up of a BRP is to assist building owners in building rehabilitation. It will serve as a one-stop-shop providing comprehensive information – i.e. practical guidelines, standard tender and contract documents, cost references and lists of service providers. It also aims to facilitate building owners in the selection of appropriate consultants and contractors. The HKIS is one of some 20 participating professional bodies to contribute to this BRP. “It was until 2016 that the URA has taken up such responsibility at its own initiatives,” Sr Thomas Ho says. “However, I vote for BRMA as the ultimate goal because the URA’s BRP, despite it is more than an information-based platform with the participation of professional institutes who are members of its sub-committees, is not in a position to involve in any disciplinary hearing, should there be a complaint or dispute against a consultant or contractor.”

Sr Vincent Ho envisages that, over time, the BRMA will build up a “repair culture” and more efficient methods of supervision. “Government hesitated to take action as it’s a huge situation but I am happy to see the URA share some of the effort,” he says. “But the fact is it has no authority, power or rich resources. Can the URA guarantee it will be responsible to implement such initiatives in the long run? Therefore, we will keep persuading government to form the BRMA. The BRMA does good for the community, since buildings are a necessary product for everyone and, over time, we are all affected by repair standards. It can facilitate us to do proper repairs, creating a safe and healthy environment. But as owners must fork out the money to fund the project, we have to safeguard their interests, as there is far too much unjust and unlawful behaviour. Moreover, I am sure that eventually this will draw more capable people into the building repair and maintenance industry.” 

Established in 1984, The Hong Kong Institute of Surveyors (HKIS) is the only surveying professional body incorporated by ordinance in Hong Kong. As of 1 June 2018, the number of members has reached 10,129, of which 6742 are corporate members, 77 associate members and 3310 probationers and students.

HKIS work includes setting standards for professional services and performance, establishing codes of ethics, determining requirements for admission as professional surveyors, and encouraging members to upgrade skills through continuing professional development.

HKIS has an important consultative role in government policy making and on issues affecting the profession. It has advised the government on issues such as unauthorized building works, building safety campaign, problems of property management, town planning and development strategies, construction quality and housing problems. It is also working on amendments to standard forms of building contract and have issued guidance notes on floor area measurement methods.







# ViP System

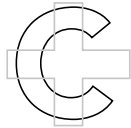
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## ECO EXPO ASIA 2018

**Date: 25-28 October 2018**

**Company: Messe Frankfurt (HK) Ltd., Hong Kong Trade Development Council, and the Environment Bureau (HKSAR)**

A leading trade fair for the environmental protection industry, Eco Expo Asia returns for its thirteenth edition with the theme of 'Waste Less Save More for a Low-carbon Future', with the aim to increase awareness of pressing environmental issues and to share new technological solutions from around the world.

Last year over 14,000 visitors explored 335 exhibitions from 18 countries and regions. This year pavilions include that from Canada, organized by the Ontario Ministry of International Trade and the Consulate General of Canada in Hong Kong. It will display latest solutions concentrated on water and waste sectors. Both public and private groups will be represented, including Baguio Green Group Ltd., and SUEZ NWS Ltd. A wide range of products will be featured – including those to do with energy efficiency, transportation, and water management.

For the first time ever, the Environmental Protection Department will organise a joint stand with other government departments. Set to be the largest exhibit at the fair, it will attempt to demonstrate the commitment the government is making to keep Hong Kong at the fore of cutting-edge technology, as well as a future low-carbon city. Eco Expo Asia will be held at the AsiaWorld-Expo.



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## LWK WELCOMES NEW DIRECTOR ON BOARD

**Date: 4 June 2018**

**Company: LWK & Partners (Hong Kong) Ltd.**

The Hong Kong firm LWK & Partners Ltd. has taken on Mr. Philip Wong as a new director, focusing on healthcare and senior housing projects.

With degrees in Architecture and Built Environment from the Queensland University of Technology, he is registered in Queensland, Australia, as well as in Hong Kong, where he is a member of the Hong Kong Institute of Architects.

Wong has over eighteen years of professional experience. He has managed large-scale public and private healthcare projects in Hong Kong and the Asia-Pacific region, as well as senior housing projects with provisions for lifestyles from independent living to attentive care. As director, he is expected to lead LWK to more designs taking into account ageing populations, an increasingly urgent issue in cities across the globe.



## CASO WINS 2017 HONG KONG AWARD FOR ENVIRONMENTAL EXCELLENCE (SERVICING INDUSTRY, GOLD)

**Date: 4 May 2018**

**Company: CaSO (HK) Engineering Company Ltd.**

Presented to organisations in 15 different sectors for demonstrating outstanding green management practices and/or contributions to

environmental protection, the Hong Kong Awards for Environmental Excellence (HKAEE) were presented by the Chief Executive at the Hong Kong Convention and Exhibition Centre in May.

CaSO won the Gold Award in the Servicing Industry. Judged under the criteria of green leadership, programme and performance, and partner synergy, it was commended for its devotion to green building concepts and sustainable development. Through the incorporation of green elements in its office design and use of second-hand items for over half of office furniture, it also attained the BEAM Plus Platinum (Interiors) and LEED Platinum certifications.

The engineering firm also shares its environmental values and green office design to external parties, clients, and stakeholders, encouraging all to go green with them.





## HONG KONG HEART, TRUTH TELLING CHAT SHOW

**Date: 31 May and 16 June 2018**

**Company: HK Radio**

A new local radio chat show airing this summer hopes to invite guests from all over the city to speak freely in a relaxed atmosphere about their lives and professions. Included among the guests have been renowned local architects and designers.

Available to view on Facebook and YouTube, the show has interviewed Ron Leung, Chairman of the Hong Kong Designers Association, and Janet Cheung, Vice President of the Hong Kong Fashion Designers Association, as well as Raymond Fung, a well-known architect.

The interviews focused on the experiences and positions of the guests, as well as advice for any up-and-coming designers in Hong Kong.





## RICS ANNUAL CONFERENCE

**Date: 18 May 2018**

**Company: RICS**

The Royal Institution of Chartered Surveyors (RICS) held its annual Hong Kong conference on the 18th of May. Gathering almost 500 business executives, property professionals and policymakers, the theme of discussion was 'Establishing Hong Kong as the nucleus of a thriving Greater Bay Area'.

The guest of honour was the Chief Executive Carrie Lam, who opened the conference. In her opening speech she noted the importance of Hong Kong's role as the freest economy in the world and the strength of its global connections as the region moves closer to the Mainland, and hoped the city would 'smartly and early run with' the opportunity the Bay Area gives.

Leaders from academia and the private sector alike gathered to deliberate their views and ideas on the challenges for the Bay Area itself in panel discussions. Dave Hallam, the Chair of the Organising Committee, said the conference was designed so that the city can 'take advantage of the opportunities brought' by the Bay Area.



## ATKINS AND DRAGAGES CELEBRATES FINAL TUNNEL BREAKTHROUGH

**Date: 27 April 2018**

**Company: Atkins (SNC-Lavalin Group),  
Dragages Hong Kong Ltd., CEDD (HKSAR)**

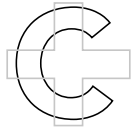
The final breakthrough of the Liantang-Heung Yuen Wai border crossing has been celebrated by Atkins, together with Dragages Hong Kong Ltd. and the Civil Engineering and Development Department (CEDD) of the HKSAR.

The Lung Shan Tunnel is set to be the longest twin-tube road tunnel in Hong Kong, at 4.8 kilometres, engaging the largest tunnel-boring machine (TBM), with a diameter of 14.1 metres. The northbound breakthrough was made on 27 April, following last year's breakthrough on the southbound tunnel section. It is the first time a TBM machine has completed a U-turn to bore through specially-designed rock caverns, making it a technological first for Atkins in Hong Kong.

The tunnel is set to be finished by the end of the year, and is set to connect passengers and cargo faster than ever before between Hong Kong and Mainland China.







## OLD POLICE HEADQUARTERS REVITALISED AS COMMUNITY ARTS AND HERITAGE HUB

**Date: 26 May 2018**

**Company: Hong Kong Jockey Club,  
HKSAR Government**

'Tai Kwun – Centre for Heritage and Arts' has opened. Located on a 13,600 square-metre site in the central business district of Hong Kong, it comprises 16 buildings and outdoor spaces, including three declared monuments – the former Central Police Station, Central Magistracy, and Victoria Prison, making it the largest heritage revitalisation project ever undertaken in the territory. Led and funded by the Hong Kong Jockey Club with the government, two new buildings, JC Contemporary and JC Cube, a gallery and auditorium for contemporary arts, were also built on the site.

The project has been worked on for ten years, drawing on local and overseas experts. Historic buildings were returned to their former glory with close attention to detail as well as with a contemporary verve.

Notably, Tai Kwun takes its name from the colloquial name for the old headquarters. In renovating its buildings and creating heritage exhibitions, the opinions and stories of the local community was taken into account. Simon Ip, the Chairman of the Jockey Club, noted that Tai Kwun, as well as the Club's efforts at large, were "motivated by the desire to act... for the betterment of our society." The Chief Executive also expressed her delight at the completion of a project she was involved in approving, saying that "the people can now rejoice at the grandeur of the gift they [sic] received."



## GREEN REAL ESTATE FINANCE EVENT SERIES ENCOURAGES GREEN BUILDING DEVELOPMENT IN HONG KONG

**Date: 9-11 May 2018**

**Company: HKGBC, GRESB**

The Hong Kong Green Building Council (HKGBC) and the international ESG performance benchmarking agency GRESB recently collaborated to hold a series of in-depth talks on latest developments in green finance from both local and global perspectives for real estate stakeholders.

The events included the GRESB-APREA Green Real Estate Financing and Investing Seminar. Attended by over 130 participants and sponsored by the HKGBC and World GBC APN, it examined real estate opportunities in the context of green finance and investment strategies. A roundtable talk focused on analysis of market enablers, frameworks and standards, and government regulations as effects on the real estate sector. Speakers included academics as well as representatives from public bodies and the financial and construction sectors. New green finance instruments such as green loans and green mortgages and how these could be useful to fill the investment gap created by increasing needs around the world due to climate change, as well as opportunities following the Paris Agreement.

The events concluded with an exclusive luncheon hosted by the HKGBC. Guests included Joseph Chan, Undersecretary for Financial Services and the Treasury of the government, for example, was invited to share the latest government policies boosting green finance in Hong Kong.

The HKGBC continues to encourage and engage future conversation within the financial centre for the creation of a sustainable built environment.



# SHANGHAI INTELLIGENT BUILDING TECHNOLOGY 2018 – EXPLORE THE POTENTIAL IN IOT TECHNOLOGY

**Date: 3-5 September 2018**

**Company: Shanghai Intelligent Building Technology**

Returning to the Shanghai New International Expo Centre in September, SIBT will highlight the convergence of intelligent building technologies and IoT.

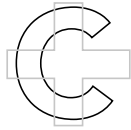
It is estimated by the Chinese government that the annual growth rate of the IoT market in the country will increase by over 30% from 2015 to 2020, reaching a value of RMB 1.9 trillion by the new decade. Worldwide, the market is expected to triple from USD\$6.3 billion to \$22.2 billion 2017-2026.

SIBT hopes to serve as the premier trade platform to help industry experts capitalise on the significance of cognitive buildings, data harvesting, connectivity, and cloud computing. Technology that is expected to be displayed include intelligent building controls over smart lighting, security, heating, ventilation, and conditioning – as well as energy saving.

Held concurrently with the Shanghai Smart Home Technology, ISH Shanghai & CIHE, Shanghai International Lighting, and Parking China fairs, it should be a one-stop trip for those in the industry to learn of the newest innovations in energy-efficient technologies for buildings.







## SINO HOTELS BANS PUBLIC STRAWS AT ALL OUTLETS

**Date: 7 June 2018**

**Company: Sino Hotels**

As part of the group-wide pledge of Sino group to reduce the 2017 consumption of single-use plastic by 2022, Sino Hotels announced that plastic straws at all food and beverage outlets will be banned. Eco-friendly alternatives will be produced on request.

Kevin Chuc, Associate Director and Deputy Group General Manager, said that "Sustainability is integral to our business...we are getting across the important message about sustainability and joining the global effort in creating a greener future."

Sino Hotels owns several large hotels in the territory, including the Royal Pacific Hotel & Towers, the City Garden Hotel, the Island Pacific Hotel, the Pottinger Hong Kong and the Olympian Hong Kong. Previous efforts to reduce single-use plastic consumption were directed at water bottles and bathroom amenities.



## CMA TESTING BUILDS FIRST LEED CI (V4) GOLD GRADE LABORATORY

**Date: 19 July 2018**

**Company: CMA Testing**

Environmental testing, analysis, and consultancy service CMA Testing has renovated its Organic Laboratory in the industrial area of Fo Tan to meet the requirements for the LEED CI (V4, its latest version) Gold award, as well as to contribute to its ongoing effort to support its stakeholders in pursuing sustainability.

By taking proactive action on the subject of sustainability, CMA Testing intended in the design to promote energy efficiency as well as a safer and more healthy working environment for its employees. MERV13 air filters were fitted and low-VOC products were used for painting and coating to ensure optimum ventilation. Low-flow taps with water-saving modes will reduce water usage by an estimated 50% or over.

The lighting system was redesigned to use energy-efficient LED bulbs and work with switchers and instant energy measurement devices, monitoring and saving consumption. Individual task lamps can be adjusted between 30-70% light levels by users. The laboratory makes as much possible use out of natural light too, with full glass windows, light wall paint, false ceilings, and transparent white floorplates to maximise light reflection.





# SINO GROUP CELEBRATES THE 10<sup>TH</sup> ANNIVERSARY OF GREEN ROOFTOP AND URBAN FARMING PROJECT

**Date: 12 June 2018**

**Company: Sino Group, Hong Chi Association**

In 2008, Sino Group, in collaboration with the Hong Chi Association, launched the 'Mission Green Top' programme combining urban farming, supporting the less privileged and the engagement of the broader community at Skyline Tower, in Kowloon Bay.

The scheme is simple. Members of the Hong Chi Association, a local NGO, are hired to care for the 1000 square-foot garden alongside tenants. Fresh produce is then sold at a scheduled market at the tower, sales proceeds going towards the charitable association. 12 trainees and over 3500 tenants have participated so far, harvesting over a tonne of vegetables and raising over HKD\$2 million.

Since then, half of the trainees have found jobs on the open market after acquiring etiquette and social skills alongside gardening. The project has been expanded over to other buildings in the group's portfolio, including Hong Kong Gold Coast and The Hermitage. The 'Mission Green' series has also expanded, now covering art, hydroponics, education, and libraries besides rooftops.

At a ceremony celebrating the milestone, Director of Sino Group and Convenor of its Sustainability Committee reminisced over the last decade, saying that the project "has become a catalyst for other similar environmental projects". Edwin Lam, General Secretary of the Hong Chi Association, noted the personal growth of the original twelve trainees, who all have mild to moderate intellectual disabilities. One of them, Wai-To Law, was present at the ceremony. Now senior trainee, he joined the Mission Green Top maintenance team in 2015 and now provides gardening maintenance services for Skyline Tower and Exchange Tower weekly.

As for the future, the ceremony saw also the announcement of 'Mission Green Academy', a structured programme to share green knowledge. Shortlisted green-minded families will be recruited as 'Ambassadors' to spread messages around the community, and will be available to join a short camp at the Hong Kong Gold Coast Hotel to equip them for this, furthering the 'Mission' series' ethos of green living and social inclusion.





## HKIUD CONFERENCE 2018: ACTIONS FOR ACTIVE AGEING – URBAN DESIGN FOR ALL

**Date: 22 June 2018**

**Company: Hong Kong Institute of Urban Design**

The Hong Kong Institute of Urban Design (HKIUD) held its annual conference at the Happy Valley Racecourse, livestreaming to the public, in June. The year's theme was the city's ageing problem, and policymakers, academics, and international experts collaborated to discuss solutions and new design guidelines addressing the issue.

By 2036, the proportion of the population of Hong Kong aged 65 and above is set to double to 31%. Clearly, there is an imperative to relieve this. The conference explored physical and social aspects of how the city can be more inclusive, strengthening community ties, and ended with the creation of a set of new urban design guidelines that can be applied to current projects in Hong Kong. HKIUD have pledged to formulate and publish these soon for public access.

Talks and open round-table discussions were held when formulating these guidelines, presenting and proposing different visions and solutions attendees had in mind for the future of the city. Speakers included Marco Wu, Chairman of the Hong Kong Housing Society, Winnie Ma, Director of Architectural Services in the HKSAR Government, and Professor Stephen Tang, President of the HKIUD – who announced “plans to work further, such as more in-depth workshop to work out urban design guidelines and find collaborators in trying out in real projects.”





# URBAN ANTIDOTE: GRADUATE ARCHITECTURE EXHIBITION

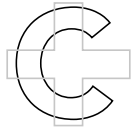
**Date: 2-20 August 2018**

Inspired by culinary styles found in Hong Kong and China, five graduate designers from the Bartlett School, University College London, have put together an exhibition showcasing 'recipes' to cure 'diseased' urban cities, such as Hong Kong.

Curated by Alexandra Choa, the five exhibitors include Justin Chow, Ka Chi Law, Enoch Liang, Kenji Tang, and Gordon Yip. They have utilised their skills in creating models, digital drawings, and sketches to 'weave a whimsical narrative parallel to the essential qualities of everyday life'. The 'antidotes' are experimental in choice of material and modular housing, and are meant to be immersive experiences.

The exhibition is being held at the 3rd Floor Experimental Gallery at the Hong Kong Arts Centre, 2 Harbour Road, Wan Chai, Hong Kong.





## NWCL HOSTS 'HUMANITY MEETS TECHNOLOGY' SUSTAINABILITY CONFERENCE IN BEIJING

**Date: 9 May 2018**

**Company: New World China Land Ltd. (NWCL)**

The two-day conference, featuring workshops, case studies, and visits to green and/or smart corporations, is one of many that the developer has held since 2015. Industry experts, academics, and stakeholders discussed the opportunities and challenges of urbanisation in China and the importance of social sustainability.

Since the era of economic reform, the proportion of urbanisation in China has risen from 17.9% to over half the population. The scale and speed of this growth has left quality trailing in its wake. In a 2018 report the Chinese

government indicated its commitment to creating a 'new type of advanced quality urbanisation' to correct mistakes in the initial boom cycle.

Placing emphasis on humanity and cultural heritage, NWCL invited guest speakers to give their views on green, low-carbon living and the preservation of urban culture in human-oriented cities. Speakers included Zhuang Guiyang, a Research Associate at the Institute of Urban and Environmental Studies, CASS, Li Xun, Vice President and Deputy Secretary of the CPC Committee, Chinese Academy of Urban Planning and Design, and Zheng Mingmei, Director of China Centre for Urban Development and Secretary-General of the Smart City Development Alliance. Many speakers agreed that cultural heritage preservation, in the active revitalisation of historic buildings, helps to bolster local culture in shaping new and unique cityscapes.

The future planning of the old hutongs of Chongwai Lot 6, Beijing, was used as a case study for how NWCL works in conformity with the country's new directions in city development. The project combines the strengths of urban renewal and historic heritage by preserving old city landmarks and injecting new ideas of sustainability, key tenets of what was discussed at the conference.



在不同的可持续发展城市概念下，  
应如何实现平衡？

如何加深持份者的参与，协助推动  
可持续城市建设？





## PLAY CONCEPT LIMITED

DESIGN, PLANNING AND BUILDING SPECIALIST IN PLAYGROUND



Client: New World Development Company Limited  
Completed Date: May, 2018  
Location: Clear Water Bay, Hong Kong



GENERATE  
INNOVATIVE  
IDEAS



DELIVER  
UNIQUE  
PLAYSPACE



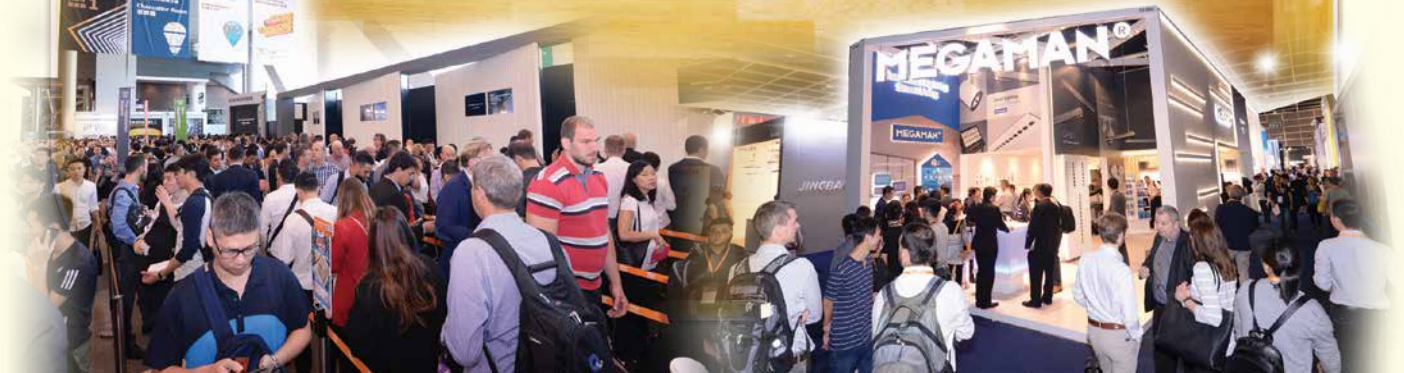
PROVIDE  
ONE-STOP  
SOLUTION

Play Concept participated in diverse projects: outdoor and indoor, large-scale playground and themed play equipment, water play and climbing walls since we established in 2005. We treasure each client relationship, we take care about their needs and expectations. Whatever their size, wherever our clients need us, we're set up to deliver.



