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THE FUTURE OF GREEN BUILDINGS

INSIGHTS FROM ANDY TO, MANAGING DIRECTOR,
NORTH ASIA, USGBC & GBCI
QUIIANG CREATIVE CULTURAL CENTRE
M MOSER GUANGZHOU
AWARDEES OF BCI ASIA TOP10 AWARDS 2019

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- t +852 2538 0011
- f+852 2875 0511
- e (editorial) construction@bciasia.com

EDITORIAL TEAM:

contributing editors Lee Lin; Lawrence Cheng editor Avery Kwok

GRAPHIC DESIGNER:

Bazura Zulkiffli

ACCOUNT EXECUTIVES:

Margaret Mo; Sharon Yiu e (advertising) m.mo@bciasia.com; s.yiu@bciasia.com

GENERAL MANAGER:

Elaine Wai

PRINTER:

High Technology Printing Group Ltd 6/F, Cheung Wing Ind. Building 109 Wo Yip Hop Road Kwai Chung, New Territories, Hong Kong t +852 3759 0888

f +852 2790 2865

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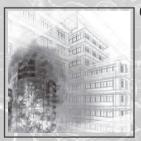
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As the President of The Hong Kong Institute of Architects, it is my honour to share our long-established objectives and recent accomplishments. The mission of HKIA is to unremittingly promote the general advancement of architecture and facilitate the acquisition of the knowledge of the various arts and building sciences connected therewith; while continuing to raise the standard of architecture in Hong Kong and the standard of professional architectural services including the latest building design technologies, such as sustainability design, BIM and DfMA, offered by our members.

HKIA has achieved many design milestones that foster strong enduring connections, both locally and internationally, through numerous successful collaborations. Solely in 2019, HKIA was able to arrange a Cross-Strait Architectural Design Symposium and Awards (CADSA) 2019, with the support of Hong Kong Coalition of Service Industries (HKCSI), that invited renowned architects and scholars from eight countries of different regions, including Iran, Turkey and South Africa, to impart their design wisdom and practice experiences with younger professionals and talented students through lectures and workshops. HKIA anticipates this form of intercultural exchange to continue and develop vastly in future.

With the support of Hong Kong Economic and Trade Office, London (HKETO London), HKIA was invited as a core programme participant in the London Festival of Architecture 2019 this past June to promulgate the transitory essence of Hong Kong architectural boundaries to local Londoners and initiate dialogue between the two cultures through our exhibition, "meta/physical - Boundaries of Hong Kong" and a panel discussion between distinguished architects from both Hong Kong and London.

The multi-cultural exchanges that have stemmed from these events were received with a plentitude of acclamation and enthusiasm to continue in the upcoming years. Furthering our practice and influential reach, HKIA will be assembling another international exhibition with support from HKCSI this coming September in Los Angeles, California. The exhibition named "Island_Peninsula" will explore Hong Kong architects' investigation and position regarding this relevant interconnected dichotomy.

Locally within our vibrant city, the HKIA have collaborated with Hong Kong Trade Development Council (HKTDC) Design Gallery to create an exhibition of Hong Kong Architects' Works, "Exploring Hong Kong's Living Style and Cultures through Architecture". Younger members of the Institute were given a chance to showcase their exhibits, ranging from conceptual display to product designs related to Hong Kong living culture, to both the local public and international visitors. Design talks hosted by our distinguished members, guest speakers and exhibitors also attracted exceptionally enthusiastic response.

HKIA, with the support of the Development Bureau, has established a year-long series of workshops under the name "Co-Vitalize," to engage a multitude of interested individuals from the general public to gain knowledge of heritage buildings and the stories behind them through tours or lectures lead by each project's key personnel. The workshops led by our members also include learning the traditional procedure of the craft from well-experienced craftsmen and designing architectural solutions in response to a societal issue.

HKIA holds annual awards and competitions showcasing the exemplary design talent and diligent ethics that our members represent within the architectural profession. Through more future collaborations and exchanges worldwide, HKIA intends to uphold our mission statement in promoting the quality of architecture and continues to spread more insightful and inspiring design thinking to both the Hong Kong and international community.

Felix LI Kwok Hing FHKIA RA President of The Hong Kong Institute of Architects 25 July 2019

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Dear readers.

Welcome to the 16th issue of Construction+, which came into being in 2016. Our dedication to providing a wide range of topics on construction, architecture and design has never been shaken. This magazine is designed for readers who want to keep abreast of all the latest developments in the industry. As such, we are committed to disseminating the most up-to-date, sensible and reliable information from writers and experts that you can trust.

It is our privilege to include a commentary by Alessandro Bisagni, who is the Founder and Managing Director of BEE Incorporations, a sustainability engineering consulting and technology company specializing in the creation of green and healthy buildings. He gave his insights on the area of sustainability consulting, which is gaining popularity in the luxury retail brand's construction and renovations. He also touched on his analysis of the advantages of sustainability consulting in the luxury retail brand.

An interview with Andy To, the Managing Director of North Asia U.S. Green Building Council (USGBC) and Green Business Certification Inc. (GBCI) has also been conducted. With more than 30 years of experience in the property and asset management industry, Mr. To shared his thoughts on the green building movement and how LEED certification has become a globally recognized symbol of sustainability achievement as well as the impact of WELL v2.

What is more, this issue's Special Focus covers the interviews of four firms that were awarded the BCI Asia Top Ten Architects and Developers Awards, which serve to recognize their efforts in the promotion of sustainability and Green design in their construction projects.

I hope you enjoy this issue and do let us know at construction@bciasia.com if there are any topics you'd like to see covered in the future or any comments or content ideas.

Avery Kwok



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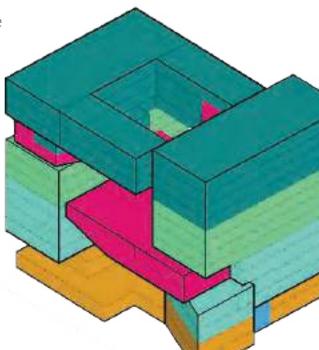


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RETHINKING RETAIL STORE CONSTRUCTION

BY ALESSANDRO BISAGNI

In Asia and globally, sustainability consulting is becoming increasingly relevant to the construction industry, even more so with the luxury retail brand's construction and renovations. Luxury retail brands are leading the demand for greener designs, construction, and operations from their retail stores and showrooms all the way to their corporate headquarters, logistic centers and even to their suppliers. Retailers have traditionally been perceived as wasteful and negligent of Environmental, Social and Governance (ESG) along with a lack of supply chain transparency. With the rise in global concern of climate change and social sustainability, retail

brands have seen customers trust and loyalty grow with those retailers that are making sustainability a pillar of their business operations. As B2C businesses, retailers must now promise their global consumers that their corporate sustainability agenda is making a measurable difference and go way beyond small steps and haphazard ways of "green-washing".

Sustainability Goes Beyond The Supply Chain

In recent years, retailers have begun to understand that while a product's life-time is often short-lived, a new building's life-time is long-lived and



LEED's many benefits to a brand. LEED is world's most widely used green building design and construction standard. Available for virtually all building project types, LEED provides a framework that project teams can apply to create healthy, highly efficient, and cost-saving green buildings.

has many direct impacts on energy demand, water consumption, air quality, health of tenants and construction materials. Many global luxury retail brands are applying green building standards such as the internationallyrecognized LEED Certification, with more and more developing their own sustainability standards that cover not only operations, but also construction and material use across their entire brand portfolio. These are exciting times as instead of brands focusing on short term product supply chain solutions, green retail construction and operations, brands are focused on creating long term impacts through education, creating core cultural changes to lead them into the future.

There is also huge growth possibility in some brands that currently don't have sustainability as a key focus in their operations. Sustainability consulting plays a crucial role in quickly educating these brands about the advantages of sustainable practices and presenting them with the business case to adjust their operations starting with their physical assets. A key part of any green building project is sourcing building materials locally and

There is also huge growth possibility in some brands that currently don't have sustainability as a key focus in their operations.

decreasing the carbon footprint of the project simply through logistics. This also boosts local suppliers and helps them stay in business to provide other businesses with locally sourced materials. Building to LEED standards also incentivizes projects/brands to

promote social equity and Corporate Social Responsibility (CSR) initiatives their employees, propagating that information throughout the communities they are in.

At BEE Incorporations, we work with



Starbucks Shanghai Reserve Roastery features sustainable store design and construction, from indoor air quality monitoring to green materials. Photo credit to Starbucks Coffee Company.





UN SDG's Goal #12 ensures sustainable consumption and production patterns.

We are now supporting them globally on various levels with projects such as their Roasteries that are opening up in places like Milan and Tokyo as well as Shanghai.

globally recognized brands who have stores in the four corners of the world. By working with these customers who are seen as leaders in the industry, we can help them tackle some of the most urgent social and environmental challenges that they face locally and internationally, while also paving a path for followers to take. Challenges like green energy, water reduction and responsible materials adoption. One example would be Starbucks where our relationship started out with BEE initially being hired to implement their training programs for their internal sustainability initiative.

Due to the success of this program, the relationship grew and BEE started managing from design to completion of the LEED certification process for their stores, starting with their first Mainland China stores in Hefei and at the Shanghai Expo site. We are now supporting them globally on various levels with projects such as their Roasteries that are opening up in places like Milan and Tokyo as well as Shanghai. With examples like this we are showing that sustainability in retail has a future in Mainland China and the world, creating a blueprint for future businesses to follow.



QLEAR is a cloud-based platform that provides an easy way to manage your building's environmental data. As an integrated indoor environmental quality (IEO) management system, data is collected, organized, and analyzed in real-time from air quality, electricity, and other readily available data sources.

Using A Life-Cycle Approach to Meet **UN SDGs**

The United Nations' 17 Sustainable Development Goals (SDGs) serves as a shared blueprint for peace and prosperity for people and the planet, now and into the future. Brands are actively exploring how they can meet UN SDG's Goal #12 Sustainable consumption and production.

One of the core parts of green design is the efficient use of water and energy. and with construction, the impact and use have to be considered from extraction, processing, transport, maintenance all the way to the disposal of building materials. With this strategy there is a direct impact on the life-cycle approach that improves performance and promotes overall efficient use of resources. An example of green design is the LEED design standard that includes incentivizing the purchase of products that support the local economy whether it's extraction, manufacturing or distribution. This in hand, also supports suppliers who comply to sustainability criteria for materials (e.g., FSC certification, recycled content) helping to drive demand for these types of materials.

How Technology Helps with Green **Operations**

With the growing concern to the

environment around us, the first step in the process is understanding what is actually happening in our environment. From there we can see what is working and what needs to change. This is where technology is playing a key role in collecting, organizing and analyzing our environmental data. In construction and operations these cutting-edge sensors and systems help clients and stakeholders stay informed about each project's current and ongoing environmental performance be able to benchmark them against international standards.

Systems like QLEAR (www.qlear.build), China's largest cloud-based, real-time Indoor Air Quality (IAQ) monitoring tracking system, allow stakeholders to fully understand and react directly with building operations to the benefit of the environment and more importantly the people within them. QLEAR allows for a range of sensors to be connected, such as water and energy monitoring, across multiple locations giving clients a unique window into all their portfolio of location's. A cloudbased data platform allows for the performance data to be shared with the green building certification groups like USGBC and its Arc platform, but more importantly for retail groups is to enable them to be transparent with their customers.



ALESSANDRO BISAGNI

Alessandro Bisagni is the Founder and Managing Director of BEE Incorporations, a sustainability engineering consulting and technology company specializing in the creation of green and healthy buildings. BEE is a GBCI recognized LEED Proven Provider and part of USGBC's LEED User Group for Retail. The company specializes in building simulations, commissioning, green building certification, and cloud-based building data management for ensuring ongoing performance. Alessandro has managed over 200 LEED projects, across 25 countries, with a combined GFA of over 35 million square feet. BEE is one of the most experienced green building consultancies in the retail sector worldwide.

Alessandro has been recognized by the Urban Land Institute (ULI) as a Top 40 Under 40 professional class of 2016, and Tatler Hong Kong Generation T List class of 2017.



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INDIA AND VIETNAM BAG ASIA YOUNG DESIGNER OF THE YEAR AWARDS 2018/19

Winning entries demonstrate high level of inclusiveness and sustainability March 22nd, 2019



Regional Gold Winner's Creation Gallery

Nippon Paint today crowned two Asia Young Designer of the Year 2018/19 winners at the 11th installation of Asia Young Designer Awards (AYDA) International Summit. Tanay Narendra Bothara, age 23, from India, and Dang Huu Trong, age 23, from Vietnam beat over 8,400 applicants from 15 geographical locations to win this coveted title in the award's Architectural and Interior Design categories respectively.

Both winners walked away with more than US\$10,000 worth of prizes, including the opportunity to apply for a fully-funded 6-week Design Discovery programme at the Harvard University Graduate School of Design in Boston, Massachusetts, USA.

The theme of AYDA, "FORWARD: CHALLENGING DESIGN BOUNDARIES", seeks to bring disruptions to the design industry and propel aspiring designers to be one step ahead in bettering the quality of living for the people in their societies.

"The works presented at this year's AYDA exemplify stellar and well-thought-out designs that address pertinent issues of sustainability and social needs. The judges had a challenging but fun time deliberating the entries and we are honoured to be part of the panel to witness works that have the potential to scale and make significant impact in helping the underserved communities in Asia. Dang Huu Trong's work particularly stood out for the breadth and strong focus on human-centred design thinking that

addresses the social issues within the

built environment of today," shared

Horace Pan, one of the judges from the

Interior Design category and founder of

PANORAMA.

"It is very heartening to see almost all the entries transcended geographies, reinterpreted the design brief and showcased out-of-the-box thinking to derive at solutions that attempt to solve relevant social issues with the intention



Asia Young Designers of the Year - Tanay Narendra Bothara from India



Paul Tange, CEO & Senior Principal Architect

of making the world a better place to live in. Tanay Bothara's design is high on emotional quotient and it reinforces the noble cause of the architecture profession," said Ravi Sarangan, one of the judges from the Architectural category and Founder Director of Edifice Consultants Pvt Ltd.

All international finalists from each category were provided with the opportunity to present their submissions to a live panel of judges that comprised of experienced professionals and veterans in the architecture and design industry. In addition to design concept, planning and functionality, finalists' works were judged based on their design innovation, sustainability and relevance that address ongoing issues, aesthetic and visual impact, colour usage, theme compatibility and forward thinking and delivery.

K11 ARTUS April 29th, 2019

the recent launch of Following Rosewood Hong Kong in Victoria Dockside, the art and design district in Tsim Sha Tsui, entrepreneur Adrian Cheng is set to unveil another major project. K11 ARTUS, K11 Group's first ultra-private luxury serviced residential development, will open in Q3 of 2019.

K11 ARTUS marks the third milestone in Cheng's Victoria Dockside development, a 10-year project that includes K11 ATELIER, K11 ARTUS, Rosewood Hong Kong and K11 MUSEA, a unique retail destination that is also set to open its doors in Q3 of 2019. K11 ARTUS is the first hospitality extension of K11, a global lifestyle brand that brings together art, people and nature. As reflected in its portmanteau name, ARTUS combines the word "Art" and the Latin term "Domus", meaning "home."

By providing Asia's first hybrid "Artisanal Home" concept, K11 ARTUS will redefine the luxury residence residence experience. The feature comprehensive hotel services and amenities within a design-led environment, including rare Chinese artworks and inspiring, interactive programming. Focused on nurturing a community of creative leaders, cultural explorers and intellectuals, K11 ARTUS sets new parameters as the first luxury residence to feature in-house salons led by prominent cultural figures, including playwrights, artists, and scholars.

Mr. Adrian Cheng, Founder of K11, Executive Vice-Chairman and General Manager of New World Development said, "I'm delighted to see the launch of K11 ARTUS, K11's philosophy and re-imagination of an artisanal home. Set in Hong Kong's Victoria Dockside, K11 ARTUS works with a small group of Chinese craftsmen who share the Company's value in preserving culture and ancient craftsmanship. By empowering them and curating their



Adrian Cheng & Joyce Wang

artisanal creations throughout the residences, ARTUS creates a unique environment for cultural discovery and intellectual exchanges."

Conveying the comforts of a private home and convenience of a full service luxury hotel, K11 ARTUS offers flexibility for short or long-term stays. The 287 suites spanning 14 stories feature wraparound balconies, affording guests one of the world's most coveted open-air views of the Hong Kong skyline. Along with 70 different layouts, each suite reflects a unique style with handpicked artifacts from around the globe in addition to thoughtful amenities and service such as AMICI, an intuitive, digital concierge offering 24-hour assistance. Perched above K11 MUSEA, guests are ideally located within the Victoria Dockside with an unparalleled ecosystem, selection of cuisine, leisure, art and culture options on their doorstep, including K11 ATELIER (grade-A offices) and Rosewood Hong Kong.

K11 ARTUS reflects the combined talents of Asia's most celebrated designers and some of the world's most respected international architectural firms. Kohn Pedersen Fox, the award-winning New Yorkbased architectural studio, designed the building, while globally acclaimed architect André Fu and his studio AFSO crafted the interiors. Bangkok-based P Landscape (PLA) was responsible for the surrounding greenery and lush landscaping.

In collaboration with the K11 Craft & Guild Foundation, Adrian Cheng's latest cultural initiative that preserves and conserves fast-disappearing Chinese craftsmanship dating back to the Ming and Qing Dynasties will be the first luxury residence in Hong Kong to support and promote modern China's cultural renaissance in major traditional craft areas.

Kong's Joyce Wang, Fiona Barratt and New York-based





Artus balcony firework

created nemaworkshop three individually-designed penthouses representing the ultimate in luxury living. The penthouse designed by Joyce Wang Studio is a three-bedroom residence showcasing international artists while the celebrated British interior designer Fiona Barratt-Campbell took inspiration from the architectural and artistic history of Rome. The third, by the award-winning New York-based architectural and design firm nemaworkshop, boasts a greenhouse-style rooftop garden.

K11 ARTUS houses art pieces and social spaces as part of ultra-luxury residential experience Adorning the lobby beyond the manicured topiary and 3.5m-high bronze and glass doors are intriguing art pieces such as "no.9", an ethereal oil painting by Liang Yuanwei, and "Le An", an abstract ink work from the K11 Collection by Chinese calligrapher Wang Donglin. K11 ARTUS's signature decorative diagrid murals etched in Marrone Imperiale marble decorate the East Lobby, while

Gascogne Beige marble in the West Lobby adds visual interest to the walls and furnishings where monolithic marble forms overlap and intersect to create dramatic concierge desks.

The Social Salon is located on the 10th floor and conceived as an extension of one's home. The Social Salon's layered sequence unfolds to unveil each space – The Living Salon, The Media Chamber, The Library and The Commune, each with a different function, from offering a collection of books on art and design to a hub for relaxed, informal gatherings. The Social Salon is filled with thought provoking artwork including the wooden sculpture "...or... No.1" by Chinese artist Wang Jianwei.

Creating and conserving Chinese craftsmanship with the K11 Craft & Guild Foundation

The five major traditional craft areas which will be supported and promoted by K11 ARTUS will be:

- Guangcai: A traditional crafting technique for producing colourful hand-painted porcelain
- Baibaoqian: An ancient craft of inlaying engraved work with precious stones
- Chinese Literature The Dream of the Red Chamber: Written by Cao Xueqin, the rare edition on display is considered a masterpiece of Chinese literature
- Wooden Architecture: A distinctive craft in Chinese architectural culture, wooden architecture is inscribed on the Representative List of the Intangible Cultural Heritage of Humanity
- Plaster molding: A technique for crafting shapes with lime on the ridges and walls of traditional Chinese ancestral halls or temples

Rare art pieces that incorporate these traditional craft areas have been sourced and produced exclusively for K11 ARTUS in collaboration with K11 Craft & Guild Foundation. One of the most valuable art pieces to be displayed is the "Large Jade and Hardstone-inlaid Zitan Panel" dating back to the mid-Qing Dynasty, featuring baibaogian techniques. Guangcai is also reflected in a selection of pieces including the "Guangcai Candy Jar" crafted by Master Zhao Yiming, and the "Guangcai Fruit Punch Bowl" by Master Tan Guanghui, both provincial inheritor representatives of China's intangible cultural heritage (guangcai).

