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CONSTRUCTION HONG KONG

NOVEMBER ISSUE

NOVEMBER 2018 | ISSUE 13

BCI ASIA

NOVEMBER ISSUE

URBAN ANTIDOTE DECOMPOSITE - ANCHOR THE NEW LANDSCAPE

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by Kachi Law, Justin Chow

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Incorporating advanced construction technology into design practice can definitely create more potential on innovative ideas, and also increase levels of quality, efficiency, safety, sustainability and value of the project. However, in reality practice, architects and designers do not have much information about construction process and details during design stage.

There are always a lot of big changes when the confirmed design ideas go into the construction stage due to compromise on constructability. This creates huge manpower between construction project manager and designers to make changes and finally the design spirits always become the victim.

No doubt that the design process has a significant impact on the performance of the building. Therefore, decisions made during the design process should take knowledge and experiences from previously accomplished projects into consideration. Based on the concept of constructability, design for manufacturing and the theory of waste evaluation and recycling, more education on design for construction should be developed to evaluate the constructability of the design.

It is an important part of the smart city which we are all promoting. Advanced construction technology covers a wide range of modern techniques and practices that encompass the latest developments in materials technology, design procedures, quantity surveying, facilities management, services, structural analysis and design, and management studies. The adoption of advanced construction technology requires an appropriate design, commitment from the whole project team, suitable procurement strategies, good quality control, appropriate training and careful commissioning.

We hope Construction+ can be a good start to share more experiences and knowledge to influence a more effective and innovative ideas during design stage, promoting a more complete and up-to-day methodology from design to construction stage for a better outcome, for a better world.

Karr Yip
Founder & Director of ADO Ltd
Chairman of Hong Kong Designers Association

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Dear readers,

Towards the end of the year, we are delighted to continue exploring the latest in the world of construction, architecture, interior design and more with you.

This issue's special focus features The Artisanal Movement by New World Development Company Limited (the "Group"). The Artisanal Movement is the Group's brand personality. It is believed to be a journey of imagination for everyone that is innately an artisan. We will look into the four Artisanal projects- Bohemian House, Mount Pavilia, Sky Park and K11 Musea, which illustrate the motto of the Movement- Collect. Connect. Collide.

We also interview Henry Ng, President of Australian Institute of Building (Hong Kong Chapter), who has been awarded as the Outstanding Alumni Award by the Construction Industry Council in 2018, on the AIB's roles in consolidating builders and in providing learning opportunities for the professionals to advance knowledge and technology of the construction industry. At the same time, labor shortage is one of the most concerning problem that will challenge the construction industry in the future.

Commentary by Stephen Tang, President of the Hong Kong Institute of Urban Design, highlights the HKIUD's Campaign that comprises a series of actions for addressing the problems of active ageing. He emphasized that the mission needs continuous efforts and collaboration with Government.

Last but not least, the student features section is not to be missed. It is our fervent hope to evoke students to submit their projects to us, to showcase their brilliant design concepts. This time, projects of the theme "Urban Antidote" from students graduated from UCL Bartlett School of Architecture, London, are featured.

If you have any comments or content ideas, do let us know at construction@bciasia.com. And don't forget to follow us on our social media platforms too.

Iris Chan

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Construction+ Hong Kong Magazine, Issue 12, August 2018 edition
Instructor: Professor Nelson Chen

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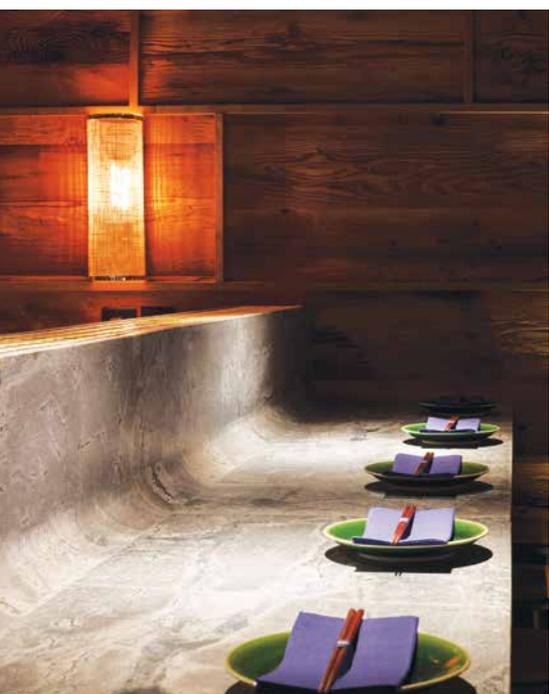
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ACTIONS FOR ACTIVE AGEING- URBAN DESIGN FOR ALL

It's a Campaign, a series of Actions, not a single Conference

BY PROFESSOR STEPHEN TANG, BBS

ACTIONS- WHY, WHAT, WHO

Ageing population has become an issue in most cities. Hong Kong's population of over 65 years old will double to 31% by 2036, so it is nearly one-third of the populations are elderly. Are we ready to cater for this rapidly ageing population in terms of built environment?

"Active Ageing" and "Caring for the Elderly" are among the important policy issues in the Election Manifesto of the current Chief Executive of Hong Kong.

In fact, there are various efforts around the world addressing the elderly's needs, such as healthcare, social services, financing and indoor ergonomic designs. However, there is, from an urban design angle, an obvious shortage of studies and examples about the outdoor environment. The Hong Kong Institute of Urban Design (HKIUD) see it as their mission to be informed and to inform others how to improve the city's livability, and in particular, how urban design could help to cater for the elderly's needs in the city.

This mission needs continual efforts. HKIUD's Campaign actually comprises a series of Actions. It started by collating views and data through **Workshop and Surveys**. The results were then passed to speakers of a subsequent **International Conference**. **Post-conference discussions** were subsequently held.

The inter-disciplinary nature of the subject demands brainstorming from different angles. To tackle this comprehensively, HKIUD strongly believes in "Government-Industry-Academic-Research" Collaboration. Government's Policy Address has highlighted new roles of the Government as "Facilitator" and "Promoter" rather than simply a "Regulator". With this change in Government's mindset, a more age-friendly environment in the near future can be seen.

WORKSHOP AND SURVEYS

A pre-conference workshop and on-street experience were held in March 2018. Over 50 professionals, government officials, policy-makers, NGOs, academics, developers and celebrities participated. Among them were Hon Bernard Chan (Convenor of the Non-official Executive Councilors in Hong Kong Government), Hon Tony Tse (Legislative Councilor), Ms Bernadette Linn (Chairlady of the Town Planning Board), Mr. Raymond Lee (Director of Planning), Ms Sylvia Lam (Director of Architectural Services), Ms. Alice Wan (Southern District Healthy & Safe Association Limited) and Mrs. Susanne Wong (District Officer of Central and Western), Ir C S Wai (Managing Director of Urban Renewal Authority), Mr Donald Choi (CEO of Chinachem), Mr. Alex Fong (former elite sportsman), and Mr. Leung Ka Wing (former broadcaster), etc.

In the morning session, participants geared up with the elderly simulation suit, which is consists of specially designed impediments such as weights of over six kilograms, elastic band restraints and a pair of blurry eyeglasses, allowing the participants to feel the physical experiences of an 80-year-old elderly. Participants engaged

The inter-disciplinary nature of the subject demands brainstorming from different angles. To tackle this comprehensively, HKIUD strongly believes in "Government-Industry-Academic-Research" Collaboration. Government's Policy Address has highlighted new roles of the Government as "Facilitator" and "Promoter" rather than simply a "Regulator".

in typical outdoor elderly activities in Western District, for examples, navigating inside a Mass Transit Railway Station, trying out fitness equipments in a park and negotiating a traffic-light crossing.

In the afternoon session, a professional **Workshop** was held to explore the topic after their first-hand experience in the morning. Participants then provided their opinion in a **Survey**.

The following results were passed to Speakers for them to respond in their presentations in a subsequent International Conference:

- Hazards: steps or uneven surface, road crossing, narrow pavement, steep roads and obstacles
- Enhancing safety: wider pavements and handrails
- Needed: benches for rest at regular intervals and access to safe elderly-friendly toilets
- Happy Factors: connection with the community, easily-accessible places, well-maintained environment, suitable furniture and facilities for a variety of activities
- Key urban environment: seating areas, roads, sidewalks, road crossing, wheelchair and electrical wheelchair friendly facilities, public spaces, public toilets and parks, etc.

INTERNATIONAL CONFERENCE

On 22 June 2018, an International Conference was held in Hong Kong,

and concurrently livestreamed on the Internet. All presentations are available for viewing in the conference page of HKIUD's website www.hkiud.org.

Keynote speakers include the top policy makers of Hong Kong: the Honorable Bernard Chan, GBS, JP (Convenor of the Non-Official Members of the Executive Council, HKSAR Government), and Dr Honorable Lam Ching-choi, BBS, JP (Chairman, Hong Kong Elderly Commission, HKSAR Government).

The Hon. Bernard Chan said, "The Hong Kong government is committed to tackling the long-term challenges of an ageing population. In her first policy address last year, HKSAR's Chief Executive Mrs. Carrie Lam specifically mentioned the need to explore new options in care delivery and home and community care services. The government is also determined to play a leading role in encouraging new ideas to enable active ageing in terms of lifelong learning and volunteerism, innovation and technology, building design and urban planning."