# Glowing with Bright Possibilities

**HKTDC Hong Kong International Lighting Fair (Autumn Edition) 2018,**  
organised by the Hong Kong Trade Development Council,  
together with the concurrent  
**HKTDC Hong Kong International Outdoor and Tech Light Expo,**  
form the world's largest lighting marketplace.



## Turn the Spotlight on Your Products

Commercial Lighting

Hall of Aurora

LED Lighting

Residential Lighting


Smart Lighting & Solutions

Testing & Certification

Trade Service & Publication



## Concurrent Fairs of Interest

Two related fairs will be held concurrently at AsiaWorld-Expo. Participants can enjoy a courtesy shuttle bus service which connects the two exhibition venues.

 **HKTDC Hong Kong International Outdoor and Tech Light Expo 2018**  
(26-29/10/2018)

 **Eco Expo Asia 2018 (25-28/10/2018)**

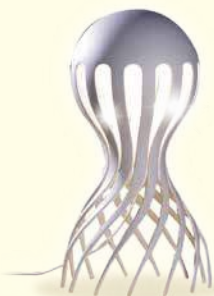
## Illuminating Events and Activities

-  Participants enlarge their contacts at social events such as the Networking Reception.
-  Seminars and forums shed light on the latest trends, new innovations and international markets.

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**Hong Kong International Lighting Fair (Autumn Edition)**

**20<sup>th</sup>**  
Edition



27-30 October 2018 Hong Kong Convention and Exhibition Centre

Admission: For trade visitors aged 18 or above only (Admission Fee: HK\$100 per person)



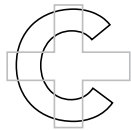
# SSS SIEDLE

## As far the home may stretch

Mobile door communication  
with Siedle Scope & Siedle app.







## VACUUM GLASS

Sustainability and energy-saving solutions are increasingly important concerns for developers worldwide. Weather extremes in China means that energy consumption is high, driving up costs as well as polluting cities.

Glass windows and skylights are greatly influential in the energy consumption of a building – 50% of energy loss is through glass windows. Temperature and sound insulation, as well as light transmittance are affected greatly by how well windows are equipped to deal with such problems.

The development of vacuum glass has meant far more sustainable temperature control and heat insulation in building, saving money usually spent on heating and cooling. It is not only sustainable, but

can also help prevent sound from entering or escaping the building as much.

Beijing Synergy Vacuum Glazing Technology Co., Ltd., a pioneer in the field, was named the Beijing Vacuum Glass Engineering Technology Research Centre by the Beijing Municipal Science and Technology Commission.

The Getz Corporation (Hong Kong) Ltd.

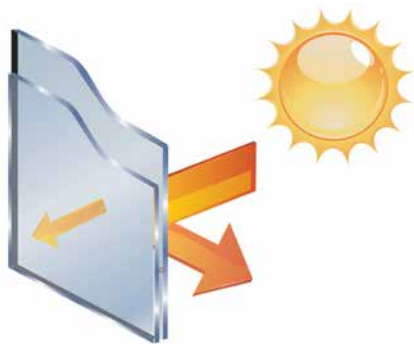
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Fax: (852) 2480 4691

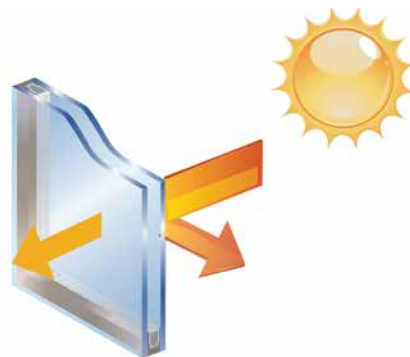
Email: [buildmat@getz.com.hk](mailto:buildmat@getz.com.hk)

Website: [www.getz.com.hk](http://www.getz.com.hk)

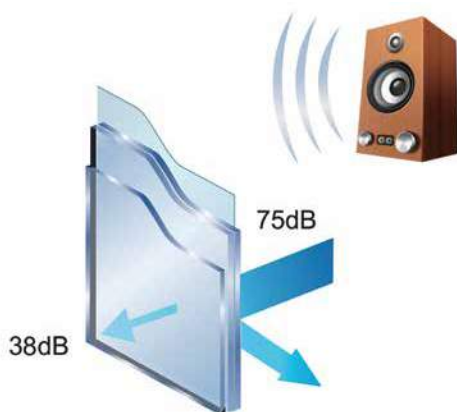
Address: 8/F., Wyler Centre I, 202-210 Tai Lin Pai Road, Kwai Chung, Hong Kong



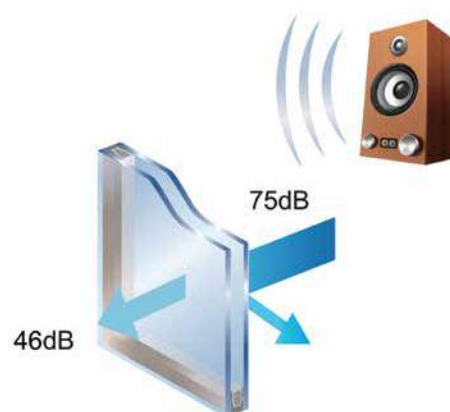
Vacuum Glass U value  
 $0.5\text{W/m}^2\text{K}$



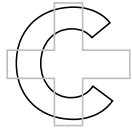
Low-E Insulating Glass U value  
 $1.7\text{W/m}^2\text{K}$



Laminated Vacuum Glass  
 $R_w \geq 37\text{dB}$



Insulating Glass  
 $R_w \approx 29\text{dB}$



## RTI AUDIOVISUAL SOLUTIONS



Created for both commercial and residential purposes alike, RTI has launched a powerful set of controls for audiovisual systems.

The KX3 In-wall Touchpanel and the AMR-350 Audio Amplifier are paired to offer a simple interface for audiovisuals in common-use areas, while maintaining fully interactive controls.

The KX3 boasts a unique hybrid system that combines the capabilities of an in-wall touch panel, as well as an advanced control processor. It features a high resolution colour touchscreen with a sleek interface, two-way feedback and video intercom capabilities, making it ideal for residential settings in particular. It is also capable of wired/wireless Ethernet, viewing security camera footage, and software updates.

Its companion, the AMR-350, is a compact Class-D digital mixer and amplifier designed for classrooms or meeting rooms. Featuring two analogue audio inputs and one digital optical audio input, laptops, video conference systems, and Blu-Ray players can be switched

between with minimal effort. The amplifier powers connected speakers with two 50W stereos or one 100W in bridge mode.

The way the technology is made means that a loop output can be used to share the same audio sources with multiple AMR-350s in different areas, while the KX3 controls can receive and modify volume levels from the AMR-350.

RTI has provided users with advanced control and automation systems for over 25 years, providing users with complete controls under simple interfaces. Its products are distributed in Hong Kong by Mindstec Asia, which procures and distributes high-end audiovisual system solutions across the world.

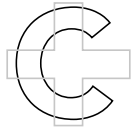
Mindstec Asia Ltd.

Tel: (852) 37093990

Fax: (852) 2271 5508

Email: [info-asia@mindstec.com](mailto:info-asia@mindstec.com)





IN THE SPOTLIGHT



# FUNG SIU MAN

The Director of Campus Development at the Chinese University of Hong Kong, Mr. Fung Siu-Man is part of CUHK's Green Team, driving progress in making the university a more sustainable place to work and study.



**To put CUHK's vision of Sustainability Campus Development into practice; to coordinate the planning, design and construction of new developments as well as asset enhancements for the University, and to achieve an environment conducive to education, research and sustainability living.**

Holding degrees from the University of Hong Kong and University College London in architecture as well as urban development planning, Fung is an integral part of the community at CUHK.

**Being an architect, why did you choose to focus on campus development at the beginning?**

My background included both Architecture and Urban Development Planning. My practice in the past 30 years has been focused on master planning and community development apart from building design, sustainability and campus development. Major achievements included the Huawei Research and Industrial Park in Shenzhen, and campus developments for CUHK and City U in Hong Kong and Shenzhen.

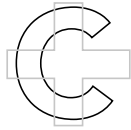
**What is your mission as the Director of Campus Development?**

To put CUHK's vision of Sustainability Campus Development into practice; to coordinate the planning, design and construction of new developments as well as asset enhancements for the University, and to achieve an environment conducive to education, research and sustainability living.

**Which project do you feel most proud of as the Director of Campus Development in CUHK?**

The University Library Extension and Spatial Re-organization project completed in 2012 with innovations in Green Building and interior design; and the new CUHK (Shenzhen) campus completed recently in Longgong, Shenzhen.





The Chinese University of Hong Kong (Shenzhen), Administration Building

## **I always promote the harmony of Nature, Land and People, or in Chinese, 天地人和 in our design; to make good use our resources.**

The Library Extension project has not only provided us with a tough challenge to Rethink and Redefine the desirable setting for learning and studies, but also offered us an opportunity to explore the limits of sustainability development in the 50-year campus of CUHK. Located right next to the historical Library building built in the 1970s adjacent to the iconic University Piazza and Mall Garden, the Extension has taken the form of a low-rise annex with a minimalist appearance to harmonize with the existing context; moreover, this Landscape of Importance was fully preserved with the construction of a revolutionary open-planned “LG : Learning Garden” of some 4,000 sq.m. in the underground.

The project has achieved the highest HKBEAM Platinum rating in environmental assessment and honored with HKIA Special Architectural Award – Architectural Interior and Merit Award in HKGBC's Green Building Award in 2014.

Miles away in Longgong, Shenzhen of Mainland China, the new 100-hectare CUHK (Shenzhen) involved the master planning, architectural design and construction of a distinctive “eco-habitat” for educational and research

advancement; with a planned student population of about 1,100 and intake in phases.

To captivate the ambiance of the historical CUHK campus on this new site, place making and connectivity were exemplified by a network of pedestrian malls, piazzas and gardens on the beautiful landscape; greeted by iconic buildings at various junctures and functional clusters. Green Building innovations were also adopted for sustainability development and user wellbeing.

I was honored to be the client's advisor in 2013 to oversee the campus planning; in the process, the talents of our esteemed architects' team (Rocco Design, Prof Wang Wei Jen and Gravity Partnership) and the aspirations of the stakeholders were woven to create a state-of-the-art institutional setting.

**Being an expert in Green Building and Sustainable Campus Planning, can you share with us how did you incorporate these ideas into your design?**

Our project design involved an inclusive process where the users, fellow professors and consultants are actively engaged to achieve the most desirable outcome.



The Chinese University of Hong Kong in Longgong, Shenzhen of Mainland China



Extension 1 – Learning Garden

I always promote the harmony of Nature, Land and People, or in Chinese, 天地人和 in our design; to make good use our resources e.g. natural daylight, ventilation, water and landscape etc. in the design and building operations.

### What are the major challenges you facing in planning a sustainable campus?

Putting vision and concept into practice, balancing stakeholders' aspirations, observing project contexts and limitations. Persistence in way finding towards excellence in planning and architectural design.

### Can you compare the environment and regulation of campus development between Hong Kong and China?

While the attention to Green Building Design and sustainability development is shared by both the Mainland and Hong Kong, the diversities in fabric, scale and site contexts as well as the different campus operations may generate different innovations and solutions.

### What campus sustainability initiatives are you working on at the moment?

BIM application, sustainability modelling and gathering of performance data to enhance the building operations as well as benefiting the next round of new project design an area for continuous pursuit.

### What trend in campus development do you see in the coming decade?

Smart Building, AI and BIM will bring along many new innovations in campus planning and architecture.

I firmly believe that as fore frontiers in education and research, Universities and their campus development and estates offices should work closely with the Government and take the lead to promote sustainability in a comprehensive manner: from master planning, building / infrastructure design and construction to life-cycle operations and improvements. The rapid advancements in Smart Building, AI, BIM and automations have provided us not only with new technologies and innovations to monitor and improve our campus operations, but also effective tools to optimize the design and construction of our new developments. In the process, we should also embrace our culture, humanity and environment to achieve Harmony between Men and Nature, 天人合一。📍





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New Lower Primary School

# HONG KONG INTERNATIONAL SCHOOL LOWER PRIMARY SCHOOL





The original Lower Primary School division of Hong Kong International School was housed in a building built in 1975 – under a Master Facilities Plan in 2005, it was determined that demolition and rebuilding was needed to meet the current needs as well as the future growth of the school. The new LPS accommodates 770 students and 150 teaching staff.

Including the purpose-built, state-of-the-art Early Childhood Education teaching wing, the architectural elements themselves contribute to the school's teaching philosophy of 'learning as a journey, not a race'. Play and discovery is encouraged through the Reggio Emilia approach here, and the learning and recreation spaces

reflect this. Each floor includes both indoor and outdoor learning spaces – such as reading lofts, garden balconies, and landscaped play zones. Sliding wall panels connecting classrooms fill spaces with natural light and ventilation. Outside, a white roof canopy on the roof identifies the building as the teaching complex. Classroom windows are framed with coloured boxes. The canopy, alongside greenery at all levels reduce the 'heat-island effect' so common in metropolises like Hong Kong.

The complex also includes staff residences, which are located above the teaching wing. Comprised of 56 units, it overlooks the country park. A Community Block of long-span,





## PROJECTS



Reception area




Entrance lobby with student mural



Entrance seating

column-free spaces such as a hall-cum-church, gymnasium, and swimming pool again reflects the natural surroundings of the area. Solar panels and a centralized chiller plant improve environmental efficiency. The redevelopment

has been submitted for the HK-BEAM Green Building Certification due to the attention placed on the creation of an environmentally-friendly education facility that encourages sustainable thought from an early age. 





Central rainbow staircase





PROJECTS



Chape and assembly hall



Library with treehouse entrance



Swimming pool





Primary classroom



Wonder lab



Covered outdoor playground

## PROJECT DATA

### Project Name

Hong Kong International School  
Lower Primary School

### Location

23 South Bay Close,  
Repulse Bay, Hong Kong

### Status of Construction

Completed

### Completion Date

July 2017

### Site Area

5574 square metres

### Gross Floor Area

31,250 square metres

### Building Height

15 storeys

### Client

Hong Kong International School

### Architecture Firm

Nelson Chen Architects Ltd.

### Principal Architect

Nelson Chen

### Contractor

Able Engineering Co. Ltd.

### Images

Hong Kong International School





# CHINA OPTICS VALLEY CONVENTION AND EXHIBITION CENTRE



Main entrance



Lobby

WSP Architects have designed a large exhibition and convention centre for the annual China International Optoelectronic Exposition (CIOE), the largest in the industry. Given the scale of the project, it is already an important landmark in the central urban axis of Wuhan. Located between a central business hub of high-rise office buildings and a quieter area near the base of Jiufeng Mountain, the designers strategically placed more public exhibition, transaction, and office areas in the busier southern part of the complex, while membership and residential services were angled facing the mountain.

While the land available was only around five hectares, a large convention and exhibition centre able to accommodate over 1200 standard stands as well as an affiliated hotel had to fit on the site. The project therefore optimises space and light to the maximum. Two blocks – the convention and exhibition centre and the Global Public Procurement Transaction Service Centre – are connected by a terrace on the top floor, integrating the entire complex, but using vertical transportation innovations to integrate public transport routes through the centre. The first two of the three floors contain six exhibition halls that

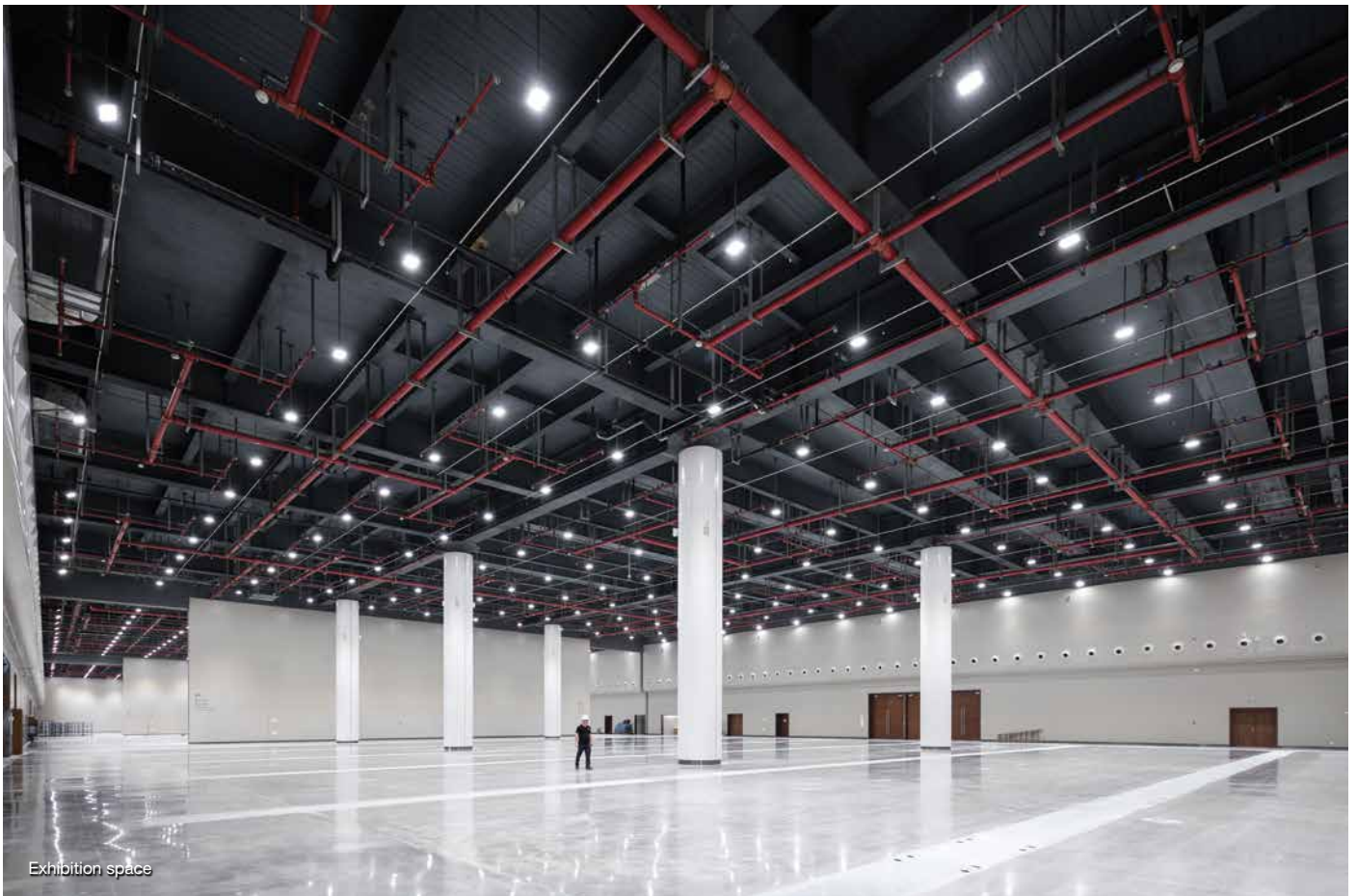




PROJECTS



Ballroom



Exhibition space



than adapt to form larger combined halls, the third used for conferences.