K11 ARTUS has also collaborated with Master Xu, the national inheritor representative of China's intangible cultural heritage for guangcai, and provincial inheritor, to produce a new series of "K11 ARTUS Guangcai Porcelain Plates" to further promote the guangcai technique to the K11 ARTUS residents. K11 ARTUS residents will be able to purchase these arts and crafts, with the proceeds going to support a group of Chinese craftsmen.

PHILIA EARTH RECEIVED HONG KONG MOST OUTSTANDING LEADERS AWARDS 2019

June 20th, 2019

Philia Earth is an award-winning company that was incorporated on Earth Day in 2016 with a strong vision to advance humanities for a thriving world, focusing on: sustainability, affordability, innovation, efficiency, and quality. They provide services in: Architecture; Interior Design; Urban Planning; Research; Education; and Technology. As a startup, their growth has been fast and steady. They received the Stevie's "International Business Award" (Silver) for "Startup of the Year" in 2018 after a fierce competition among 3,900 companies globally. They have been listed as one of the only 11 Architectural Services Providers in the Belt and Road portal of the Hong Kong Trade and Development Council since 2018. This



HKMOL (signing)

year they received an invitation to feature their company's best practice in the United Nations Global Goals Yearbook 2019. They adopt a research-based design approach to ensure that their design not only goes beyond aesthetic form but also functional, long-lasting, comfortable for users, and socially-environmentally friendly. This unique method allows them to identify

the pitfall in design which is commonly overlooked by others. Their unique design method has landed them the "Hong Kong Most Outstanding Leaders Award 2019" in Architectural and Interior Design Company. The award ceremony has recently taken place at Island Shangri-La, Kowloon.



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Philips EasyKey, combining European design & innovation through the latest technology. Changing the traditional way of opening a door, giving you a modern lifestyle.







HK HEART TV X MIA CUCINA June 24th. 2019

With the mission of "The Kitchen with You in Mind", Towngas' premium brand Mia Cucina is always dedicated to designing kitchens in a humanistic approach, using quality cabinets imported from Italy, a series of finely-crafted fittings and built-in kitchen appliances to ensure pleasure of cooking at home.

In partnership with popular digital platform HK Heart TV, Mia Cucina has thrown a "Meet the Masters Cocktail Party" for the industry at its showroom in North Point recently.

It was well received by practitioners in the industry and attended by renowned architects, interior designers, chairpersons of various design associations and mainstream media. Among the big wheels are the topnotch architects Mr. Barrie Ho, MH and Dr. Patrick Leung, who, for the first time, have shown off their culinary skills in public by cooking Australian Barramundi fillet in Italian style and fried shrimp ball with black truffle, asparagus and bell peppers respectively.

"I am glad to bring about this gathering with HK Heart TV for the industry with the support from Hong Kong Designers Association. I hope the experts can share their experience and the technologies they applied in kitchen design, so that more of their clients could benefit from the joy of cooking. We also look forward to promoting more business cooperation in the long run, boosting the industry to create more innovative designs," said Towngas General Manager - Retail Marketing and Sales Catherine Wong.

Apart from facilitating exchange within the industry, the event also served another important purpose – to debut 10-episode online videos of talk show "Institute of Kitchen Design". Host of the show Timothy has visited several



Guests at the party were awed by two scrumptious dishes prepared by two top-notch architects Mr. Barrie Ho, MH and Dr. Patrick Leung.



A hundred of talented architects and interior designers, together with design association heads and mainstream media came under one roof as invited by Mia Cucina.

Mia Cucina kitchens alongside a wealth of renowned architects, interior designers, advertising heavyweights and master chefs to appreciate kitchen designs from different perspectives.

The video trailer was showcased in the event, while the long-awaited talk shows will be available on social media platforms

of Towngas and HK Heart TV very soon.

The trailer received rounds of applause from party guests, who all expressed their eagerness for more. The party eventually ended with the guests' cheering and joyful laughter.



GUANGZHOU INTERNATIONAL LIGHTING EXHIBITION 2019: VISITOR NUMBERS GROW AND A PACKED EVENT PROGRAMME PROVES A HIT

June 25th, 2019

Guangzhou International Lighting Exhibition once again welcomed the world's lighting industry to South China's bustling metropolis. Concurrently held with Guangzhou Electrical Building Technology, the shows received 172,856 visitors from 133 countries and regions during the four-day trade fairs. Held from 9 - 12 June at the China Import and Export Fair Complex in Guangzhou, a total of 2,626 exhibitors from 22 countries and regions showcased the latest lighting and LED products, technology and solutions over 195,000 sqm of exhibition space.

The 2019 edition of Guangzhou International Lighting Exhibition (GILE) embraced a new show theme of "Envisage the Next Move" as a nod towards the current state of the lighting industry. An industry that on the one hand continues to pursue new innovations and which is at the same time facing challenges in defending its core competencies and protecting the quality and sustainability of lighting.

Commenting on this year's exhibition, Ms Lucia Wong, Deputy General Manager of Messe Frankfurt (HK) Ltd, remarked: "Contemplating what the future holds for the lighting industry is a theme that has been truly embraced by the fairgoers at the 2019 edition of Guangzhou International Lighting Exhibition. From the renowned guest speakers gathered on stage from China and overseas to the plethora of smart and emerging technologies showcased around the exhibition halls, fairgoers have left this year's show with food for thought about what is next for this thriving industry. Judging by the passionate speakers and the innovative array of technologies on show, the future certainly looks bright."

The THINKLIGHT forum invited renowned speakers from the lighting industry to share their latest insights for the assembled audiences. Over the three-day event programme more than 50 assembled speakers took to the stage to discuss a wide variety of topics including the impending 5G era, city and retail lighting and broader discussions on what's next for the lighting industry.

Key figures at a glance:

Visitors: 172,856 (combined figure

with GEBT) Exhibitors: 2,626

Exhibition area: 195,000 sqm

HKIA CROSS-STRAIT ARCHITECTURAL DESIGN SYMPOSIUM AND AWARDS 2019

June 26th, 2019



Hosted by The Hong Kong Institute of Architects (HKIA) and sponsored by Create Hong Kong of the Government of the Hong Kong Special Administrative Region (HKSAR) since 2013 for the 4th year, the HKIA Cross-Strait Architectural Design Symposium and Awards 2019 has concluded at the JW Marriot Hong Kong Hotel on (Friday) 21st June with great success.

This year, the theme 'Shape the Shapeless: Cross-Strait Architects and the Architecture of the Belt and Road and Africa' has been adopted to demonstrate dimensional space with the combination of shapeless art creation and architecture so as to reshape urban character using innovation. In light of the national policy of the 'Greater Bay Area' and the 'Belt and Road' initiative, this year's symposium, for the first time, invited architects from the "Belt and Road" regions. Elites in the industry across the world gathered to exchange ideas inspiring architects with various backgrounds to discuss innovative architecture and analyze challenges and opportunities they face. Taking advantage of this great opportunity, the winners of the HKIA Cross-Strait Architectural Design Awards were also announced during the symposium, which has drawn much attention of the international architectural circle.

[Shape the Shapeless] Seek Roots for Exchanges and Break the Regional shackles with Creativity





Besides delegates from the Mainland, Hong Kong, Taiwan and Macau, many renowned and well-experienced architects from the "Belt and Road" countries were also invited to the symposium to share the architectural character and styles of different countries and have discussions on how to cater to different countries' culture through diversified designs and functions. CHAN Chak Bun, chairman of the organizing committee, said that last year marked the 40th anniversary of China's reform and opening up and the past few decades witnessed China's rapid development in economy, culture, science, technology and other areas. Amid the blooming times of urban planning and design, architects from the Mainland, Hong Kong, Taiwan and Macau were able to obtain much room to unleash their potential. He also wished that all architects learned something from exchanges and discussion and would construct architecture with international vision and more innovation in the future.

One of the most important goals of this symposium is to build architects from different places a platform for face-to-face discussion, which can enable them to break through conventional ideas, transcend traditional culture and reshape their ideology for architectural design so that they can create masterpieces with cultural diversity and boost collaboration of different parties. Therefore, HKIA invited not only senior

architects from Europe, the Middle East, Turkey, the Mainland, Hong Kong, Taiwan and Macau as speakers, but also Mr. Edward Yau Tang-wah, GBS, JP, Secretary for Commerce and Economic Development, HKSAR Government to attend and witness the grand event of the architectural industry.

Mr. Yau Tang-wah, Secretary for Commerce and Economic Development, said at the event that architecture is one of the powerful forces driving Hong Kong's future economic development. Although Hong Kong is a small place, it plays an active and unique role in the "Belt and Road" Initiative, serving as a platform for exchanges between different cities and cultures. The initiative brings tremendous cooperation opportunities to countries along the route and Hong Kong, especially in infrastructure. In line with the development of the "Belt and Road", architects from mainland China, Hong Kong, Taiwan and Macau can seize the opportunity to design works that reflect cultural diversity and enhance cooperation between the parties. In addition, seen from this year's event, some local architecture walking tours were also invited to take place. It becomes a crucial part to bring more local students to participate in the event.

For more information: www.cadsa.com.hk

THE 2019 EDITIONS OF SHANGHAI INTELLIGENT BUILDING TECHNOLOGY AND SHANGHAI SMART HOME TECHNOLOGY ARE CLOSE TO CAPACITY

July 9th, 2019



The 2019 editions of Shanghai Intelligent Building Technology (SIBT) and Shanghai Smart Home Technology (SSHT) will be held from 3 - 5 September at the Shanghai New International Expo Centre (SNIEC). Spurred by the fast development of China's intelligent building, Internet of Things (IoT) and Artificial Intelligence (AI) sectors, the two exhibitions are close to capacity as there has been strong demand from exhibitors to participate at the shows. The concurrently held trade fairs are expected to attract over 280 renowned businesses from China and overseas. and welcome a similar number to last year's 29,423 professional visitors. The total exhibition space is also expected to reach a record of over 28,750 sqm.

Fairgoers to SIBT and SSHT will not only be treated to the usual array of smart home and building technologies and solutions, but will once again be able to visit the returning Parking China fair, while a debut 'Shanghai Smart Office Technology' (SSOT) feature zone will add yet another element to these growing group of exhibitions. Covering key topics such as IoT, AI, big data, robots,

smart offices, smart parking, home security, HVAC, energy conservation, 5G, smart neighbourhoods and smart cities, fairgoers and exhibitors alike can benefit from a one-stop market and purchasing platform which positively bring together multiple different industries.

On the development of SIBT, Ms Lucia Wong, Deputy General Manager of Messe Frankfurt (HK) Co Ltd said: "As SIBT welcomes its 13th edition, I must express my sincere gratitude for the unwavering support from the industry. Devoted to demonstrating cutting-edge technology and innovative products, we are looking forward to highlighting new market trends and welcoming fairgoers this September." Ms Wong also shared her optimism on the fifth edition of SSHT, stating: "The fairs have grown alongside the market. By exploring advanced technology and toptier products, we strive to promote the widespread implementation of smart homes."

In line with recent policies implemented by China, green building and renewable energy initiatives are being promoted in different parts of the country, while intelligent buildings have also become a common sight across cities. China's IoT capabilities are also developing rapidly which extends to the smart building, smart office and smart parking industries.

As 5G and AI technology continue to improve, smart home is now more than a fictional concept but a lifestyle that is gradually taking over traditional homes. Full smart home implementation are expected to soar in popularity with sensors becoming the epicentre of smart homes. With the rapid development of 5G technology and the enhanced applicability of AloT and IoT operation systems, the future of home industry will be brimming with exciting possibilities.

BUILDING SURVEYOR AWARDS 2019 PRESENTATION CEREMONY RECOGNISING CONTRIBUTIONS AND APPLAUDING EXCELLENCE July 23rd, 2019



Building Surveyor Awards 2019 (BSA) 2019) Presentation Ceremony cum Gala Dinner, organised by the Hong Kong Institute of Surveyors Building Surveying Division (HKIS BSD), was held on 23 July at JW Marriott Hotel Hong Kong. We were very honoured to have Mr Michael WONG Wai-lun, JP, Secretary for Development, the HKSAR Government, as the Guest of Honour. Sr Winnie SHIU, Acting President of the Hong Kong Institute of Surveyors (HKIS), Sr Kenny TSE Chi Kin, Chairman of the HKIS BSD, Sr Andrew KUNG Suilun, Chairman of Organising Committee of BSA 2019, judges and other guests attended the ceremony and shared the joy of BSA 2019.

Building surveyors have continually made constructive contribution and played an important role in participation of works of New Development, A&A and Conversion, Maintenance and Rehabilitation existing buildings. Further to the success of Building Surveyor Awards 2015 and 2017, the Building Surveying Division is pleased to hold BSA 2019 for the third year again. Other than Sustainability Award and Value Enhancement Award which commend building surveyors' contributions to projects with achievements in sustainable aspects and enhancing economic and/or social values, a special award - Caring Practice Award is newly introduced this year to commend their contributions to projects in terms of caring for buildability

and/or maintainability. health safety concerns, constructional and/or operational friendliness.

"The competition wins the public's recognition of the contribution of building surveyors in shaping the built environment, commended in term of design, innovation, management and sustainability." said Sr Winnie SHIU, Acting President of the HKIS. "For building surveyors to demonstrate their versatileness, BSA becomes an extraordinary platform for them to showcase their expertise and skills through competing in the BSA categories from New development, Maintenance and Rehabilitation to A&A and Conversion." Sr Kenny TSE Chi Kin, Chairman of the HKIS BSD said.

The competition opened from October 2018 to February 2019, accepting nominations submitted by client/client's representative or consultants with the involvement of building surveyors in 3 categories including New Development, A&A and Conversion, and Maintenance and Rehabilitation. Our jury panels, constituted of veterans from academics and renowned industry professionals. assessed the 16 finalist projects according to six criteria which include Expertise of Building Surveyors, Design, Project Management, Sustainability, Management and Caring Practice. A Grand Award, Special Awards, and Winner and Merit Award(s) of each category have been granted in BSA 2019.

"The theme for the BSA 2019 is 'Go Beyond with Care'. This year a Caring Practice Award has been created to recognize a project which has excelled in related aspects." Sr Andrew KUNG Suilun, Chairman of Organising Committee of BSA 2019, said. "No matter which awards our finalists will receive, they are already true winners. They have gone through rigorous assessments and have certainly set a very high benchmark for others to emulate.'

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DURLUM



Durlum develops and manufactures innovative metal ceilings, lighting and daylight systems for architectural applications worldwide. They work with project partners on solutions that create a perfect synthesis between function and design. Their brand has a wide range of products including metal ceiling, wall cladding, daylight system as well as lighting-ceiling specialty products. Durlum is committed to upholding high quality and environmental standard for metal ceilings, giving equal regard to design, build and room quality.

Over the past 60 years, Durlum has had quite a number of projects in different countries worldwide.

For the market in Hong Kong, their company has established office for more than 20 years, providing high quality products with innovative design to different market sectors in Hong Kong. Here are some office jobs selected to be listed:

- ONE Hennessy Road, Office Tower in Wanchai
- Office Tower New Building Development for Museum Plus (M+ Museum) project, West Kowloon Cultural District
- Office Tower New Building Development of Hong Kong

- Science Park Phase 3A&B, Building 12W,15W,16W, Hong Kong.
- Office Tower New Building Development of Hong Kong Science Park Phase 3C, Block 20E,22E, Hong Kong
- Office Development at 38 Wong Chuk Hang, Hong Kong.
- Tai Tung Office Tower, Wanchai

TICELL-N Multi Directional Open Cell Ceiling

Seemingly 'braided', the aluminium surface on the TICELL-N open-cell metal ceiling is structured using a specialist process so that the stamped edges reflect the flow of light - resulting in a unique and fascinating look. This modern, multi-directional open-cell ceiling is ideally suited to be used in projects with distinctive designs.

- Technology can be incorporated in the ceiling void.
- Optimum light permeability.

durlum Asia Limited

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Tel: (852) 2891 5111

Email: janustang@durlumasia.com

www.durlumasia.com

DYNAMIC



KLUDI COCKPIT DISCOVERY

Aircraft and sports car cockpits are tailored to their users, focusing on maximum clarity and simplicity. Intuitive operation is crucial in both cases. This operating concept serves as their inspiration during the development of the KLUDI COCKPIT Discovery shower system. Its control elements are limited to temperature adjustment and flow regulation for the head and handheld showers. Simply turning the controls takes you to the ideal setting - operation is effortless and easy for both young and old users. Unambiguous and clearly visible pictograms illustrate the functions.

MINIMALIST DESIGN AND SOPHISTICATED FUNCTIONALITY

With its minimalist shapes, smooth lines and elegant curves, the KLUDI COCKPIT Discovery shower system transforms any bathroom into a stylish place to relax. Thanks to its astonishingly streamlined form, the COCKPIT appears to float in the air and lends the room a comforting lightness. This impression is amplified by the extremely slim silhouette of the large head shower, whose soft edges mirror those of the handheld shower. The controls themselves are integrated in a generously sized and convenient shelf, which offers additional functionality.

PREMIUM FINISH AND SUSTAINABLE MATERIALS

Like their other products, the KLUDI COCKPIT Discovery epitomizes precision finishing, outstanding manufacturing quality made in Germany, and the use of premium, durable materials. The shelf, for example, is made of 100 percent recyclable aluminium. The premium E-coating significantly enhances corrosion protection and durability. The powdercoating finish gives the surface its elegant sheen. We have avoided using plastic wherever possible. The controls and shower wall bracket, for instance, are made of die-cast zinc. In addition, KLUDI has developed the first virtualy plastic-free packaging concept for the shower system. KLUDI COCKPIT Discovery clearly sets standards in every respect.

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ASSA ABLOY







Image by Revery Architecture

The Mount Davis site was originally part of the Jubilee Battery. Its strategic location provided a great advantage in defending the city during the Second World War. In 1961, the Hong Kong Police Force took it over and the space functioned as a detention centre.

In 2013, the government granted the right to construct on the site to The Hong Kong Jockey Club University of Chicago Academic Complex | The University of Chicago Francis and Rose Yuen Campus in Hong Kong with support from Revery Architecture and ASSA ABLOY Opening Solutions Hong Kong who are proud to be part of this project.

CHALLENGES & SOLUTIONS

The campus lies on the steep slope hovering right above the heritage buildings. The site contains revitalized Grade 3 heritage buildings so the architecture firm must preserve some exterior parts and interior elements such as the fireplace, wooden flooring & stairs, main granite walls and pillars as shown in the photos. The modern interior design helps to humanize the space with heritage.

Most entrance doors in the building are double doors and therefore, they offered the ABLOY concealed door closer for this project. The mechanical coordinator keeps the active door open when the inactive one is open. Active door starts to close when the inactive door is almost closed. After the active door is closed, it latches the inactive door.

Some facilities are located in the heritage or exposed to

outside environment so the ironmongery lifespan could be affected greatly by the changing temperature and humidity when compared to the indoor classrooms. For this reason, AAHK provided some durable products that can stand against critical weather. The ABLOY concealed door closer is extremely light to open but strong enough to close heavy door. Its wide operating temperature range (-15 to 45°C) helps to resolve any possible environmental issues.

Sargent's 7800 Series Mortise Lock is used because it is certified and exceeds ANSI / BHMA A156.13, Series 1000, Operational Grade 1 and Security Grade 1 with all standard trims. The patented SARGENT Mortise Lock is designed and constructed with high quality components to provide maximum security, performance and durability. These locks represent a century of innovation and experience in manufacturing hardware and are the industry's benchmark for mortise locks: strong, durable, flexible, innovative and secure.