Dr Hon. Lam Ching-choi said, "In response to the ageing population in Hong Kong, the whole city should be built to promote better health and well-being to cater for people with various degree of mobility. Policy makers steer the urban designers to build for health and connectivity through regulations and incentives, and the urban designers can



Left to Right: Mr Charles Li (Conference Organizing Committee Chair), the Honorable Bernard Chan, GBS, JP (Keynote Speaker, Convenor of Non-Official Members of the Executive Council, HKSAR Government), Ms Wendy Tsang (Silver Star Sponsor, Head of Bank of China (Hong Kong) Private Banking), Prof. Stephen Tang, BBS, JP (President, HKIUD), Dr Philip Chen (Platinum Sponsor, Director of Property, Hong Kong Jockey Club), Mr Joel Chan (Workshop Organizing Committee Chair)



Dr Honorable Lam Ching-choi, BBS, JP (Chairman, Hong Kong Elderly Commission, HKSAR Government) exchanging views with other Conference Speakers at the Roundtable Discussion



Professor Hiroyuki Murata sharing Japan's experience in Age-Friendly urban environment



Mr Cheung Leong (Executive Director, Charities and Community, Hong Kong Jockey Club) introducing Jockey Club's initiatives for an Age-Friendly City



The Honorable Bernard Chan, GBS, JP (Convenor, Non-Official Members of the Executive Council, HKSAR Government) delivering Keynote Speech

“In response to the ageing population in Hong Kong, the whole city should be built to promote better health and well-being to cater for people with various degree of mobility. Policy makers steer the urban designers to build for health and connectivity through regulations and incentives, and the urban designers can bring forth positive and healthy impacts to Hong Kong environment”.



bring forth positive and healthy impacts to Hong Kong environment”.

Other speakers went further into deeper levels of urban design, such as enhanced walkability and diversity in space provisions.

A roundtable discussion followed, incorporating both the speakers and some important stakeholders like Mr. Marco Wu (Chairman, Hong Kong Housing Society), Ms Winnie Ho (Deputy Director of Architectural Services, HKSAR Government) and Mr Timothy Ma (Non-Executive Director, Hong Kong Urban Renewal Authority).

The event obtained generous support

from various sponsors, especially the Bank of China (Hong Kong) Private Banking as the Silver Hair Star Sponsor, and the Hong Kong Jockey Club as the Platinum Sponsor among many others.

POST-CONFERENCE DISCUSSIONS

Industry leaders and policymakers were invited to consolidate key takeaways of the Conference and explore way forward the next morning.

WHAT'S NEXT

HKIUD aims at transforming discussions into a set of principles and “Inclusive Urban Guidelines” that can be applied to real projects in the near future, and taken as reference by relevant parties, including the policy makers. 



PROFESSOR STEPHEN TANG, BBS

Professor Stephen Tang, BBS is the President of the Hong Kong Institute of Urban Design (2016-2018). He has over 30 years of working experience in architecture, urban planning and design since graduation from the University of Hong Kong. He is a Fellow member of both the Hong Kong Institute of Architects (HKIA) and the Hong Kong Institute of Planners (HKIP). Whilst he was a Council Member of both institutes in 2002, he was appointed jointly by both institutes to form the Urban Design Alliance (UDA) and became its first Convener. In 2010, he was the Founding Council Member of the Hong Kong Institute of Urban Design (HKIUD), and became its President in 2016.

He was the Deputy Director of Architectural Services, overseeing over 1800 staff till his retirement in late 2016. Apart from achieving various awards in architecture and sustainability design, Mr. Tang has led various significant changes in design and management. More noticeable ones include the urban design improvements to the Kai Tak Development when he was appointed the first Head of the Kai Tak Office. During his term, he also designed and built the temporary offices for the Energizing Kowloon East Office within a short time of 6 months using old containers. Several popular waterfront designs, including the Stanley, Tsim Sha Tsui, and the Sai Kung were also projects under his direction.

Mr. Tang has been appointed as an Honorary Professor by the University of Hong Kong, in teaching urban design, since 2007. He was also appointed as Adjunct Professor in the Urban Studies Programme of the Chinese University of Hong Kong.



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TECHNICAL SEMINARS BY OPTIMIX

Date: 15 May 2018, 23 May 2018, 25 June 2018, 26 August 2018, 3 September 2018, 26 September 2018

To maintain the market leading position in dry mortar industry, OPTIMIX - a dry mortar supplier based in Hong Kong - has endeavored to pursue product excellence and reinforce the competitive edge through different ways, for example, through providing technical seminars.

Holding regular meetings and seminars with business clients, such as developers, architecture firms and property management companies, OPTIMIX has spared no effort in promoting advanced mortar technology of how it could eliminate commonly seen deteriorations, such as water penetration, spalling, efflorescence, and increase the longevity of architectures.

Recently, near 100 participants from DLN Architects, Hip Shing Hong, Kerry Logistics Network, Great Eagle, Arup, and Hong Kong Land have experienced such technology.

The speakers, General Manager Mr. Antony Chiu and Chief Operation Officer Mr. Peter Gregory, both have devoted in the dry mortar industry for around two decades. OPTIMIX's knowledge and expertise could create a win-win situation to not only the clients, but also the end users of all buildings and architectures that are benefited by her wide product range covering construction, reinstatement and refurbishment.



SHIRASU PRODUCT LAUNCH

Date: 27 June 2018

Dai- Ichi Shoji Co. Ltd joined with Takachiho Shirasu Corp to have a product presentation event of Shirasu Kabe, an interior wall use plastering material made of 100% natural materials. 20 participants attended and experimented the official launch of this environmental friendly interior wall plaster: Shirasu-kabe.

Mr. Ken Oda and Ms. Yin Ying, representatives from Takachiho Shirasu Corp, Japan presented and demonstrated the multi-function interior use wall plaster Shirasu Kabe. During the presentation,

Mr. Oda presented the easy-to-mix and plastering of the Shirasu Kabe plaster and Ms. Ying explained the variety of properties such as deodorisation, 100% natural materials, humidity control, and air purification. Shirasu Kabe aroused the guests' interests in its unique deodorization benefits and believed the concept of wall which breathes.

Currently, there is no similar product in the market. Guests shared their opinion and positive comments in the Q & A session. The event was concluded by the speech of Mr. Etsuro Akiyama of Dai-Ichi Shoji Co.Ltd.

**PRODUCT AND
INSTALLATION TRAINING
FOR INTERIOR DESIGNERS
AND INSTALLERS**

Date: 6 September 2018

Blum does not only provide functional and high-quality fitting products, but also top-quality services. Blum services are geared to support customers and partners for quicker and efficient operation.

A kitchen doesn't work well without the right cabinet fittings and proper installation of the fitting. Blum offers free product and installation training course for installers, architects and interior designers to present Blum products and proper installation. The course can be tailored to meet customers' needs. The training takes place at Blum Hong Kong showroom and training room located at Kwun Tong.

During the training, participants can learn more about Blum practical kitchen ideas,



innovative fittings solutions and how to choose the right items for planning and specifications. Participants can also learn how to install Blum products quicker and better to save time and avoid problems during the installation. They can also

practice the easy adjustment of hinges, box systems and lift systems, as well as experience how Blum's assembly tools can assist them in the installation.

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THE CHINA 40UNDER40 INTERIOR DESIGN (HONG KONG) 2018-2019 AWARD

Date: 2 August 2018

The China 40under40 Interior Design (Hong Kong) 2018-2019 Award is a regional chapter presented by Guangzhou Design Week. It is an award recognising 40 professional interior architects aged 40 or below by their outstanding performance in the field to encourage design innovations.

The kick-off ceremony was taken place in Tat Ming Wallpaper's Central Concept Gallery with great success on 2 Aug 2018. The highlight of the night was the impressive discussion forum, which gathered professional designers and young elites together. Based on the theme "How HK Young Designers positioned in the Greater China market", interior architects shared their valuable experiences and design inspirations.

40under40 was organised by United Voice HK and solely sponsored by Tat Ming Wallpaper.



WINNERS THE CHINA 40UNDER40 INTERIOR DESIGN (HONG KONG) 2018-2019 AWARD





CHANGSHA IFS AND STEVEN HARRINGTON JOIN HANDS TO INTRODUCE NEW TRENDS OF POP CULTURE IN CHANGSHA

Date: 17 August 2018

A new and fashionable landmark in central China and retail complex dedicated to promoting art and culture that opened in May 2018, Changsha IFS, has continued to bring trendy art events to Changsha, the capital of Hunan province, providing an opportunity to the denizens of the vibrant hub to fully immerse themselves in the world of popular art. In August, Changsha IFS brings internationally popular extreme sports and art exhibitions to Changsha via the art sculpture Gotcha.

Artist Steve Harrington's iconic art sculpture Gotcha has taken up temporary residence in the southwestern square at Changsha IFS. The art installation is a 70-meter long giant sea wave-inspired extreme sports space, with a 7-meter high palm tree and a dog by the name of

Mello dressed in a swallow-tailed coat. At Changsha IFS Sculpture Park on Level 7, visitors can get up close and personal with Mello as he scampers around a smiling palm tree, with California's signature sunshine and beach as the backdrop. At Changsha IFS Arts Gallery on the same floor, visitors can take part in the pop art exhibition curated by the California artist.

On 8 August, the first day following the installation of the show, a number of young bicycle motocross or BMX extreme sports athletes performed onsite. Che Lin, China's number one skateboarder and gold medalist at the 1st Asian Indoor Games, in unison with his team members, opened at the event, followed by George Jackson, an extreme sports veteran with 17 years of BMX experience, and Li Haoran, former BMX athlete in China's national extreme sports team, who both showcased their advanced skills and teamwork. The day's event reached a climax when Chris Bohm, BMX flatland performer and Guinness World record holder, exhibited his sophisticated flatland skills. Other passionate athletes

also demonstrated their extreme sports prowess. Changsha IFS aims to bring more vitality to the surrounding city and to promote the spirit of continually challenging oneself via the event.

Harrington transformed Changsha IFS Sculpture Park into a seaside amusement park via his signature smiling palm tree and the canine resident Mello. The artist's first solo exhibition in China had been held in Changsha IFS Arts Gallery, where visitors can view a series of classic artworks, as well as videos describing the back story behind the installation, and communicate with the artist in a fully open environment. Visitors can buy specially designed souvenirs at the Gallery, which were exclusively designed for members of the up and coming Generation Z who have a different and refreshing take on pop culture. Those were limited edition souvenirs produced jointly by Changsha IFS and Harrington including classic graffiti stickers and Gotcha sculptures.