The central hub of the complex is a reception hall that connects the two exhibition floors. Measuring over 250 metres in length, it was placed so that natural daylight could be used to best potential. Its façades consist of high-transparency glass and suspension cables, to this end. Light is further

optimised and maintained through strategic white external sun-shading mesh frames that block excessive sunlight and heating – reducing energy consumption. Further geometric metal trussing means that air conditioning needs are reduced by 30%. LED light strips integrated into these frames transform these shades into a light show at night, creating a translucent glittering effect visible inside and out. **C**

## PROJECT DATA

### Project Name

China Optics Valley Convention and Exhibition Centre

### Location

Wuhan, China

### Status of Construction

Completed

### Completion Date

June 2017

### Site Area

54,362 square metres

### Gross Floor Area

96,513 square metres

### Number of Units

1429

### Developer

业主:国采(武汉)会展投资建设有限公司

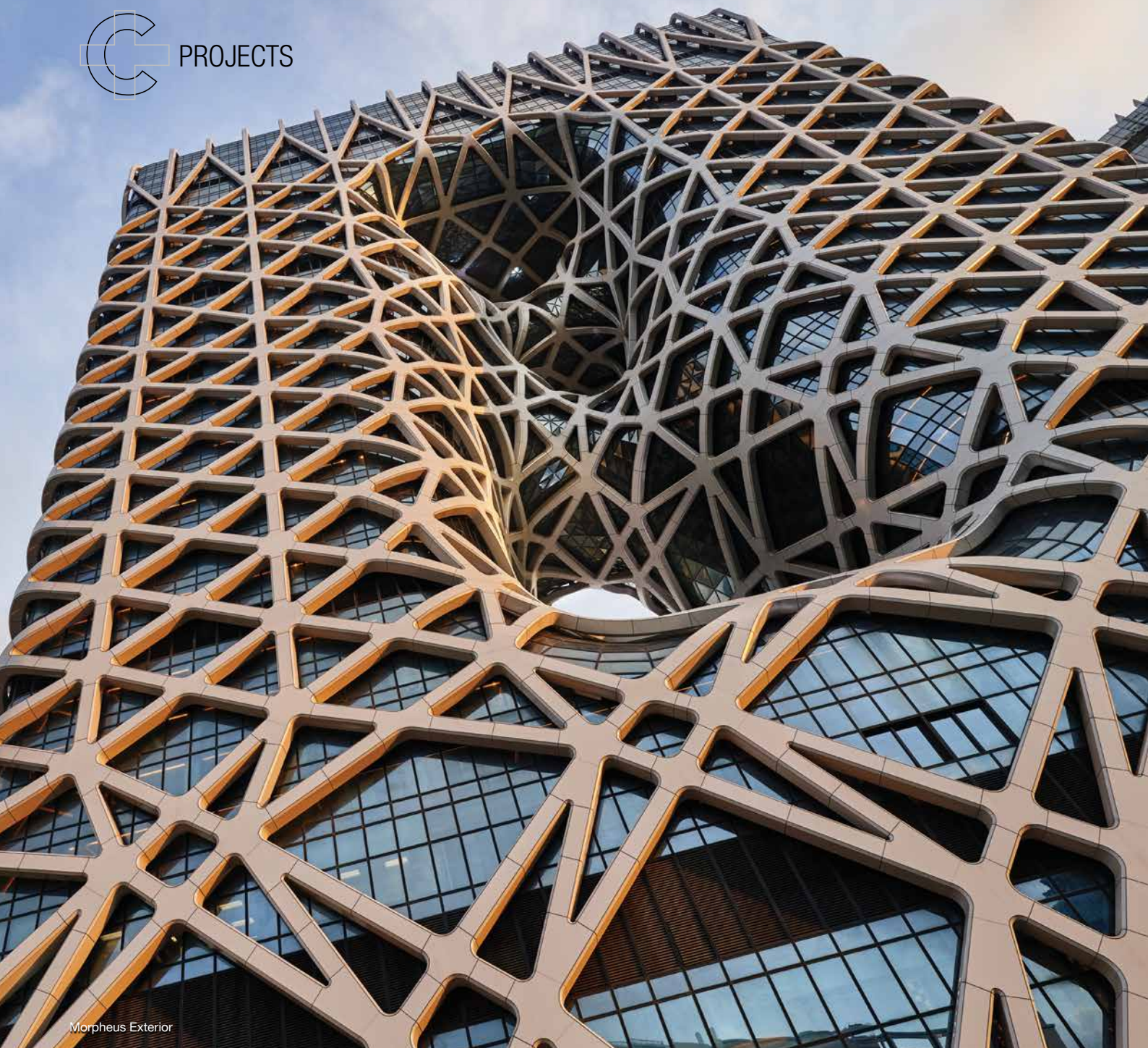
### Architecture Firm

WSP Architects

### Images

WSP Architects





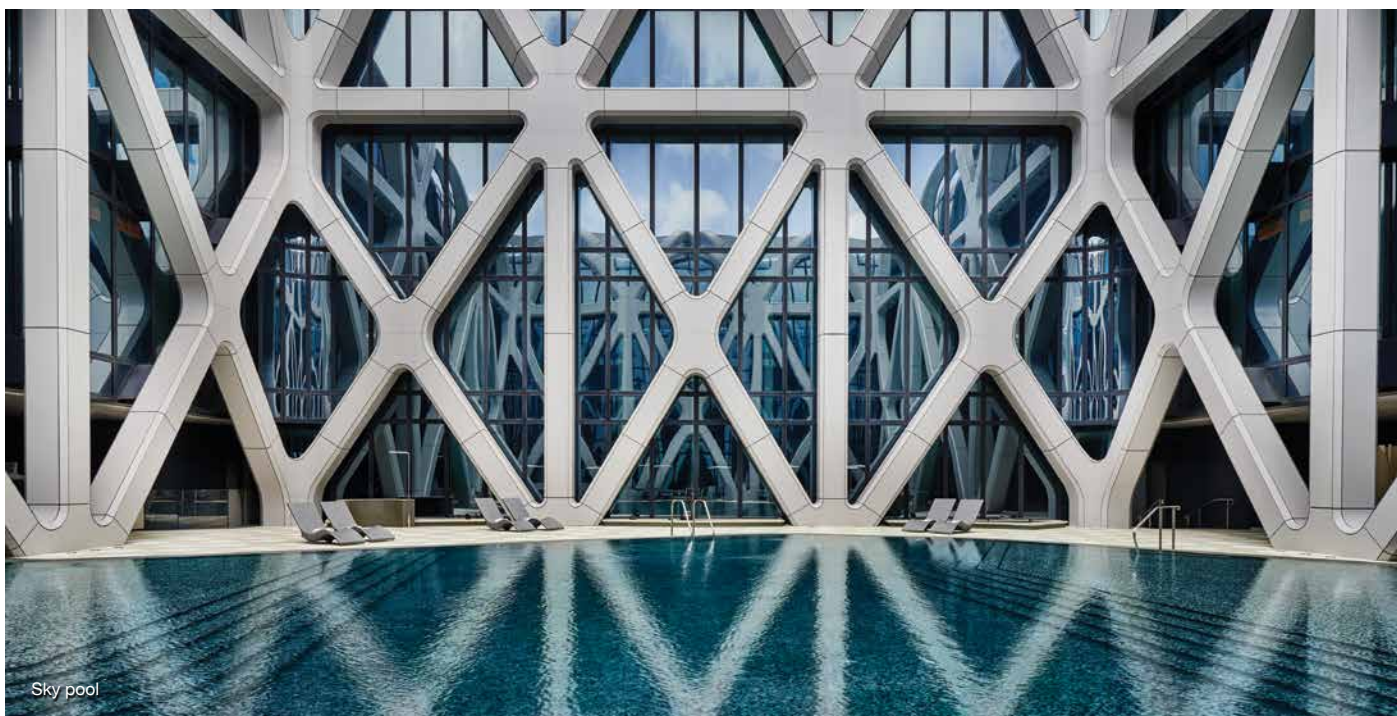
Morpheus Exterior

# MORPHEUS





Lobby



Sky pool

Heralded as an 'impossible building' and a 'unique masterpiece', the world's first free-form, exoskeleton-bound skyscraper has just been opened in Macau. Designed by the late Dame Zaha Hadid, known for her ultra-modern, gravity-defying designs, it is inspired by ancient jade artifacts. The structure rises like a contemporary triumphal arch, framed in thousands of tons of steel, glass, and aluminium cladding.

A central atrium measures 35 metres high. As a lobby for twelve high-speed panoramic lifts,

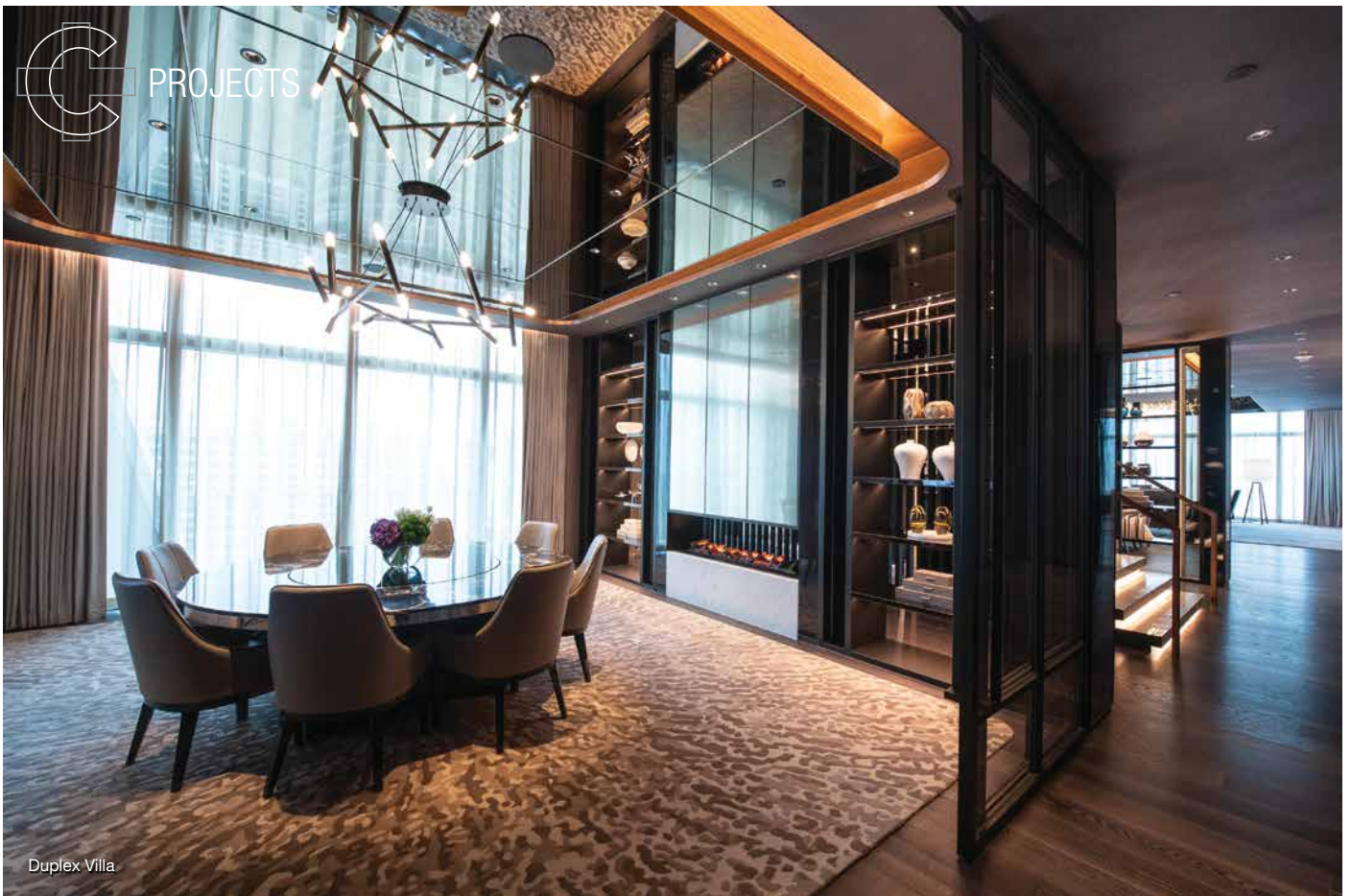
it is tall enough for a double ferris wheel. The rest of the building is also connected by two link bridges. These installations are necessary to connect the 770 guest rooms, suites, and villas, a rooftop pool, spa, restaurants and retail spaces – many of which are collaborations with international names such as Alain Ducasse and Pierre Hermé.

An exciting new architectural composition and a feat of engineering, Morpheus is one of the summer's most interesting new structures. 





PROJECTS



Duplex Villa







Retails



Spa



Good Intentions

## PROJECT DATA

### Project Name

Morpheus

### Location

Morpheus at the City of Dreams, Estrada do Istmo, Cotai, Macau

### Status of Construction

Completed

### Developer

Melco Resorts and Entertainment Ltd.

### Principal Designer

Dame Zaha Hadid DBE

### Interior Designer

Peter Remedios






# BETWEEN SILENCE AND LIGHT: BEIJING AREA THREE ART MUSEUM



To create this simple, bright building located in a residential district of Shunyi, Beijing, the designers of this new art gallery approached their brief with a belief in simplicity, allowing displays and installations to control their own visual expression in the 'intersection of time, identity, and narrative'. The space was to be used by people of different cultures, ages, and interests. Clearly, it is a space where the equal opportunity of expression is highlighted.

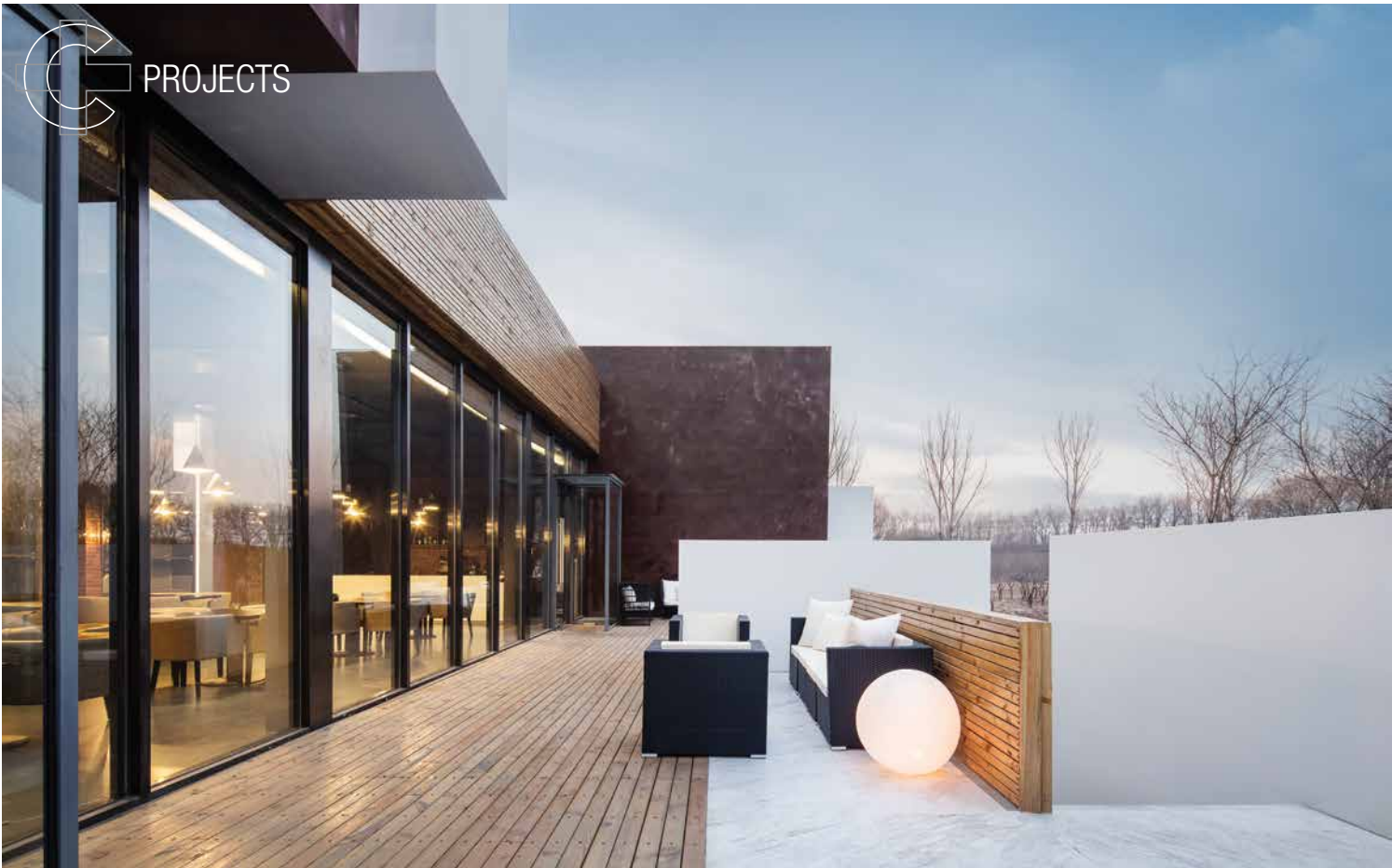
This is shown through the use of simple conventional

materials, such as glass, wood, and gypsum board. The loose adaptability of space is celebrated rather than filled. The main gallery space and a bar and club at the back of the complex is connected with a glass box. Originally conceived as a solution to the problem of flow throughout the two spaces, it is now an architectural installation itself, highlighting again the celebration of space the building presents. Another element in homage to this includes two new lines leading to the first and second floors, increasing the premise of rhythm in the midst of simplicity. 