The main design focus lies on the sustainable environment for learning. Therefore, a high performance façade are used instead of a concrete wall. Large amount of daylight is captured and it helps to reduce the energy consumption in the building. Plenty of wood in light tones is also used to soften the heritage's concrete parts. It brings a nice touch of warmth in the classroom, with a relaxation space that encourages social interchange. Together with the minimal designed door, all the pantries and storage rooms are hidden, not to mention the door closers being hidden in the wooden frame to echo the minimalist design.

ECO GREEN









"Green Builds Green" has always been the mission of the Eco-Green Group. With over 500 different scale or Building Department approved projects in past 12 years, we have built many high quality green cities while making every effort in preserving the natural and eco-environment.

VertoGreen Planting Tray System SV-8125 and VertoGreen Planting Cell System SV-8475 are proprietary vertical green systems solely developed by Eco-Green Group. With the aid of these systems, meeting the requirement of Building Department no longer becomes an obstacle.

VertoGreen Planting Tray System SV-8125 allows designers to create distinctive vertical green with incredibly diverse plantings being hung onto different types and sizes of wall. For instance, it can be applied on either small accent walls

or large-scale walls which can sometimes cover the entire facade of a building. What is more, it can be customized for use on curved walls, corners or any wall profile upon request.

VertoGreen Planting Cell System SV-8475 is a type of planting panels that is 125mm thick with Robust Soil PT filing up the internal void. Robust Soil PT is a consolidated lightweight planting media which is pH-stabilized and boasts an excellent capability of retention of moisture and nutrients, which in turn facilitates healthy plant growth. It is a good retention properties for fertilizers with 10 years warranty.

The modular units of SV-8125 & SV-8475 are made by metal and both systems are suitable for any sky-rise buildings. Please contact them to find out more about the systems they offer and the benefits of their vertical green.





ANDY TO, MANAGING DIRECTOR, NORTH ASIA, USGBC & GBCI

Andy To has joined USGBC and GBCI as Managing Director, North Asia since January 2018. He leads the business operation of the two organizations, with an aim to facilitate the growth of LEED green building certification (developed and owned by USGBC) and GBCI's other sustainability programs in the region. Prior to this role, Andy was the Managing Director for CBRE Asset Services in Greater China, a leading global commercial real estate consultancy and investment company.

Why did you decide to move into promoting green environment and sustainability upon your successful career in real estate development and investment?

First of all, I always believe in working for a purpose. Supporting the green building movement is a very meaningful work and reducing carbon emission from buildings is critical in addressing climate emergencies. Second, it is important to do the right thing and do it right. I am always thinking about the best way that NGOs and Social Enterprises could be functioned in an efficient and effective manner. Joining USGBC allows me to change from "complainant", "talker".... to a "doer", rolling up the sleeves to

support stakeholders in the green building journey.

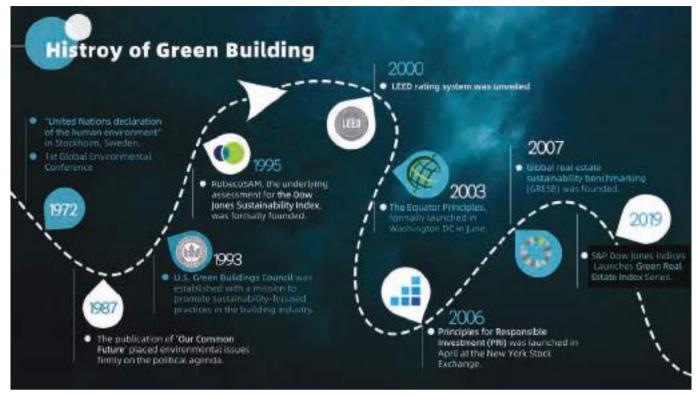
How have your prior roles and experiences in real estate development helped you in your work at the USGBC? Promoting sustainable and green building requires in-depth knowledge in business, technical and operational decisions throughout the life cycle of buildings, ranging from site selection, design, construction, operation & maintenance, retrofit to demolition. All of the above decision will impact the carbon emissions. My commercial experience in real estate may assist decision-makers, based on business cases, in various stages of the building

life cycle, making the right choices that are good to the Planet, People and Profit, i.e. Triple Bottom Lines.

My experience also allows me the better understand the best practices of the leading developers, owners, asset/property managers... the ways they embed sustainability and the UN's SDGs into their core business strategies so that I could share with other stakeholders.

In leading USGBC, a prominent organisation in the construction industry, could you share with us your thoughts on leadership?

"Green Buildings for Everyone within This Generation" is the mission statement of



History of Green Building

US Green Building Council. Every time, when I share our mission with others, I always emphasize 2 points:(1) Everyone... Green building is not a luxury exclusively for those executives working in high rise buildings or those riches living in high end apartments. Green building should be available to all people in the earth. (2) This Generation... Global heating and climate crisis are no longer the problems of the next or the future generations. "Our House is on fire". Being the major contributor of Green House Gas, buildings have to take up their responsibilities in combating climate change Now and for This Generation. To me, it is a challenging but very meaningful task.

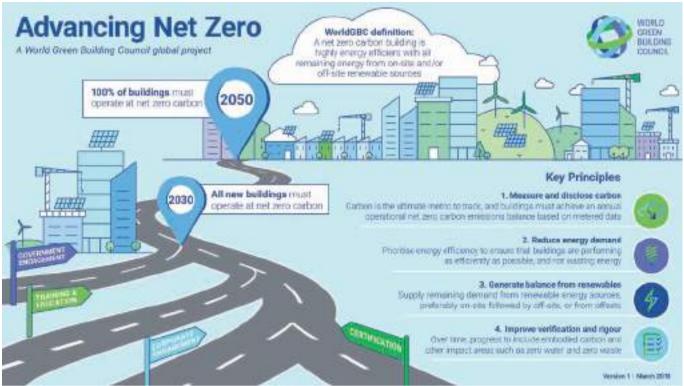
LEED or Leadership in Energy and Environmental Design, is the most widely used green building rating system in the world. It has been applied in 175 countries and territories. LEED is available for all building, community and home types. It provides a framework to create healthy, highly efficient and cost-saving green buildings. LEED certification is a globally recognized symbol of sustainability achievement. There is a saying that goes "Those Cannot be Measured Cannot be Managed". LEED is acting as a global recognized yardstick helping users in measuring the sustainability performance of a building, a community or even a city.

What are some of the highlights since your appointment as managing director of the USGBC and GBCI? What do you want to achieve during your term?

USGBC North Asia Office established in Jan 1, 2018. In the last 18 months, if I could pick 1 item of work that I am satisfied... it is "Connect". The office provides a better platform to the stakeholders in the built environment connecting with each other to share the ideas, visions, achievements and challenges in the green building journey.

Last year, Greenbuild China 2018 attracted more than 600 practitioners from Korea, Japan, Taiwan, Hong Kong, Macau, Mainland China, US and other countries to join a 2-day conference.





WGBC Advancing Net Zero Infographic

All images by ISG

Green building is not a luxury exclusively for those executive working in high rise buildings or those riches living in high end apartments.

This year, we have the International Green Building Symposiums for Taipei (May 31), Hong Kong (June 12) and Tokyo (Sept 13). Greenbuild China 2019 will be in Shanghai on Oct 23 & 24.

The Hong Kong Government has set the goal to develop Hong Kong into a regional green finance hub, how will it help the city and the region to become greener and more sustainable?

To better address this question, we could refer to the background information from the featured diagram. (1) Dia. 1 showing the WGBC's roadmap for future green buildings. By 2030 all new buildings have to be net zero and by 2050 all buildings, including existing ones, have to be net zero. In order to support such transition, financial resources have to be pumped into the built environment. "Green

Finance" (green bond is only one of the green financing tools) is critical. (2) Dia. 2 showing the history of green building and its interconnection with Equator Principles, Principles for Responsible Investment and GRESB Rating... which bridge the real estate/infrastructure companies with ESG requirements.

With the assistance of green financing, by improving energy use efficiency and resource usage, green commercial real estate buildings and spaces can reduce or eliminate any negative impact on the environment.

According to the research paper coauthored by USGBC and Cushman & Wakefield about Green Financing in the region, with China's built environment in mind, as Quasi- REITs and two green CMBSs have been successfully launched, it

Green commercial real estate buildings and spaces can reduce or eliminate any negative impact on the environment.

is expected more green real estate projects to take advantage of these types of green financing instruments in the future.

What are the main objectives of publishing the WELL v2™ pilot? What are the principles of the new version of the WELL Building Standard?

A unified standard

WELL v2 consolidates previous iterations and pilots into one WELL for all project types. The system is designed to grow in specificity and specialty over time, adapting to accommodate diverse space types and geographies, and to respond to new evidence and ever-evolving public health concerns.

Evolving performance verification

WELL Performance Verification, a critical step in ensuring that WELL buildings are performing as intended, is evolving to be a more seamless process. WELL v2 project teams can contract with local service providers called performance testing agents for onsite performance testing.

Dynamic scorecard

The new WELL platform guides project teams through the development of a custom scorecard. The digital platform suggests a selection of features based on project-specific parameters that can be further defined and refined by the project team.

Equitable, Global, Evidence-based, Technically robust, Customer focused, Resilient

The WELL v2™ pilot is recently launched, how has it changed in terms of the performance verification and scoring system changed?

Improved processes, protocols and equipment.

All WELL v2 projects will benefit from an improved performance verification process, a critical step in ensuring that WELL buildings are performing as intended and an important part of what establishes WELL as the market standard for leadership.

Sophistication and accuracy.

The new version of WELL introduces greater sophistication and accuracy to testing protocols and equipment used in WELL Performance Verification. We're also introducing adjustments to testing protocols based on the findings of lab testing conducted on air quality,

daylight and electric light, and other environmental parameters.

The opportunity to engage with new marketplace providers.

Performance Verification is evolving to be a more seamless process, including a new option for WELL v2 project teams to contract with local service providers, called performance testing agents, for onsite performance testing. This summer, GBCI will begin training performance testing agents for this important new role in the certification process. Project teams will have the option of contracting with these providers directly, or engaging with GBCI (as was the case in WELL v1) to complete WELL Performance Testing on their projects. Fees associated with this step will be contracted directly with the performance testing agent. After completion of the testing step, the performance testing agent will share the results, along with additional information about the process (including equipment types, all raw data collected, photographs of testing locations, etc.) with GBCI. GBCI will then conduct a comprehensive review, called the performance review, of all design and operational documentation, along with raw data from performance tests and results analysis.

We've reduced the number of preconditions required for certification by half to remove barriers to entry for diverse project types, resulting in a set of preconditions that we believe should be achievable for any project type. Fewer preconditions mean more flexibility for project teams to focus on optimizations that reflect project wellness goals and interests. WELL v2 introduces a 100-point scoring system. Additionally, parts within optimizations can now be pursued individually. Each part carries a distinct point value and can be used to achieve points towards the maximum points allocated to the optimization.

* For more accurate information about WELL, please refer to https://www.wellcertified.com/ certification/v2/"



Andy To spoke at Greenbuild China 2018



LIVING ART PAVILION

The project is composed of six units to form the building with two main programs - an independent furniture store and a tea house. The enclosure of the unit and wall will create a courtyard, which enhances the cohesion and connection of the internal and external space. The cantilever roof and hanging walls continue the original form of sloping roof, which expands the outdoor gray space for relaxation and leisure.

The Living Art Pavilion, located in Quanzhi Technology Innovation park of Shajing in Shenzhen, is the highlight of the industrial park's upgrading strategy which includes adding cultural and recreational programs into the park. It not only improves the leisure supporting function in the park, but also showcases the integration of aesthetics and lifestyle for the Shajing area which is currently in the industrial upgrading period.

The Pavilion faces the expressway in the north, with a row of Terminalia mantaly retained right outside the northern walls. The northern walls are specially designed at different heights, which not only lowers the impact of noise from the expressway, but also forms a beautiful space inside the Terminalia mantaly. The Pavilion, together with the commercial







and artistic spaces on the ground floor of the office building No.2 located at the south of the Pavilion, creates a dynamic recreational atmosphere. At the same time, a comfortable and pleasant public space for pedestrians is perfectly created thanks to the interfaces and scales of the two buildings which interact with each other.

It was indeed a predicament to complete the project with the economic constraints and limited construction period. As a result, the design that they adopted needed to overcome these construction difficulties to the greatest extent. In the selection of materials, they chose exposed concrete casted by wood formwork and white sandblasted material to present the characteristics of the material itself without excessive surface treatment, which could reduce the construction cost of the building on the whole. The special texture of the wood formwork could make up for the roughness and monotony of the material. At the same time, they designed a rich space experience through the transformation and integration of indoor and outdoor spaces as well as the transition of interior space at different levels.

The roof adopted the method of exposed concrete casted by wood formwork. The concealment of equipment and pipelines has been carefully dealt with, in order to strengthen the purity of space. Roof rainwater pipes and indoor lighting pipelines are pre-hidden in the wall. The indoor air-conditioning equipment is hidden in the room whereas the external unit of air-conditioning equipment is hidden outside the northern wall of the building, which can be sheltered by the overhanging grille to, on one hand, reduce the influence on the interior courtyard and, on the other hand, enhance the overall aesthetic feeling of the building.

All the materials used in the building are locally procured. The main body is made of wood formwork concrete and white sandblasting paint, and the roof is made of cement tile. This is a common construction method of old houses in Shajing, which not only echoes the regional tradition, but also reduces the overall project cost.

On the whole, the design of The Living Art Pavilion is a part of the renovation design of the park. The selection of site and programs of the project is the result of dialogues and integration with the overall renovation of the park. The purpose of the renovation is not only to create a continuous experience of walking space, but also to establish more connections between people and nature through public leisure programs. ©



The connection between the interior and the courtyard



A tea house at the entrance



A feeling of depth in the east-west direction



PROJECT DATA

Project Name Living Art Pavilion

Location

Quanzhi Technology Innovation Park, Bao an District, Shenzhen

Status of Construction

Completed

Completion Date

2018

Site Area

645 m²

Gross Floor Area

400 m²

Building Height

6.5m

Number of Rooms/Units

Client/Owner/Developer

Shenzhen Jialingyu Industrial Limited Company

Architecture Firm

MOZHAO ARCHITECTS

Principal Architect

Guansheng Zeng

Architecture Design

Wenguo Luo, Ziyun Mai, Die Hu | Yazhu Wu,

Danning Shen

Landscape Design

Wenguo Luo, Die Hu

Interior Design

Wenguo Luo, Ziyun Mai |

Lingli Yang

Civil & Structural Engineer

Fan Zhang

Images Chao Zhang







Multi-functional Classroom 1

KIDS WINSHARE

nspired by Joan Miro's magical painting, organic shapes and forms are seen as key spatial components in this kid's bookstore bringing the imaginative world to life for a joyful experience in knowledge hunting. Kids and parents can gain a fantastic experience of this unique space that expands their imaginations.

Kids Winshare is a composite bookstore targeting kids aged up to 12. It combines 4 essential programs altogether involving shopping, teaching & learning, dining and socializing, in one space and its layout design is based on an abstract landscape drawn from a series of circles and curves that divides it into two main sections.

In the first section, visitors will encounter an open-plan 'bookscape' organized through a series of spiral bookshelves in white and yellow, shaped to display a flow of text & picture books for different ages together with cosy reading pods used to provide opportunities of self-discovery for parents & kids. These oval-shaped transparent reading pods also act as visual openings of the shop front.

In the second section, a dome-shaped theatre integrating 360-degree projections creates an immersive environment for interactive learning, lecturing, book launching events and kids' party for members. The theatre is surrounded by multifunction classrooms for kids and an all-day family restaurant allowing parents to find their favourite space to relax, read, chat with friends or take part in the cooking workshop. The semi-open classrooms in yellow and baby-blue are designed to remove the barrier between kids and teachers, enabling them to get immersed in a sociable environment that is both stimulating and calm.

In terms of technical challenges, the production of 360 degree immersive system was the most challenging part which requires the involvement of A/V consultants.

There are various types of materials used in this project including plywood, glass, vinyl floor & spray paint. All of these materials were locally purchased without resorting to overseas sourcing.

It is recommended that parents can spend as much time as possible with their kids there as they both can explore the surprises around this imaginative "bookscape". More importantly, it is considered a new typology of public space redefining future parentship in China. G





Multi-functional Classroom



Retail



Immersive Theatre-Lecture Mode



Multi-functional Classroom-2



PROJECT DATA

Project Name Kids Windshare

Location

Chengdu,China

Status of Construction

Completion

Completion Date

. May 2019

Site Area

1200 sqm

Client/Owner/Developer Xinhua Winshare Publishing &

Media Co. Ltd

Interior Design Firm

PANORAMA Design Group

Principal Designer

Horace Pan, Wendy Lam, Rachel Wong, katy Lau, SUE,

Jianhao Yuan

Interior Fit-Out Contractor

Yong Dai

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

BCI Asia named Hong Kong's 10 mostactive architecture firms and property developers to receive the BCI Asia Top 10 Awards at the annual BCI Asia Awards ceremony held on 17 May 2019 at Rosewood Hong Kong.

BCI Asia Awards 2019 – Hong Kong invited the below as Guests of Honour in delivering the keynote speech at the ceremony – Mr. K S Wong, GBS, JP, Secretary for the Environment, Environment Bureau, HKSAR Government; the juror's presentation - Ms. Ada Fung, BBS, Juror of FuturArc Prize 2019 and FuturArc Green Leadership Award 2019 & Directors of the Hong Kong Green Building Council and the World Green Building Council.

The portfolios of these elite architecture firms contain USD 26.05 billion worth of properties scheduled to start construction in Hong Kong this year while the portfolios of these top developers contain USD 4.49 billion.

The winners of 2019 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 2019 were presented to AGC Design Limited, Andrew Lee King Fun & Associates Architects Limited, DLN Architects Limited, hpa (Ho & Partners Architects Engineers & Development Consultants Limited), Hsin Yieh Architects & Engineers Limited, LWK & Partners (HK) Ltd, P&T Architects and Engineers Limited, Ronald Lu & Partners, Wong & Ouyang (HK) Ltd., Wong Tung & Partners Limited.

BCI Asia Top 10 Developers for 2019 were awarded to Emperor International Holdings Limited, Henderson Land Development Company Limited, K. Wah International Holdings Limited, Kerry Properties Limited, Nan Fung Development Limited, New World Development Company Limited, Paliburg Holdings Limited, Sino Land

Company Limited, Sun Hung Kai Properties Limited, Vanke Property (Hong Kong) Company Limited.

Hong Kong's BCI Asia Awards were presented by Schüco, An Cuong Wood Working JSC, Greentins Technology Ltd. and supported by 360 Decoro, ABS Building Products Co Ltd, ASSA ABLOY Opening Solutions Hong Kong, Atelier Engineering Ltd, AUB Limited, Comelit, ECO-GREEN, Formica, Fosroc, Genesis Development Ltd, GROHE Hong Kong Ltd, Hilti, Jebsen Building Products Ltd, Kohler, Kwong Man Kee Engineering Ltd, Palmax (Pacific Asia) Ltd, Play Concept, Rigel, Seele Hong Kong Ltd, Shun Lee Building Materials & Sanitary Wares Ltd.

Other than the BCI Asia Top 10 Awards, FuturArc Prize 2019, FuturArc Green Leadership Award 2019 and Interior Design Awards 2019 were also be announced and bestowed at the ceremony.