GREEN PRODUCTS BY KWAN TAI ENGINEERING CO., LTD

Date: 22 September 2018

In the event, Kwan Tai Engineering Co., Limited introduced TWO innovative products: (1) Lead Free Radiation Protection Gypsum Block and (2) Smart Air Purification System to professionals. The academic value of the Lead-free Radiation Protection Gypsum Block is highly appraised by professionals.

During the case sharing session, there were two cases analysis with audience. Firstly, it was the customised Smart Air Purification solution applying to the HSBC Asia-Pacific Data Centre. Kwan Tai demonstrated how to tackle the indoor air pollution of the centre. As the centre

is located near Tseung Kwan O Landfills, fresh air driven into the centre is full of foul smell. The installation of the Air purification system in the fresh air inlet can eliminate odour more effectively than employing close circulation purification.

Another case of application was Lead-free Radiation Protection Gypsum Block in Dr. Smile Dentistry in Hong Kong, the unique features and advantages of the block were specified by architect.

MultiGips Super R48 Radiation Protection Gypsum Block
The German-made MultiGips Super R48 Radiation Protection Gypsum Block is specially formulated for radiation protection. It is most suitable for use in hospital and clinical health care projects. Compared to other methods

of construction such as with lead infill applied to masonry or studded partitions, the MultiGips gypsum blocks are lighter, more economical, a lot easier and speedier to install, and more importantly, they are lead free.

NCCO Smart Air Purification System
The Smart Air Purification System demonstrates the intelligence of monitoring and controlling the indoor air quality anytime, anywhere. With just the mobile App, user can detect air quality across different locations and remotely control the air purifier (powered by NCCO technology). Air quality measurement will also be automatically uploaded to Air Cloud for further data analysis and improvement suggestion.



SHANGHAI SMART HOME TECHNOLOGY 2018

Date: 3-5 September 2018

Apart from serving as a key business platform for the smart home industry in China, the SSHT fair was particularly praised for its finely curated concurrent event programme. Dedicated summits invited industry elites to share insights on the future of in-house AI applications, promote knowledge exchange and inspire audiences to develop business strategies.

Commenting on the success of the fair, Ms Lucia Wong, Deputy General Manager of Messe Frankfurt (Shanghai) Co. Ltd, said: "The debut 'SSHT AI + Smart Home Summit' was the focal point of the 2018 fair. By organising such an event, we position the fair as not just a marketplace but also a forward-looking, engaging and interactive meeting point in the region. I am pleased to have witnessed the overwhelmingly positive feedback from attendees, showing that our effort to initiate industry-wide collaboration was well received by the sector. In the future, SSHT will continue

to build similar platforms to serve the needs of the industry."

The 'SSHT AI + Smart Home Summit' took place on the first day of with the support from China Smart Home Industry Alliance (CSHIA). Esteemed guests including the China Academy of Information and Communication Technology, Alibaba, Baidu, Huawei and Microsoft gathered to deliver eight talks illustrating how the concept of smart living could be achieved by applying AI technologies. Mr. Bill Chen, Deputy Director of Finance from KUKA Investment, praised the wealth of information available, "The theme of this AI forum is closely related to the market demand. The speakers were very professional which encouraged a high-quality audience to attend. I've met a number of interesting new people and the participation level and engagement from the audiences were very good."

Together with Shanghai Intelligent Building Technology (SIBT), the two shows featured over 80 presentations that addressed an array of topics related to wireless connection protocols,

building automation theories, energy management systems, new product launches and much more. Audiences no doubt benefited from the forums' outlook on the next decade's intelligent household development.

Exhibitors and visitors satisfied with the wealth of business opportunities provided

Apart from providing up-to-date information on market trends, the fair was praised by exhibitors for its effectiveness in connecting them with quality buyers, while professional buyers leveraged the event to carry out various sourcing needs under one roof. Home security, electric curtains, sun-shading systems, home audio and video entertainment systems, wireless control applications and cloud platform services took centre stage at the three-day fair. An increase in exhibitor numbers from home and abroad and the record-breaking total exhibition area once again spoke for the show's status as the premier platform for smart living technologies in China.



DANDY GALLERY VISIT - INTRODUCTION TO WALLCOVERINGS

Date: 15 September 2018

Dandy Interior Products Ltd. hosted a wallpaper introduction seminar at Dandy's Gallery on 15 September 2018 to university students introducing wallcoverings, latest trends, and eco-friendly products. The main purpose of this seminar was to give students a more detailed and hands-on information on wallpapers and interior design.

The seminar started off by introducing the general terms and concept of wallpapers, such as "What is wallpaper?" and "How many types of wallpapers are there?" The history of wallpapers was introduced in this section so that the students can understand the evolution and technology of wallpapers. Then the students were divided into groups to have panel discussions with Dandy professionals. Through the panel discussion, students were able to have a more in-depth understanding on materials, designs, functions, and

installation of the wallpaper. The trends of interior design were also discussed in this section. Last but not least, students were given the opportunity to touch and feel the actual wallpapers. This seminar aims to give students the wallpapers knowledge that they cannot find on books or in schools. It is sure to be useful for these interior designers-to-be as wallpapers are one of the most important components in the world of interior design.



HONG KONG'S HOUSING CHALLENGES UNDER THE SPOTLIGHT AT THE HKIS ANNUAL CONFERENCE 2018

Date: 22 September 2018

Hong Kong's mounting housing supply challenges were held up to diligent scrutiny at the Hong Kong Institute of Surveyors' (HKIS) Annual Conference 2018, which welcomed more than 300 industry leaders, academics and government officials to a packed programme of instructive talks hosted at the JW Marriott Hong Kong.

Established in 1984, the HKIS boasts more than 10,000 members and is the only surveying professional body incorporated by ordinance in Hong Kong. As the group's flagship event, the Annual Conference is one of the region's most high-profile gatherings for industry leaders and professionals from the government and private sector.

Dr Raymond So Wai-man, BBS, JP, the Government of Hong Kong's Under Secretary for Transport and Housing, attended as the Guest of Honour,

opening proceedings with a keynote speech addressing the official conference theme: "Developing Novel Solutions to Hong Kong's Housing and Land Supply Dilemma".

The programme of 8 guest speakers began with the opening remarks of sitting HKIS President Sr Dick Kwok Ngok-chung, who told attendees: "The goal of the HKIS Annual Conference 2018 is to offer a constructive platform for stakeholders from diverse backgrounds to gather, share inspiration and work towards practical solutions to the challenges facing our city moving forward."

"Supplying adequate housing to meet the needs of our growing population is may be one of the greatest trials facing Hong Kong. But for the region's surveying professionals, it also creates unprecedented opportunities. It is our duty as a profession to work towards both supporting our existing infrastructure, and fuelling future growth and prosperity in the city, and beyond."

Among the most keenly anticipated lectures was that by Mr Stanley

Wong Yuen-fai, Chairman of both the Government of Hong Kong's Task Force on Land Supply, and Hong Kong Housing Authority's Subsidised Housing Committee, who addressed the government's ongoing public consultation at a session entitled "Land for Hong Kong: Our Home, Our Say! – Public Engagement Exercise of Task Force on Land Supply".

Split into a mix of expert speakers and constructive Q&A sessions, other pertinent programme themes included "Marine Wisdom to Solve the Land Supply Issue in Hong Kong", "Land for Private or Public Housing?" and "Unlocking Supply in the Secondary Market".

"Through the deliberations of the speakers and ensuing exchange of ideas amongst the participants, many novel solutions have been rolled out or conceived to tackle Hong Kong's on housing and Land supply dilemma," said Sr Winnie Shiu, HKIS Vice-President and Chairlady of the HKIS Annual Conference Organising Committee.



STEREOSCOPIC GREENING CONFERENCE FOR TROPICAL AND SUBTROPICAL REGIONS 2018
Date: 18-20 September 2018

The Stereoscopic Greening Conference for Tropical and Subtropical Regions 2018 was co-hosted by China Green Building Council, Singapore Green Building Council and Tropical and Subtropical Green Building Council. The theme of the conference was "Enhance Green Building Development by Vertical Greening".

The conference explored the past, present, and future of the city to examine the urban environment through the vertical green building.

Eco-Green Group's Director, Mr. Benny Chuang and his team were invited to attend. As one of the panelists, Benny scrutinized the relationship between cities development, environment and its citizens. Being a greenery industry pioneer, he assessed the city with his vast experiences in green industry.

He shared some of his considerations when he was designing the vertical greening, such as structural and maintenance issues. Moreover, he indicated how importance of government policy can advance the built environment towards greater sustainability.

INCORPORATING CREATIVE DESIGN WITH INNOVATIVE LIGHTING

Date: 27 September 2018

The event was co-organised by Eurasia Architectural Products Limited, Prosperity Lighting Group and Osram at the Club@28, Crowne Plaza Hotel at Causeway Bay, Hong Kong. During the event, creative Barrisol membranes were displayed as light diffusers:

- ELT3D Barrisol - the latest model, giving out a fascinating 3D effect
- Mirror Barrisol - having a high power of reflection, printable and possibility of perforations
- Marble Barrisol - flexible, luminous and lightweight membrane with marble patterns
- Printing Barrisol - in house state of the art printing machines for the printing of patterns, images or logos on Barrisol membrane (cooperation

with museums and photographers to provide a wide selection of images)

Speakers included Mr. Andy Croney, Director of Eurasia Architectural Products Limited; Mr. Wilhelm Cheng, CEO of Business Unit Digital Systems (APAC), CEO of OSRAM Hong Kong, CEO of OSRAM Australia, Chairman and CEO of OSRAM Guangzhou; and Jack Chong, General Manager of Prosperity Lighting Group.