PROJECTS



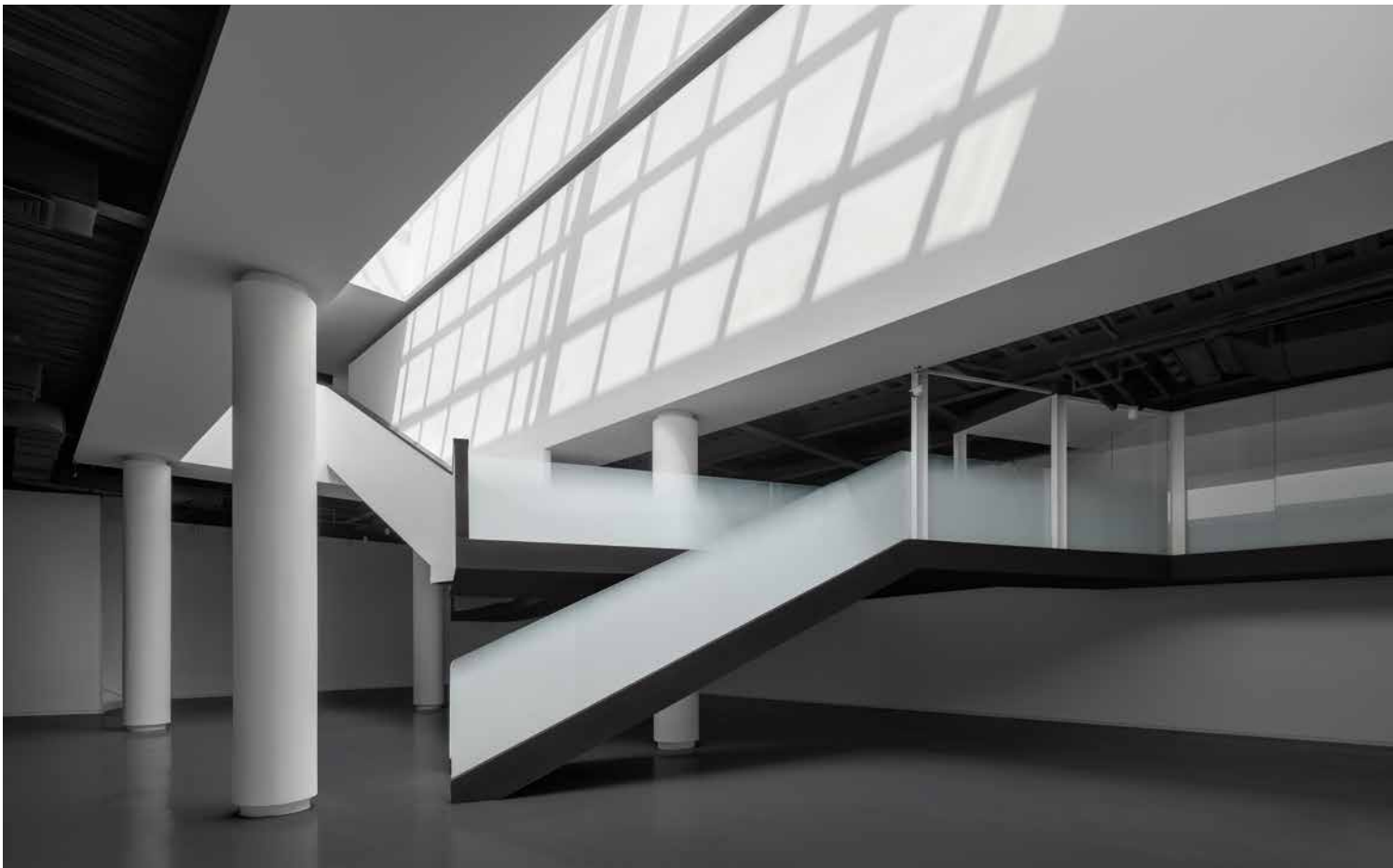


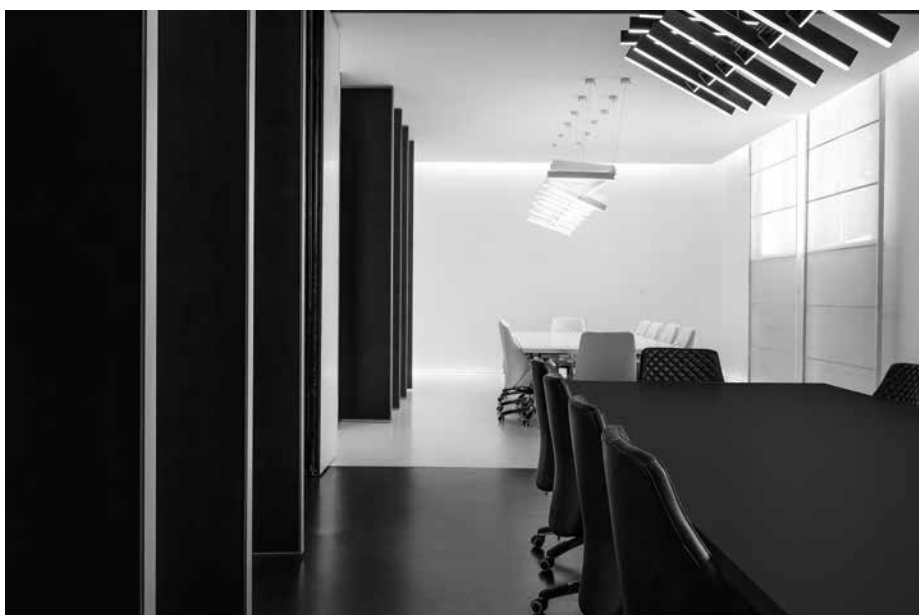
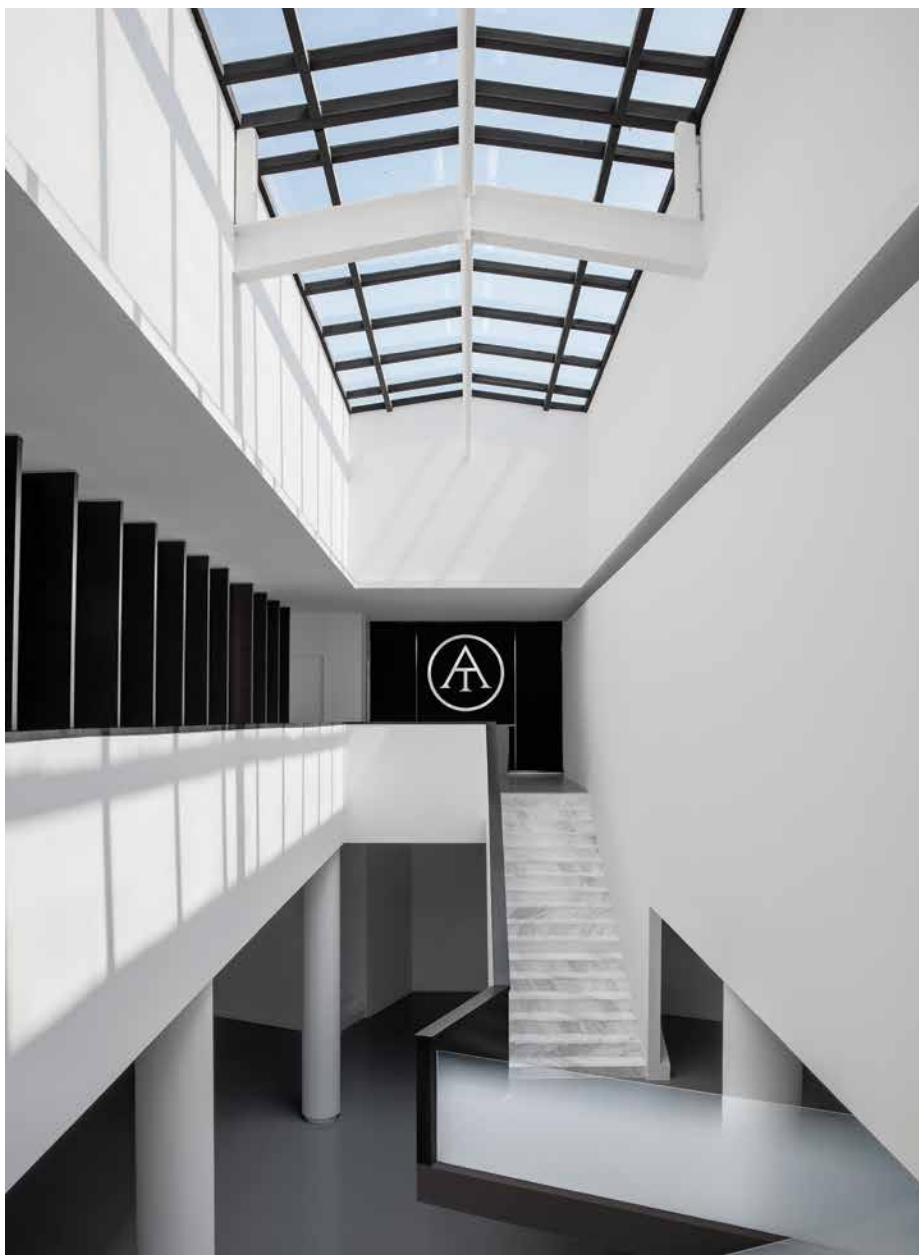




PROJECTS

Area Three





## PROJECT DATA

### Project Name

Between Silence and Light:  
Beijing Area Three Art Museum

### Location

A No. 1 Creative Park,  
Chaoyang District, Beijing, China

### Site Area

2300 square metres

### Number of Units

1429

### Principal Architect

Cui Shu and Wu Wei

### Interior Design Firm

CUN Design

### Principal Designer

Liu Xiaoyu and Ma Shijia

### Images

Wang Ting and Wang Jin





PROJECTS



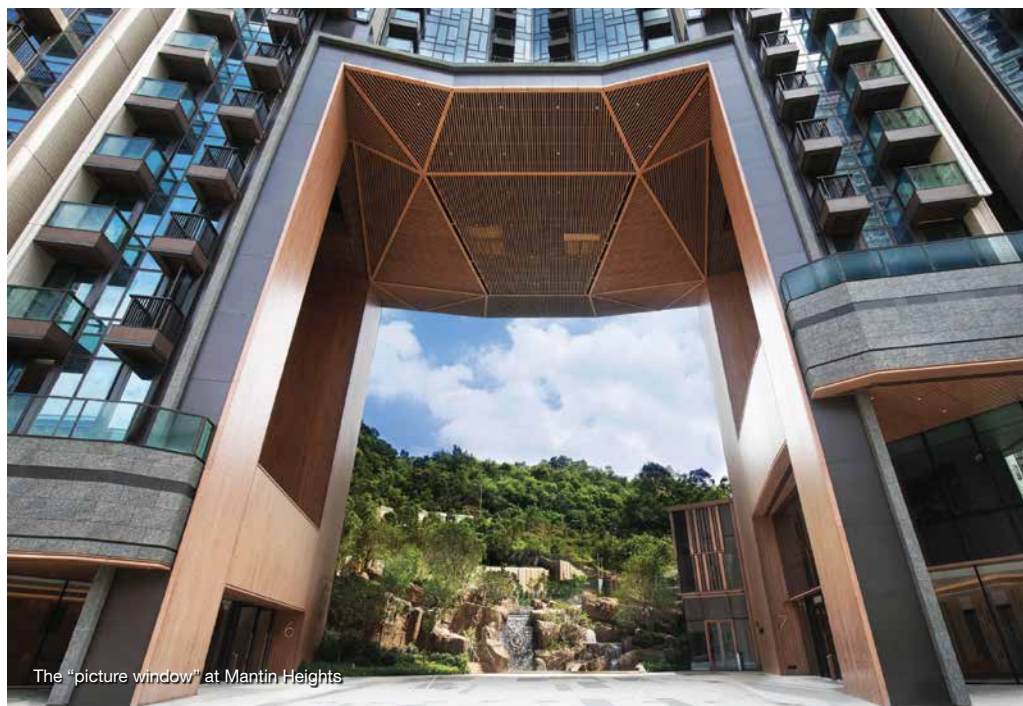
Exterior of Mantin Heights

# MANTIN HEIGHTS





Outdoor swimming pool



The "picture window" at Martin Heights

Martin Heights, a new residential development, approaches design with the ethos of an 'urban oasis', with a goal to offer a holistic solution to the pressing needs of modern lifestyles.

Green space is important here. Over 30% of the site area is landscaped, with over 400 newly planted or retained trees and plants. These consist of over 40 species of trees, all a combination of local native and seasonal species. A hiking trail has been designated, visually linked with the existing hill. Nine residential blocks are placed in a sweeping curvilinear form, respecting the natural terrain and setting. Orientation was designed to best use natural light, ventilation, and aesthetic views. A 'picture window' at the entrance plaza creates a

physical aperture for residents to experience the natural landscape upon entering the site.

The utilities and interior design reflects this attention to nature. The warm timber finish of the 'picture window' is reflected in the use of warm beige, natural wood, bronze and grey throughout the property, muted to allow the exterior to shine. Indoors, the clubhouse restaurant includes a leaf-inspired Barrisol feature, acting as the 'tree-trunk' and anchor point to the rest of the clubhouse. On its roof, a tree-house playground doubles as the starting point of the hiking trail. The naturalistic theme even continues with the clubhouse pool, above which a stream of water cascades like a waterfall. **C**



## PROJECT DATA

### Project Name

Martin Heights

### Location

28 Sheung Shing Street, Ho Man Tin, Kowloon

### Status of Construction

Completed

### Completion Date

November 2017

### Site Area

24,077 square metres

### Gross Floor Area

106,110 square metres

### Number of Units

1429

### Developer

Classic Gold Holdings Ltd.

### Architecture Firm

DLN Architects Ltd.

### Interior Design Firm

The Gettys Group Ltd. and Steve Leung Designers Ltd.

### Civil & Structural Engineer

Siu Yin Wai & Associates Ltd.

### Mechanical & Electrical Engineer

P&T (M&E) Limited

### Quantity Surveyor

Arcadis Hong Kong Limited

### Lighting Consultant

Spectrum Design & Associates (Asia)

### Landscape Architect

Belt Collins International (HK) Ltd.

### Images

Kerry Properties Limited



Showflat of Martin Heights (Flat A, 26/F, Tower 7)



Clubhouse of Martin Heights



Clubhouse of Martin Heights (Flat B, 23/F, Tower 7)

## BCI ASIA AWARDS HONG KONG'S TOP 10 ARCHITECTURE FIRMS AND PROPERTY DEVELOPERS

BCI Asia named Hong Kong's 10 most-active architecture firms and property developers to receive the BCI Asia Top 10 Awards at the annual BCI Asia Awards ceremony held on 1 June 2018 at The Intercontinental Hong Kong.

BCI Asia Awards 2018 – Hong Kong invited the below as Guests of Honour in delivering the keynote speeches at the ceremony – Mr. K S Wong, GBS, JP, Secretary for the Environment, Environment Bureau, HKSAR Government; Ms. Yeung Kwong Yim, Connie, Deputy Director of Housing Authority (Development & Construction), Housing Department, HKSAR Government; Ir. Wai Chi Sing, GBS, JP, Managing Director, Urban Renewal Authority.

The portfolios of these elite architecture firms contain USD 29.95 billion worth of properties scheduled to start construction in Hong Kong this year while the portfolios of these top developers contain USD 6.48 billion.

The winners of 2018 are architecture and property developer firms with the greatest aggregate value of projects under construction during the last full calendar year weighted by the extent of their sustainability efforts. For architecture firm, pre-tender projects were included to recognise early incorporation of Green design efforts.

BCI Asia Top 10 Architects for 2018 were presented to AD+RG Architecture Design and Research Group Ltd, Aedas, Andrew Lee King Fun & Associates Architects Limited, CYS Associates (HK) Ltd, DLN Architects Limited, LWK & Partners (HK) Ltd, P&T Architects and Engineers Ltd., Ronald Lu & Partners, Wong & Ouyang (HK) Ltd., Wong Tung & Partners Limited.

BCI Asia Top 10 Developers for 2018 were awarded to Chinachem Group, Henderson Land Development Company Limited, K. Wah International Holdings Limited, Kerry Properties Limited, Nan Fung Development Limited, New World Development Company Limited, Sino Land Company Limited, Sun Hung Kai Properties Limited, Vanke Property (Hong Kong) Company Limited, Wheelock Properties (Hong Kong) Limited.

Hong Kong's BCI Asia Awards were presented by Greentins Technology Ltd. and supported by 360° Decoro Ltd., Alliance Construction Materials Ltd, Armstrong Flooring, Atelier Engineering Ltd, BASF Hong Kong Ltd., Dow Chemical Pacific Limited, ECO-GREEN Group, Emix (HK) Limited, Formica (Asia) Ltd, Fosroc Hong Kong Ltd, Genesis Development Ltd, Goldwave Steel Structure Engineering Limited, Hilti (HK) Ltd, Honeywell Limited, Kohler Asia Pacific Ltd, Kwan Tai Engineering Ltd., Play Concept Ltd., Schüco Asia Pacific, United Power Engineering & Construction Ltd.

Other than the BCI Asia Top 10 Awards, FuturArc Prize (Green design competition), FuturArc Green Leadership Award and Interior Design Awards will also be announced and bestowed at the ceremonies.

More information on the BCI Asia Top 10 Awards and the 2018 winners can be found at <http://www.bciasiatop10awards.com/>

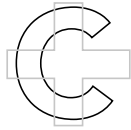


2018 Top 10 Architects



2018 Top 10 Developers





## BCI ASIA TOP 10 ARCHITECTS – HONG KONG 2018



Ed Lam, Executive Director, Aedas

### AEDAS

Aedas is honoured to receive the BCI Asia Top 10 Architects Award 2018. Our 1,400 creative minds will continue to leverage on our global sharing of research, local knowledge to create world-class design solutions with deep social and cultural understanding of the communities we design for.

### LWK & Partners (HK) Ltd

It is LWK's great honour to be recognised as one of the Top 10 Architects in the reputable BCI Asia Awards for the seventh year. The BCI Asia team did an incredible job gathering the best of the real estate industry together, making this annual event both spectacular and inspiring.



Truman Chan, Director, LWK & Partners (HK) Ltd



Joel Chan, Group Director, P&T Architects and Engineers Ltd

### P&T Architects and Engineers Ltd.

We are thrilled to have won Top 10 Architects Award 2018 in Hong Kong, Singapore & Thailand, being recognized by BCI Asia for our highest level of professionalism drives our team to continue to innovate and be the best we can.

### Ronald Lu & Partners

It is a cheerful moment! We are honoured to be recognised by BCI Asia Top Ten Architects Awards - Hong Kong once again for 14 consecutive years since it was established. It is important to us and we will continue to uphold "design better life" – in a way of delivering world-class designs that benefit owners, users, the community and the environment.



Kelvin Ip, Director, Head of Studio, Ronald Lu & Partners

## AD+RG Architecture Design and Research Group Ltd



From left : Dong Chen, Manager, Greentins; S K Ho, Principal & Director, AD+RG Architecture Design and Research Group Ltd.; and Matthias Krups, Chairman, BCI Asia

## Andrew Lee King Fun & Associates Architects Limited



Raymond Zhou, Director, Andrew Lee King Fun & Associates Architects Limited

## CYS Associates (HK) Ltd



James Cheung, Associate Director, CYS Associates (HK) Ltd

## DLN Architects Limited



Carolyn Fong, Director, Head of Sustainable Development, DLN Architects Limited

## Wong & Ouyang (HK) Ltd



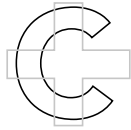
Susan Leung, Director, Wong & Ouyang (HK) Ltd

## Wong Tung & Partners Limited



K C Tam, Executive Director, Wong Tung & Partners Limited





## BCI ASIA TOP 10 DEVELOPERS – HONG KONG 2018



### K. Wah International Holdings Limited

K. Wah is proud to receive the Top 10 Developers Award, an acknowledgement of K. Wah's commitment to excellence and quality; "K. Wah Plus", its customer-centric approach, has also received market recognition.

### Kerry Properties Limited

It is an honour for Kerry Properties to be one of the BCI Asia Top 10 Developers Award (Hong Kong) winners, and this recognises our contribution towards sustainable architecture.



### New World Development Company Limited

New World Development is proud to have been named as a Top Ten Developer 2018 at the Building Construction Industry Asia Awards. Under the group's brand philosophy - The Artisanal Movement - our projects have also won a number of further accolades, including the Interior Design Award and FuturaArc Green Leadership Award (Merit) for MOUNT PAVILIA, and BCI Interior Design Awards for THE PAVILIA HILL and BOHEMIAN HOUSE

### Sun Hung Kai Properties Limited

Sun Hung Kai Properties is pleased to be named a top ten Hong Kong developer for the eighth consecutive year, and will continue to excel through developing high-quality developments that meet the needs of customers now and in the future.



## Chinachem Group



Donald Choi, Executive Director & Chief Executive Officer, Chinachem Group

## Henderson Land Development Company Limited



Richard Chong, Deputy General Manager, Henderson Land Development Company Limited

## Nan Fung Development Limited



Andrew Chan, General Manager – Project Department, Nan Fung Development Limited

## Sino Land Company Limited



Gordon Lee, Executive Director, Sino Land Company Limited

## Vanke Property (Hong Kong) Company Limited



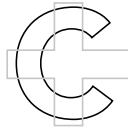
Sandick Pau, Project Director, Vanke Property (Hong Kong) Company Limited

## Wheelock Properties (Hong Kong) Limited



Kevin Leung, Assistant Director and General Manager, Wheelock Properties (Hong Kong) Limited





## INTERIOR DESIGN AWARDS 2018

Interior Design Awards 2018 expanded its scope to include projects that are based in Hong Kong, Indonesia, Malaysia, Philippines, Singapore, Thailand and Vietnam. It was also extended to the following categories: Schools, Hospitality, Food & Beverage, Workplace, Residential, Retail and Exhibition.

Five winning & five merit projects have been awarded from Hong Kong in 2018. An independent panel of jurors sat through a thorough review process and selected a total of 22 winning projects. The award-winning interior design projects from Hong Kong mainly triumph in the retail and residential categories.



### Conran & Partners- KEF Music Gallery

We are very excited about winning the IDA award for the KEF Music Gallery as it showcases not only our collaborative work with an excellent client and a fantastic project, but it also allows us to bring our new HK studio to wider attention due to the recognition the awards have in the region.



### MERIT

- Comodo Interior & Furniture Design Co. Ltd - Bel-Air Residence
- New World Development Company Limited- SKYPARK
- New World Development Company Limited- THE FOREST
- Somethink - The Park Lane Hong Kong, Pullman Hotel
- Studio C8 Co.- GYUHACHI

## FUTURARC GREEN LEADERSHIP AWARD 2018



New World Development Company Limited- MOUNT PAVILIA



Housing Authority- Wah Ha Estate



## SPONSORS



360° Decoro Ltd.



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Dow Chemical Pacific Limited



Emix (HK) Limited



ECO-GREEN Group



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Genesis Development Ltd.





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Fosroc Hong Kong Ltd.



Goldwave Steel Structure Engineering Limited



Greentins Technology Ltd.



Hilti (Hong Kong) Ltd.



Honeywell Limited



Kohler Asia Pacific Ltd.



Kwan Tai Engineering Ltd.



Play Concept Ltd.



United Power Engineering & Construction Ltd.



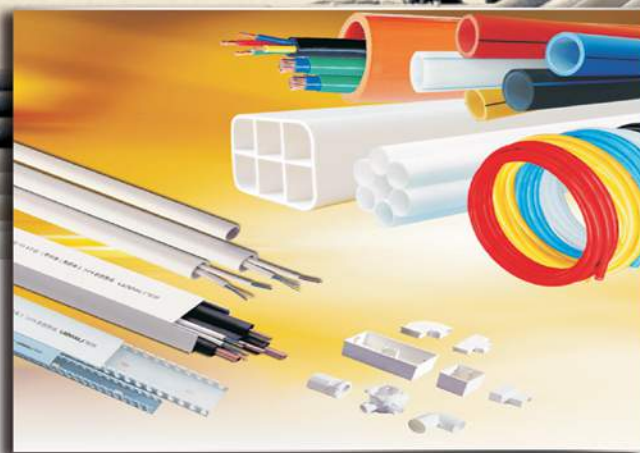
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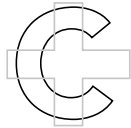
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**Phone :** (852) 5190 4712

**Mobile :** (852) 9631 8272

**Email :** [bmtsuen@gmail.com](mailto:bmtsuen@gmail.com)





## QUALITY BUILDING AWARD 2018

Quality Building Award 2018 (QBA 2018) is jointly organized by nine professional organizations in Hong Kong. The Hong Kong Construction Association, The Hong Kong Institute of Architects, The Hong Kong Institute of Construction Managers, The Hong Kong Institution of Engineers, The Hong Kong Institute of Housing, The Hong Kong Institute of Surveyors, The Hong Kong Quality Assurance Agency, The Hong Kong Chapter of International Facility Management Association and The Real Estate Developers Association of Hong Kong. Presentation ceremony was held on 15 June at Grand Hyatt Hong Kong.

In addition to around 500 industry leaders attending in person, the ceremony was also attended by The Hon Matthew CHEUNG Kin-chung, GBM, GBS, JP,

The Acting Chief Executive of the Hong Kong Special Administrative Region and Mr. WONG Wai Lun, Michael, JP, Secretary for Development of the Government of the Hong Kong Special Administrative Region. QBA 2018 features six main categories with "Grand Award" and "Merit" awards. Of all the winners, a special "Quality Excellence Award" will be awarded to the best overall project. A panel of 13 jurors of diverse professional backgrounds assesses the projects according to strict criteria.