More information on the BCI Asia Top 10 Awards and the 2019 winners can be found at www.bciasiaawards.com

TOP 10 ARCHITECTS



From left to right: Elaine Wai, General Manager (BCI Asia Hong Kong); HC Chan, Director (LWK & Partners (HK) Ltd); Janette Chan, Director (P&T Architects and Engineers Limited); Anthony Cheung, Director / Head of Studio (Ronald Lu & Partners); Sue Ling, Executive Director (Macau) (Wong & Ouyang (HK) Ltd.); Tam Kwok Chi, Executive Director (Wong Tung & Partners Limited); Dr Matthias Krups, Founder and Chairman (BCI Media Group); Thomas Tin, Director (Greentins); Kelsey Chan, Project Director (Hsin Yieh Architects & Engineers Limited); Daniel Chan, Director (DLN Architects Limited); Anthony Leung, Associate Director (Andrew Lee King Fun & Associates Architects Limited); Tony Lam, Director (AGC Design Limited); Bosco Ho, Founder and Managing Director (hpa (Ho and Partners Architects Engineers and Development Consultants Limited)); and Robert Krups, CEO (BCI Asia)

TOP 10 DEVELOPERS



From left to right: Elaine Wai, General Manager (BCI Asia Hong Kong); Angus Yip, Project Director (New World Development Company Limited); Donald Fan, Executive Director & Chief Operating Officer (Paliburg Holdings Limited); Gordon Lee, Executive Director (Sino Land Company Limited); Stella Woo, Project Director (Sun Hung Kai Properties Limited); Quincy Chow, Director (Sales, Marketing & Customer Relations Department) (Vanke Property (Hong Kong) Company Limited); Dr Matthias Krups, Founder and Chairman (BCI Media Group); Thomas Tin, Director (Greentins); Andrew Chan, General Manager, Project (Nan Fung Development Limited); Wilkie Lee, Executive Director (Kerry Properties Limited); Terry Wong, Director - Project, Hong Kong Properties (K. Wah International Holdings Limited); Edwin Lee, Senior Project Manager (Henderson Land Development Company Limited); Alex Yeung, Executive Director (Emperor International Holdings Limited); and Robert Krups, CEO (BCI Asia)



TOP 10 ARCHITECTS HONG KONG 2019





















TOP 10 DEVELOPERS HONG KONG 2019























INTERIOR DESIGN AWARDS 2019

Interior Design Awards 2019 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.

Two winning & one merit projects have been awarded from Hong Kong in 2019. An independent panel of jurors sat through a thorough review process and selected a total of 14 winning projects. The award-winning interior design projects from Hong Kong triumph in the working, retailing and lodging categories.



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WINNER
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AND REBRANDING



MERIT OTTO HOTEL

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Since 2009, FuturArc Green Leadership Award has been on the lookout for innovative and ecologically responsible buildings throughout Asia-Pacific. The Award recognises the teams behind these Green built projects that have collectively pushed the limits and demonstrated the best in architectural innovation and environmental stewardship within the region.

In its 11th year running, seven outstanding Green projects from five different countries in Asia (Hong Kong, Indonesia, Malaysia, Singapore and Vietnam) has been recognised in the FuturArc Green Leadership Award. The award-winning and merit projects from China & Hong Kong triumph in the urban and institutional categories.



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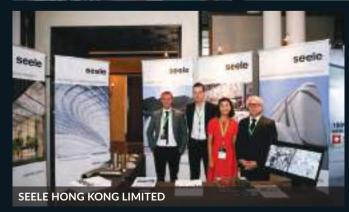




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BCIASIA AWARDS 2019











WINNERS INTERVIEW



WILKIE LEE EXECUTIVE DIRECTOR KERRY PROPERTIES (H.K.) LIMITED

Your company has been consecutively honored as the Top 10 developer of Hong Kong, what is the secret of your continue success in the industry?

Guided by the principle of aspiring to excellence, Kerry Properties is a world-class property company with significant investments in Asia. Kerry Properties focuses on developing high quality residential and mixed-use developments encompassing hotels, shopping malls, office towers and apartments in prime locations of Mainland China and Hong Kong.

As one of the distinguished property developers, Kerry Properties continues to strengthen its large-scale mixeduse portfolio and establishing highend developments in many up-and-coming Chinese cities. Kerry Properties leverages its experience and expertise to participate in numerous premium developments to keep pace with the long term growth of every city.

Beyond the developments, Kerry Properties continues to serve residents and tenants by offering professional management and a range of attentive services and diverse privileges. Through continuous improvement its management expertise, Kerry Properties creates ideal living and working environments. This one-stop service approach is designed to meet and even exceed market expectations in every possible way. End users' experience and well-being are our core value as a property developer.

BCI Asia Awards recognizes developer and architecture firms with the highest value portfolios of projects during the last full calendar year, what is your proudest project during last year?

Among its portfolio of premium properties, Kerry Properties is recently renowned for creating a remarkable, landmark living community at Beacon Hill in Kowloon. Unprecedented at No. 9 Lung Kui Road, Beacon Hill, Mont Rouge, a residential jewel that secures panoramic views, low density and luxuriant living.

The project offers 5 villas, 14 houses and 2 residential towers in such exclusive and remarkable locale. High on the lush green hillside, surveying

the expansive scenery beyond, stands the place befitting the hallmark of Kerry Properties' prestige residential pedigree.

Prime Beacon Hill captures views that stretch forever, from exclusive sanctuary in the sky to the dynamic panorama, spanning Kowloon and Victoria Harbour, across the city skyline to the mountains beyond. Architectural inspiration for exclusive estate, Mont Rouge, is taken from the natural environment. Exquisitely designed houses with private gardens are arranged to follow the landscape, gently flowing in harmony with the green terrain of Lion Rock and the MacLehose Trail.

As one of the major builder of Hong Kong's architectural landscape, what is your vision in Hong Kong's future environment?

Given the crowded environment in Hong Kong, sustainable building design remains a major challenge for the industry. Therefore it is important for developers to work closely with architects, contractors and government



authorities to improve on the living environment in Hong Kong.

At Kerry Properties, sustainability is at the heart of everything we do. We strive to serve with integrity, innovate on environmental protection, and be a voice in the community uniting for positive changes. Based on these foundations, our focus is to pursue business excellence while building for a sustainable future.

Kerry Properties commits to integrate environmental considerations the planning, design, construction, operation & maintenance of all properties in our portfolio. We prevent pollution, protect the environment and reduce carbon emission by conserving natural resources, reducing the use of energy, minimising and recycling waste. The usage of environmentalfriendly materials and green building technologies in the design, construction, operation & maintenance of our portfolio is promoted.



All stakeholders, both internal and external, are encouraged to join us on our sustainability journey. Kerry Properties engages our consultants & contractors to implement our environmental requirements and work with them to help realise our environmental commitment. Shared value is also created as we walk hand in hand with our residents, tenants, contractors and suppliers through various programmes and initiatives.

How would you describe the design signature style of your company? How did your company implement green building and technology into your project?

Kerry Properties prioritises functionality when planning and designing our developments. We emphasise on efficient utilization of space and incorporate green features whenever technically feasible, such as rain water and grey water recycling systems, green roofs, double glazed windows etc. New technologies are also applied to security and home automation system, strengthening safety and convenience to our residents and tenants.

Let's take Mantin Heights, one of our latest residential developments in Ho Man Tin, as an example. To transform the concept of "Urban Oasis" into reality, the design has elevated the onlooker's experience beyond the physical realm of architecture to the poetic experience of appreciating the beauty of nature.

The building design focusses on natural aesthetics. All facade material finishes are of natural colours, so to harmonise architecture with the nature. Curtain walls with large windows can bring in fresh air and natural daylight with breathtaking views overlooking the greenery outside. The curvilinear tower arrangement fits the site's natural terrain and ensures the balance of orientation, view and privacy.

The "forest" landscape concept is hence derived. With the introduction of over

30% of site area as greenery comprising more than 400 newly planted or retained trees, visitors can enjoy a variety of seasonal plants and other functional settings to enrich their landscape experience.

In terms of interior design, natural materials in muted and earth tones are used to enhance the relaxing and serene ambiance in the clubhouse, lobbies and residential units. These natural elements, juxtaposing with modern reflective surfaces, metal screens and fragmented geometric shapes in sculptures, make Mantin Heights a perfect setting for residents to enjoy nature in the modern city.

As a frequent guest of the BCI Asia Top 10 Awards, what is your impression about this event?

It is our pleasure for being recognised again in BCI Asia Top 10 Developers Award 2019 – Hong Kong. The event is a well organised one, allowing key industry players gather together at this annual event.

BCI Asia has been publishing Construction+, a magazine dedicated to present extensive, in-depth B2B insights and updates from Hong Kong and Macau's construction industry, for local construction industry professionals, since 2016, how would you rate its effort on promoting the transparency in the local construction industry?

The annual BCI Asia Awards recognises the best developers and architectural firms across regions. The awards are meant to endorse and promote excellence in construction and sustainability throughout the industry. The Awards has successfully placed itself among the most coveted awards for the industry in Asia.

In recent years, Kerry Properties has been constantly introducing new technologies as well as incorporating sustainability and green considerations into its property development and management. **©**





ALEX YEUNG

EXECUTIVE DIRECTOR, EMPEROR GROUP EXECUTIVE DIRECTOR, EMPEROR INTERNATIONAL HOLDINGS LTD.

Congratulations on winning the BCI Asia Top 10 Awards! This is the first time for your company to be awarded the Top 10 architect/developer of Hong Kong, how did your company evolve in the last couple of years?

It is an honour for Emperor International Holdings Limited to be awarded the Top 10 Developer of Hong Kong. Our company has been constantly expanding our businesses and strengthening its property portfolios, with residential projects, shopping malls, industrial and commercial buildings, hotels as well as co-working space across Mainland China, Hong Kong, Macau and overseas.

In the recent years we have been aiming at developing high quality and innovative projects. For example "Upton", the iconic harbourfront residential project located in Hong Kong Island, features an exterior accented with white wavy lines akin to white flowing ribbons.

In addition, our commercial project in Beijing - Emperor Group Centre fully reflects the objective of green architecture with various environmental-friendly measures, making significant contributions to areas of energy saving, environmental protection and pollution reduction. This project has been awarded the honor of "6-Star Super A-level Building" by Beijing Central Business District Administration Committee in 2018, successfully establishing its image as a world-class commercial building.

BCI Asia Awards recognizes developer and architecture firms with the highest

value portfolios of projects during the last full calendar year, what is your proudest project during last year?

In 2018 we launched a new luxurious low-density residential project "Peak Castle", located at Siu Lam, Tuen Mun. The development provides 14 two-storey houses with saleable area from 2,761 sq. ft. to 4,132 sq. ft.. Each house offers a private swimming pool, a garden and a rooftop with a striking sea view. The project features panoramic floor-to-ceiling windows that can make the best use of natural light and allow for a splendid garden view. We have also showcased the project with a magnificent vertical garden, creating a comfortable living environment for the residents.

As one of the major builder of Hong Kong's architectural landscape, what is your vision in Hong Kong's future environment?

Emperor International Holdings Limited is always committed to creating a sophisticated environment, serving the community and striving for excellence in its diversified property mix, in order to build a vibrant and comfortable living and working environment. The Company will continue to adhere to the concept of sustainability in planning every project, with a goal to facilitate energy conservation, environmental protection and pollution reduction. We believe green architecture would definitely be a common goal among all the developers in Hong Kong.

How would you describe the design signature style of your company? How

did your company implement green building and technology into your project?

In terms of design style, Emperor International always focuses on a harmonious integration of nature and contemporary aesthetics.

Our projects always display wide-angle corner windows going along with a modern building façade to enhance natural lighting and view for interior spaces.

Incorporation of greenery areas and vertical green in building design has been widely used. This does not only enhance a more environmental-friendly living or working space, but also helps reduce carbon footprint of the project.

With different implementation of environmentally sustainable design in our property, our projects are awarded with certificates form LEED and BEAM, recognizing our continuous effort in improving the energy use, water use, indoor environmental quality, etc.

As a guest of the BCI Asia Top 10 Awards, what is your impression about the event?

The award ceremony demonstrates the professionalism of both the organizer as well as the awardees. It also serves as a stage for companies to showcase their excellence to their stakeholders and to the market.

BCI Asia has been bestowing the elite architecture firms and property



developers since 2003, how do you rate the importance of BCI Asia Awards in terms of encouraging socially-responsible architecture in Hong Kong?

The awareness of social responsibility is increasing in Hong Kong in the recent years. While more and more companies in the commercial sector realize the importance of social-responsible architecture, the Awards acts as an important worldwide recognition for companies which really put forward such value and concept to their project design and implementation. Such constructive competition among peers drive companies to strive for higher quality in their project design and architecture, which ultimately create a greener environment for Hong Kong people.

BCI Asia Awards has established itself as a pioneer of the most anticipated and coveted award for the construction sector, what are your wishes for the BCI Asia Awards in the future?

The standard of sustainability in Asia has been increasing rapidly in the past decades. While BCI Asia Awards play an important role in the construction sector in recognizing companies with promising performances and encouraging the industry to growth, it is foreseeable that BCI Asia can become a universal platform for peers in different countries to share their views and outlook in aspects like design, innovation, environmental-friendly techniques, etc. and motivate each other in designing more green projects.

BCI Asia has been publishing Construction+, a magazine dedicated to present extensive, in-depth B2B insights and updates from Hong Kong and Macau's construction industry, for local construction industry professionals, since 2016, how would you rate its effort on promoting the transparency in the local construction industry?

It is always favourable to the society seeing organizations in different sectors to put effort on promoting the transparency and standard in the construction field. The quarterly magazine Construction+ exactly helps in shedding light among professionals and providing knowledge and insights through their commentaries and stories featuring green concepts, designs, interiors and the latest trends in the field. @



ANTHONY M.C. CHEUNG

DIRECTOR HEAD OF STUDIO RONALD LU & PARTNERS (HONG KONG) LTD.

Congratulations on winning the BCI Asia Top 10 Awards! This is the 15 consecutive times for your company to be awarded the Top 10 architect/ developer of Hong Kong, what is the secret of your continue success in the industry?

We are incredibly honored to receive this prestigious award 15 consecutive times. It is a testament to our firm, we are dedicated to the delivery of transformational projects across the world and mixed-used developments in response to the demands of Asia's fast growing economies.

BCI Asia Awards recognizes developer and architecture firms with the highest value portfolios of projects during the last full calendar year, what is your proudest project during last year?

We have the privilege of working on a huge range of projects. Each has an array of idiosyncrasies which makes them unique. We have a great sense of pride across all these, of which we aim to create robust, practical, exciting and sensitive buildings.

As one of the major builder of Hong Kong's architectural landscape, what is your vision in Hong Kong's future environment?

Our City's vertical topography alongside its juxtaposition of urban

and rural is distinctive as it can be challenging. We provide holistic design solutions to buildings that align with its context. We seek to address economic, social and environmental challenges through design. We are passionate about bringing projects from inception to completion, and our greatest gratification comes from the positive impact of our designs, improving the quality of lives of its end users and the community.

How would you describe the design signature style of your company? How did your company implement green building and technology into your project?

To honor our obligations by work hand in hand with the authorities to influence the mindset of society to achieve economical and social development. We implement sustainable practices from the very beginning of each project and throughout all stages to ensure sustainability in its entire lifecycle is maintained.

With today's technological turbulence creating complex accelerated changes where discontinuities are more frequent and fierce industry competition is the norm, it is imperative for RLP to incorporate strategic agility to compete with our nimbler competitors to seize opportunities. Our design team is

inquisitive, and our work is underpinned by continuous research to deliver innovation both small and large in each project.

As a frequent guest of the BCI Asia Top 10 Awards, what is your impression about this event?

The BCI enable our sector to hold a mirror up to our work and celebrate our successes.

BCI Asia has been bestowing the elite architecture firms and property developers since 2003, how do you rate the importance of BCI Asia Awards in terms of encouraging socially-responsible architecture in Hong Kong? The BCI enable our sector to hold a mirror up to our work and celebrate our successes.

BCI Asia has been publishing Construction+, a magazine dedicated to present extensive, in-depth B2B insights and updates from Hong Kong and Macau's construction industry, for local construction industry professionals, since 2016, how would you rate its effort on promoting the transparency in the local construction industry?

BCI Asia is well-respected and highly valuable for our industry and we look forward to continuing our long and firm relationship. **G**





DONALD FAN

EXECUTIVE DIRECTOR AND CHIEF OPERATING OFFICER PALIBURG HOLDINGS LIMITED

Congratulations on winning the BCI Asia Top 10 Awards! This is the first time for your company to be awarded the Top 10 architect/developer of Hong Kong, how did your company evolve in the last couple of years?

It is immense pleasure that Paliburg has been awarded the Top 10 Developer of Hong Kong in 2019. In the past few years, we have grown in size and diversity through property development and investment business both in Hong Kong and Mainland China. For continued success in the future, we will take steps to further replenish our land bank to build a sustainable community in the society.

BCI Asia Awards recognizes developer and architecture firms with the highest value portfolios of projects during the last full calendar year, what is your proudest project during last year?

Mount Regalia is a large scale luxury residential development in Kau To, Sha Tin. It comprises 24 garden houses and 136 apartment units together with car parks and club house facilities. We have faced a lot of challenges during the planning and construction period. It is pleased to see it successfully developed in the end. For the Regala Skycity Hotel, it will be our second hotel at the Hong Kong International Airport. This project includes 1,200

guestrooms and suites and expected to be completed in late 2020.

As one of the major builder of Hong Kong's architectural landscape, what is your vision in Hong Kong's future environment?

One of the major problems facing the construction industry is the bureaucratic building regulation. It limited the development of Hong Kong. The development approval process is far too long and complex which we think should be shortened and simplified. It would definitely improve the efficiency and diversity in the construction industry.

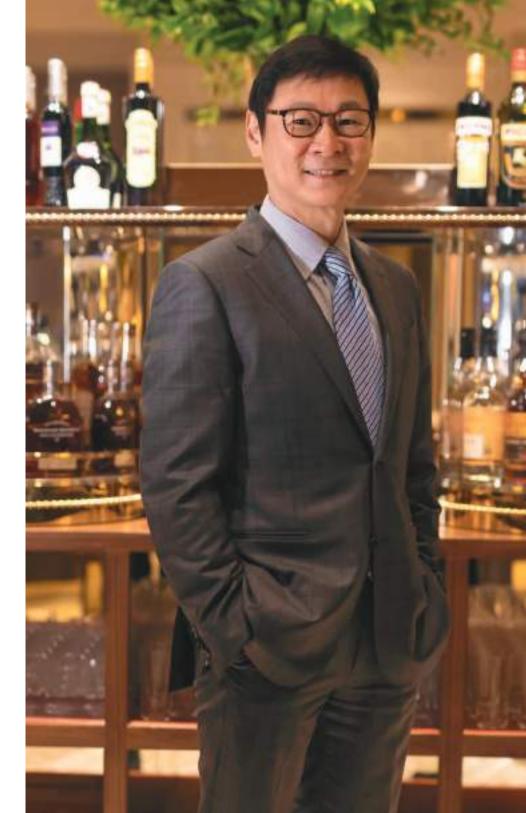
How would you describe the design signature style of your company? How did your company implement green building and technology into your project?

We belief in have strong promoting sustainability between environment and modern architecture. One of our major project- Mount Regalia furnishes residents with great environmental values in terms of energy-saving features and substantial green open area. We strive to minimise energy consumption and greenhouse gas emissions through building design and material selection.

As a guest of the BCI Asia Top 10 Awards, what is your impression about this event?

We are truly honored to be awarded as one of the Top Ten Developers. With the presence of elites from property, construction, design and architecture industries, the event provides a good platform for appraising the great works of market leaders in the past year, while at the same time, enabling networking among domestic and international business counterparts.