Speakers talked about the EMSD's Buildings Energy Efficiency Ordinance and how advance lighting technology helped creating an innovative lighting design which could fulfill the ordinance. The team also shared the Barrisol + Osram solution on the latest completed projects, the Hong Kong Stock Exchange and Goldman Sachs Office.



**CIOB (HK)
CONFERENCE 2018**
Date: 21 September 2018

To mark the 45TH Anniversary's celebration of the Chartered Institute of Building (Hong Kong), the CIOB (HK) held a half day Conference on 21 September 2018 with the theme "Smart Construction • Collaborate Excellence" at the New World Millennium Hong Kong Hotel.

Mr. Charles Mung, Chair of the CIOB (HK) gave a welcome address to all the participants to the Conference. He welcomed Mr. Liu Chun San, JP, the Under Secretary for the Development Bureau of the Government HKSAR, as the keynote speaker for the Conference.

The objectives of the Conference were to promote the importance of Smart Construction in fostering sustainable construction, and to pursue excellence in collaboration practices across the industry. Furthermore, the Conference provided a meaningful platform for industry leaders, government officials, construction professionals, and practitioners as well as academia to share their views and insight on smart construction to drive excellence in the Built Environment. About 120 participants attended the Conference.

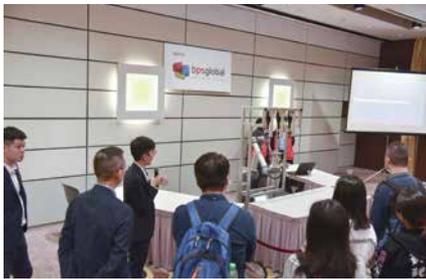


In his keynote speech, Mr. Liu remarked that the Conference's theme was most appropriate to today's era of digital dominance. The Development Bureau has always been promoting "collaborative partnership". Furthermore, facing the challenges of high cost and labour shortage in the construction industry,

smart construction by using innovative and technological means to enhance safety, quality, progress, productivity and cost-effectiveness is of paramount importance.

The reputable speakers in the Conference were:

Speakers	Topics
Ms. Yeung Kwong Yim, Connie, JP, Deputy Director (Development & Construction), Housing Department	Forerunner of a New Town – United for Excellence
Mrs. Lam Yu Ka Wai Sylvia, JP, Director of Architectural Services, Architectural Services Department	Pursuing Buildability in Public Building Projects
Mr. Yu Tak Cheung, JP, Deputy Director of Buildings Department	From Planning to Construction, in a Smart Way
Mr. Thomas Ho, JP	Integrated Digital Project Delivery - The Gammon Way
Ir Wong Tin Cheung, BBS, JP, Chief Executive, Gammon Construction Limited	Robotic & AI Development in Yau Lee
Ir Professor Albert Chan, Head of Department of Building and Real Estate, The Hong Kong Polytechnic University	Smart Safety Measures needed for Smart Construction – Lessons Learned from the Hong Kong-Zhuhai-Macao Bridge Construction



**THE HKIE CONFERENCE
"THE CHALLENGES OF
LOGISTICS TECHNOLOGY
- OPPORTUNITIES AND
INNOVATION"**

Date: 27 September 2018

BPS Global Group sponsored "The Challenges of Logistics Technology - Opportunities and Innovation" conference, which was jointly organized by Logistics & Transportation (LT) and Manufacturing & Industrial (MI) Division of Hong Kong Institution of Engineers (HKIE). Audiences from senior management of professional bodies,

corporates and industry groups came to support the conference. Speakers at the conference shared the topics regarding the challenges facing by the Logistics industry, the practical use of logistics technology in corporates, the innovation and opportunities of automation technology and so on.

The conference is supported by the Hong Kong government officials, Mr. Frank CHAN, JP, the Secretary for Transport & Housing, the HKSAR and Ir Dr. Hon LO Wai-ki, SBS, MH, JP, Legislative Councilor for Engineering Constituency, the HKSAR, as the Guests

of Honour to deliver speeches.

As a sponsor of the conference, BPS Global Group set up a robotic exhibition area to showcase the Universal Robot which was one of the highlights to the event. The Universal Robot allows companies to enjoy all the benefits from an advanced robotic automation such as saving the labor cost, higher performance efficiency and accuracy. Audiences show strong interests to the robot demonstrations and aggressively discussed with the engineering professionals.

MINDSTEC SOLUTION DAY: JOURNEY TO EXPERIENCE THE LATEST TECHNOLOGIES INTEGRATE HOMES, RETAIL AND COMMERCIAL

Date: 5 October 2018

On Mindstec Solution Day, the guests with Kaki Leung, the famous artist as the hosting emcee, participated to experience a unique journey with the latest technologies and solutions that integrate Homes, Retail and Commercial by Mindstec.

Mindstec specialises in procurement and distributing high-end audiovisual solution. To fulfil the different demand in the market, Mindstec introduced the latest technologies which impressed the guests and showcased the wide application of systems.

Intelligent Hospitality and Residential Solution

Smart home and office is obviously the leading trend with more and more real-life applications, creating immense business opportunities of control and automation technology. With the Intelligent Hospitality and Residential Solution, Mindstec demonstrated RTI's central control system and iLight's lighting system in showroom to operate all the guests' electronics quickly with one touch.

With the use of RTI central controllers, from media systems, lighting, drapes, temperature, security, to electronics system can be under control simply by users' fingertips via wall mounted or tabletop touch panels, and even via smart devices. RTI control systems are widely applicable to any residential, commercial or hospitality environment.

By automating and simplifying the management of data within the lighting network, iLight lighting solution gives users greater control over their building's performance. iLight not only has an elegant control panel that can control



the lighting, but also connects to the Building Management System (BMS) to control the interior and exterior lighting of the building, as well as to monitor the air-conditioning, network, audio-visual and security systems, to create an efficient and comfortable environment.

Creative Retail Solution

Creating new ways to improve customers' experiences is the new frontier of business differentiation, also becomes a competitive advantage in retail industry nowadays. Mindstec showcased a variety of Creative Retail Solution including Realfiction 3D holographic display and Datapath video wall management system. Both of them can be applied to different scenarios at retail stores or any business events.

The Realfiction 3D holographic displays allow marketers to present products with an eye-catching 3D holographic video to grab attention. Also it not only showed 3D animations vividly, the animation could also be changed responsively and trigger off the TV Wall to display relevant product video, when visitors picked up a corresponding box placed around the display.

Mindstec also showcased a video wall management system with the ability to rotate, crop, upscale and mirror content for any digital display configuration. Datapath display wall controller allows infinite creativity with the ability to splice and overlap any region of the output image allows any mix of monitor

orientations, giving users the freedom to create an unlimited multi-monitor display canvas.

Modern Commercial Solution

Collaboration technology has become a necessity for businesses in every industry. Mindstec brings different kinds of Modern Commercial Solution include Goget room booking system, MTC collaboration tools and interactive display, also T1V interactive collaboration platform to boost business performance.

A Room Booking System is an essential tool in a corporate environment for raising productivity by centralizing room scheduling. Goget Room Booking System is a cost-effective technology with instant room status preview and booking, eliminating conflicts of overlapped bookings and ensuring efficient use.

MTC 4000 is a collaboration tool that facilitates ideas sharing and allows users to connect their PCs, tablets or smartphones simultaneously, while one user can mirror her screen as the main screen in real-time. With MTC-4000, users can work smarter without any cables. On the other hand, T1V ThinkHub is an interactive collaboration software designed for multi-touch, multi-user, and multi-application with interactive display. Users can share their ideas on a single screen for brainstorming and presentation which is not regionally limited.

THE HOTEL INNOVATION AND EFFICIENCY CONFERENCE: SMARTER, GREENER AND MORE EFFICIENT HOTELS

Date: 11 October 2018

The objective of the Conference was to increase Schneider Electric's brand awareness and showcase its smart and energy efficient hotel solutions. Leaders from Schneider Electric, HKGBC, MGM Macau and consulting firms share their inputs on hotel innovation and efficiency. The Schneider Electric demonstration booths enabled participants to connect with experts for deep diving into technologies and solutions of EcoStruxure for hotels. The conference was a success with an overwhelming participation of 140 executives from diversified fields.





HONG KONG BAGGED TWO CHAMPIONS AT THE WORLD GREEN BUILDING COUNCIL'S REGIONAL AWARDS

Date: 11 September 2018

Green building projects and companies, as well as women professionals were nominated by the 15 Green Building Councils which make up the World Green Building Council's Asia Pacific Regional Network Awards. The biennial awards programme celebrates iconic green buildings, up-and-coming innovators and inspiring companies driving change and creating a better future throughout the Asia Pacific region.

Two pioneers from Hong Kong, **Swire Properties Limited** (Swire Properties) was awarded the **Business Leadership in Sustainability** whereas **Ms Mary Chan from DLN Architects Limited (DLN)** won the **Women in Green Building**

Leadership Award in Singapore on 6 September 2018. Both parties have made outstanding contributions to the sustainability of Asia Pacific's built environment.

The **Business Leadership in Sustainability Award** rewards companies that push boundaries, integrate sustainability into their business models and make an outstanding contribution to a sustainable built environment, and the **Better Places for People Special Recognition** which spotlights companies that have truly embraced health and wellbeing practices, in line with the aims of WorldGBC's **Better Places for People** project.

In 2016, the vision of Swire Properties for creating vibrant high-quality sustainable communities was made concrete through a refreshed **Sustainable Development 2030 Strategy (SD 2030)**. This long-term plan aims to create vibrant high-quality

sustainable communities. The strategy focuses on three core areas, including "Places"; a proactive investment in "People"; and long-term mutually beneficial relationships with their "Partners". In terms of targets, the company has set realistic goals based on existing building performance data.