QBA has been jointly organized on a biennial basis. It has become established as the most unbiased, prestigious industry award in building sector. Among the nine co-organizing institutions, QBA 2018 was led by the Hong Kong Institute of Surveyors. QBA 2020 will be led by the Hong Kong Quality Assurance Agency. This year, there were 29 submissions in total. 21 projects are recognised.

BCI Asia Construction Information Ltd was a media partner for the QBA 2018.

## QUALITY EXCELLENCE AWARD WINNER

### HUNG FUK ESTATE

#### Public Rental Housing Development at Hung Shui Kiu Area 13

WINNER



Located in Hung Shui Kiu new development area

Hung Fuk Estate is a forerunner housing development providing 4,905 good quality public rental flats offering affordable homes for 12,900 people in the Hung Shui Kiu new development area. The development strives for innovation, harmonizes with the rural environment and provides residents and their neighborhoods will all the conveniences of modern community living, comprehensive range of retail, transport, welfare and recreational facilities.

One important facility was a well-equipped public transport interchange (PTI). The innovative cover over the PTI successfully mitigates noise nuisance from buses without the need for mechanical ventilation system or sprinkler system. The cover also acts as an efficient sunshade that brings breeze in good weather, and keeps off some rain in wet weather.



## HONG KONG RESIDENTIAL (SINGLE BUILDING)

### GRAND AWARD



Nature extends to the shopping mall, openable glass windows, a skylight and more semi-outdoor interfaces

### SKYPARK

SKYPARK is a mixed-use development standing on 17 Nelson Street, at the heart of Mongkok, offering a total of 439 residential units, most of which are studio and one-room apartments. Jointly developed by New World Development Co. Ltd. and Urban Renewal Authority, it consists of a 21-storey residential tower, with a 4-storey podium and a basement car park.

Environmentally friendly features are incorporated into the clubhouse, main roof garden and upper roof, including a solar water heating system, rainwater recycling system, solar PV outdoor lightings, wind turbines, heat recovery system and demand control ventilation system.

### AREZZO

This project calls for a sustainable high-end residential building at mid-level west. The building is 48-storey high providing 123 typical units and 4 simplex units on top three floors.

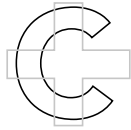
This project not only achieved the HK BEAM Plus Platinum Rating and is also the highest scoring residential development certified to date.

### MERIT



An ample open space provided on ground floor abutting Seymour Road





## HONG KONG RESIDENTIAL (MULTIPLE BUILDINGS)

### HUNG FUK ESTATE

Public Rental Housing Development at Hung Shui Kiu Area 13

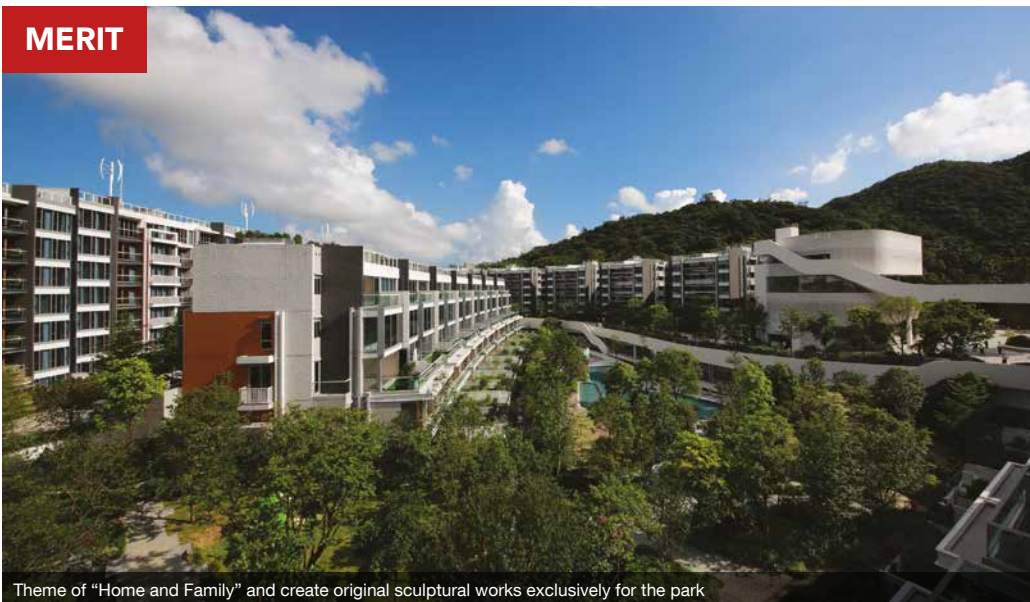
GRAND AWARD



Hung Fuk Estate, Public Rental Housing Development at Hung Shui Kiu Area 13 was also the winning project of Quality Excellence Award

### MOUNT PAVILIA

MERIT



Theme of "Home and Family" and create original sculptural works exclusively for the park

MOUNT PAVILIA is situated in Clearwater Bay, often referred to as the back garden of Hong Kong. It offers residents an artisanal living environment filled with idyllic green spaces. It adopts a series of sustainable facilities, including solar streetlights and wind power plants located on residential rooftops to provide renewable energy for common areas.



## THE AVENUE



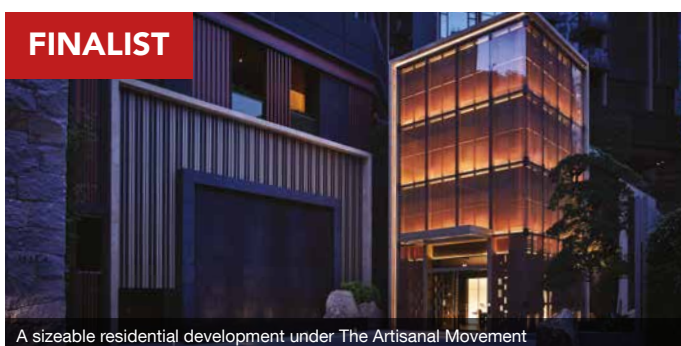
The Lee Tung Street re-development project, THE AVENUE, is located in a strategic urban area in Wanchai, Hong Kong. The public open space and shopping arcade with “boulevard-verandah” design concept enhance and collaborate the missing link for urban / social / cultural and heritage connections and complete the pedestrian linkage from Kennedy Road to Wanchai waterfront.

## THE TANNER HILL

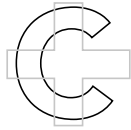


The Tanner Hill adopts the concept of “Ageing-in-Place” to deliver a sustainable lifestyle for the increasing needs of ageing population in Hong Kong. It enables senior to have lifetime residency in independent-living residential units with provisions of holistic care, and enjoy an active, positive, joyous and carefree lifestyle.

## THE PAVILIA HILL







## HONG KONG NON-RESIDENTIAL (NEW BUILDING - GOVERNMENT, INSTITUTION OR COMMUNITY)

### FIRE AND AMBULANCE SERVICES ACADEMY

#### GRAND AWARD



Distinctive identities of blocks are enhanced by dynamic application of metal

The Fire and Ambulance Services Academy is constructed in response to insufficient space and facilities in the existing Fire Services Department training schools. Driven by programmatic needs, the academy comprises of 23 buildings divided in 2 zones within the site. A vibrant environment is established by a major pedestrian zone and strengthened connections between surrounding open spaces.

The "Green Promenade" joins from East to West a sequence of significant key plazas – Entry Plaza, Central Green Plaza and the Physical Training Plaza. Strong hierarchy among architectural elements is formed by Education Centre and Office Block with iconic designs, enclosing the Entry Plaza and Spectator Stand.

### CARITAS INSTITUTE OF HIGHER EDUCATION

#### MERIT



A neighbourhood-friendly campus that provides state-of-art facilities

The new campus for Caritas Institute of Higher Education is located in Tseung Kwan O comprises multimedia lecture theatres, classrooms, tutorial rooms, laboratories, offices, library, chapel, fitness room, café and roof gardens serving over 3000 students.

## KAI TAK PRIMARY SCHOOLS (S.K.H. Holy Cross Primary School & PLK Stanley HO Sau Nan Primary School)

**MERIT**



Moved in from their old campuses in Choi Hung and San Po Kong

The Kai Tak Primary Schools project was completed in 2015 to provide primary school campuses for the new Kai Tak community. The scope of the project was to provide two 30-classroom primary school campuses.

## TSING YI SOUTHWEST LEISURE BUILDING

**MERIT**



A geometrically folding roof of covered walkway connecting to the existing footbridge to Cheung Hong Estate

Sports Centre in Area 4 is located on the hillside in Tsing Yi surrounded by vegetation from northeast to southwest and abutting on Chung Mei Road in the south. The sports centre houses an eight hundreds seat multi- purpose arena, an indoor heated swimming pool, a dance room, a multi- purpose activity room, a children's play room a height indoor climbing wall and ancillary facilities.

## REDEVELOPMENT OF TAI LAM CENTRE FOR WOMEN

**MERIT**



Multi-Purpose Function Block, Remand Block, Complex Block and Transformer Block

Tai Lam Centre for Woman was constructed in 2 phases with 7 sections and involved the demolition of existing temporary buildings and prison blocks within the compound, construction of 4 new blocks, construction of a new transformer room, altering existing retained facilities to enable temporary provisions for decanting, and the construction and reinstatement of temporary decanting and site access facilities.

## QUEEN ELIZABETH HOSPITAL AMBULATORY CARE CENTRE EXTENSION

**FINALIST**

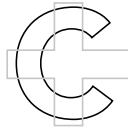


## REPROVISIONING OF YAU MA TEI POLICE STATION

**FINALIST**



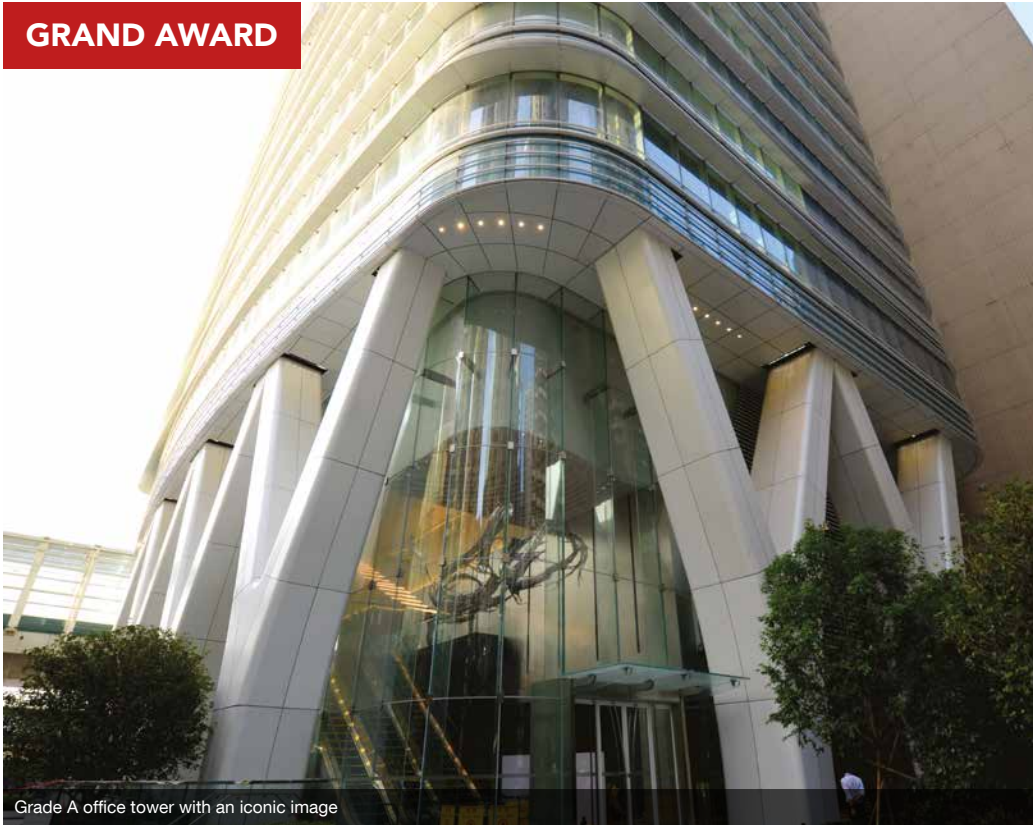




## HONG KONG NON-RESIDENTIAL (NEW BUILDING - NON-GOVERNMENT, INSTITUTION OR COMMUNITY)

### 18 KING WAH ROAD

GRAND AWARD



Grade A office tower with an iconic image

18 King Wah Road is a revolutionary, intelligent commercial building, featuring a sophisticated aerodynamic design, a custom integrated building management system, and a host of advanced, green technologies. The project aimed to create a Grade A office tower, with an iconic image, whilst minimising impact on airflows in the neighbourhood and ensuring pedestrian access to a future waterfront promenade and park.

The building has an aerodynamic design with rounded corners and wide spacing to one side, in order to enable airflows to the nearby built up area. With its trees and shrubberies, the site has a high green ratio, and the 10-metres wide passage to the future waterfront park is open 24 hours per day. Innovative features include a unique, solar responsive façade to combat unfavourable afternoon light and maximise harbour views, and striking "Y" columns.

### H QUEEN'S

MERIT



Situated at the intersection of the historical Pottinger Street

H Queen's by Henderson Land is a game changer for Hong Kong's art and lifestyle scene and offers a variety of spaces to accommodate commercial usage. This unique development brings together a diverse showcase for artistic, dining and retail ventures that will be the new destination of contemporary experience in the very heart of Central.



## HONG KONG BUILDING (RENOVATION / REVITALIZATION)

### WAH HA ESTATE

**GRAND AWARD**



A derelict Grade II Historic Building located within an industrial area

Wah Ha Estate is converted from the historical Chai Wan Factory Estate (CWFE), which was originally constructed in 1959 and granted Grade II Historic Building status by Antiquities Advisory Board. It is the last H-shaped factory building remained in Hong Kong with close proximity to Mass Transit Railway station and surrounding industrial buildings. The Government announced the conversion in 2012 with an aim to increase and expedite the short-term public housing supply. The project underwent an extremely fast track programme completing in 2016 providing 187 flats to about 600 public tenants who are on waiting list.

### BLUE HOUSE CLUSTER

**MERIT**



Classic architectural features restored

Composed of Blue, Yellow and Orange House, the Blue House Cluster is the government's first revitalization project adopting the "Retain House and Tenant" approach in Hong Kong. This unique landmark witnesses the urbanization of the city. Amongst the three, Blue and Yellow House are accorded Grade 1 and 3 Historic Building respectively.

### REDEVELOPMENT OF ST. PAUL'S CO-EDUCATIONAL COLLEGE (PHASE 2)

**MERIT**



Lift tower had upgraded such as barrier free access

In 2009, the existing premises of St. Paul's Co-educational College, with the oldest structure built in 1927, was in dire need of refurbishment. Sub-standard facilities such as classrooms, special rooms, playground and library all needed upgrades. Apart from rehabilitation and refurbishment of the existing school campus, the Phase 2 alterations and additions works also involved conservation and adaptive re-use of the Grade 2 historic building and reconstruction of new green roof above it.

### KC100

**FINALIST**



Located in the hub of Kwai Chung industrial district



## BUILDING OUTSIDE HONG KONG

### FU RONG NO. 45 MIDDLE SCHOOL, HEFEI, CHINA

#### MERIT



The central spine acts as a transitional space between private and public programs.

This project is to pursue the idea of integrating mixed-use concept into Fu Rong No. 45 Middle School so that it is not only a purposely-built learning space for students, but also opened to public events and cited as the living space for the neighborhood.

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Made in Italy






ISG delivered high-specification fit out for the top-tier restaurant, Arbor

# ARBOR

A new fine dining destination in Central, Hong Kong has been designed with European influences and carefully sourced materials. Innovative French cuisine executed with seasonal ingredients imported from Japan under the leadership of Finnish Chef Eric Rätty is served in a space as eclectic as its menu.

The project was given a strict construction period of only sixteen weeks – in which Yabu Pushelberg, Canadian design firm, had to cooperate internationally with the local contractor, ISG. Materials either had to be matched with ones locally available or imported with enough lead time for delivery.

Technical design elements were especially crucial. The kitchen was fully designed and installed with a cocktail station, hot water heaters, ovens, chillers, and other pieces of equipment. The pièce-de-résistance was a custom-made wine cellar, with enough room to display over 1700 exclusive wine bottles. The cellar was designed to preserve the wine at optimum climate conditions.

Yet the design concept itself is warm, as well as stylish – Yabu Pushelberg's concept here is the evocation of a classic French home environment within a contemporary setting. 



ISG aided in creating the new signature restaurant in Central



The project finished with premium quality led to high customer satisfaction



ISG constructed an elegantly crafted bar

## PROJECT DATA

### Project Name

Arbor

### Location

25<sup>th</sup> Floor, H Queen's, 80 Queen's Road, Central, Hong Kong

### Status of Construction

Completed

### Completion Date

26th March 2018

### Site Area

242 square metres

### Client

Gourmet Dining Group Ltd.

### Interior Designer

Yabu Pushelberg

### Main Contractor

ISG Asia (Hong Kong) Ltd.

### Images

ISG Asia (Hong Kong) Ltd.





Main facade of office, exposing the mechanical parts of the shutters and allowing maximum sunlight

# ONE BITE HEADQUARTERS HONG KONG

Designed for their own firm, One Bite have created a functional but flexible studio space for future expansion. The need for ample storage space for drawings, documents, and samples was weighted against constant project meetings and community events, as well as the residence of two cats. The solution was a pop-up concept of metal scaffolding, shelves, and flexible panels as a bare framework for the studio. Preventing wastage was a key part of the design process – scaffolding from previous projects was reused for the backbone of construction. It allows flexibility for current use and future modification as well as ease of dismantlement – one part of the

scaffolding is used as a 'catwalk' for the four-legged residents of the studio.

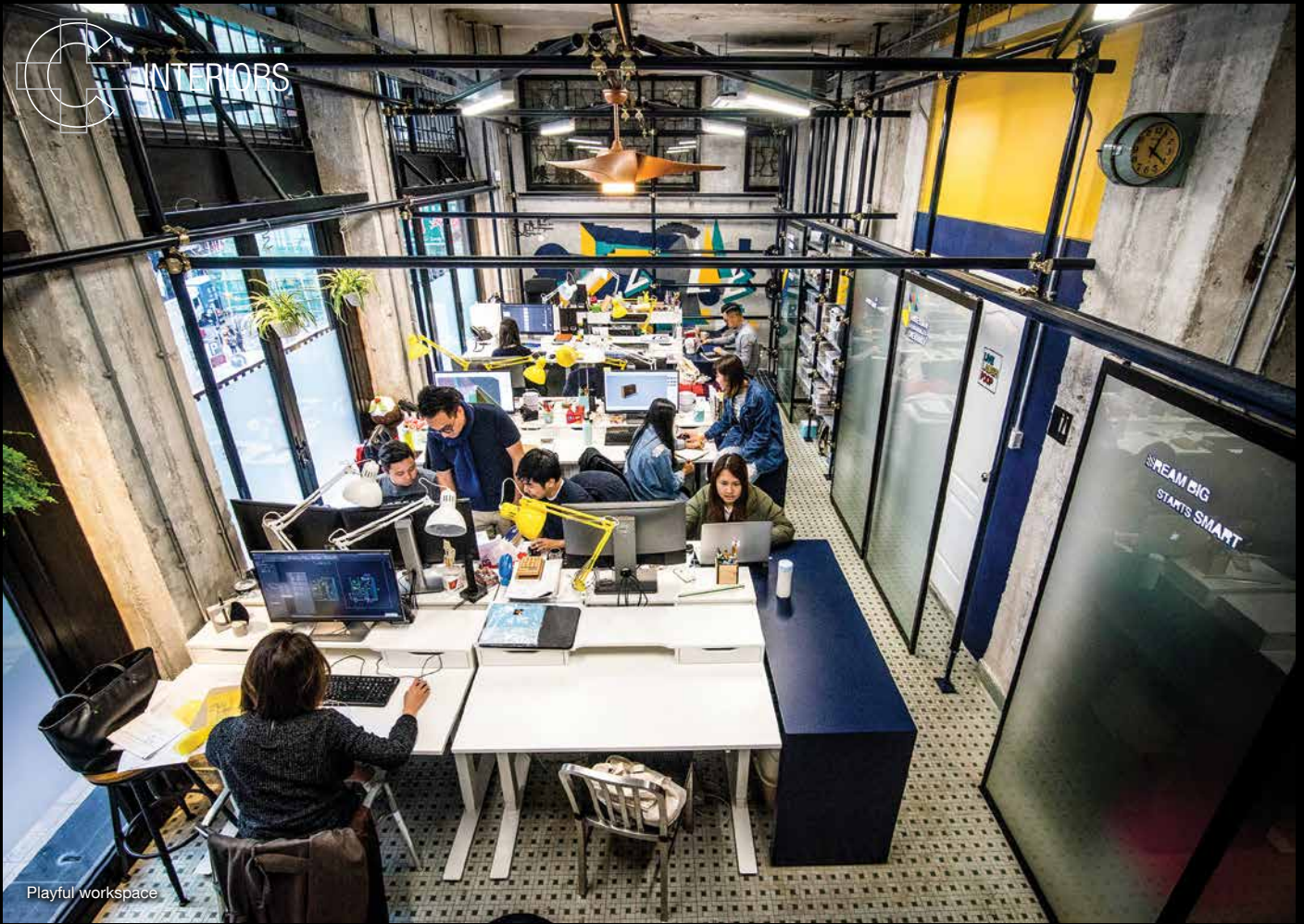
The pop-up concept also worked for the firm's goal of preserving as much of the original interiors as possible, as the site was formerly an old traditional timber shop. While some features were too old or broken to keep, some original floorings, wall finishes, exterior wall tiles, and window frames and shutters were able to be restored. For defective areas, colourful elements such as motives and graphics like a rustic concrete wall decorated by a renowned local graffiti artist helped create a vibrant, playful juxtaposition between old and new.