BCI Asia has been bestowing the elite architecture firms and property developers since 2003, how do you rate the importance of BCI Asia Awards in terms of encouraging sociallyresponsible architecture in Hong Kong? For 15 years, BCI Asia Awards has been the industry's benchmark for recognizing professional's contributions. The awards put strong emphasis on resilience, embeddedness, replicability, wellness, nature and ecosystems etc. which are crucial elements for sociallyresponsible architects and developers in building a top-notch city for our next generation. While preserving the essence of our valuable nature, innovation, technology and aesthetics can plausibly integrate into the works which bring insight leading to a new architecture era.



BCI Asia Awards has established itself as a pioneer of the most anticipated and coveted award for the construction sector, what are your wishes for the BCI Asia Awards in the future?

As one of the key players in the industry, I hope BCI Asia can keep up with the good work in appraising the tremendous effort that we have made over the years. The award is a strong impetus for motivating industry players to build a better place while at the same time withholding those socially- responsible principles.

BCI Asia has been publishing Construction+, a magazine dedicated to present extensive, in-depth B2B insights and updates from Hong Kong and Macau's construction industry, for local construction industry professionals, since 2016, how would you rate its effort on promoting the transparency in the local construction industry?

The magazine is a great tool for market players to grasp the latest movements in the market covering projects, commentaries, products, design, technology and architecture. It is a useful guidebook in which experts and professionals can share and exchange insights and ideas which are inspiring for hatching new initiatives. ©

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HKTDC Hong Kong International Outdoor and Tech Light Expo and Eco Expo Asia. Two related fairs will be held concurrently at AsiaWorld-Expo. Participants can enjoy a courtesy shuttle bus service which connects the two exhibition venues.

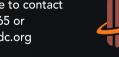
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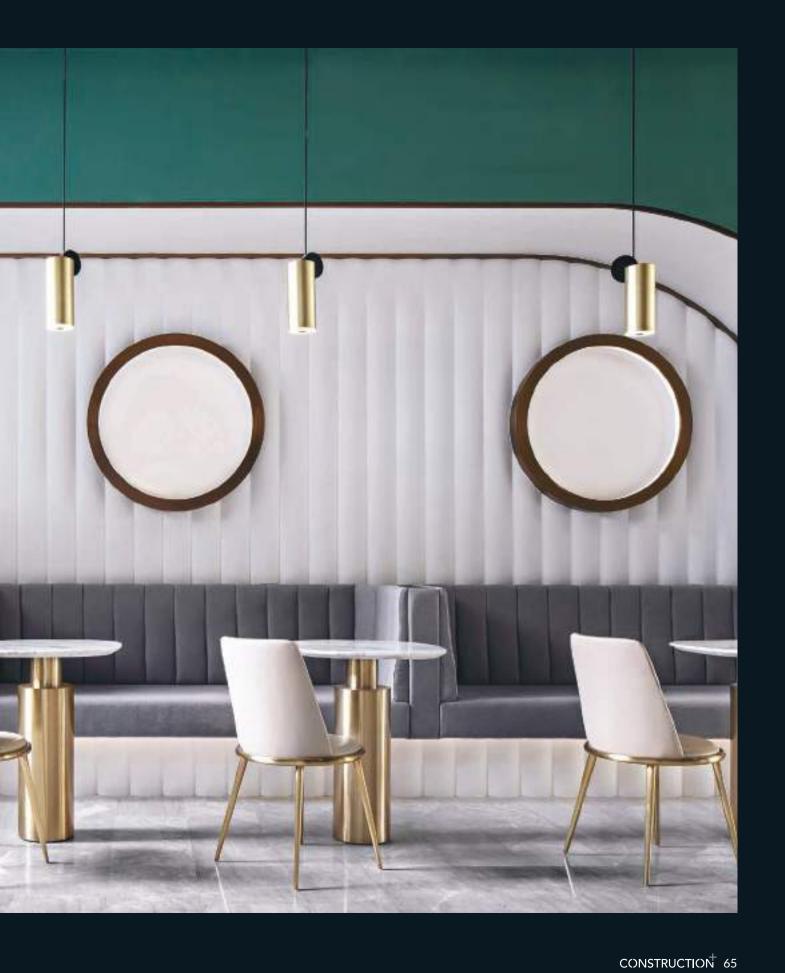
YANLORD CLUBHOUSE SHENZHEN

Y anlord Clubhouse Shenzhen is part of a grand new industry city project, which aims to facilitate the implementation of the city's Eastward Development Strategy. Taking into account ecosystem and cultural context of local industries, CL3 worked to create a versatile experiential commercial space targeting young urbanites.

Based on the youth's consumption mentality, the interior design focuses on stylish, striking yet coordinated visual presentation, arrangement of freely-connected functional divisions as well as creation of emotional and intuitive ambience, in order to fit into the diversified lifestyles of young consumers. Such design concept was applied to all functional spaces.

The cafe can accommodate approximately 60 persons. The design team chose natural peacock green as the main tone and equipped the space with a combination of furniture to meet a variety of functional needs, including three-seat booths, four-person sofas for negotiation purposes, and a









Cafe detail

bar counter with stools. Taking into account the flexibility of the layout, the design team used folding glass panels as partitions, making the cafe a multi-functional communication area for networking events and parties.

Shenzhen is an international city surrounded by mountains and the sea. The designers refined the natural and cultural impressions of the city into design elements and integrated them in the overall space. From the superposition of boxes for the service counter and the unconventional arrangement of the aluminum ceiling bars which were vertically, horizontally or obliquely aligned, to the semi-circular terrazzo area on the floor, all abstractly and specifically reflect the image of the city — high and low buildings scattered, road networks interconnected.

A variety of supportive spaces were created in the clubhouse, such as the multi-functional kitchen and recreation room serving for small parties and cooking classes. The outdoor swimming pool beside the cafe features a wall with geometric formations that abstractly constitute a spectacular view of mountains, and a color palette of white and peacock green which present gradient visual effect altogether. Standing in front of the wall, people would be spontaneously immersed in artistic thinking, which helps to balance the fast pace of urban life. ©



Cafe



Wall detail





Outdoor pool

PROJECT DATA

Project Name

Yanlord Clubhouse Shenzhen

Location

Huilongbu Industrial Zone, Longgang District, Shenzhen,

China

Status of Construction

Completed

Expected Completion

October 30th, 2018

Completion Date

November 15th, 2018

Client/Owner/Developer

Yanlord Land (Shenzhen)

Architecture Firm

Shenzhen General Institute of Architectural Design And

Research Co, Ltd

Interior Design Firm

CL3 Architects Limited (www.CL3.com)

Principal Designer

William Lim, Ricky Chung, Lena Yan, Xianting Lai, Jingcai

He, Aking Zhu, Dandan Gong

Civil & Structural Engineer

China Huashi Enterprises Company Limited

Main Contractor

China Huashi Enterprises

Company Limited

Interior Fit-Out Contractor

Shenzhen Henghe Decoration Design Engineering Co., Ltd

Images

Nirut Benjabanpot / b+m studio Kelvin



ZIBO · YUWANG MOUNTAIN TOWN • POTTERY AND COLORED GLAZE WORKSHOP

Since a thousand years ago, Boshan has become a renowned town of ceramics and coloured glaze. Touring around it, one can fully enjoy the beautiful landscape and fascinating culture. Many old villages there such as Guyao Village have witnessed the passage of time, inherited ingenious craftsmanship as well as the spirit for striving for excellence, and created various exquisite artworks. Based on these favourable natural and cultural conditions in Boshan, Co-Direction Design decided to construct an "elder-care town" beside Yuwang Mountain, a destination for old people to enjoy later life. Pottery and Colored Glaze Workshop, the project is situated in the "elder-care town".

Bearing in mind the inheritance of local traditional culture and the essence of design, the design team conceived the idea of restructuring the space and integrating historical and cultural elements into it, aiming to reach a balance between the contemporary and the traditional.

The overall space features a smooth and natural layout, with ochre, black and white as major hues. Woods, stones, copper and bricks were widely utilized, together creating a calm and restrained atmosphere in the space. Besides, cultural symbols of ceramics dating back to one thousand years ago were ingeniously incorporated into the interior design.

A massive granite stone functions as the front desk, which is in harmony with the space, directly evoking people's deeper feelings. The foyer was designed with a symmetrical layout, conveying oriental aesthetics of order. The wired glass screens in this area are placed with a certain distance from each other, which exude dim and soft lights and form the contrast of massiveness and lightness with the architecture.







The ceiling was designed with curved and strip-shaped structures, which shows the structural aesthetics of traditional Chinese architecture and adds a sense of formality to the space. Lights fall on the tiered glazed bricks, generating soft glitter like jades and pearls, and indicating the rich local cultural context. Large area of white walls and gray hollow bricks echo each other, which endows the space with unique textures, blurs boundaries within it and facilitates the interaction of lights and shadows.

The building is an archaized architecture, which posed one of the constraints for the interior design. As such, it was very important and necessary to build close connections and ensure coordination between the architectural structure and interiors through the design. Through borrowing and recombining the traditional elements of the architecture, and utilizing new design language, the interior space was given oriental classic charm, which is in harmony with the architectural fabric.

The second constraint lied in the requirements of the client, who hoped that the space could serve multiple purposes, for example, serving for business invitation and display at an early stage, and functioning as a studio at a later stage. The diversified functional requirements might cause conflicts in spatial layout, which needed to be dealt with. Through subtle arrangement and combination of interior decorations, they solved the problem and enabled functional transformation of the space.

They also met with great challenges and difficulties in the construction of the coloured-glazed-brick-structured fence surrounding the atrium-like void, mainly related with its height and safety aspects. In order to tackle it, they turned to local professionals for technical support, and optimized the design details, thereby a safe fence featuring unique local materials was successfully built.

When it comes to the materials involved in the project, wood veneer, wired-glass, glazed brick, gray brick, brushed stainless steel and textured paint were used for the project. ©



Pottery workshop



Reception area





Curator's office

Project Name

Zibo · Yuwang Mountain Town · Pottery and Colored Glaze Workshop

Location

No.6, Yaojiayu Village, Boshan District, Zibo City, Shandong Province, China

Status of Construction

Completed

Completion Date

August 2018

Site Area

900 sqm

Gross Floor Area

810 sqm

Building Height

The building has a sloping roof, on the 1st floor, the height is 4 meters; on the 2nd floor, some part is 6.5 meters, and some is 4 meters.

Interior Design Firm

Co-Direction Design

Principal Designer

Jiang Xiaolin, Huang Libing

Images

Jing Xufeng



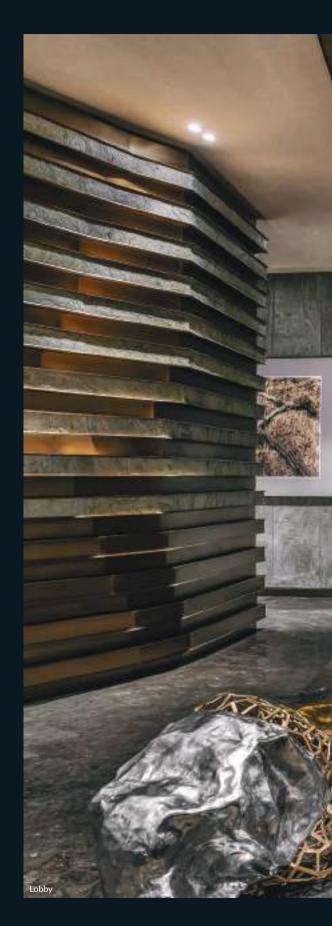
INTERCONTINENTAL SHANGHAI WONDERLAND HOTEL

nterContinental Shanghai Wonderland Hotel has been constructed inside an abandoned quarry. In order to better fit into the surrounding environment, the interior design of the hotel has applied 'Aesthetics of Mining' concept as reference, combining the wild rocks and vertical cliffs with the natural environment, creating a new conceptualized hospitality culture that only belongs to the InterContinental Shanghai Wonderland Hotel.

Taking into consideration the geographic location, topography and uniqueness of the project, Cheng Chung Design, abbreviated to CCD, has come up with the theme of 'Adventure to the Center of the Earth' as the design concept. From the lobby to the underground floors, all interior designs of guestrooms, theme restaurants and bar are conceptualized as movie scenes in an adventurous story. The entire stay experience would bear a close resemblance to the scenario in which an ancient British explorer travels a mining site from the Earth surface to its inner core and ultimately enters the underwater world. By way of this conceptualization, CCD has established a hospitality space that is full of adventurous stories, giving an exotic brand positioning to the hotel.

The changing relationship between humans and the nature is the source of inspiration of the interior design. As the quarry is located at the Sheshan Mountain Range, there are plenty of greeneries inside the quarry with waterfalls around the surrounding cliffs. After a few site visits, CCD design team has felt that humans had altered the natural environment for a rapid social and economic development in the past decades whereas the power of the nature is surreptitiously penetrating the development of human civilization. In order to strike a balance, CCD is dedicated to reshaping the relationship between the architecture and the natural environment through hospitality design.

To incorporate the inspiration into the design, and to strike a balance between the natural landscape and human beings, CCD thought of a design by which the natural environment and artificiality could be in consonance. The interior design of the hotel is closely attached to the natural landscape, and perfectly









Chinese restaurant

blended with the surrounding environment. Visitors during their stay at the hotel would have a feeling of being immersed in a cave adventure tour by way of the design.

The interior decoration of this project was mainly completed by Shenzhen Asia Time Group Co., Ltd. which adopted different methods ranging from conventional engineering for material transportation to waterproof and moisture-proof work. As the Hotel was constructed along the wall of the pit, the entire building is curved and each room is different in terms of the size and shape, from which a challenge for interior design and construction technology then ensued. The fire protection standard for this project is also unique. The fire escape route is the platform where the personnel first reach the bottom of the pit, then transported by helicopter, or evacuated from the plank road on the pit wall opposite the hotel.

They met with many difficulties in the construction of the background wall of the lobby on 1F, which features an irregular shape and consists of multi layers of panels with those on the upper area having a larger size than those on the lower. The challenges that lied ahead included how to fix the stress points, how to identify the size and irregular shape of every unique plate, and how to ensure seamless splicing on the site. Having said that, all of these challenges were resolved by the use of BIM technology. They created a 1:1 scale simulated construction environment in a factory, where they cut the metal panels with lasers and spliced them precisely, and then demounted and plated them, which were finally moved to the site for assembling. Such process ensured the seamless splicing of the metal panels and thin sintered stone slabs on the site.



Lobby



Honeymoon Suite







Guestroom





Spa

Besides, the water curtain flowing down from the lobby's ceiling, the fan-shaped ceiling in the banquet hall, and the jellyfish-like ceiling in the swimming pool, also posed challenges to them due to their special forms. Furthermore, they encountered various difficulties in designing every guest room, since the plane and angles of each room is different caused by the irregular facade.

The substructure in this project is mass and reinforced concrete. Structure below the ground level is made of steel frame and composite steel/concrete floor slabs whereas abbove the ground structure is mainly reinforced concrete. External finish for the walls is mainly zinc finish aluminium and glass panel system. Central glass 'waterfall' atrium is constructed using frameless ('spider') curtain wall system with curved glass panels. Roof is a combination of green roof and conventional flat roof. The materials were purchased both from the mainland China and abroad, depending on the budget, quality, construction period and cost performance, etc.

After the commissioning of this project, it received widespread social repercussions, not only because of the unique geographical location of the project and the uniqueness of the building, but also the faithful restoration of the design by the decoration project. To soothe away the negativity, AsianTime International, which owns CCD and was also in charge of the main decoration of the project, led the construction with the designer responsibility system to ensure the perfect rendering of the final effect. \square

PROJECT DATA

Project Name

InterContinental Shanghai Wonderland Hotel

Location

Sheshan Town, Songjiang District, Shanghai, China

Status of Construction

Completed

Completion Date November 2018

Site Area

105350 m²

Gross Floor Area

60072.1 m²

Client/Owner/Developer

Shimao Property

Interior Design Firm CCD / Cheng Chung

Design (HK)

Principal Designer

Joe Cheng

Main Contractor

Shenzhen Asiantime International Construction Co.,

Ltd.

Images

CCD / Cheng Chung Design (HK)



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"GREEN OASIS" CIGNA OFFICE

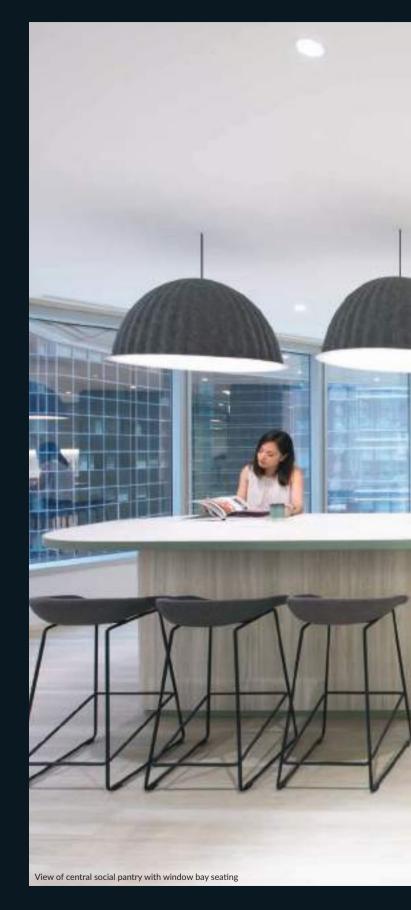
"The juxtaposition of various spaces was further enhanced by the material selection. Inspired by Hong Kong's scenery, the open plan's materials are soft, natural and calm, featuring shades of muted green, pastel fabrics and a carpet inspired by pebble paths." - Kenny Kinugasa-Tsui

"In contrast, the social spaces introduce wooden finishes and pops of accented colours; intended to create an energetic and positive ambiance. The legibility of these social spaces encourages collaboration to boost productivity as well as staff wellbeing." - Lorène Faure

Well established locally since the 1930's, Cigna is one of Hong Kong's leading insurance provider. Alongside the launch of their new branding campaign in 2017, Cigna recognised the need to catch up on an office trend – one which celebrates a sociable, flexible and activity based working environment. With Bean Buro's help, Cigna moved into the brand-new office space in Causeway Bay in Mid-2018.

Cigna's 8,576 sq.ft. new office is a collection of personal work points, agile workspaces, enclosed meeting rooms, collaboration spaces, and social spaces. The new office prioritises open collaboration and focuses on staff's wellbeing, health and comfort.

Bean Buro developed a narrative inspired by Christo's "Gentle Disturbance", where the artist uses colours to highlight scenery elements. In Cigna's workplace, a legible











View of central social pantry island bar and lounge

green sculptural backdrop ties the whole open plan together, while 'coloured bays' emerge to create social zones, such as the reception, pantry and break out spaces.

The juxtaposition of various spaces was further enhanced by the material selection. Inspired by Hong Kong's scenery and Cigna's logo (an abstracted tree), the open plan's materials are soft, natural and calm, featuring shades of muted green, pastel fabrics and a carpet inspired by pebble paths. In contrast, the social spaces introduce wooden finishes and pop of dynamic colour; aiming to introduce an energetic and positive ambiance prone to collaboration. The legibility of programme encourages informal meetings and social interaction; both aimed to boost productivity as well as staff well-being.

Comparable to Christo's island, the layout orientated around a central spline of enclosed meeting rooms (island) and a perimeter strip of open space (Christo's "Gentle Disturbance"). The open office overlaps and merges from one space to the next providing both fixed working areas and flexible collaborative areas. All of which eventually lead to a vibrant and supple common space filled with opportunities for social interactions. \square



Detail of display bookshelves in social areas



Collaboration space integrated in the open plan neighbourhood



Detail of pantry island bar with wet pantry in the backdrop

Project Name

"Green Oasis" Cigna Office

Location

Causeway Bay, Hong Kong SAR

Status of Construction

Built

Expected Completion

Completed

Gross Floor Area

813 sqm

Number of Rooms/Units

20+ rooms (including phonebooth, boardroom, etc.)