Last year, Swire Properties joined the **Dow Jones Sustainability World Index (DJSI World)**, the only developer and multinational corporation, from Hong Kong and Mainland China, to be included; further consolidating the company's position among global sustainability leaders in the real estate industry.

Juror **Milag San Jose-Ballesteros**, Regional Director (East, Southeast Asia and Oceania), **C40 Cities** said: "Swire Properties has demonstrated strong commitment and leadership through its laudatory efforts in ensuring the implementation of the strategy through

investment in people and collaborative partnerships anchored on concrete data and science-based targets. Particularly impressive is the alignment across the different parts of the organization in realising the vision. In addition, they had shown clear focus in ensuring that health and wellbeing of their employees and occupants are addressed through various engagement programmes.”

Joelle Chen, Regional Head of WorldGBC’s Asia Pacific Network added: “Swire Properties’ outstanding commitment to sustainability and the green building movement raises the bar for other industry players to follow. We are particularly impressed in the way they engaged their stakeholders and their focus on health, wellbeing and productivity of their employees”

Guy Bradley, Chief Executive of Swire Properties said, “To be recognised as a top industry player for our sustainability efforts is immensely rewarding. Our SD 2030 Strategy has helped us push the envelope to achieve a more sustainable future in our industry, and our people have been instrumental to this success. We will continue to embrace our innovative spirit to keep creating vibrant places for our communities and lead the way in the green building movement.”

At the same time, **Ms Mary Chan, Head of Sustainable Building Research and Assistant Director of DLN Architects Limited**, won the **Women in Green Building Leadership Award**, a new award for 2018 presented to an inspiring female leader in the green building movement. In a traditionally male-dominated industry, WorldGBC wishes to recognise the pivotal role that women play in nurturing and activating their communities and delivering change.

Chan has been an architect for nearly three decades, and has lived and worked across many different countries such as Hong Kong, Canada and Singapore. In Hong Kong, she

was instrumental in the early days of green building development, spearheading public education and engagement for the next generation. She initiated the Hong Kong Green Shop Alliance which comprises 23 developers and 132 shopping malls to date, as a collaborative initiative to foster a greener shopping environment in town. In addition, the Hong Kong government has engaged the Alliance to promote environmental policies.

Juror Milag San Jose-Ballesteros proclaimed: “Mary Chan embodies a green leader who embraces the principles of sustainability in the built environment both through her professional and personal endeavours. Bringing her expertise and affiliations to fore, she has worked tirelessly and advocated successfully for better regulations for more green building development in Hong Kong. Her leadership and commitment to green buildings and developments comes across as a strong crusade that finds its

way through her various projects and personal initiatives.”

Joelle Chen opined: “Mary Chan’s leadership and vision is an inspiration to the World Green Building Council and to all aspiring women leaders in the green building industry. I congratulate her wholeheartedly as the winner of the inaugural Women in Green Building Leadership Award.”

Mary Chan, remarked: “Engagement of all stakeholders is the key to the success of green buildings. People from all levels including the government, the professionals, the businesses and the public must collaborate to contribute to such success. I feel privileged as an architect that I can have hands-on opportunity to create green buildings from design to construction completion. I hope in future, every building will be green, every community will be green and every city will be green.”





INHABIT X RIBA X BCI

Date: 11 October 2018

Inhabit Hong Kong hosted close to 200 industry colleagues, friends and media for a technical showcase on façade and lighting design.

Held in collaboration with the Royal Institute of British Architects (RIBA) Hong Kong Chapter and BCI Media Group, the evening touched on a variety of Inhabit projects from all over the region to show the breadth of expertise and services that makes up Inhabit.

This ranged from façade engineering and design, access and maintenance solutions to lighting for façade, interiors and landscapes.

Hugh Brennand, Inhabit Executive Director and Founding Partner, said the event had been an opportunity for the architectural and construction sector in Hong Kong to see the first-hand depth of experience Inhabit offered.

“The event was a huge success. The level of detail and quality that was demonstrated by project leaders made for an interesting and educational evening for all who attended. The overall turnout and diversity of attendees is a great demonstration to the reach Inhabit has achieved over the past 8 years. We are already looking forward to the next event.”

The entrance showpiece was a tunnel-like structure assembled with programmable LED strip lights

that reflected the effects of the ever-changing sunset and sunrise in Hong Kong.

This immersive experience created a visual stimulus and representation of lighting to create a sense of excitement as people moved through the structure into the event space.

Dennis Chang, Senior Façade Engineer, BMU Team Leader, showcased the breadth of services Inhabit provides, ranging from façade engineering and design to access and maintenance solutions for both external and internal facades.

The Code-H building in Hong Kong displays the diverse technical input

from Inhabit that helped deliver the façade design, with logistics, structural, mechanical and thermal performance key considerations that had to be solved to realise the designer's intent.

The BMUs at Menara Astra office tower in Jakarta, Indonesia, are state-of-the-art machines. Inhabit assisted in rationalising the geometry of the roof structure and developed the complex inclined double-curved track with a rack and pinion system to ensure functionality and the safety of the BMUs.

The West Kowloon High Speed Rail Terminus in Hong Kong demonstrates Inhabit's understanding of the operational needs of access and maintenance, simplifying the original, complicated proposal to a basic solution of using a fleet of MEWPs for internal façade access.

Thibault Legras, Senior Façade Engineer, focused on the French International School new campus. Two types of prefabricated façade were designed for the building. Its jumbo size and seamless faceted units were achieved using Glass Reinforced Concrete. This material allowed the weight to be reduced and to prefabricate each unit so they could be installed within a time constraint. Precast concrete was used for the colorful gymnasium façade. The dry-fixing method faced strong statutory challenges and its success is a proof that such innovation is achievable in Hong Kong.

William Lin, Senior Façade Engineer, discussed the extension building at the Ocean Terminal in Kowloon. The project features a number of unique and highly sophisticated façade systems. One of the major challenges was the large movement of the ground floor due to tidal changes. Berthing cruise ships require the base of the façade support to be released in all directions.

Inhabit introduced the concept of elastomeric bearings and cantilever steel frames to compensate the movement for both the curved double-laminated



insulated glass units and the 4.7m x 9.6m custom-made automated sliding door system.

Ben Lüder, Principal - Lighting, demonstrated the diversity of the lighting team through three unique projects:

Unilever Headquarters, Jakarta, Indonesia
The lighting scope included the façade, landscape and interior, featuring a common design language that connects each aspect to generate a clean and integrated visual aesthetic, while ensuring the lighting met the expectations of European design quality.

Emperor Hotel, Hong Kong.

The façade lighting demonstrates the benefits Inhabit delivers by developing integrated outcomes of façade engineering and lighting design working in parallel.

Ghost, Macau

A series of creative concepts was developed to highlight the unique architectural interpretation of St. Paul's church and provides an interactive and immersive experience through lighting that responds to human movement.



DESIGNINSPIRE CELEBRATES EXCELLENCE IN DESIGN, GLOBAL CREATIVITY AND URBANOVATION

Date: 6-8 December 2018

Organised by the Hong Kong Trade Development Council (HKTDC), DesignInspire is an international exhibition to showcase Hong Kong and global innovation and creativity, concurrently held with the Business of Design Week (BODW). It will take place at the Hong Kong Convention and Exhibition Centre featuring Hong Kong as the global capital of design.

The expo's partner city is Melbourne. Long known as one of the world's most livable cities, she has become a focal point for leading-edge design—ranging from architecture and public art to product design—as well as design education. The city's design strength is coming to life in Hong Kong, sparking a dialogue with global industry professionals under the theme “Think · Collaborate · Create”.

An array of interactive installations, design projects and objects will be featured, with global creative elites

from nearly 10 countries and regions including Australia, Chinese Mainland, Japan, Korea, Poland and the United Kingdom to showcase their creativities.

With the overarching theme of “Co-create A Happy City”, the “Urbanovation” pavilion is not to be missed with highlights on how innovative design can combine with sophisticated technologies to shape happier, more efficient and more user-friendly cities. Another thematic pavilion, “Hong Kong Creative Force”, showcases local creativity, especially on young creative talents.

HKTDC invited some 20 emerging young design talents from various disciplines, such as architecture, spatial, product and fashion design, to create a series of modern and contemporary installations to re-interpret and pay tribute to traditional culture. By blending in traditional cultural elements to the novel ideas and vivid artworks, the project demonstrates how traditional wisdom is sustained from the silver generation to the young generation, and how both generations join hands to revitalise the treasures from the past. The project is supported by Hong Kong Interior Design Association, the Hong

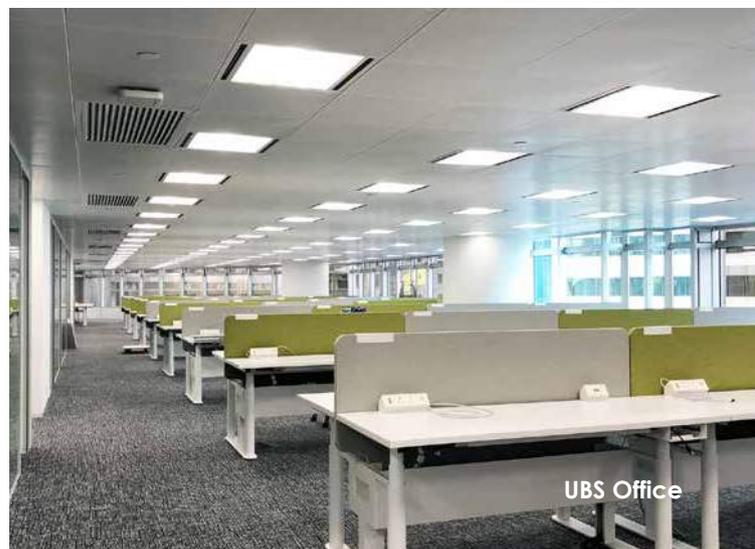
Kong Institute of Architects and Design Council of Hong Kong.