Furnishings were also recycled or upcycled – like old cable drums, now used as discussion tables.

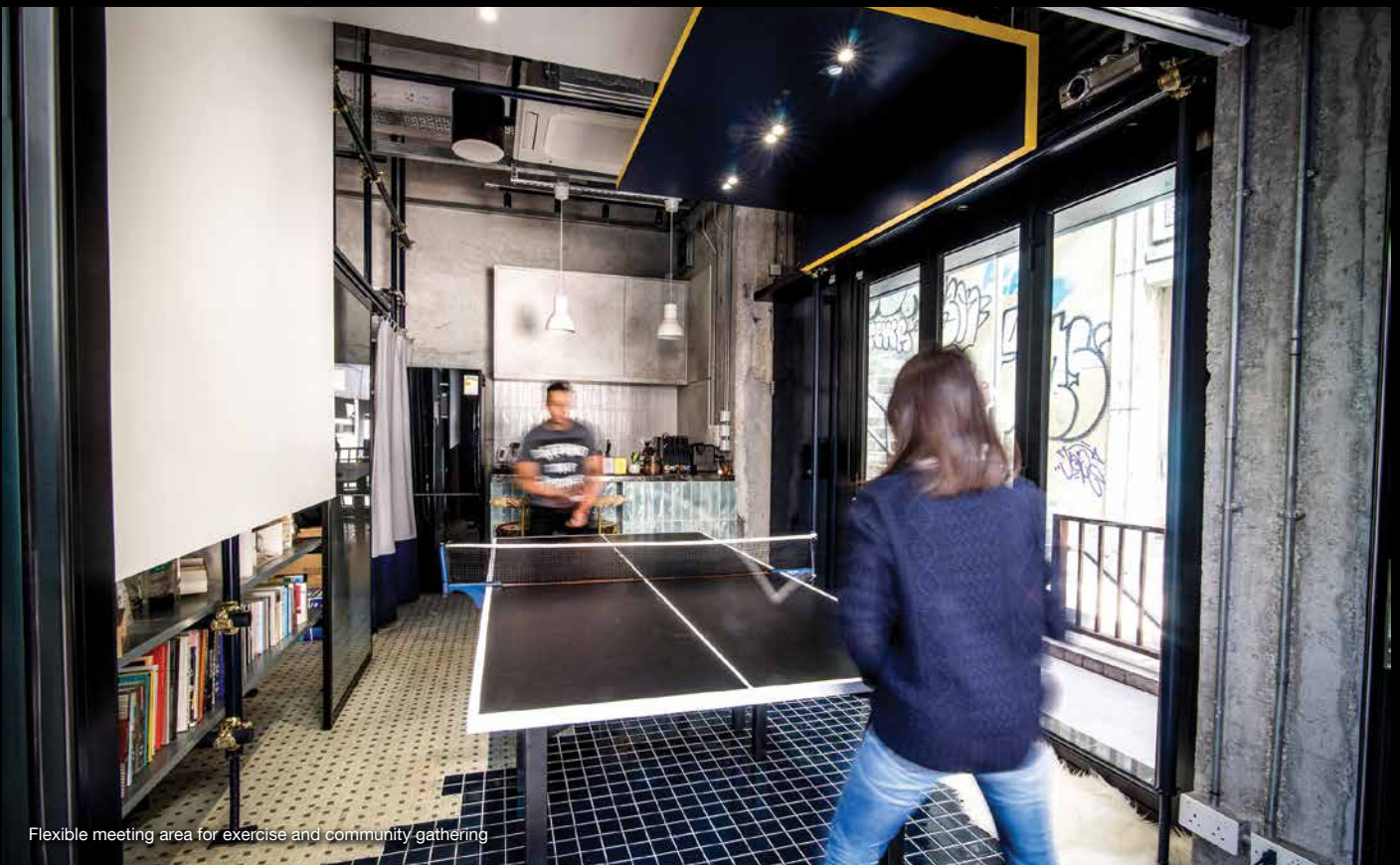
The innovative and playful twists brought into the design, combining elements of locality and sustainability has become a point of gatherings for designers and design students, as well as a local landmark. Its proximity to Upper Lascar Row, known as 'Antique Street' by locals, means that both members of the community and tourists come to learn about the narrative of the neighbourhood and its importance as a symbol of classic old Hong Kong – and perhaps also to play with the cats. 







Playful workspace

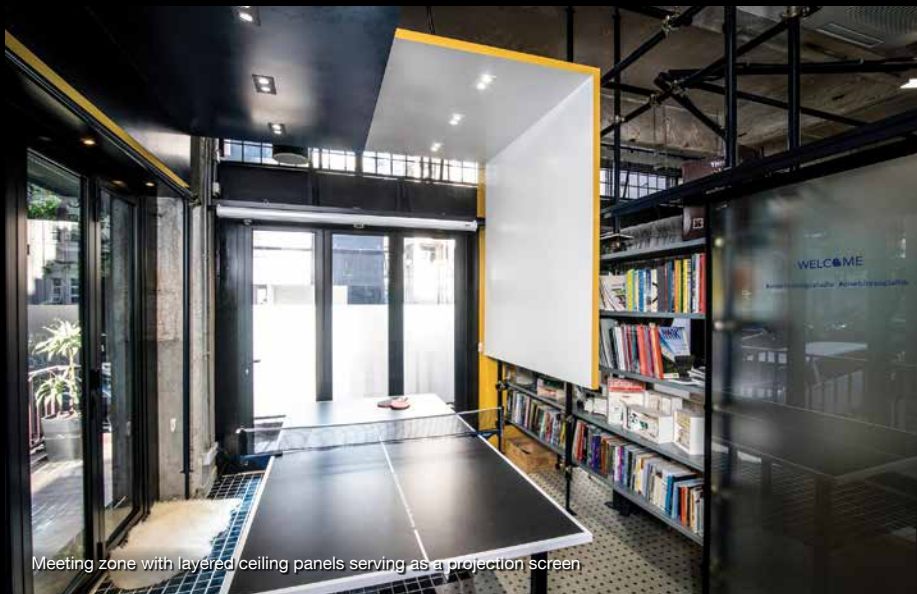


Flexible meeting area for exercise and community gathering





The preserved old window frame from the former timber furniture shop



Meeting zone with layered ceiling panels serving as a projection screen



The contrast of new and old floor tiles

## PROJECT DATA

### Project Name

One Bite Headquarters Hong Kong

### Location

50-54 Lok Ku Road, Sheung Wan, Hong Kong

### Completion Date

January 2018

### Gross Floor Area

1000 square metres

### Number of Rooms

1

### Client

One Bite Design Studio Ltd.

### Interior Design Firm

One Bite Design Studio Ltd.

### Principal Designer

Alan Cheung, Sarah Mui

### Images

Tai Ngai Lung






# SIGNATURE HILLS VILLA

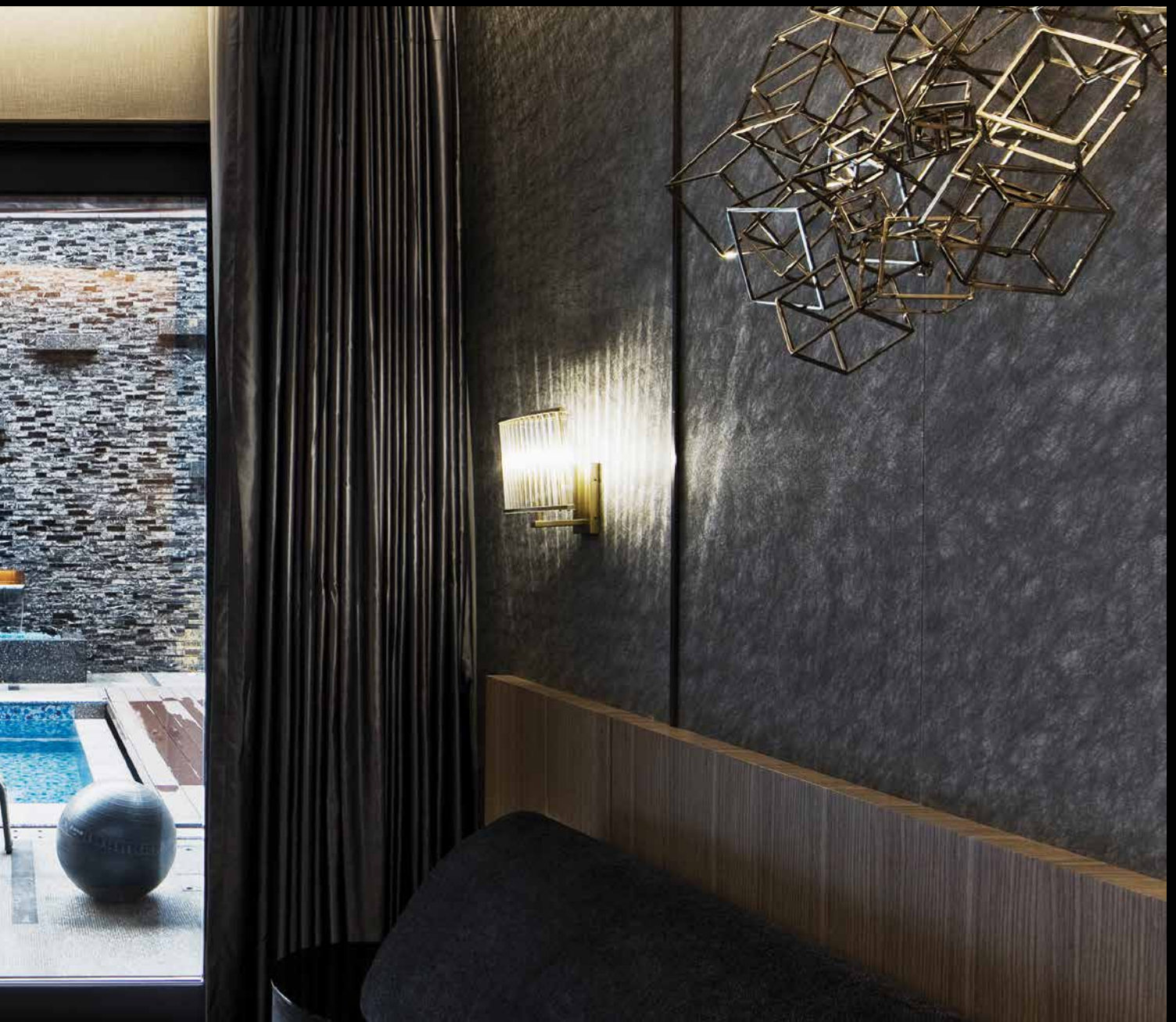
Located in Shenzhen, China, the design concept of this private villa promotes harmony between interior and exterior spaces through the blurring of the natural environment.

From the basement area, where a gym and yoga area is located as well as a wine cellar and outdoor swimming pool, to the living and dining areas of the ground floor, and the top floor master and guest bedrooms, visual connections and natural light penetrations are emphasised. The blurring of spatial boundaries is encouraged

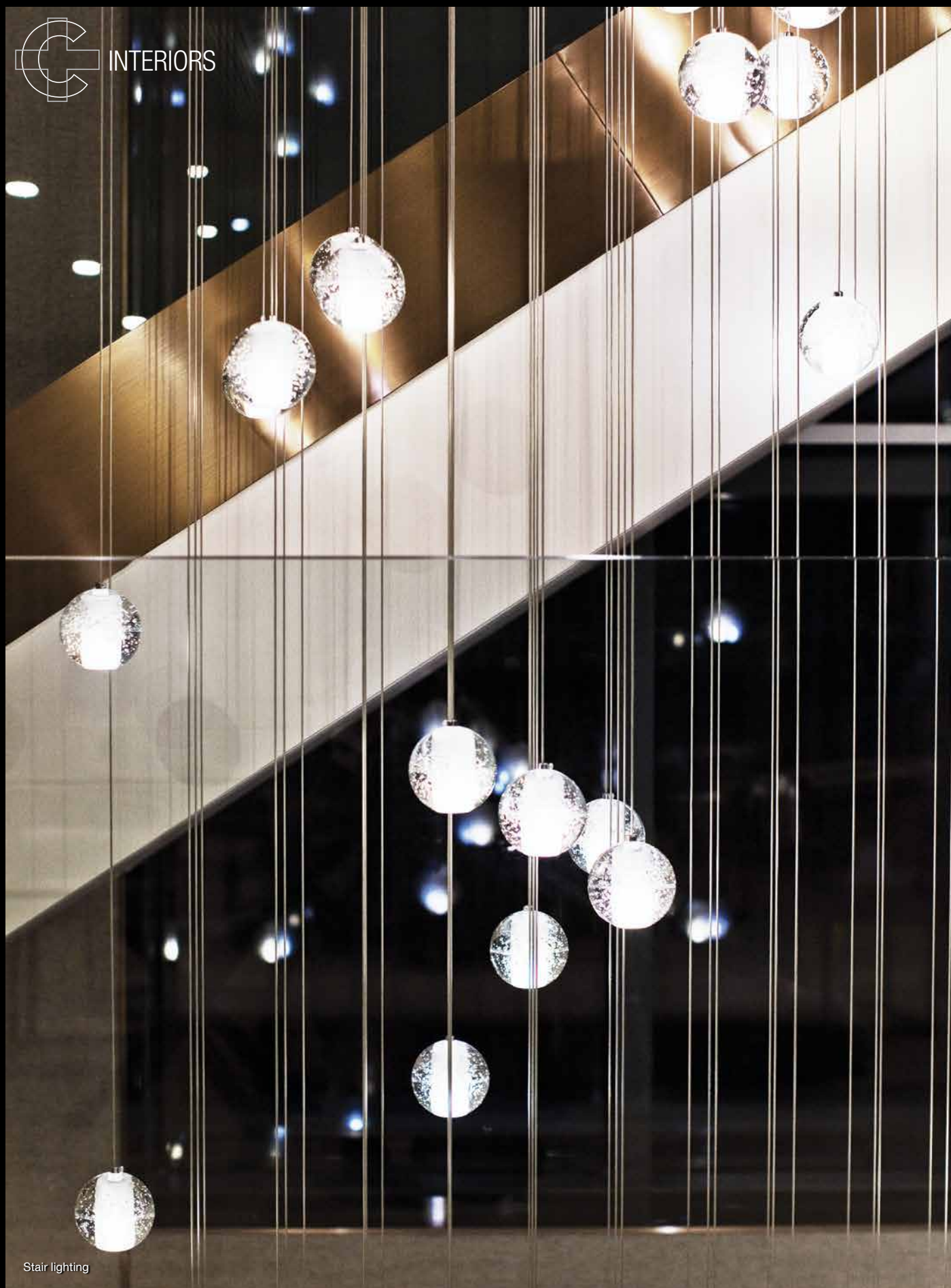
throughout the three storeys to maximise the illusion of height and space.

The designers have used minimal materials and a muted colour scheme here to create a sense of simple luxury. Neutral tones have been applied to exterior and interior walls, for example, in grey wall coverings. Key materials such as grey marble and beechwood encourage a sense of understated aesthetics. Upholstered pastel furniture has been sourced to complement this design, while pendant light fittings were custom-made to match. 









Stair lighting



Outside swimming pool area

## PROJECT DATA

### Project Name

Signature Hills Villa

### Location

Shenzhen, China

### Completion Date

June 2018

### Gross Floor Area

1000 square metres

### Number of Rooms

28

### Interior Design Firm

PANORAMA

### Design Architect

Horace Pan

### Principal Designer

Horace Pan, Chavi Cheng, Rachel Wong

### Images

Ng Siu Fung



Master Bedroom



Washroom





7/F chandelier and vibrant door as accents





# LWK HONG KONG STUDIO

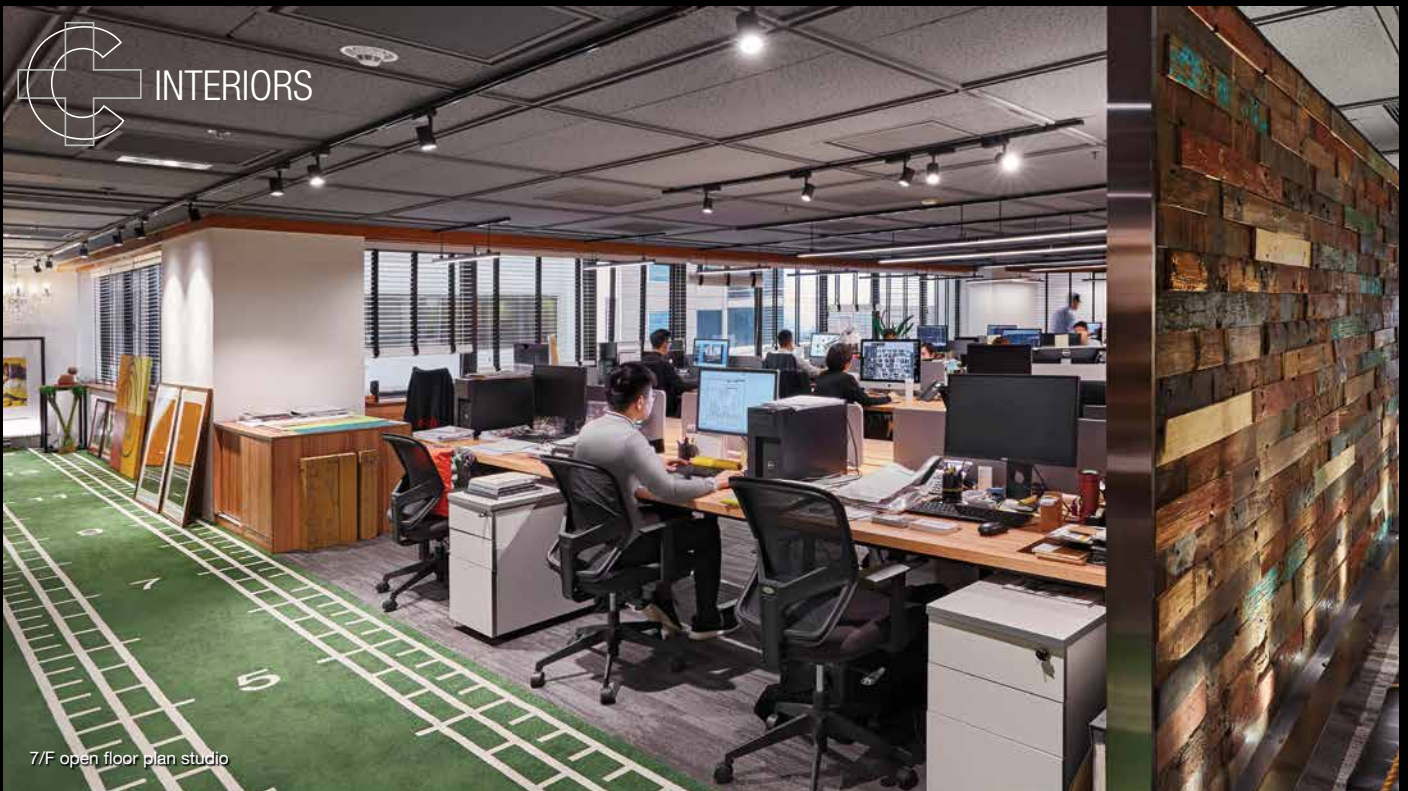
As their own clients in the creation of an office and design studio over two floors, LWK's brief included needs to showcase their own interior design capabilities, as well as to create a better work-life balance for their employees. Hosting different elements – client meetings as well as in-house landscape, planning, urban and commercial, and interior design teams – meant the space had to be formal as well as creative.

The solution to this was dividing the studio into three sections on the larger first floor on an L-shaped floor plan. The west end was framed as a design studio for the teams, the east the Director's office, while the central part was designed as an entrance lounge for guests and visitors, as well as office activities. The floor also includes a 'chatterbox aisle' for employee relaxation and conversation or work discussion outside the studio. A 'green wall' contributes to a healthier working environment.





INTERIORS



7/F open floor plan studio



7/F waiting area with bespoke swing chairs and art installations

The second floor, as a studio for the interior design team in particular, was where the designers unleashed their creativity, creating a 'Wonderland' for their own needs. A combination of textures, finishes, and lighting designs, it includes a backdrop of wood sourced from antique boats as well as a glittering chandelier. An energetic running-track carpet boosts employees and gives a quirky

touch to the space. Relatively low headroom and lack of space meant clever strategies such as the distractions of pendant lights on the ceiling and swing chairs, as well as an open floor plan intersected by glass-walled meeting rooms and a material library. A vivid blue teal door finishes a fun, unique space — an interesting study into what interior designers do with their own studios. **C**





7/F handcrafted running-track carpet

## PROJECT DATA

### Project Name

LWK Hong Kong Studio

### Location

Tsim Sha Tsui, Hong Kong

### Completion Date

November 2017

### Gross Floor Area

1516

### Client

LWK & Partners (HK) Ltd.