Client/Owner/Developer

Cigna

Interior Design Firm Bean Buro Limited **Principal Designer** Lorène Faure,

Kenny Kinugasa-Tsui **Main Contractor**

Mi2 **Images** Bean Buro





ZHI ART MUSEUM

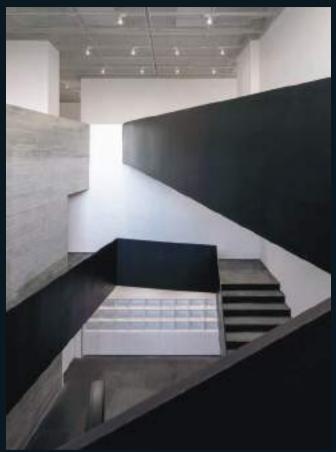
Zhi Art Museum is situated in Building 2 of Quanzhi Technology Innovation Park, Baoan District, Shenzhen. Interlinking different public spaces within the park, Zhi Art Museum connects people in the aspects of work and life and contributes to a working place with a cultural community. In addition to the function of exhibition hall, it also has a multi-function hall and workshops. By means of exhibitions, trainings, lectures and forums, it brings tight connection between art culture and people's life, acting as a communication platform for multi-arts and multi-cultures.

Different from most art galleries, Zhi Art Museum is not an independent building. Instead, its two-floor space was transformed from a part of an originally concrete plant. Through change of spatial rhythm, natural lighting and application of material textures in the more than 900 square meters plant space, Zhi Art Museum brings visitors a colorful and interesting exhibition experience.

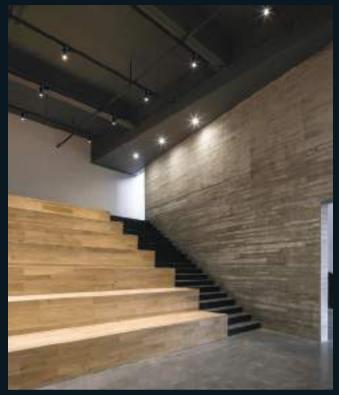
The museum is composed of two floors. The first floor has

a hallway and a multi-functional hall, while the second floor functions as exhibition halls and workshops. Façade of the museum is decorated with fluorocarbon lacquer coated steel plate with natural uneven textures which echoes artistic style of the museum. Walking inside, as façade of the museum changes from the grille to a horn-shaped glass window, the narrow and long hallway will guide you from ordered space to viewing space. After passing through the hallway, visitors will go into an atrium with two-floor-height ceiling. The transition from a narrow and long space into a tall and high space suddenly brings visitors a broad vision.

The stairs and slopes in the atrium connect the first floor and the second floor. Walking on the stairs and slopes, visitors enjoy a journey of art while they sense aesthetics and interest of the architectural space before the exhibition. Alternation between stairways and slopes makes people feel different rhythms and paces during walking. Black staircases, white walls and wood-grain concrete walls create a simple but elegant and pure artistic conception.



The interlaced staircase

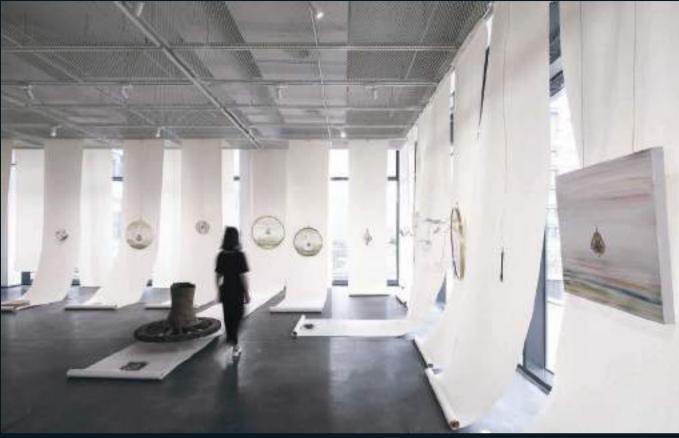


Multi-functional hall



Foyer and atrium





Workshop

Different from conventional beam stairway, the stair steps and sideboards form a complete structural system of steel-plate stair with structural aesthetics. On the second floor of the atrium, a large area of French window lets more natural lights come into the high-ceiling space. Visitors find the space brighter and brighter when they walk upward in the atrium. Coming to the second floor and looking backward, visitors may also see the green terminalia mantaly outside of the window. With tortuous path, plentiful materials and changing light, walking in the atrium become an interesting tour; Meanwhile, people interact with each other by gazing, following, making fun from time to time, which is a way to develop the relationship between the audience.

The exhibition hall on the second floor is divided into several halls of different sizes according to the location of the pillars and the functions of the halls. The halls are not all closed and opaque indoor spaces. Some exhibition halls adjacent to exterior have boldly preserved the glass curtain wall. On one hand, these exhibition halls can be met the requirement for dark rooms by using the window blinds. On the other hand, it not only brings outdoor natural scenery into the exhibition space, but also artists could take advantage of natural lights to arrange the exhibition, providing a different viewing experience for visitors. \mathbf{C}

PROJECT DATA

Project NameZhi Art Museum

Location

Quanzhi Technology Innovation Park, Bao an District, Shenzhen

Status of Construction

Completed

Completion Date

2018

Gross Floor Area

1090 m²

Building Height

Two storeys

Client/Owner/Developer

Shenzhen Jialingyu Industrial Limited Company

Executive Architect Guansheng Zeng

Design Architect

Wenguo Luo, Ziyun Mai, Bingfu Wu | Zhiming Wang,

Yinghua Zou

Civil & Structural Engineer

Fan Zhang

Images Chao Zhang













M MOSER GUANGZHOU

Encouraging more communication and collaboration among staff in a healthy and productive environment were key objectives for the M Moser Guangzhou office. This new environment advocates a healthier, more balanced lifestyle and empower people with direct access to wellness-related information and amenities.

It facilitates meaningful conversations between employees while valuing privacy and comfort by introducing a diverse working environment that caters to a variety of needs and personalities. For instance, a multi-functional, collaborative space near the entrance connects to the pantry and open office to create an interactively stimulating workspace to engage and socialise. By contrast, smaller booths and quiet corners accommodate the preferences of staff looking for a calmer environment to retreat and focus. Zoning, lighting, thermal comfort, and acoustics can be adapted to provide distinct, tailored spaces that accommodate all preferences and working habits.

Diverse high and low-standing positions encourage more flexibility throughout this agile workplace, reflecting the company's focus on comfortable ergonomics to improve health. Natural elements, including plants and wood, as well as maximal exposure to sunlight, contribute to the mental, physical, and emotional well-being of staff and visitors. Large windows with unobstructed views of the outdoors enveloping the open office imbue a sense of tranquillity and openness. Fitness equipment and a "tearoom" with nutritional information and food recommendations enhance the office experience by encouraging healthy habits.

Such detailed design elements reflect company-wide cultural values of prioritising the well-being of people, making this Guangzhou office one of a few workplaces to receive both the LEED and WELL certifications in the Asia-Pacific region.

This office was designed with two critical elements in mind: people and the environment. Through a variety of work settings, the new M Moser Guangzhou workplace creates



many opportunities for social interactions, with collaborative spaces and an open kitchen that invites casual conversations over food and beverages. These social anchor points celebrate community moments and reinforce a company's culture that prioritises the needs of its people.

Fitness equipment and access to wellness information provided throughout this office, along with air filtering and exposure to sunlight, demonstrate a focus on improving the well-being of staff. At the same time, healthy and sustainable materials and furniture are used to enhance quality of life within the built environment as well as its surroundings.

An air monitor tracks indoor levels of PM2.5, carbon dioxide concentration, air temperature and humidity.

More information on this project's LEED and WELL certifications can be found here:

- LEED: https://www.usgbc.org/projects/m-moser-guangzhou
- WELL: https://account.wellcertified.com/project-profiles/ m-moser-associates

The execution of this project surfaced a number of challenges. One of such challenges was a wide range of preferences from staff that required a balanced accommodation. This was addressed with full transparency in all design decisions made to incorporate suggestions from staff with a reasonable mix of preferences taken into consideration to cater to all personalities. A combination of high and low-standing desks was introduced in an office environment that embraces both agile working and assigned seats according to the nature of staff's individual and collective work needs. The reception connects to a multi-functional and collaborative space which had also been requested by staff to facilitate more meaningful conversations in the workplace.

Site constraints, including a narrow floorplate with large columns taking up some of the space, presented further challenges throughout this project. Efficient use of the space available helped to overcome this challenge and create a flexible and uniquely personalised workplace. Assigned desks set up around the columns blend in seamlessly, and most of



Different work settings, including booths, adjustable tables, and movable furniture, create a flexible environment that can be reconfigured based on the needs of its occupants



The library invites maximal daylight exposure and uses a mix of healthy wood materials and greenery to imbue a sense of comfort and brings the outside in







The open office is surrounded by large windows and provides a variety of seating arrangements. Its spacious interior facilitates movement and conversations, with whiteboards to encourage brainstorming



the white walls have been transformed into whiteboards to encourage brainstorming and creativity.

High standards also had to be set in a bid to obtain LEED and WELL certifications. In light of the high standards, open communication with the project team was encouraged to gain a thorough understanding of all sustainable materials needed to meet the standards of LEED and WELL. For instance, toilets specifically designed for physically impaired staff and visitors are available, as per the WELL standards. Wall layering and glass partitions, as well as soundproof cotton insulation and panels, were selected to control noise levels and positively influence acoustic levels in the workplace. Finally, large windows offer daylight and unobstructed views of the outdoors. Incorporating all these materials resulted in a comfortable work environment for all.

Careful selection of environmentally friendly elements, including paint, glue, flooring, and soundproof materials as well as furniture that meet all requirements for the LEED and WELL certifications helped to create a productive and non-detrimental environment. Strong functionality, durability, and aesthetics were also taken into consideration in an effort to cater to both individual and team needs.

As far as the materials are concerned, paint, glue, furniture, wall layers, ceiling fixtures, timber, as well as various types of flooring materials were used to create this new workplace. Most of this selection was sourced locally, with a few exceptions of materials imported from overseas.

Lastly, thoughtfully planned logistics played an important role in completing this project on time and within budget.

This project was awarded the WELL certification after only the first round of performance reviews, meeting all requirements following collaborative efforts between internal teams to become the first WELL-certified projects in Guangzhou.

Approximately 10% of all WELL projects in China have received their certification after the first round. ©





Plants meticulously placed throughout the office add elements of wellness to a workplace that takes fundamental care of the health, well-being, and productivity of its people.



The open pantry plays a crucial role in encouraging meaningful connections in the workplace. Flooring material separation creates a distinct, and more casual atmosphere



High and low-standing desks offer diverse work configurations, accommodating the various needs of staff across the organisation. Unobstructed views of its surroundings enhance mental and emotional well-being in the workplace.

Project Name

M Moser Guangzhou

Location

Room 201B, Tian Yu Garden Phase 2, 136 Linhe Zhong

Road, Tian He District, Guangzhou, China

Status of Construction

Complete

Completion Date

30th September 2017

Site Area

542 sqm

Gross Floor Area

542 sqm

Building Height

34 storeys

(This office locates at

the second floor.)

Number of Rooms/Units

Client/Owner

M Moser Associates

Interior Design Firm

M Moser Associates

Principal Designer

Bella Lau

Mechanical & Electrical

Engineer

Yannic Lv

Green Building Consultant

Amy Liang

Main Contractor

Sam Cai

Interior Fit-Out Contractor

Sam Cai









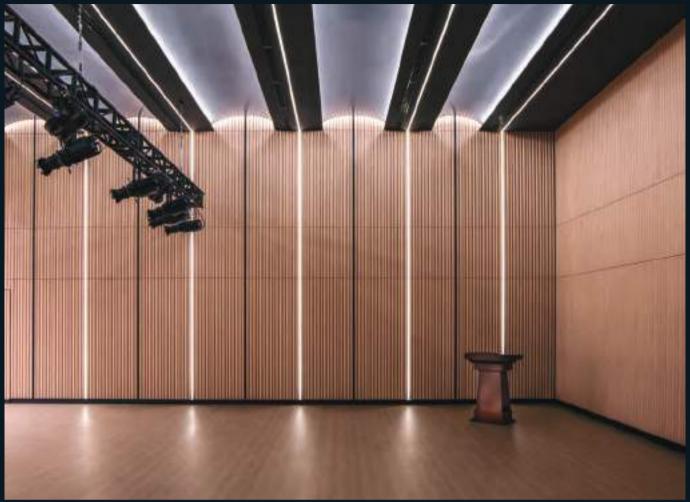
XI'AN WELCOMES **ITS NEW CULTURAL** LANDMARK QUJIANG CREATIVE CULTURAL CENTRE

Designed by award-winning international architects The Oval Partnership, the Quijang Creative Circle opened its doors in late 2018 and is being hailed as Xi'an's first-of-its-kind creative cultural complex. The long awaited subterranean cultural venue, which is destined to become the heart of the city's civic district, officially opened to the public in July. 2019. The design of the Qujiang Creative Cultural Centre responds to its local context, incorporating elements and materials that evoke a modern re-interpretation of Chinese architectural repertoires and traditions characteristic of the Xi'an region. This design vocabulary is seamlessly embodied throughout the development, spanning all scales—from city level down to the smallest of details.

A SUBTERRANEAN GEM

The Creative Cultural Centre is slotted beneath the central plaza of Quijang Creative Circle as a strategic component of the integrated masterplan. A sympathetically placed pavilion rises above ground and serves as the primary entrance to the Cultural Centre, standing prominently as a The pavilion opens into an elevated vestibule which functions as the primary public arena serving the main theatre and performance space. It also provides a multi-functional space for creative events and exhibitions. The design experimented with the notion of poetic exuberance, exchanging spatial dialogues between permanence and ephemerality, hard and soft, light and dark, compression and contraction. Inspired by the traditional Chinese 'Lián Láng' – a connecting structure between buildings — a modern interpretation has been composed in a spatial arrangement of 8,000 pieces of intricately crafted bronze metal flutes, finely honed and detailed using local craftsmanship. These sculptural flutes are suspended from the ceiling; cantilevered from the walls; and rise from the floor.





Performance and rehearsal room with bespoke acoustic wall panels

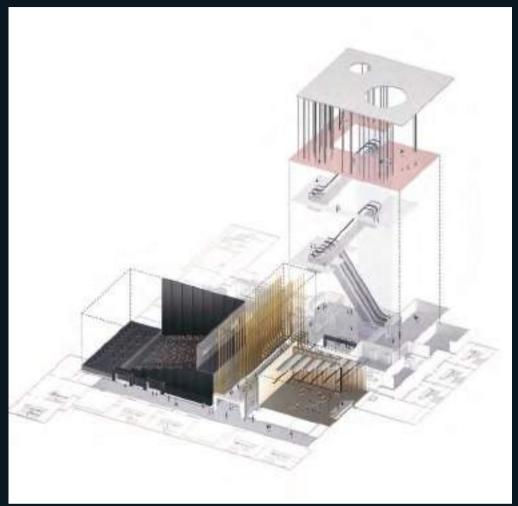
In the centre of the space, a 13m long metallic draping veil provides contrasting softness and juxtaposes the verticality of the flutes. Together they create an emotionally uplifting spectacle and a sense of "weightless suspension".

A CRADLE OF CREATIVITY

The Qujiang Creative Cultural Centre comprises a retractable 400 seat multi-functional theatre, a performance and rehearsal room, a multi-purpose gallery, exhibition spaces, workshops, a café and bar together with supporting office and auxiliary spaces. This state-of-the-art multifunctional facility will host a diverse programme of cultural performances, concerts, educational events and exhibitions. It is where social interactions, community engagements, cultural inclusion, local creativity and the collective identity of people in Xi'an can be nurtured and celebrated. The Oval Partnership's vision was to create a legible connection between multicultural activities within the heart of a new urban district, providing a sustainable framework to inspire the new generation of innovative and creative pioneers converging around Xi'an. **©**



A pavilion stands as a civic meeting point in the central plaza and serves as the primary entrance to the cultural centre



Isometric drawing





Escalator hallway leads to the subterranean performance and exhibition space

Project Name

Xi'an Welcomes its New Cultural Landmark Qujiang Creative Cultural Centre

Location

3369 Yan Xiang Lu, Qujiang New District, Xi'an, China

Status of Construction

Completed

Completion Date July 2019

Gross Floor Area 5,000 sqm

Client/Owner/Developer Xi'an Vanke & Xi'an Qujiang Cultural Industry Investment

(Group) Co Ltd

Design Architect The Oval Partnership

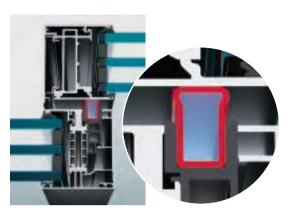
Interior Design Firm The Oval Partnership

Images Boris Shiu



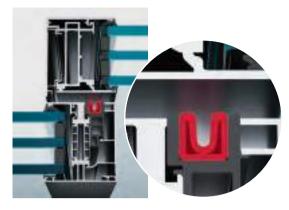
Thanks to air-lux's patented sealing system, compromises are a thing of the past when it comes to sliding windows. air-lux guarantees 100% impermeability with the same excellent running characteristics and sliding leaf weights of up to 1800 kg.

Sealing with air – the air-lux sealing concept



Seal active

By pressing the button, air is introduced into the frame and the seal is pumped up. The seal presses against the sliding profile and closes the gap between the slider and the fixed frame to create a perfect seal.



Seal inactive

The button is pressed a second time to open the unit. The air leaves the unit and the seal retracts to its original concave profile.



Unit A, 12/F, Hung Mou Industrial Building, 62 Hung To Road, Kwun Tong, Kowloon, Hong Kong Tel: +852 2375 6110 enquiry@aub.com.hk www.aub.com.hk



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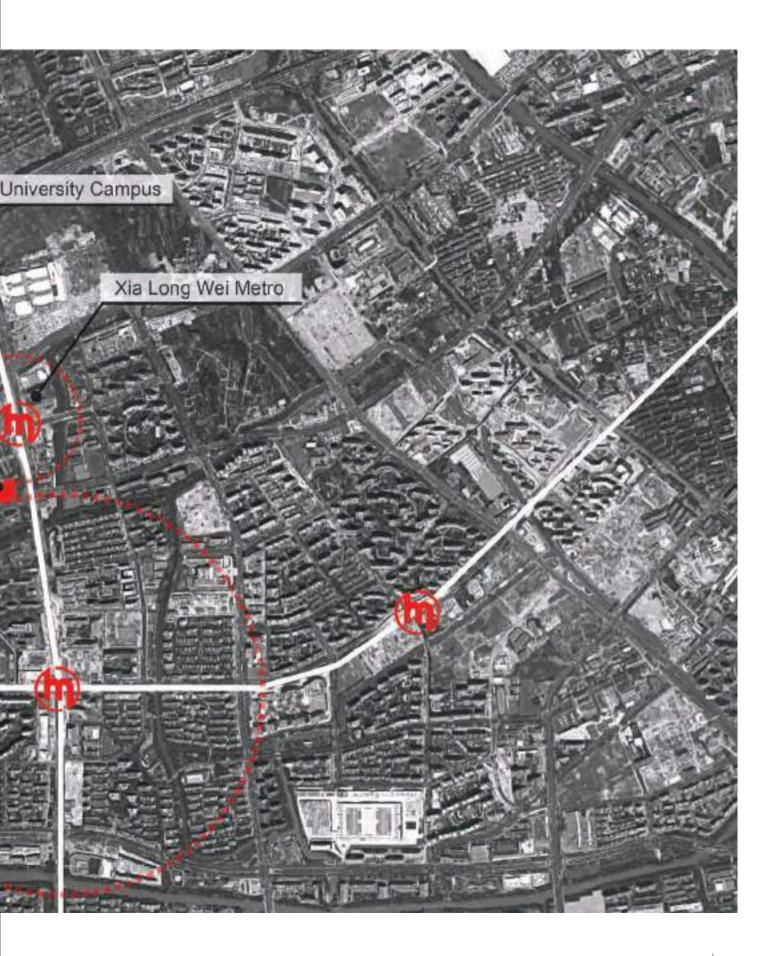


"C-RAY VALLEY" OFFICE

Situated at the crossroads of GuDun road and ShenHua road, the project site is the last virgin land in the district, with neighborhood Zhejiang University Zijingang Campus (to the west), Xia Long Wei Line 2 metro station (to the northeast) and surrounding traditional office and residential slab blocks. Under the building height limit of 60m, the original brief looked for two office towers to be separately owned by Vanke and West Lake Investment in this joint-venture development, targeting a diversified market, ranging from Grade-A corporate headquarters, middle-sized enterprises, tech start-ups and individual co-workers who freshly graduated from the nearby universities.