Don't miss the preview and interaction with the series of interesting installations “Retrolnnovations” at Timesquare's Covered Piazza (19-25 November) and Harbour City's Gallery by the Harbour (27 Nov-3 Dec). Creativity is not only a driving force for the betterment of living, but also an interconnecting fabric of the past and the future to promote happy spirit among city dwellers from all walks of life in terms of cultural sustainability and conservation.

DesignInspire embodies inspirational exchange and trade connections. It offers a program of InnoTalks – an exclusive platform for networking and business-matching with forward-thinking innovators, business collaborators, and design connoisseurs from around the world. The Expo also comes with another exciting feature – a pop-up shop, allowing visitors to bring home some mementos of the inspirational experience. DesignInspire will be the occasion to meet disruptors in the design industry and find inspirations from artists from different countries and background.

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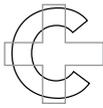
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ZINTRA ACOUSTIC SOLUTIONS

- Creative, Flexible, Aesthetic and Functional Product



Application on ceiling – easy to install and prefabricated baffles system



Application on walls – three dimensional

DESIGN CHALLENGE

Within contemporary aesthetics, the venue often calls for large areas of hard surfacing such as polished concrete floors and marble tiles. The visual looks amazing but the experience – with sounds of chairs scraping timber floors, or phone conference pods in meeting rooms, where sound is bouncing off bare walls, is often an assault on the ears.

In addition, evolution of hospitality design and increasingly popular of open-plan office design, managing sounds to suit a variety of design needs has long been a challenge.

PRODUCT SOLUTIONS

Zintra Acoustic Solutions is a cost effective noise reduction product which not only helps to absorb sound influences in a space, but also makes design statements. It is a perfect solution for application where sound reductions as well as aesthetics are required, and are easily adaptable for designs with unlimited design flexibility. It improves sound control in large spaces such as educational institutions, restaurants, open offices, allowing users to experience better speech intelligibility.

- Zintra offers a wide variety of designs in different formats suitable for multiple of applications including walls, ceilings, space divisions
- It is easy to assemble, easy to install and available in large array of designs
- Zintra boasts a Noise Reduction Coefficient rating of 0.45 to 0.90

- It is made of 100% polyester, low in VOC and contributable to LEED credits
- Can be cut on-site or prefabricated for perfect fit, allowing architects and interior designers to excel with site-specific solutions

AVAILABLE FORMATS/ DESIGNS:

- Zintra Acoustic Textures – Three dimensional panels ranging from parallelograms to arcs, delivering style, depth and contrast
- Zintra on Zintra – combines an intricately cut pattern layer with solid layout of the same or contrasting colours
- Zintra Systems – easy to install and prefabricated for various wall and ceiling applications, such as baffles which is a great alternative to standard ceiling tiles
- Zintra Acoustic Digital Print – can be customized to meet the creative visual and functional needs

INDUSTRY AWARDS:

- Best of Competition Award for the 21st Annual International Interior Design Association/ HD Product Design Competition at HD Expo, USA
- 2017 Best of Show (Architectural Finishes) at Boutique Design West, USA

Tak Lee Decoration Materials Limited

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Simplicity with Variety, Feasibility with Practicality



Offer tiles in large variety of sizes and patterns.

Since introducing its first batch of artistic tiles to the world in 1973, ASA Tiles has grown to become a renowned international brand in the ceramic industry, supplying to over 40 countries and different regions.

Vision Friendly Marble

ASA Tiles stands out from the competition with innovative and high-end mass-production technology. The company first introduces tiles with a soft lustre comparable to natural stone and reduces eyestrain, as well as a touchable, 3D marble-like texture, while also allowing coloured-body and anti-slippery specifications.

Extra Wide Slabs

In 2017, ASA Tiles earned the distinction of becoming the first and only producer in China to produce 3200 mm × 1600mm-size marble tiles. Despite the record-breaking size, all core qualities are still maintained, providing a new and incomparable decorative experience.



Products are globally recognized by environmental labeling programme. Premium features are guaranteed in compliance with different international standards.

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 Website: www.asatileskh.com

SPACE CHURCH



SPACE CHURCH is an innovative concept of United Power Engineering & Construction Ltd., designed to tailor-made space management and services for the unique needs of churches. Whether your church is contemplating on a space management upgrade or opts for a new space management system, the company can provide a quick and flexible proposal.

3 Attractive Features:

(1) Address 4 spatial needs of the church: Sanctuary for worship, Classrooms for teaching, Rooms for fellowship groups, Small rooms for individual groups

- **Take only a few minutes to create a solemn and communal worship space**
Install soundproof glass on the wall of a room for those with special needs such as parents with infants and add a sound system in the room to enable participation in the worship service.
- **Patterned partitions become writing and projection surfaces for a quiet and dynamic teaching space**
The ultra soundproof partitions allow trainers and participants to fully express themselves without disturbing others. In addition, partitions can double as a writing or projection surface. A variety of colors is available to suit every age group needs.



Multifunctional Partitions

- **Easily operable for anyone in need of fellowship space**
New soundproof glass partitions are light and flexible, easily managed. The partitions can also replace the traditional blackboard as they can act as multi-purpose surfaces for writing, stick ons, and other decorations.
- **Push of button to convert public into private space**
Newly developed soundproof partitions can come with doors. The whole or part of the door can be decorated with frosted glass in the form of a cross. The newest system with Smart Glass not only provides sound insulation, but also privacy as transparent glass can become opaque at a push of button.



Soundproof Glass Partitions

(2) Reduce time and energy spent on space management and maintenance by church leaders

SPACE CHURCH has a professional team. Church leaders can contact the team anytime to arrange a consultation. They are ready to make presentations and answer questions about the products and services at the General Services Committee, Deacon Board and General Assembly.

(3) Donate a portion of income to the church to show social responsibility

SPACE CHURCH believes the church plays a significant role in advocating social harmony, highly valuing human life, and promoting physical, emotional and spiritual well-being. As part of the contribution for a better society, the company will not only offer the church discounts, but will also donate a portion of her income to the church.

United Power Engineering & Construction Limited

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EVVA AIRKEY ACCESS CONTROL SYSTEM



EVVA Air Key System

Smart phones are everywhere. Its multifunctional can help us in every possible way. But with the latest product introduced by Tung Fat Ho Building Material Ltd (TFH), a leading ironmongery supplier with its innovative and modern door locking control and access control system since its establishment in 1950, it can add a new function to its specification.

AirKey is one of the latest advanced technologies adopted to solve security problem in a modern way. By using the EVVA AirKey System, users can use their smartphone to open the door and issue access authorizations via the Internet. Therefore, the users can maximize their freedom and security in both the professional and private ways.

Using AirKey is beneficial because it is characterized by modular design, enabling it to adapt elongation and simplify the planning. Also it enables the concept and tackles the land problem with Share-Housing and Share-office. The design also contains an eyes catching signal, which is a smart solution for persons with impaired hearing.

Apart from key sending and component sharing, the AirKey has far more function and features than that. The Geotagging function of it allows the AirKey component location to be saved on the AirKey system. Through a smartphone, it guides the user to the component by using a navigation app. Furthermore, the system is also compatible with iPhone.

For the security function, the cloud based is run in 128 encrypt transmission with NFC used by the same technologies by banking (i.e Visa, American Express with the locks). Also, the newest Bluetooth transmission V4.0 technology offers better security.



Hong Kong Chinese Import and Export Association- Innovation Excellence Award

Tung Fat Ho Building Material Ltd (TFH) is proud to receive The Hong Kong Chinese Import and Export Association- Innovation Excellence Award from Mr. Paul Chan - Financial Secretary of Hong Kong in October 2018 with their latest Access Control high security cylinders AirKey from Austria EVVA. The solutions got the "Innovative Crime Prevention Product 2018" from Hong Kong Security Association (HKSA) which enables customers enjoy security and convenience for new Co-Sharing Business model.

The solutions include door locking components, pad lock and furniture locks with innovative features such as Send a Key, Access Component sharing, Geo-tagging, multi-administration, NFC and Bluetooth Low Energy compatible with iPhone. Their new addition Furniture Cam locks will also secure for pharmaceuticals cabinets, Display cabinets, Letterboxes, Lockers and Luxury Retail Cabinets.

With more than 30 years' experience in Building Ironmongery, Automatic doors and Museum Display specification for Professional clients, their latest addition of EVVA AirKey Access Control system will enable clients enjoy the same security management convenience from Building Envelope to Building interior environment.

Tung Fat Ho Building Material Limited

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IN THE SPOTLIGHT

the coffee moment



Henry Ng has been elected as the President of the AIB (Hong Kong Chapter) in 2018.



HENRY NG WAI-HUNG

**President of the Australian Institute of Building (Hong Kong Chapter)
He has been awarded as The HKIC First Outstanding Alumni Award and
Outstanding Lo Pan Award to recognise his outstanding achievements,
services and significant contribution to the construction industry.**

Institute and personal experience

What inspired you to begin a career in the construction industry?

I have interested in construction since I was childhood. I think this is a sophisticated industry which involves building professionals from different aspects. My HKCEE result was not very satisfactory so I decided to further my study in the Construction Industry Council "CIC". In CIC, they provided a in-depth training and technique for me to prepare my career in this industry. After graduation, I have continued to study a Master at Civil Engineering in The Hong Kong Polytechnic University. These experience helps me to build up a solid foundation in the construction industry.

Why did you join the Australian Institute of Building?

I have joined and served the Australian Institute of Building "AIB" for almost 10 years. It is my pleasure to be elected as the President of AIB (Hong Kong Chapter) this year. I joined the institute because I believe it is a perform to explore and exchange knowledge with different expertise from the industry especially in building construction. So I hope AIB will continue act as a perform for information sharing among the builders in Hong Kong.