### Interior Design Firm

LWK & Partners (HK) Ltd.

### Principal Designer

Yanie Low

### Images

LWK & Partners (HK) Ltd.



6/F studio entrance lounge





The facade at east entrance



# #24 CATHAY RESTAURANT

Located in the historical Guochang Park in Nanjing, China, #24 Cathay Restaurant occupies a site with over 130 years of industrial history. Yet its designer Jaco Pan has approached his brief with cool modern simplicity, melding the new with the old. The main entrance on the east side consists of a timber door on glass, allowing passers-by a glance of the chic lobby and letting natural light into the dining area, but maintaining a sense of privacy for diners.

Elegance and simplicity reign supreme on the inside too. Pan uses materials rather than endless ornamentation to speak of themselves — cool, dark stone, white paint and light, warm woods are used throughout. The old industrial building was divided into three storeys; the ground floor as a public dining area and semi-open kitchen, the first as private dining rooms, a teahouse, and library, and the second as offices, workplaces, and more private dining rooms.





Corridor on 2<sup>nd</sup> floor




Hallway at west entrance-upstair and downstair



Hallway at east entrance

The entrance lobby is sunken into the ground, giving visitors a sense of a calm oasis of open space across the common dining area and semi-open kitchen. A dark grille on the kitchen's glass façade means it is only partially visible. On the other side of the dining area, a rice-paper screen

softens light and shadow. Perforated black metallic tubes on the interior and exterior walls contain light sources; after nightfall dim light oozes out, imitating fireflies in a bamboo forest in the summer night – bringing the calmness nature into a bustling metropolis in a streamlined, modern way. 



The library

## PROJECT DATA

**Project Name**  
#24 Cathay Restaurant

**Location**  
Nanjing, China

**Completion Date**  
March 2018

**Gross Floor Area**  
1700 square metres

**Interior Design Firm**  
Minggu Design

**Principal Designer**  
Jaco Pan

**Images**  
Kuo-Min Lee



Dining unit on 1<sup>st</sup> floor



Workplace for chefs



# LOUVRE SOFITEL HOTEL IN FOSHAN

The new Louvre Sofitel Hotel in Foshan is the tallest building in the city. With a height of 239 metres, it has become a landmark. A hotel combined with an international exhibition hall for furniture, it includes French, traditional Chinese, modern and postmodern styles.

Putting the 'Louvre' in its name, the hotel's three-floored banquet hall takes inspiration from the Palace of Versailles in France through rococo design. Through its windows the western-style outdoor garden including a three-storey vertical green wall recalls the might and power of the Bourbon Dynasty at its height in a new way. For more informal meals, an all-day restaurant





Banquet Hall

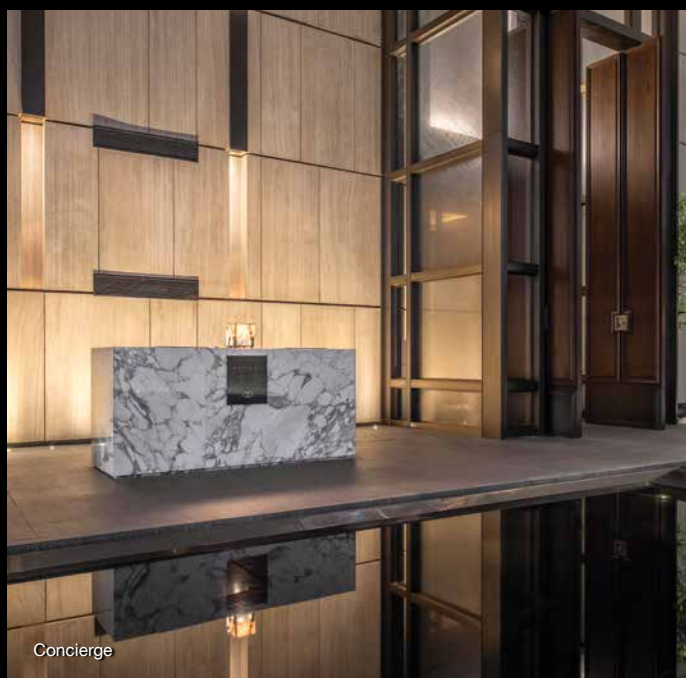




## INTERIORS



Lobby



Concierge

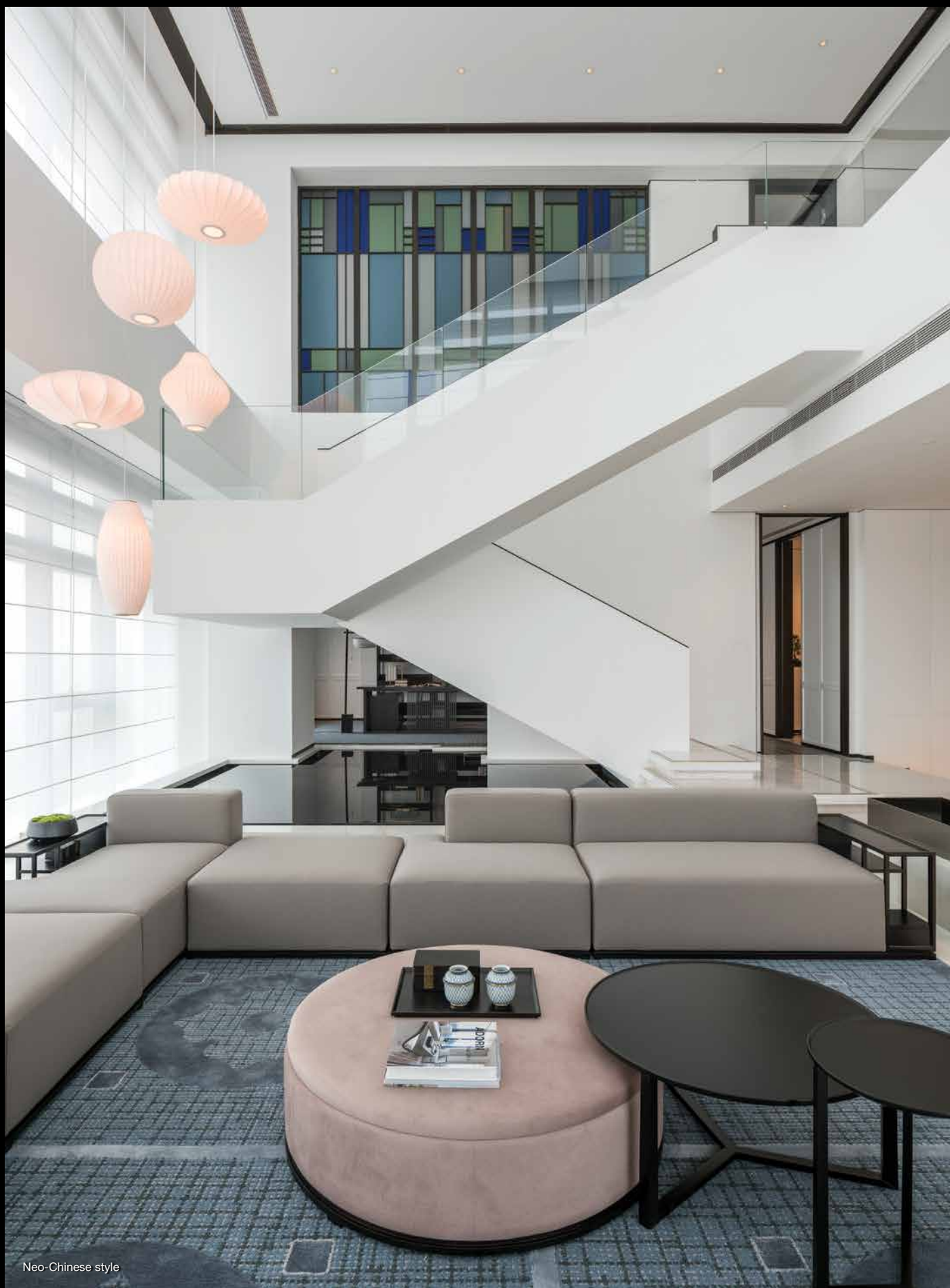


Post-modern

reflects a more casual French look — that of the coffee shops that line the Left Bank in Paris. One of the four types of hotel room available is that of the French style. White, gold, and natural woods are the main hues used, and luxurious gilt-edged furniture allows hotel residents to recall the noble court of Louis XVI.

The other types include classic Chinese-style rooms, detailed in black-and-white Lingnan characteristics. Beds in these rooms have backing-cloths of local artisanal gambiered

gauze, while other soft furnishings mimic designs of Lingnan folk handicrafts. Modern and post-modern type rooms are designed more simply, through simple lines and blocks, and subdued black, blue, and grey hues. Even here, however, the way the furnishings are laid out reflect characteristic Lingnan dwellings, while the furnishings themselves include modern European design elements. The lines between regional Lingnan culture and European culture are explored further in the hotel's executive lounge, Italian restaurant, and American-style bar. 



Neo-Chinese style





## INTERIORS

## PROJECT DATA

### Project Name

Louvre Sofitel Hotel in Foshan

### Location

Foshan, Guangdong Province, China

### Completion Date

July 2017

### Gross Floor Area

60,000 square metres

### Interior Design Firm

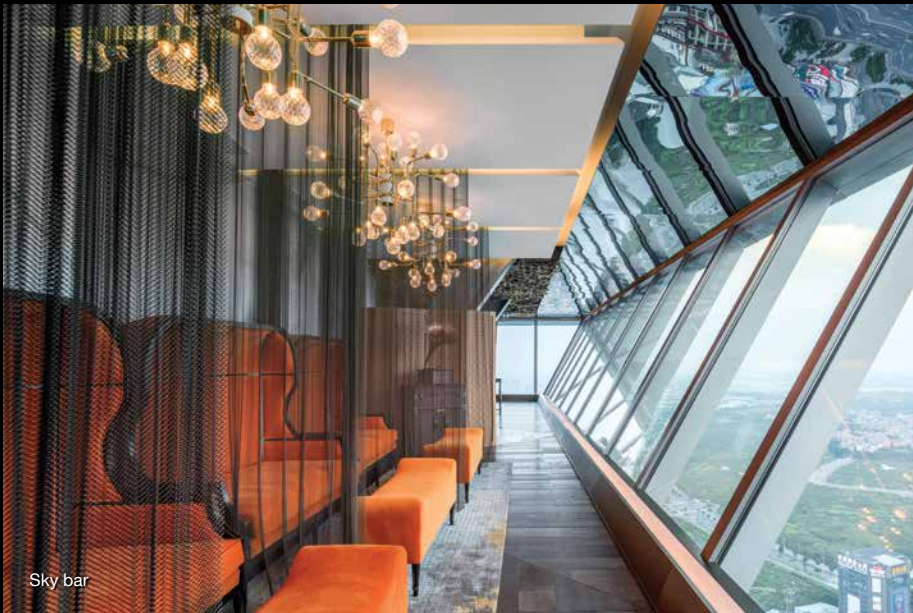
Cheng Chung Design (HK)

### Images

Cheng Chung Design (HK)



Kwee Zee French restaurant



Sky bar



So Spa

# PROJECT WATCHLIST

## QUEEN'S HILL COMMUNITY HILL



## MUNSANG COLLEGE



PROJECT TITLE	PROJECT TYPE	LOCATION	CONSTRUCTION START	PROJECT VALUE (HKD 'MILLION)
TRUNK SEWERS (maintenance & new)	Civil (Infrastructure, Township, Utilities, Transport)	Tuen Mun District, New Territories	October 2018	806
SHA TAU KOK SEWAGE TREATMENT WORKS, PHASE 1	Civil (Infrastructure, Township, Utilities, Transport)	North District, New Territories	October 2018	2,040
HOUSES (29) - new - 1 to 3 storey   APARTMENTS 9 buildings - new - 13 storey	Residential	Yuen Long District, New Territories	Q4 2018	1,560
RANK & FILE QUARTERS FOR FIRE SERVICES DEPARTMENT	Residential	Sai Kung District, New Territories	September 2018	1,630
QUEEN'S HILL SITE 1 PHASE 4 COMMUNITY CENTRE (20170346)	Community/Legal/Health/Recreation	North District, New Territories	August 2018	536
KWONG WAH HOSPITAL (HAHO(S)/T/17-S031)	Community/Legal/Health/Recreation	Yau Tsim Mong District, Kowloon	Q4 2018	10,050
SCHOOL (30 classrooms) new - 5 storey	Education	Sham Shui Po District, Kowloon	August 2018	358
MUNSANG COLLEGE (MSC)	Education	Kowloon City District, Kowloon	October 2018	155
OFFICE - new - 15 storey	Office/Exhibition	Yuen Long District, New Territories	Q3 2018	1,600
GOVERNMENT DATA CENTRE (SS G504)	Office/Exhibition	Sham Shui Po District, Kowloon	Q3 2018	2,250
THE HARI HONG KONG	Retail/Hotel	Wan Chai District, Hong Kong Island	August 2018	405



# COMING SOON: An All-New Edition of Architecture@18!

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The Olympic Vanke Centre re-interprets podium-tower typology, seeking to create an innovative working hub that promotes interactions, active engagement and sustainability.

# OLYMPIC VANKE CENTRE





The design for the Olympic Vanke Centre re-interprets typical podium-tower typology, which has a tendency to internalize and systematize human activities in containment. In response to the hostility of 'tabula rasa' urban planning, it seeks instead to create an innovative working hub that promotes interactions, active engagement, and sustainability.

The design for the centre consists of two towers, the design for the taller Tower A houses corporate tenants, while Tower B features co-working-style floor configuration – cubical workstations with generous common areas, aimed towards smaller start-ups. The two towers are bridged with three storeys of amenities, including a gym, cafeteria and entertainment spaces. This blurs the work/life





IN DESIGN




The lifted podium rotates and shears horizontally to open up cascading outdoor terraces.

distinction for a smarter lifestyle, also serving as a bridging leisure space between the two office towers, promoting symbiosis between different users of the building.

Conscious of its interior and exterior environment, the two towers employ contrasted systems of passive sun-shading to limit direct insolation and reduce interior heat gain. In the curtain wall enclosing Tower A, an external super-grid regulates the oblique glaring nuisance to the traffic at a nearby road junction. The window wall enclosing Tower B reflects mellow light through horizontally slicing timber planes, exuding a natural, relaxed quality for the residents of the building.

The convergence of the two towers at the lifted podium is highlighted by continuous deep-setting spandrel fins, which creates sharp shadows dramatized by the changing sun angle relative to the spiralling building form. Pivoted around a landscaped void at the very heart

of the site, the lifted podium itself rotates and shears horizontally to open up cascading outdoor terraces. Any sense of massing is chipped off by this 'unscrewing', enhancing further the sense of relaxed openness. Continuity of outdoor space allows free movement of air and visual connection, encouraging human activities to spill out, expand and appropriate the space.

On the ground, major pedestrian access routes from both adjacent metro exits and neighbouring developments are identified, while vehicular access to the site is grouped at the rear side. A safer pedestrian environment translates to higher walkability, furthering the building's openness. The orientation of the two towers opens up view corridors relative to each other and the neighbouring development, while the plant-lined pedestrian zone compresses to funnel the walk flow into the central courtyard. A locally-sourced ginkgo tree here gives a touch of homeliness to this high-tech skyscraper. 





## PROJECT DATA

### Project Name

Olympic Vanke Centre

### Location

Hangzhou, China

### Expected Completion

2021

### Site Area

13,969 square metres

### Gross Floor Area

95,521 square metres

### Building Height

23 (Tower A) and 21 storeys (Tower B), additional 3 storeys of underground car parking

### Architecture Firm

LWK & Partners (HK) Ltd.

### Principal Architect

Ferdinand Cheung

### Interior Design Firm

LWK & Partners (HK) Ltd.

### Civil & Structural Engineers

China United Engineering Corporation Ltd.

### Mechanical and Electrical

### Engineers

China United Engineering Corporation Ltd.

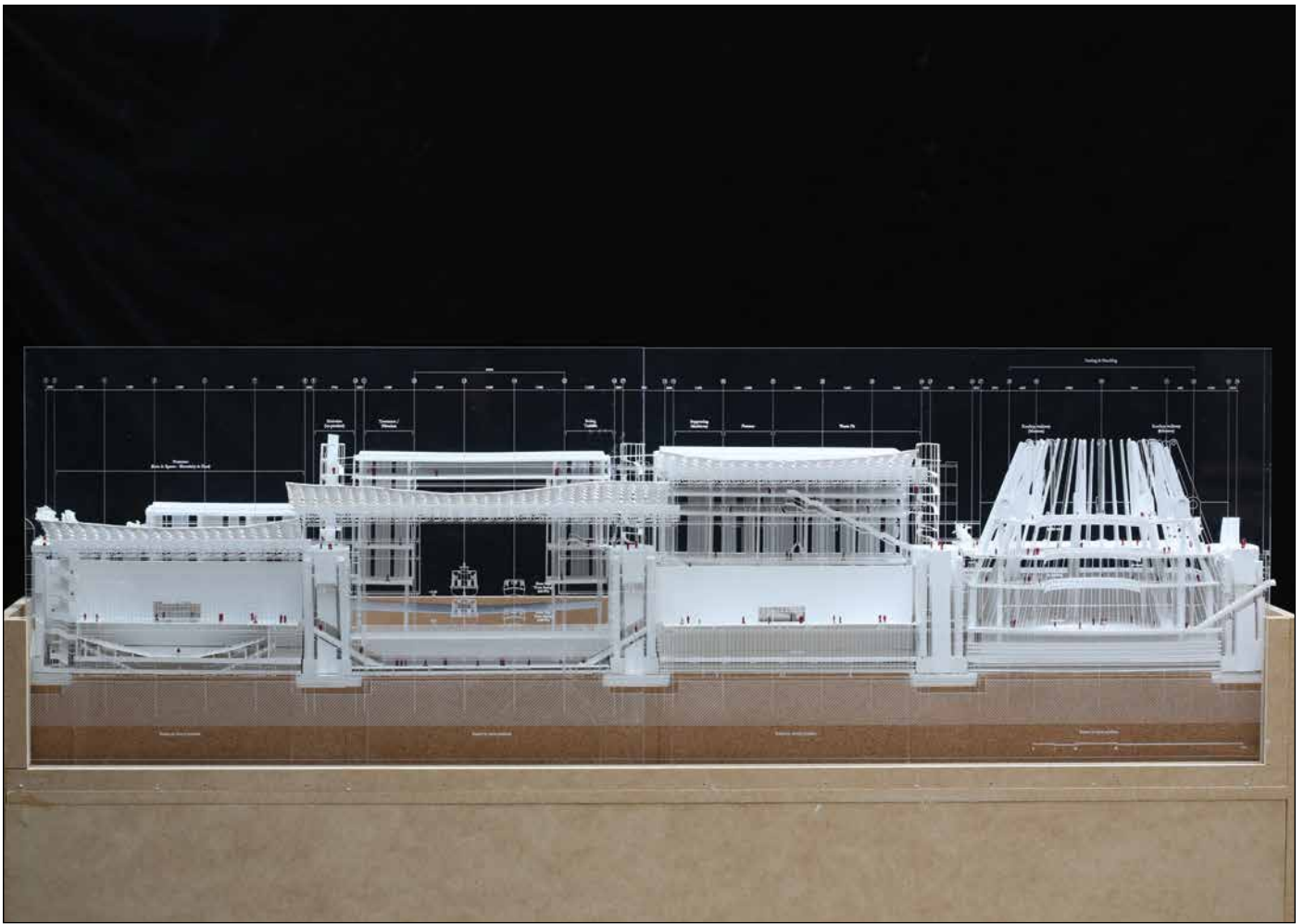
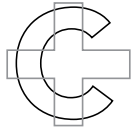
### Lighting Consultant

Licht Associates Ltd.

### Images

LWK & Partners (HK) Ltd.