Inspired by the brief and context, the design started by researching the co-existing relations between academic, business and communal sectors with an aim of trying to introduce a ground for knowledge exchange, communal dialogue and showcase platform. Ultimately, the office complex integrates not only work efficiency but also creativity, experimentation, collaboration and social responsibilities.





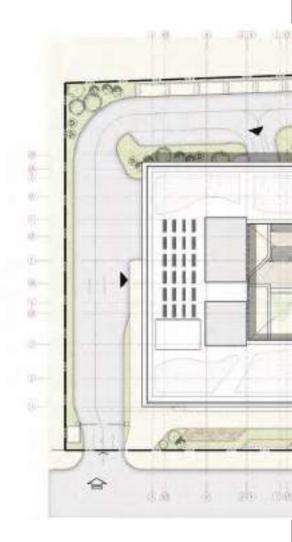


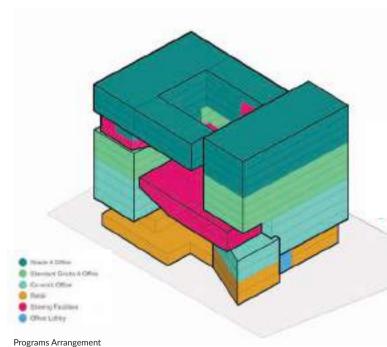
Typical office spaces are stacked by hierarchy along east and west edges: co-work at low zone while Grade A office at high zone. In between the two office towers, ancillary facilities (i.e. conference room, business lounge, lecture hall, meditation space, exercise/gym room, coffee bar, event space, sky garden and viewing deck) are juxtaposed and mutated, creating a better ground for idea exchange across offices. A grand stair with cross ventilation and natural light interconnects the facilities from ground level up to Level 5 with a series of outdoor event spaces in different scales, namely, social terrace, performance deck, knowledge garden and co-work link bridge. The final architectural form resulted in a contemporary conglomeration of interlocking masses with multi-dimensional social spaces, instead of a traditional modern monolith.

An above-the-ground public parking is required in the land lease. It follows that the design encompassed a compact mechanical parking system that fulfils the statutory requirement and at the same time, leads to the formation of multi-dimensional landscape deck, which could be conceived as a social platform for office workers.

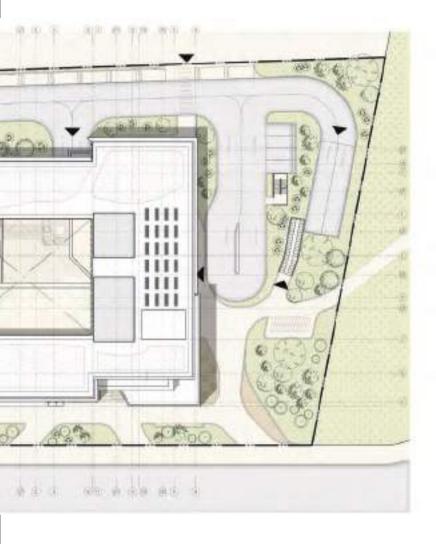
Façade design involves a window wall system that responds to the view and sun path for a better energy performance, with a 45-degree rotated sun shading vertical blade to the south for east/west façade and horizontal angled spandrel to control the sun angle. Structural design is concerned with a hybrid system with main structure of cast-in-place reinforced concrete structure and shear wall structure. Bridge structure is a vierendeel truss system with diagonal web member at two ends linking to the columns of the main building blocks to minimize the spatial impact.

Upon completion in 2022, "C-ray Valley" will be a round-the-clock social place for entrepreneurs, university students/alumni and surrounding communities. With such specific drive, it is expected the project will redefine office typology in Hangzhou. **G**





Floor Plans





Project Name

"C-Ray Valley" Office

Location

ShenHua Road/ GuDun Road,

West Lake District, Hangzhou

Clien

Hangzhou Vanke, West Lake

Investment

Client Team

Fang HaiFeng, Yong YuJie, Song

JiaJing

Lead Architect

AaaM Architects

Directors in Charge

Bob Pang, Shuyan Chan, Kevin

Siu

Design Team (Concept Stage)

Kenji Lam, Charlotte Law,

Francis Man, Sherman Sun,

Fion Chan

Design Team

(Design Development Stage)

Charlotte Law, JiaJian Tang, Ruth Poon, Victoria Dong, Lum Cheng, Jesse Ma, Brandon Kau,

Claire Tam

Local Design Institute

China United Engineering

Corporation (CUC)

Local Design Institute Team

Li ChunLi, Li XueChao, Wu

MinYing, Zhou Nan

Design Year

2017 - 2019

Expected Completion

2022

Site Area

Approx. 9,000 sqm

Gross Floor Area

Approx. 36,000 sqm

Programme

Office/ Retail/ Above-ground

Public Mechanical Parking

Building Height

Max. 60m







TENCENT INNOVATION CITY

he project is aimed to design The Tencent Innovation City in Xian as a place where creative people, start-uppers, innovators and investors will gather, collaborate and exchange ideas.

The total area of the development project concerned is about 1 million square meters. Philippe Rondeau Architects, Limited as the principal architecture firm in the project has already created a very large urban Central Park where office blocks as high as 10 floors will be located in conjunction with additional low-rise buildings and commercial facilities at its heart. Part of the project also involves residential compounds that are intended to accommodate approx. 25000 members of staff working at The Tencent Innovation City.

As far as the design of the master plan is concerned, they have kept the existing layout of the roads and plots in order to keep the scale of the neighbourhood.

What make this project so innovative is that they created a large PLATFORM at level 2 which connects all the office blocks together. This unique place offers not only a very pleasant outdoor places to people, but also allows driverless electric vehicles to circulate around it, transporting staff from their place of residence to their working place.



This concept is very innovative in the sense that staff can book a vehicle through their mobile app and catch it in a few minutes at any stations located at the foot of every office block and residential tower. Because of the high level of mobility efficiency, staff living at The Tencent Innovation City will find it very convenient to meet their peers at any time and commute at a very short distance between their working place and the residential place. Tencent Innovation City is therefore termed as the City of Tomorrow.

The PLATFORM (at level 2) is the city of the future where people can enjoy an environmentally-friendly transportation system, whereas, on the ground floor, fuel vehicles, which have been posing serious pollution threat to the environment, remain the major transportation in the city.

One of the constraints arising from the brief was to come up with an innovative solution to connect staff with their working places. By creating the PLATFORM at level 2 and the park, the connection between living and working place was established as a result, which provided a remedy for the issue of connectivity.

The firm has successfully designed a living and working place where approx. 25,000 inhabitants will commute every day with driverless electric vehicles that will bring no pollution at all. Moreover, the PLATFORM will be connected to the future subway lines of the city, which allows people to get fully connected with Xian city.

Since the layout of the new buildings are created in line with the existing plots and roads layout, there is no major technical challenges to be overcome. The only challenge in their way is concerned with the building of an extraordinarily lengthy crossing connecting the PLATFORM with the park, which are divided by a 60m long green belt and roads. To tackle this issue, a large span structure is therefore applied to minimize the quantity of structural columns.

What is more, The Tencent Innovation City is presented to be futuristic. Therefore the buildings will be cladded with low-E glass and aluminium panels, which, including all the rest of construction products, are altogether procured from mainland China.

In a nutshell, the concept of the PLATFORM is in no doubt a city of tomorrow which is especially beneficial to cities in south-east Asia where city rejuvenation is in high demand. By applying the aforesaid concept, run-down and old areas can turn into a modern high-density urban districts at a relatively fast pace with ease. **©**



Platform connected with residential cluster



Below Tencent Creative Center





Master plan - Bird view - Model



Park at the heart of Tencent Innovation City



Electric vehicule inside the mall

Project Name

Tencent Innovation City

Location

Xi'an - China

Status of Construction

Under Design

Site Area

602,380sqm

Gross Floor Area

2,055,730sqm

Building Height

30F, 140m

Number of Rooms/Units

7000 units

Client/Owner/Developer Confidential

Architecture Firm

Philippe Rondeau Architects,

Limited

Principal Architect

Philippe Rondeau

Images

Philippe Rondeau Architects,

Limited





IN PRAISE OF SLOWNESS – A SLOW FACTORY AS ALTERNATIVE IN MODERN SPEED

"Slowness is a state of mind."

This thesis is established on the reflection of modern speed in our society.

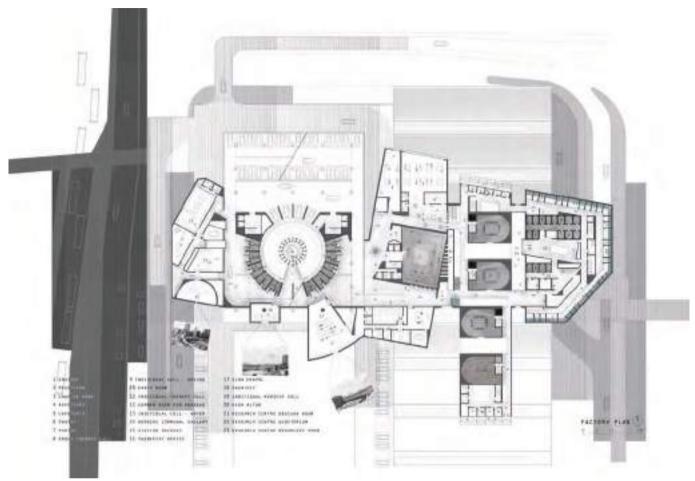
Modernity has sparked everything into speed. However, we start to get too much of it, and become over-controlled by it. The modern speed has come to an extreme, which harms us and makes us suffer from urban diseases: anxiety, stress, madness.

Until 1986, the emergence of the Slow Movement called our attention to the beauty of slowness, which can become an alternative advantage in ceaseless modern speed. While "slowness" was discussed on a philosophical, abstract level in the Slow Movement, it is explored and translated into a physical form in this project, through human senses, spatial arrangements, materiality and programme.

This thesis project aims to contextualise slowness in modern speed, highlighting the "coexistence of opposites". Slowness is founded in, defined by, and established on modern speed. By paradoxical juxtaposition, Hung Hom Station, a site of extreme speed in the city, is selected as a testing ground for architectural intervention. With its constant development as a major transportation hub, the station complex has become a place that has no escape from modern speed.

Slow Factory is defined and proposed as a criticism towards modern factory production, which creates extreme standardisation and a soulless human body. It is an alternative factory that promotes the virtue of slowness in the city, a place that heals those who can no longer cope with the modern speed.

To translate the physicality of slowness, the art of local crafts and materiality of natural decay are applied as catalysts in the Slow Factory, to bring out the quality of slowness and time, in



Factory Plan

contrast to the modern speed and standardisation. With the concept of "Layers of Slowness" developed in the research stage, the programme inside the Slow Factory can be interpreted as an experiential therapy sequence in discovery, physical, psychological, collective, and auratic "layers".

The vision starts from the urban level. With various modes of transportation passing through the site, the Slow Factory performs as an urban pause amid the constant flow of traffics. It is a generator of slowness in the non-stop city, to awake people's state of mind in the appreciation of slowness.

The design of the Slow Factory is to create a blurred relationship between the station and the factory. It always responds to the context of the station, illustrating that modern speed and slowness are always inter-related. Major interventions cover the platform and concourse levels, as well as the signature corrugated roof of the existing station.

The existing carpark attached to the station is another site of intervention. With its high visual accessibility from all directions, the facade of the carpark is often used for commercial advertisements. Therefore, this project makes use of the façade

to broadcast messages from the Slow Factory.

There is no one distinct entrance for the Slow Factory. People first have to enter the existing train station before they go up to the factory, through three major entrances: 1. The Slow Platform (converted from abandoned railway tracks); 2. Concourse Recruitment Centre (tucked behind ordinary retail stores in the station); and 3. Carpark circulation system.

The main concept of the factory plan and overall section is to create layers of slowness for people to experience. Intervals are created to link up the layers that are in different scales, forms and programmes.

The overall experiential sequence of the Slow Factory is constructed into stages:

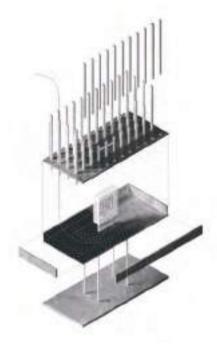
Stage 0 / Modern Speed

One has to experience modern speed to understand slowness. The journey begins with the experience on the MTR, by which one travels to the Slow Factory. Once arrived at the platform, the visitor starts to notice the mysterious human shadows amid a sea of billboard advertisements at the Cry Room.









DISTURBANCESLOW SCENARIO #2 - A SOUND DEVICE



HESITATION
SLOW SCENARIO #3 - A TACTILE DEVICE

Slow Scenario Devices (Research in Manipulating Human Senses)

Stage 1 / Discovery of Slowness

The Cry Room at the Slow Platform is an installation-scale space on one side of the train platforms. Adopting the existing conditions of the MTR platforms, it provides a dark place for emotion release – a temporary escape from the stressful reality. Apart from the Cry Room experience, the Slow Factory also triggers the curiosity of passers-by, raising their awareness of slowness.

Stage 2 / Physical Slowness

The Oratory: It is a space that is ever-growing with natural rusting and decay. The space is timeless in that it frames the gently moving sky above. This is the first space upon arrival where people can calm their body and mind before "working" in the "factory".

Stage 3 / Psychological Slowness

Group Therapy Cells: The cells provide spaces for group therapy and slow cinema, for factory "workers" to reach a mental state of slowness. Some cells are for demonstration to visitors; some are with higher privacy.

Individual Therapy Cells: Psychological slowness can be further achieved through craftwork, namely fabric dyeing and pottery making. Spaces are designed to foster a mental state of slowness while making crafts. In addition, through the constant process of dyeing, it is designed that the dye will gradually spill out to the exterior facade, causing layers of dyes on the concrete. Rainwater will also drip down the facade, which causes natural rusting as time goes by, constructing a poetic narrative of the passage of time on the ever-changing skin of the Slow Factory.

Stage 4 / Auratic Slowness

The Slow Tower penetrates through the existing carpark, using the advantage of the double ramp structure for ritualistic circulation. The Tower serves as an archive of the craftworks produced by the "factory workers" in the Slow Factory, embedded with a "slow" spirit. It is a record of how people are trying to inject slowness to the city.

With our body and mind submerged in a rapid current, there are moments in time when we struggle and desire to get over the stream and feel our own existence. Here is an idea of experiencing slow architecture: In a world of modern speed, the project invites people to slow down and escape from reality. The escape as a routine would become the escape as a belief. **G**



Slow Scene (Oratory/ Group Therapy Cell/ Individual Therapy Cell/ Slow Tower Altar)

PROJECT DATA

Project Name

In Praise of Slowness -A Slow Factory as Alternative in Modern Speed

Location

Hung Hom Station, Hong Kong

Site Area

9,000 square metre

Gross Floor Area

21,000 square metre (including some parts of existing train station)

Building Height

40 metres

(with existing train station)

Post Graduate / School

The Chinese University of Hong Kong

Undergraduate / School The Chinese University of

Hong Kong

Diploma / School Pui Ching Middle School

Student Name

Wong Ching Nam, Carol

Programme

Master of Architecture

Instructors

Prof. Simon Hsu









HOMO CIVILIS HONG KONG -LIMINALITY IN TIME AND SPACE, 1997-2047

he Roman Forum defines the symbolism of the square as a center of an architecture and a society essentially urban, the Greek agora establishes a formal typology. While the Roman Forum made him aware of the state, the Greek agora contributed to giving the citizen self-consciousness.

- Juan Carlos Pérgolis, The Plaza. The Center of the City

July 1, 1997 marked the end of British-Hong Kong and it is stipulated in Article 5 of the Basic Law, the constitutional document of the Hong Kong Special Administrative Region that "the socialist system and policies shall not be practiced in the Hong Kong Special Administrative Region, and the previous capitalist system and way of life shall remain unchanged for 50 years." However, what will happen to Hong Kong after 2047 has never been publicly stated or explored.

This thesis project considers the period of time between 1997 and 2047 as the liminal space of Hong Kong. The word "liminal" is derived from the Latin root, limen, meaning "threshold." Thus, liminal space is a "crossing over space" - having left something behind but not yet arrived at the new destination.

For us, it is the time for Hong Kong people to review its past and contemplate its future - the in-between space of Hong Kong. It is the ambiguity and uncertainty of our society that lead us to self-exploration. These self-exploring and self-expressing activities are being practiced and witnessed annually through the July 1 procession during which many Hong Kong people will, within the liminal spaces of the city, express their concerns, demands and visions with the Authority.

With the ambition to develop a civic place that empowers people's voices and encourages Hong Kong people to have different degrees of discourses - from internal dialogues, informal discussions in small groups, to formal debates, this thesis draws the inspiration from an ancient type of public place in ancient









The project started with research into the origins of public architecture - the ancient Athens Agora. The building typology of stoa serves as the fundamental architectural language to develop the liminal spaces.

Athens: the Agora, which was comprised of civic space, sacred space and commercial space in conjunction with a central open piazza.

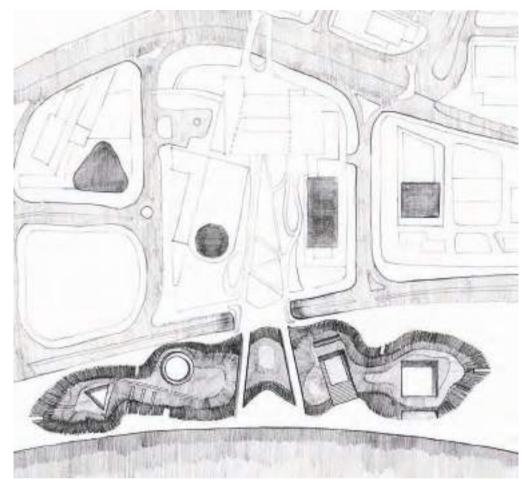
Through a further understanding of the relationship between formal and informal discourses, the individual and the communal, certainty and ambiguity in space within the modern context of Hong Kong, ancient architectural languages and spatial qualities are being translated. This project aims to address the historical architectural manifestations of the stoa in the agora as analogous expressions, and thus to employ them as memories offering potential to pave the way for the (yet) unspecified future civic development of Hong Kong.

The Central Harbourfront has always been a site that nurtures collective memories of Hong Kong. Festivals, carnivals and other public events accommodating thousands of people have been organized along the Victoria Harbour in the 1990s and 2000s. Apart from enhancing the recreational nature of the site and respecting its collective nature, this design project intends to add a layer of civic, cultural and commercial purposes into the site to enrich the Harbourfront activities.

Apart from the ambition of developing the site into a central meeting place for Hong Kong people to facilitate discussion and promote culture, another important intention of the project is to give what Hong Kong people today need most - silence and peace.

This project aims to serve as a humble background for moments of encounter, moments of dialogue and moments of contemplation. Architecture is not only a shelter for human activities, but also a shelter for human emotions, which can be achieved by the play of lights and shadows, the applications of fundamental architectural languages and geometrical forms that arouse our feelings from memories.