What are the roles of AIB in Hong Kong building industry?

The AIB is a professional member based organization established to represent

construction industry individuals from Australia. Normally, 'Builders' are considered to be separated from 'Architects and Engineers' who are qualified via a university degree to participate in the construction Industry. In fact, it includes a growing group of highly skilled constructors and managers, coordinating teams of highly skilled tradesmen. As the Hong Kong Chapter of AIB, we aim at consolidating the builders, which include the architects, engineers, surveyors or so on, to promote excellence in the construction of buildings. To achieve this goal, we advance the study of building and all kindred matters, arts and sciences. It is important for us to provide a platform for the professionals



Henry aims at leading the institute to play a more significant role in the industry.

to exchange knowledge in practical, technical and ethical subjects. Last but not least, in the midst of challenging times for the construction industry, we hope to uphold the dignity of the profession of building and status of the institute. Also, AIB was granted a Royal Charter in 1969, which is full member of AIB (MAIB / FAIB) is entitled to call “Chartered Building Professional” in this industry.

What are some of the highlights since your appointment as the President of AIB(HK)? What do you want to achieve during your term?

First of all, I would like to express my deep gratitude to the past presidents, committee and co-opted members. It is my great honor to have their trust to be elected as the AIB-HK President during its 20th anniversary. In the coming year, I aim at leading our institute to

play a more significant role in Hong Kong Construction Industry. Firstly, I would like to co-operate with other institutes to promote the excellence of the industry; secondly, I will continue to provide learning opportunities to the professionals. It is important for the professionals to update the advanced knowledge of the construction technology. I will hold at least one event per month for continuous learning. Finally, I endeavor to eliminate the separation of different professionals.

Professional insights

As a professional in the building industry, how will technology, such as the application of building information modelling (BIM) reshape the industry from your perspective?

I think these advanced technology are very crucial to the industry. For BIM, it provides a insight and tools for the

builders to have more efficient plan, design and construction. At the moment, 5D or 6D technology are adopted by some professionals to help them to control the cost and time projects. Another example is the Unmanned Aerial Vehicle (UAV), drones are used to quickly survey job site and build maps. Instead of using human resources, heavy machinery and expensive surveying tools that produce complex data, you can get the job done in half the time the money with greater accuracy.

The Policy Address proposes the conversion of industrial buildings into interim housing to tackle housing problem. But some concerns that the specifications of industrial buildings are not designed for residential purposes so that it may not meet the requirements. What should the government do to deal with the specifications and requirements?

First of all, we should acknowledge that interim housing is not a new thing in Hong Kong. It had existed before 1997 when there were shortages of housing supply. From my point of view, it is feasible for the government to propose the conversion of industrial buildings into interim housing to alleviate housing problem. However, as you mentioned, The design and planning requirements for industrial and residential buildings are quite different, particular the provision of natural light and ventilation should make more effort on relaxation / modification of building control and land re-zoning perspective to streamline the provision of interim housing. Even though the living conditions in these industrial areas might not be very satisfactory, it at least provides basic living conditions to the needy in the society. But I also want to emphasis that these interim housing should not become permanent. To tackle the housing problems, we still need a long term policy to help the people to improve their living standard in the long run.

What is the biggest challenge the building and construction industry will be facing in the next ten years?

A building is like a human body. We need to keep it at an optimal health level so that it can perform its required tasks with minimum effort and maximum efficiency.

Labor shortage is one of the most concerning problems that will hinder the construction industry in the future. According to a report by the Construction Industry Council (CIC) last year, it found that the industry needs 10,000-15,000 additional construction workers over the next four years. Skilled labors are indispensable as they have specialized technique, training and experience to carry out more-complex physical or mental tasks than routine job functions. Without a doubt, improving the educational and training systems are the most effective way to provide incentive to the young people from entering the construction industry. This is what the industry has been strived for to satisfy the demand for skilled workers. From my perspective, South Asian immigrants are also a potential supply of skilled labor. I have been working with some NGOs to help the ethnic minorities to integrate into the society. I think it is possible

to provide some trainings and courses to develop the specialized techniques which are needed in the industry. Not only it can improve the living conditions for their families, it also helps to change the negative stereotype towards the South Asian people. This plan is still in a preliminary stage, but I will devote to work with different organizations to make it into reality.

What advice would you give to students of building and construction as they look to enter the profession?

I would like to say that construction is a very professional industry. For those young people who wish to join the construction industry, I think it is important for them to find their own talent and learn through attending proper training courses to earn the specialized skills. They don't need to be upset with their HKDSE results, the road is much broader than they expect. 🇨🇰



Henry hopes that there will be more young talent to enter the industry.

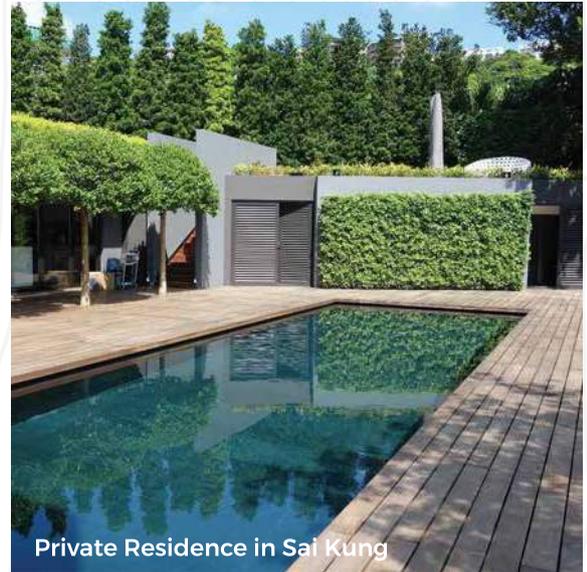
Venue credit to The Coffee Moment Limited



The Leading Resource for Designing and Building with Timber



Wetland Park



Private Residence in Sai Kung



Tin Shui Wai Sports Centre



Ma Wan Park



Hong Kong UNESCO Global Geopark

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By appointment via 2926 6139 or jebsenbuildingproducts@jebsen.com

Website: www.jebsenindustrial.com





The kaleidoscopic façade with windows lay across a grid of 627 multicolored tiles

FRENCH INTERNATIONAL SCHOOL OF HONG KONG, TSUENG KWAN O CAMPUS

A new campus is needed to accommodate 1050 primary and middle school students, whereas an open villa is required for the primary school. Besides, the school should stand as a model of “green school”, showcasing the most efficient sustainable strategies and as an eco-project involving students and teachers.

The designers merged the traditionally enclosed classrooms and corridors together in a series of large open spaces called Villas in the primary school section. The Villas are more domestic than

institutional in character. Large full-height sliding glass doors allow the teachers to open up their classes to each other and to a shared central space called the Agora where group activities unfold. Classes from both streams of the school (French and International) can then collaborate together.

The campus sets an example in sustainability. The building form and the façade designs are optimized to respond to the local climate and to decrease energy consumption and increase comfort by passive means.



"The Loop" tracks wind throughout the campus



Kindergarten's playground



Large open plan space in primary school section

Natural vegetation is crucial to the green function. Forty-two trees, a plant covered perimeter fence, multi-story hanging gardens and a 550 square metres botanical garden planted with native South Chinese vegetation are among the green spaces that establish the school as a lush garden. As the vegetation improves air quality within the urban setting, ventilation systems utilize natural breezes to circulate fresh air through the building and reduce reliance on air conditioning. Students are able to gain hands-on experience with the region's natural vegetation, fostering a sense of environmental stewardship and a practical education in sustainability.

All the classrooms face North or South to avoid the punitive low sun from East and West, and the deep brise-soleil shade the façades to minimize solar heat gains. The light is generous and homogenous throughout the day. The brise-soleil entirely removes the need for blinds or curtains and enables a clearer glass to be used, thus providing a more natural color of daylight in interior spaces.

High standard materials with non-toxic properties were expansively used in the project. Priority was given to materials and finishes with low carbon footprint such as products of non-petrochemical origin (rubber floor instead of vinyl floor, mineral paint instead of acrylic paint), recyclable materials (bamboo, rubber, wool fabrics) and locally available and sourced materials (bamboo, glazing). Most materials were sourced from Europe to meet high European norms and standards.

The key aspect of this project was a high degree of prefabrication (the façades) which increased the overall execution quality and limited the on-site activity. Yet, such outstanding design of the campus was delivered within a short construction period of 18 month only to final handover and operation, supporting its mission of a forward-thinking, international education. 



The elevated volume allows natural ventilation into the sheltered activity space



The deep brise-soleil shade the façade to avoid any direct sunlight into the spaces



The deep brise-soleils facades offer generous but homogenous natural daylight within the gymnasium



300-seat auditorium is also a new centre for French cultural activities



PROJECT DATA

Project Name
French International School of
Hong Kong, Tseung Kwan O
Campus

Location
Tseung Kwan O, Hong Kong

Completion Date
September 2018

Site Area
8,200 square metres

Gross Floor Area
19,600 square metres

Building Height
5 storey, 28 metres

Number of Rooms/Units
141

Client/Owner
French International School of
Hong Kong

Authorized Person
AGC Design

Architecture Firm
Henning Larsen Hong Kong

Civil & Structural Engineer
WSP

**Mechanical & Electrical
Engineer**
WSP

Quantity Surveyor
RLB

Lighting Consultant
Lichtvision

Landscape Architect
Bassinnet Turquin Paysage,
Aecom

Green Building Consultant
Henning Larsen Sustainability,
WSP

Main Contractor
Paul Y Builders

Images
Philippe Ruault



GUANGDONG BAIYUN UNIVERSITY

Guangdong Baiyun University site is located in the east of a sprawling port city of Guangzhou. The project will be developed in two phases. Phase 1 is anticipated to be completed by the end of 2019 which can cater 15,000 students.