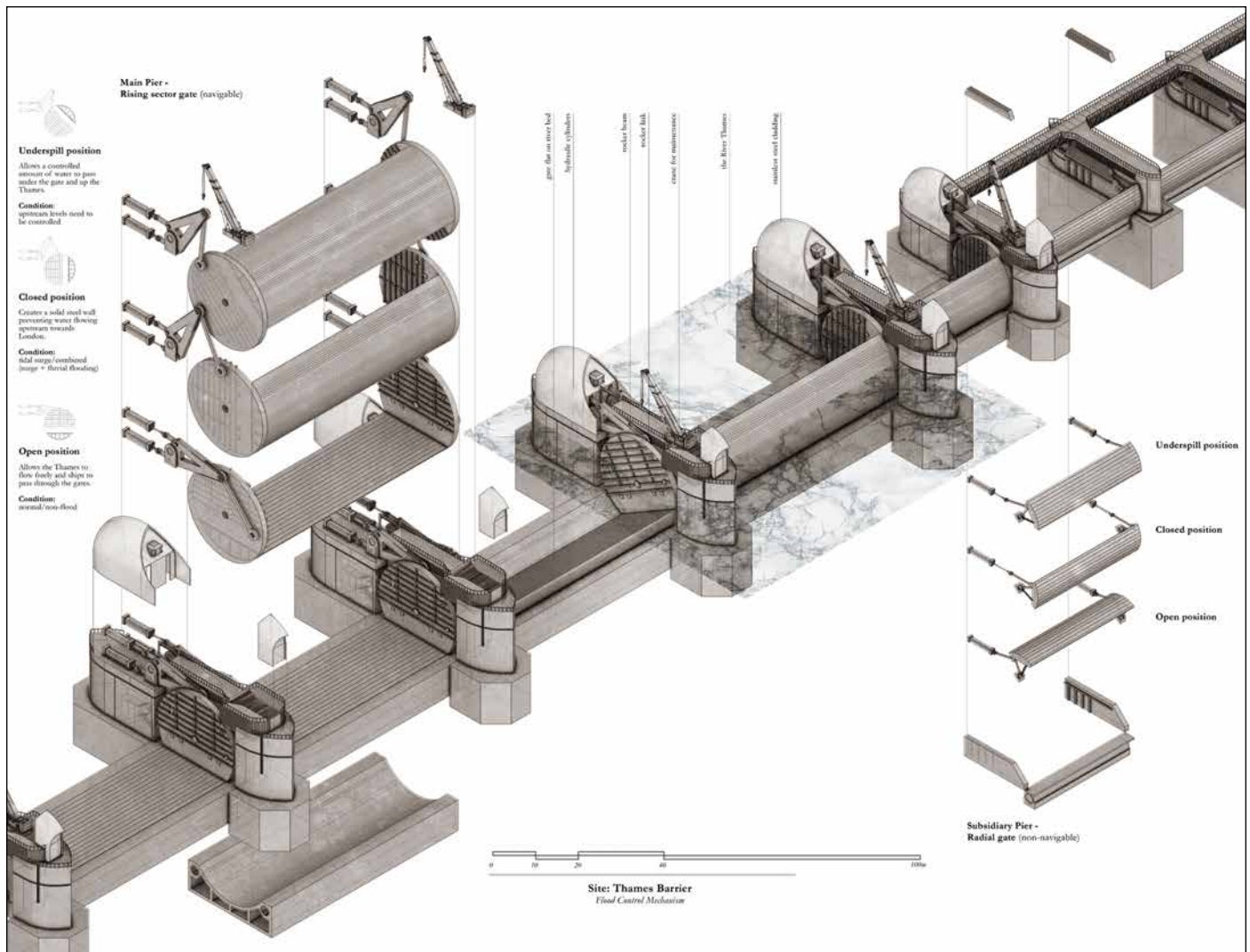


# CROSSING THE THAMES BARRIER: ADAPTIVE REUSE OF EXISTING INFRASTRUCTURE UNDER CLIMATE CHANGE

The capital city of the United Kingdom, London, is situated on low-lying land around the river Thames, leaving it vulnerable to surge tides entering the Thames estuary via the North Sea. These tides can be deadly – most notably, in 1953, over 300 died in a resulting flood, and thousands were made homeless. In response

to this event new flood-control measures and defences were implemented and designed, the keystone of which was the new Thames Barrier, completed in 1984. It is the world's second largest movable flood barrier, and protects the floodplain of most of Greater London – on which over 1.25 million people live.

However, even enormous pieces of infrastructure have expiration dates. The Barrier was designed to protect London from a one-in-a-thousand combined surge event until 2030. While with adequate modification and maintenance it should continue to provide protection to London



past that date, the standard of this protection will decline over time. More worryingly, the Environment Agency has stated that the number of closures the Barrier had made on the river has risen dramatically from the 1980s to the present day. The gates were closed over 40 times in 2013 alone. These circumstances prompted the Environment Agency to launch the Thames Estuary 2100 project to develop management plans for the region to last to the end of the twenty-first century. Climate change was stated as a key reason for the prediction that the Barrier will no longer be adequate past 2030. Under this plan, a new downstream barrier has been designed to be built at Long Reach, in Dartford, to replace it.

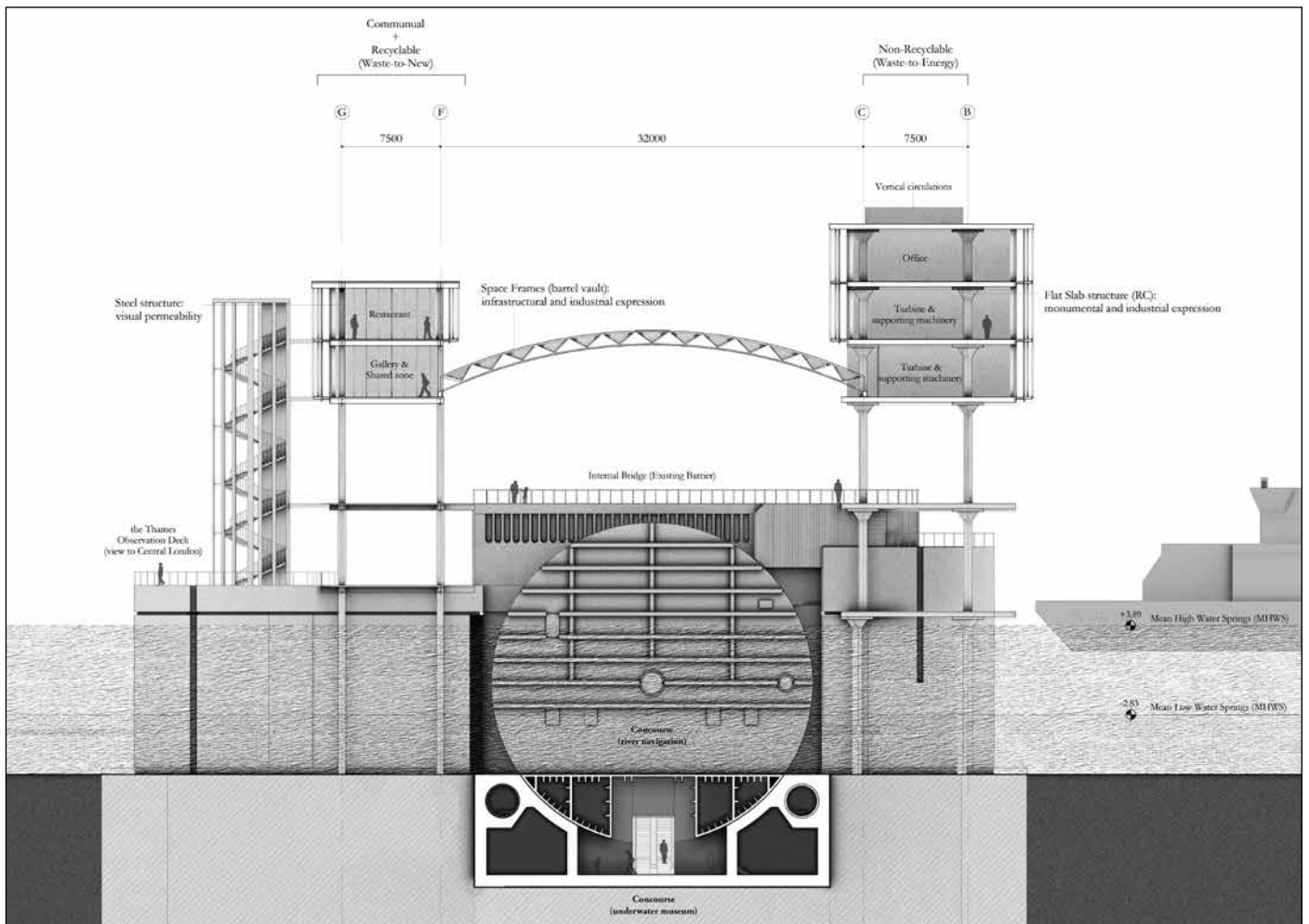
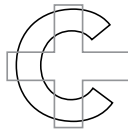
However, Derrick Leong On U has written an award-winning master's thesis to argue

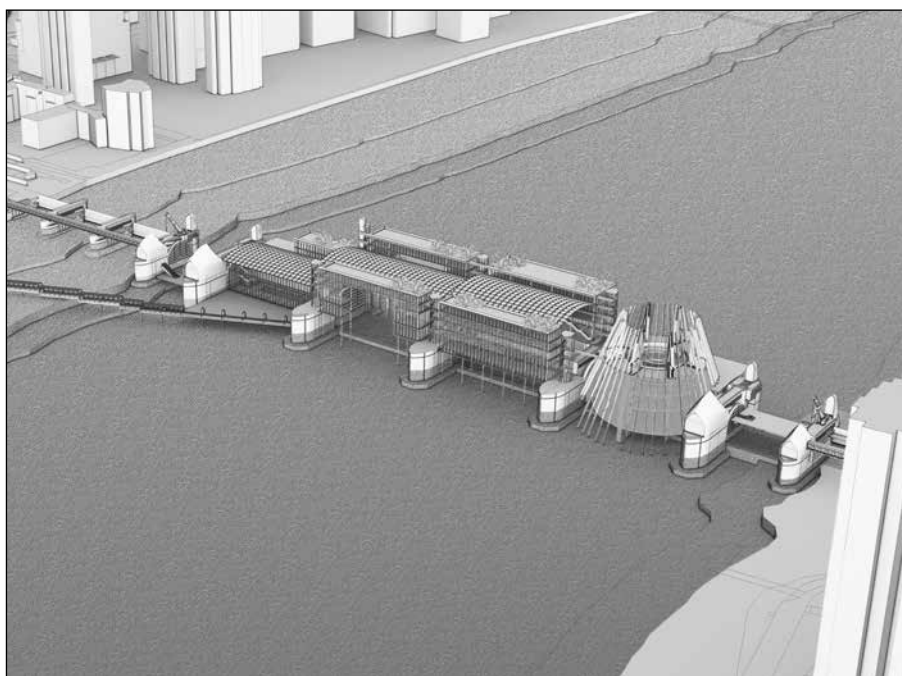
that improving and changing the use of the present Barrier in 2050 is a more sustainable solution than merely replacing it when it expires. Challenging conventional adaptive reuse practice, he considers more ambitious architectural interventions, such as dismantling and reconstituting the parts of the current Barrier to extend its lifetime as a piece of public infrastructure. Highlighting the lack of direct transportation between Silvertown in the London Borough of Newham and Charlton in the Royal Borough of Greenwich, to be developed as London's third CBD (after Central London and Canary Wharf), Mr Leong has proposed in his thesis that the expired Barrier be reconstituted as a multi-use 'Centre of Climate Change'. Combining function and utility with a pedestrian concourse connecting the two sides of the Thames, a treatment facility could include a waste-to-energy plant

for non-recyclable waste and a community recycling workshop. His plan also includes a Museum that reminds the public of the impact of global climate change.

Mr Leong splits the Barrier into four divided sections – first, the Entrance Hall, an informative exhibit of the Treatment Facility. Second, the Underwater Concourse allows the public to pass through the existing Barrier structure, while a Main Concourse, situated at the exact Mean Low Water Springs (MLWS) level, allows the public to experience tidal water level difference in a different way. Finally, an Atrium formed by the renovation of existing engineering components serving as a main space for environmental exhibitions. Mr Leong's thesis is grounded in the importance of sustainability and community in the reconfiguration of public infrastructure. **G**







## PROJECT DATA

### Student Name

Derrick Leong On U

### School

School of Architecture,  
Chinese University of Hong Kong

### Instructors

Professor Nelson Chen

### Project Name

Crossing the Thames Barrier: Adaptive Reuse  
of Existing Infrastructure under Climate Change  
(March Thesis, 2018)

### Location

London, United Kingdom

### Awards

Best Thesis Project 2018, School of  
Architecture, Chinese University of Hong Kong





Housing infill through time


# HABITAT INTERCHANGE

Hong Kong is increasingly in danger of becoming a Generic City. Like many other metropolises, it has multiple freeways connecting different districts. These freeways, occupying more and more land in cities, serve only utility and infrastructure functions. They do not express any local characteristics and are formulated only for maximum efficiency – leaving no space for producing any local quality. These freeways, elevated or on-ground, cut the city into isolated islands, giving nothing back but inter-district linkage, but neglecting connectivity within the districts themselves. The area occupied by these freeways, or that isolated by them, become 'non-places', as theorised by Marc Augé.

In the 'Habitat Interchange' project, students at

the University of Hong Kong studied the multi-layered city theory of Aldo Rossi, and investigated the possibility of placing a layer on top of these non-places, and using it for residential, commercial, and community use. They identified and studied around twenty sites, in which most were either round radii, or intersections of straight roads. They then designed a prototypical strategy of a modular system, in which arches span over the freeways, supported by negative space on the ground, the freeways being intervened with cross-prototypes and ring-prototypes.

A site in Sai Ying Pun was chosen for further investigation and in-depth design. The freeways here are of the round-radii type. Diagrams show the possibilities of development after the

cross-prototypes have intervened the freeway. Currently, the district of Sai Ying Pun is split into two parts, as the existing freeway imposes a hard boundary between the harbour and the city – while land close to the harbour should be of high value, it has been isolated by the proximity of a 'non-place'. Furthermore, the only connection to the actual waterfront is through a single footbridge. The students' design, then, attempts to activate the 'non-place' within the circular infrastructure and surrounding area to reprogram and revive the area, reconnecting the district. Further designs made show housing units infilled into the structure, a possible solution to the housing shortages in Hong Kong, as well as shopping and recreational spaces for existing and future residents. 

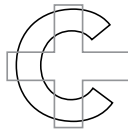


Reclaiming dead space on the ground as public space



Connecting the city to the harbour





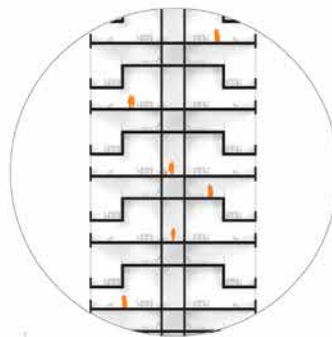
## STUDENT FEATURE



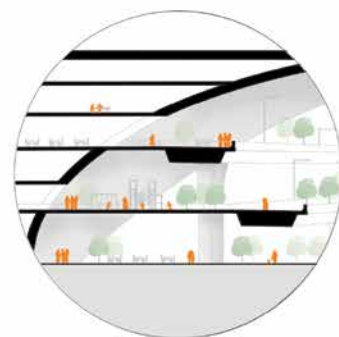
The integration of the freeway as public space



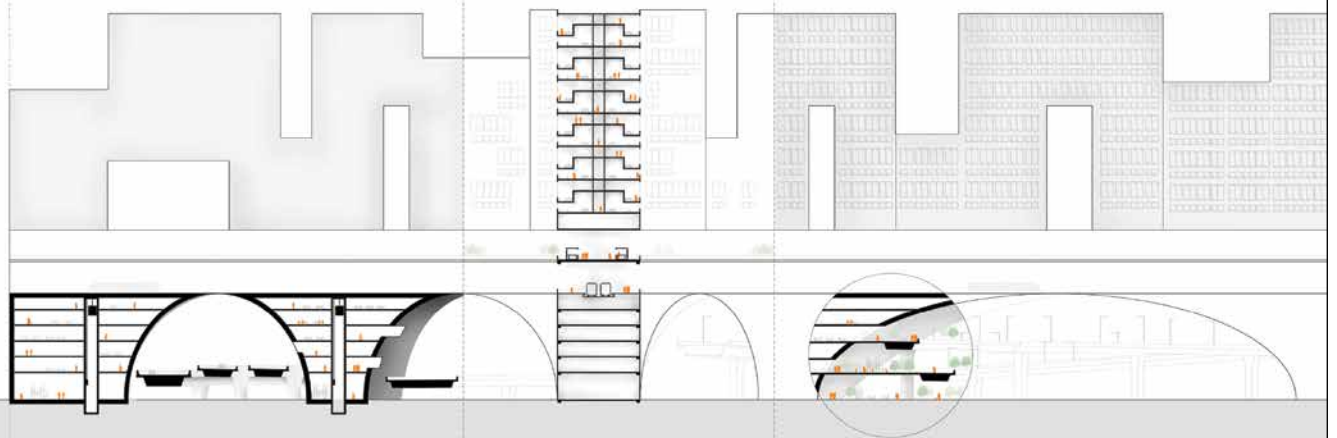
PHASE 2 - CONNECT CITY TO HARBOUR



PHASE 3 - HOUSING INFILL  
THROUGH TIME



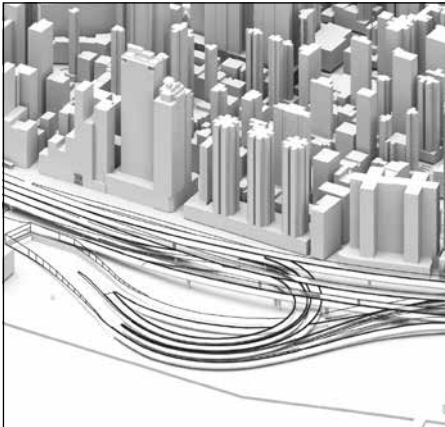
PHASE 4 - RECLAIM HIGHWAY & GROUND



Section



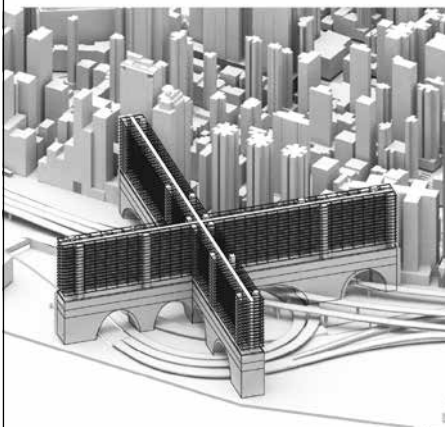
Plan



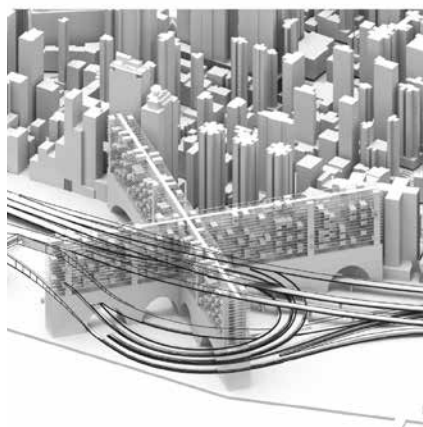
PHASE 1



PHASE 3



PHASE 2



PHASE 4

Phase diagram

## PROJECT DATA

### Student Name

Bosco Ho Jun Yin, Yoyo Chan Lok Yiu,  
Anthony Lee Ka, Karen Lee Ka Ying

### School

University of Hong Kong

### Programme

Masters of Architecture I – 'Urban Mobility and  
Smart Infrastructures'

### Instructors

Sunnie S.Y. Lau

### Project Name

Habitat Interchange

### Location

Sai Ying Pun, Hong Kong

### Site Area

160,000 square metres

### Gross Floor Area

160,000 square metres

### Images

University of Hong Kong



# Brilliant Lighting Options in Premier Marketplace



The third edition of the **HKTDC Hong Kong International Outdoor and Tech Light Expo** is expected to host more than 410 specialist exhibitors from around the world, making it a rich source of lighting for commercial and industrial use. The Outdoor and Tech Light Expo 2018, located in AsiaWorld-Expo (AWE), joins with HKTDC Hong Kong International Lighting Fair (Autumn Edition) to form the world's largest lighting marketplace.

## Curated for Easy Access

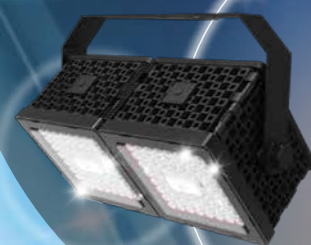
- Exterior Lighting Solutions and Systems
- Horticultural Lighting **NEW**
- Outdoor & Public Lighting
- Outdoor Advertising Lighting
- Technical & Professional Lighting

## Illuminating Events

The Outdoor and Tech Light Expo visitors can learn more about industry issues and the current status of markets by attending seminars and forums, as well as interacting with industry peers at the Networking Reception and social activities.

## More to Discover

- Eco Expo Asia**, 25-28 Oct at AWE, is dedicated to cutting edge technology and products which are eco-friendly and energy-efficient.
- Hong Kong International Lighting Fair (Autumn Edition)** 27-30 Oct at the Hong Kong Convention and Exhibition Centre (HKCEC), is expected to feature more than 2,670 exhibitors. AWE and HKCEC are connected by courtesy shuttle bus service, which also serves major hotels and shopping centres in Kowloon.



LED Floodlight  
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Lawn Lamp  
Rayon Lighting Co., Ltd.



RGBW LED Garden Light  
Luxgreen Group Co., Ltd



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## Hong Kong International Outdoor and Tech Light Expo

26-29 October 2018  
AsiaWorld-Expo, Hong Kong

\*For trade visitors aged 18 or above only.



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