The project hopes to embark on self-exploration and internal dialogue in a bid to raise human awareness of our beingin-the-world. It is believed that this can be achieved by the tranquility of space, which is also what this city needs most. To allow architecture to have a greater impact on human senses and awareness, one has to consider architecture not only as a focused vision, but also a peripheral vision; not only brightness, but also dimness; not only certainty, but also ambiguity. And these are embodied in liminality - the in-between.



Plan drawing – The pure geometries in the project represent three meanings. The first meaning is a direct response to the hyperurbanised city context; the second meaning is a desire of searching for the purity of spaces that is more effective in provoking human sensations; and the third meaning is to allow the project to appear as a wonderland where Hong Kong people can have fun and civic engagement at the same time.



Rendering - The aerial picture depicts the contrast between the well-developed city context and the subtle invention of the project.

PROJECT DATA

Proiect Name

Homo Civilis Hong Kong -Liminality in Time and Space, 1997-2047

Location

Tamar Park, Hong Kong

Site Area

300,000 sqm

Building Height

2 storeys, 8 meters in height

Post Graduate / School

The Chinese University of

Hong Kong

Undergraduate / School

The Chinese University of

Hong Kong

Student Name

Tang Wan Ting

Programme

Master of Architecture

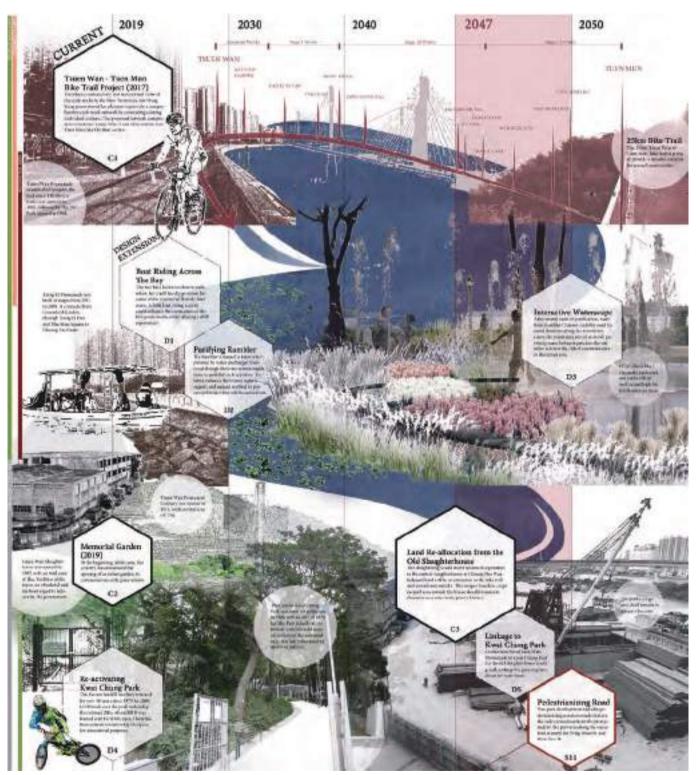
Instructors

Prof. Nelson Chen

Images

Ms Wendy Tang





Strategic Planning: Reconnection and De-industrialization (Part 1)

DE-INDUSTRIALIZING KWAI TSING CONTAINER TERMINAL

This proposal is designed with an attempt to evaluate the challenges of the port business together with an aim to address the anticipated climatic challenges (sea level rise, storm surge and intensified typhoons), to prove that the container terminal is no longer suitable to be operated in the same location, nor other lowland area along the coast; and to provide adaptive and resilient measures for the post-port usage in order to de-industrialize the heavily mechanical site into a resilient landscape that could cope with the issue of the sea level rise in the near future.

The de-industrialization strategies involve not just the port itself but also take into consideration its adjacent planning as a whole. The boundary of this strategic plan sets along Tsuen Wan, reaching to Kwai Chung, Lai King as far as the Kowloon side. The rationale behind such an extensive planning does not only consider the influence of the foreseeable SLR scenario, which will take place in all these districts because of its relatively low elevation, but also ensure its connection to the closest neighbourhood for the sake of overcoming the existing site constraint (low pedestrian accessibility) because of the business zoning. Therefore, the de-industrialization strategies with adequate resilient SLR solutions, connection and accessibility to the site are all important considerations.

The overall planning strategy that formulates the entire site planning includes the surrounding planning plus the proposed future optimization strategies that could be incorporated into the post-port planning. The entire phasing is divided by 5-year intervals and is especially stressed in the year of 2047, which will signify the end of land lease since the handover of Hong Kong; and by the year of 2050 most of the waterfront area along Rambler Channel will very likely be flooded during storm surge, resembling the situation when the typhoon Mangkhut hit Hong Kong in 2018.

The evaluation was made based on the port operation and business data collected from the HK External Merchandize Trade Report whereas climatic data and sea level rise projection were collected from the HK Observatory and research paper respectively.

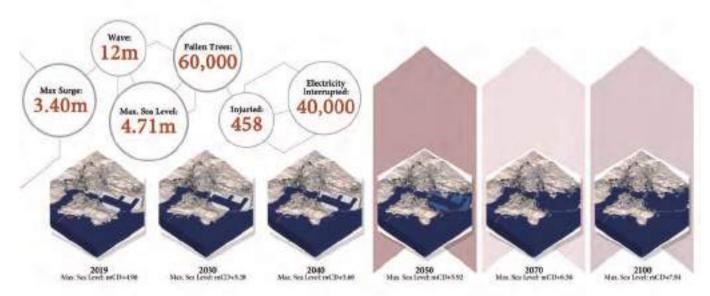
The rise of sea level has been a global concern and definitely needs remediation. Even though the rise seems to be inevitable, a practical and precautious measure can be taken to alleviate the situation. It is known that it is unfeasible to prevent a tremendous amount of sea water from inundating the low-lying area. Therefore, the most practical option is to consider how we could prepare for this enormous amount of water before it hits us.

Meanwhile, the Kwai Tsing Container Terminal has been losing its importance in the world's port share since the air freight business is burgeoning and thriving better than its sea freight counterpart and there is an obvious contraction of the port business. Sooner or later the current location of the port will no longer be suitable for port operation, especially when the storm surge alongside the rise in sea level rise is expected to occur in the future. As a result, it is a wise option to relocate the port and spare the current land for other constructive uses in a meticulous manner.

Not only will this large piece of land (279 ha) along the coast offer a 2-km waterfront design opportunity, but it can also be regarded as an mitigation opportunity for increasing housing supply after the constraint of neighbourhood connectivity on the site is removed. In spite of the fact that an extensive transportation network has been established along the terminal throughout the years with the hustling ground transport getting in an out every day, the site is still packed with a lot of huge machinery and an incredible amount of container trucks picking up cargos for delivery. As such, there is almost no room for outsider to reach the virtually isolated site with ease. To tackle the issue, priority shall be given to the concept of the entire strategic planning, which refers to how to re-connect the site with the surrounding environment by phasing out the de-industrialization stage by stage.

One of the design highlights is the de-industrialization strategies. It involves the revitalization work of the port in addition to the resilient strategies which is aimed at dealing with the inundation problem. On one hand, the revitalizing work, similar to the waterfront purification strategies, involves the modification of port edge as filtering edges while allowing the water to flow into the site as part of the water landscape; On the other hand, the massive highway tunnelization is adopted to let the water flows into the site and is kept on top of the covered highways and eventually an urban eco-park is established. \square





Inundation Projection Incorporating Local Sea Level Rise Rate With The Greatest Typhoon Storm Surge Record (Typhoon Mangkhut in 2018)



The tunnelized highway forms a huge podium that could be transform into a planting bed, with flood resilience that could deal with SLR.



The new waterfront incorporates the bike trail and the water filtering plants plus permeable paving on top of its design, in order to be prepared for the sea level rise and storm surge condition.

PROJECT DATA

Project Name

De-industrializing Kwai Tsing Container Terminal

Location

Tsuen Wan Kwai Chung District, Hong Kong

Site Area

279ha

Post Graduate / School

The University of Hong Kong

Building Height

40 metres (with existing train station)

Post Graduate / School

The Chinese University of Hong Kong

Student Name

Crystal, Kwong Kwan Ki

Programme

Master of Landscape Architecture

Instructors

Ms. Sunnie Lau



MILAN LONDON SYDNEY HONG KONG NEW YORK PARIS BARCELONA



CHOI PIK DECORATIVE PAINTS COMPANY

Choi Pik Decorative Paints Company began as an Italian Decorative paints supplier and installer in 2013. Over the years, the group has undertaken many challenging projects and accumulated skills, know-how and experiences in customer-made pattern design. Choi Pik Decorative Paints Company is the leading Italian Decorative paints supplier and installer for the professional interior and exterior sector in Hong Kong. With a history that began in 2013. We are now providing the best paints for interior, exterior and bathroom which imported from all over the world.

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- Determination of VOC
- Determination of Formaldehyde contents
- Lead contents
- Cadmium contents
- Scrub resistance test
- Water-proof test

HONG KONG SHUE YAN UNIVERSITY



Multi-media room Location to be painted: Walls and floor



K11 Musea Floor: L7 Location to be painted: L7 all public area



Happy Valley Residential Living Room



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It creates precious surfaces with a delicate reflection, which combines perfectly with soft and velvety shadows, typical of this elegant decorative finish. Versatile and easy to apply, Metallic Stucco offers a wide selection of both light colors, delicate but bright at the same time, and to a range of essential colors that recall the warm, Velvet effect decorative finish for indoor use Metallic Stucco offers a wide selection of both light colors, delicate but bright at the same time, natural tones of the earth.

We are carrying the following brands for Hong Kong market:

• Decorative Paints from Italy for interior wall decoration



www.materia-italy.com

• Outdoor granite spray painting from Taiwan



www.spraystoneusa.com



CORKSTONE

To create textured decorations, where irregular reliefs with an antique effect create dynamism and customize extremely contemporary interior settings. The material becomes the protagonist, shape the environments, and through limitless combinations of decorative products, creates unique surfaces and exclusive settings.



DUCA

Duca is a decorative coating for interiors made of metallic charges and selected quartz aggregates that produce high end visual effects and create a unique game of light and shades. Duca permits to achieve innovative chromatic and tactile effects that make the environment extremely comfortable and in line with the most cutting-edge trends in interior decoration. Duca is an easy-to-apply product and allows both the professional and the private decorator to easily achieve high quality effects.

• Microcement from Spain which is specialized for flooring and wet area such as bathroom and outdoor area:



www.topciment.com



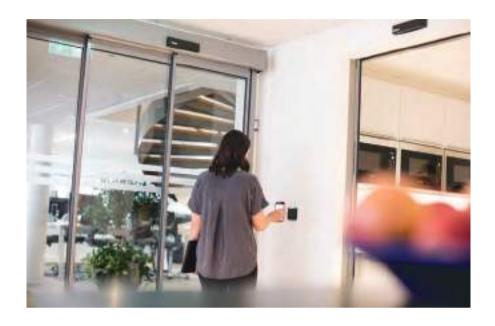
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www.choipik.com



COMPLETE ENTRANCE SOLUTIONS



ASSA ABLOY Entrance Systems is the world's most comprehensive supplier of entrance automation solutions. They take a holistic approach to the flow of people and goods, creating solutions with the best possible balance of cost, quality and lifetime performance.

At their disposal is a strong portfolio of well-established brands. Their brands have been the market leaders in their fields for decades, which mean they all have a strong history of proven solutions and extraordinary service expertise. Today they are gathered under a single roof, where they now form a complete offering for the front, back and interior of your building.

PEDESTRIAN DOOR SOLUTIONS



- 1. Automatic sliding doors
- 2. Automatic swing doors
- 3. Automatic revolving doors
- 4. Add on products:
 - Air curtains
 - Blast protection doors
 - Door closers



INDUSTRIAL DOOR AND DOCKING SOLUTIONS



- 1. Overhead sectional doors
- 2. Folding doors
- 3. Complete docking solutions
- 4. Vertical lifting fabric doors for hangars and other extraordinary door opening solutions (Megadoor)



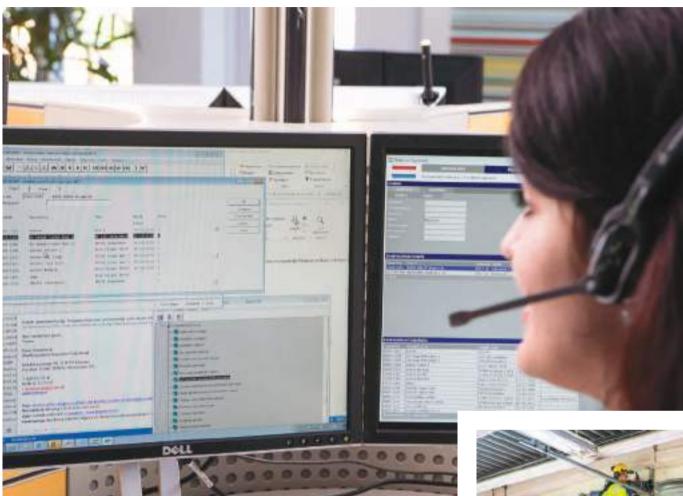
HIGH PERFORMANCE DOOR SOLUTIONS



- 1. High-speed roll doors
- 2. (metal, fabric and rubber)
- 3. Cleanroom doors
- 4. Machine protection doors
- 5. Food processing doors



REUSE. REPAIR. REPLACE.



Modernization is among the most effective methods of addressing today's budgetary demands. Whether it be enhancements in energy-efficiency, updated equipment for improved performance, or sensors which meet current standards - ASSA ABLOY Entrance Systems modernization immediate programs provide improvements to your bottom line. Their programs help prolong the life cycle of an entrance, giving you far more value for from your original investment.

VALUE FOR MONEY

By working with ASSA ABLOY Entrance

Systems, you can find the perfect balance of short-term gains and longterm benefits from your power operated entrance.

They supply, maintain and modernize:

- Sliding doors
- Swing doors
- Revolving doors
- Industrial doors
- **Docking solutions**
- Vertical lifting fabric doors
- High speed roll doors
- Clean room doors
- Cold room doors







MODULNOVA



Andrew Ho, Director of Modulnova Hong Kong Limited, has been passionate for kitchen design as a result of the nature of his career and this is the reason why he falls deeply into the industry. In his other life, he builds houses for people and in one of his projects a client looked for a kitchen that is not filled with the runof-the-mill Chinese cabinets and at the same time the client did not have a desire for pricey imported kitchen. Fortunately Andrew's friend introduced him to Modunova kitchens which was a small Italian brand focused on the European market but looking to expand. He then had a conversation with the factory and a deal on the purchase of the brand was eventually struck, which gave rise to the introduction of the brand into HK.

In the first place, Andrew was just

looking for a reasonably priced kitchen brand. His original intention changed during his course of interaction with the factory which kept engineering new things with the use of a variety of materials and imaginative yet down-to-earth design that he has never seen in furniture/cabinets for the kitchen. The factory put a lot of efforts into research and development of their products and this is the main thing that drove him to determinedly acquire it.

Andrew endeavours to keep things within the realms of kitchens and products being associated with Modulnova, which can be manifested in one of his favourite creations "New World's kitchen" in the clubhouse of Artizan House. The use of material is a definite Modulnova because they have an exclusive access

to those materials. His contribution of changing a design, originally geared for a domestic environment, into one for a more "commercial" environment also played an important role in the sense that the structure of dining table to sit 14 people instead of 4 was devised. The factory was very accommodating in terms of their co-operation in creating something that they are proud of and would suit his needs. In the same project, they adapted a bookshelf that was meant to have a maximum length of 3.4m to one that was over 6m. This was done with a cleaver arrangement of the different modules available in a bid to create a bookshelf of this length.

Kitchen cabinets are considered a set of boring furniture meant to fit into someone's house that is of a general size since it is usually bound by the ceiling and the very function of the kitchen. Modulnova has broken the mould by adopting a material, which is not necessarily new, to their standard production and can only be successfully achieved by few companies. This material is used for the doors and its structure is completely metal in nature. Thus, this material is not subject to the seasonal changes of humidity and temperature. i.e. the doors made of this material will not warp. In spite of its structure being metal, this material is extraordinarily light and thin.

In the main showroom in Milan, they boast 6m high doors made of this material as a landmark for the company. Modulnova also has kitchen units that are different from the run-of-the-mill ones. They have above-worktop sliding units an extractor that is built into the cabinets (not new but unexpected design).

It is the use of exclusive and rare material that defines the company and put it in a unique position in the kitchen industry. They were the first to use a cementlooking resin that even today, very few companies manage to match the looks and feel. They have also pioneered the use of thin tiles in their kitchens. What is more, their use of thin stone veneers (4mm thick) provides for an authentic stone kitchen, yet without the weight associated with stone.

The history of Modulnova began 31 years ago in 1988 in Friuli, for the will and initiative of three brothers: Dario, Giuseppe and Carlo Presotto. Since the first day of its establishment, their company has been committed to a clear goal: to propose a kitchen system that can be customized "tailor-made" for the client, who can be satisfied with both the stylistic and functional requirements with taste and formal rigour.

The Modulnova style, refined and clean, combines the sobriety of shapes and

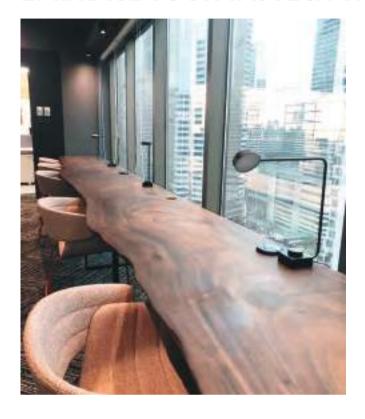


rationality in the organization of the spaces, and is designed to meet the needs of functionality and practicality of everyday life. From the kitchen, the bathroom to the living area, their design goes beyond the tame architectural boundaries. They offers living solutions to inject contemporaneity and a mood into a home where fine finishes, high quality and originality of the materials converge to give life to an authentic Italian style.

Brought to you by Modulnova



EMBRACE YOUR TASTE IN WOOD SLAB







Old soldiers never die, they just fade away; Old woods never tire, they always embrace your taste.

There is no survey to offer a scientific reason why people are fond of wood. Conversely, insufficient knowledge about the use of wood causes designers to fall from grace. Among the wood product families, wood slab is the quintessential one to challenge designer's furnishings art. The challenges emerge as each slab has its uniqueness and irreplaceable nature, which other furniture companions do not possess.

A meticulous selection creates a pleasant ambience without trace. A mediocre selection may render a momentary sense of alienation. Surprisingly, it does not take too long for wood slab to exert compatibility, and those skeptical eyes will soon be disappearing. Even though an awful selection causes no harm, human's forgiveness towards slab will merge polarized views and form a consensus that it is still a praiseworthy choice!

THE MAGIC OF WOOD SLAB

- She isn't an upfront member, but she manages to take up the role as a protagonist in an accommodation.
- She crystallizes the virtue of nature, and she succeeds to resist the time advancement. She is made to cater for generations and era.
- She is a type of versatility who brings in numerous business

- miracles just like a windowsill being transformed into a desk.
- She behaves like an innocent child, capturing everyone's attention by simply sitting in a corner.

THE NUANCES TO CHERISH

Wood Ideas forges the mission to cherish every nuance of wood slab.

You may dwell on the following pairs to discover some clues:

- wrinkle vs wood ring
- contour vs wood grain
- · optimism vs flourishing
- altruism vs shade

Contact details

Wood Ideas Limited 2921 Metropole Square, 2 On Yiu StreetShatin, Hong Kong +852 3568 1629 info@wood-Ideas.com www.wood-ideas.com











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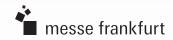
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Messe Frankfurt (HK) Ltd Tel: +852 2238 9903 Fax: +852 2519 6079

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