The space for the campus will be divided into four zones, which comprise:

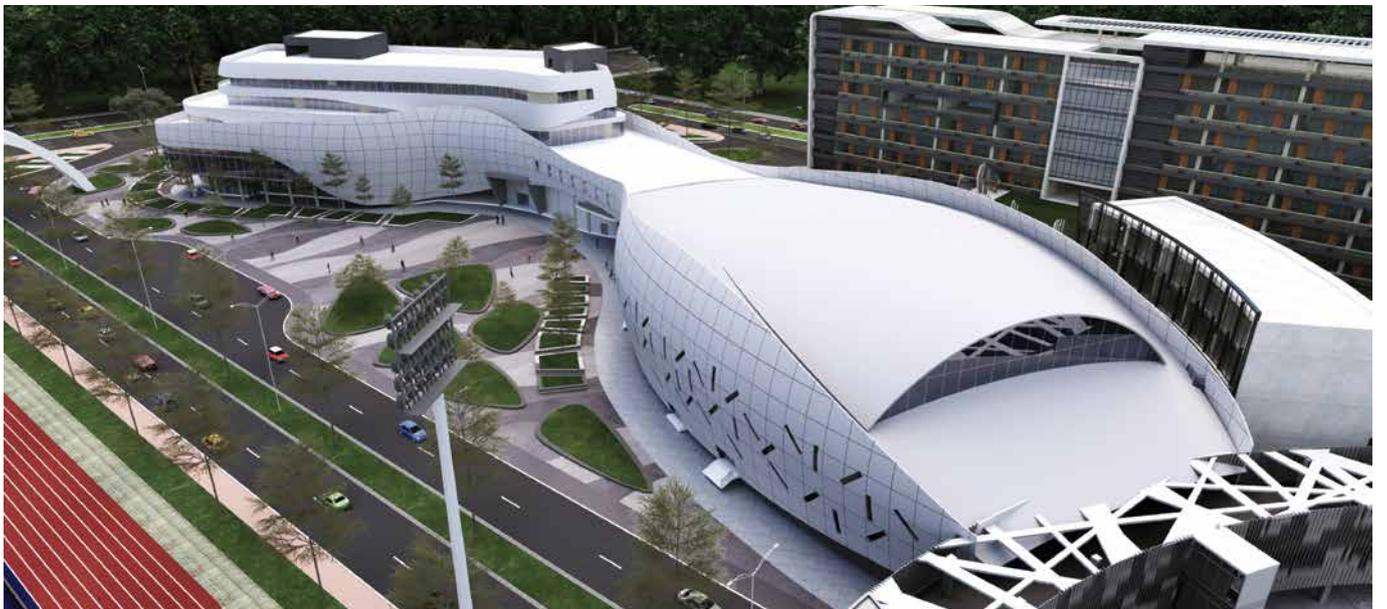
1. Faculties & studies
2. Dorms & teachers' apartments
3. Administration, library and student's union
4. Sport facilities

A define central axis is formed in the middle to segregate the learning center activities and the student residence in which

to be composed of most buildings facing North-South as to maximize the southern sunlight. The central axis is a vehicle route connecting the main entrance to the elevated roundabout with the sunken amphitheater plaza below it.

The central focus of the entire campus design is the circular ring which is elevated from ground that formed the pedestrian walkway and bicycle path. The entire site is designed as a pedestrian friendly manner and carbon free environment with vehicle access restricted only on the perimeter of the site and the central axis linking to the roundabout.

The sundial monument is the focus point and a signature piece of the sunken plaza in which the elevated circular ring



Snake Bird Depan



Dorms & teacher's apartment

pedestrian bridge embracing the sunken plaza and roundabout is the connecting element to all the components, and integrating the outdoor and indoor activities.

To provide a vivid and distinctive learning environment, completely natural transition of levels changing by having the landscape as part of the connecting steps and creating interesting interactive open spaces for hang-out will do.

The planning of the campus takes full advantage of the site natural slope as to maximize indoor and outdoor communal and recreational spaces. The curvilinear auditorium also plays an essential part in enhancing the sunken plaza with its form. The Central Library is the ultimate destination situated at the end of the main axis.

Most buildings are designed in a way that the ground floor is elevated to allow cross air ventilation taking the advantage of the local subtropical climate. Façade treatment for the students and teachers' accommodation is complemented with environmental and sustainable materials, such as fair face brick, bare concrete, metal frame and wire mesh railing. 



Sports facilities



Full view of University campus



PROJECT DATA

Project Name
GuangDong Baiyun University

Location
Baiyun District Zhong Luo Tan
Teng Teng Village, China

Expected Completion
2019

Site Area
198543 m2

Gloss Floor Area
317,600 m2

Building Height
24-60 Metres

Client/Owner/Developer
GuangDong Baiyun University

Architecture Firm
Simplex Design (Guangzhou)
Co., Ltd

Principal Architect
Bon Eng

Mechanical & Electrical Engineer
Huang Ming Jie

Civil & Structural Engineer
Mr Liu

Main Contractor
Guang Zhou Southern
Construction Group Co., Ltd

PIXELATING HUTONG

In response to the main theme “Neighbourhood Warming Initiatives”, AaaM Architects focuses about “life” issue of Hutong and conceives an installation that possibly connects the past and future.

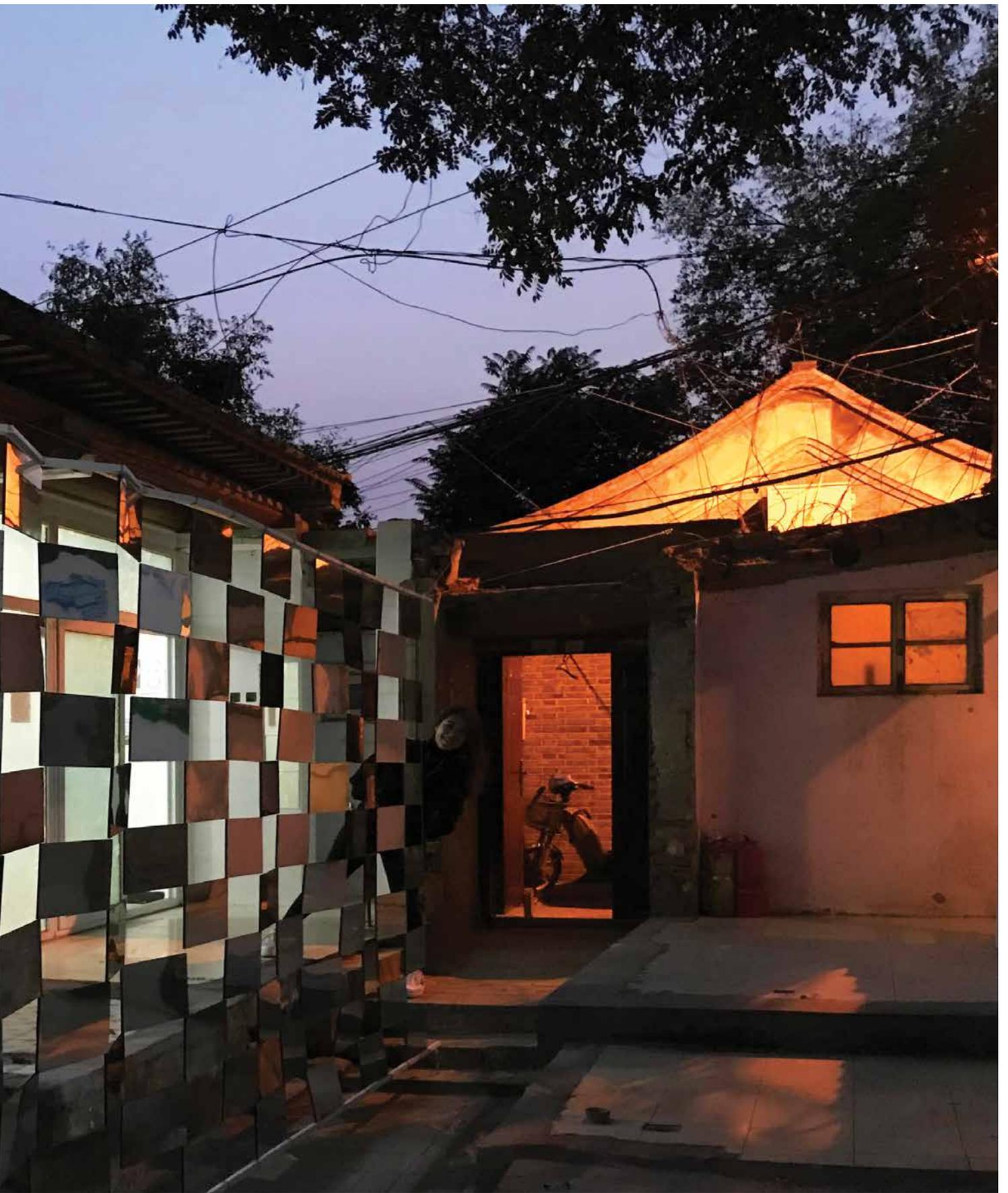
Architecture is no difference like human body, it metabolises over time. Baitasi Hutong is an aging space. Its golden days had gone. AaaM Architects try to investigate the “life” of one’s space with an installation, with mirror as the main material, constructed by reflecting contextual “colour” and “texture”. With such atmosphere constructed in an abandoned Hutong space, the real and surreal spatial experiences provoke visitors to rethink about the aging area of Baitasi and its unpredictable future.

One of the biggest challenges was on site fabrication as the site conditions deviated a lot. AaaM Architects worked out with contractor for onsite fixing, hanging method and installation horizontal alignment.

But after all, the end result is far better than what they envisioned in 3D program. The installation reacts a lot with the climate and sunlight. It also gives everyone a surprise about how the mirrors react with the century-year-out tree and the sky that Hutong encapsulated. 

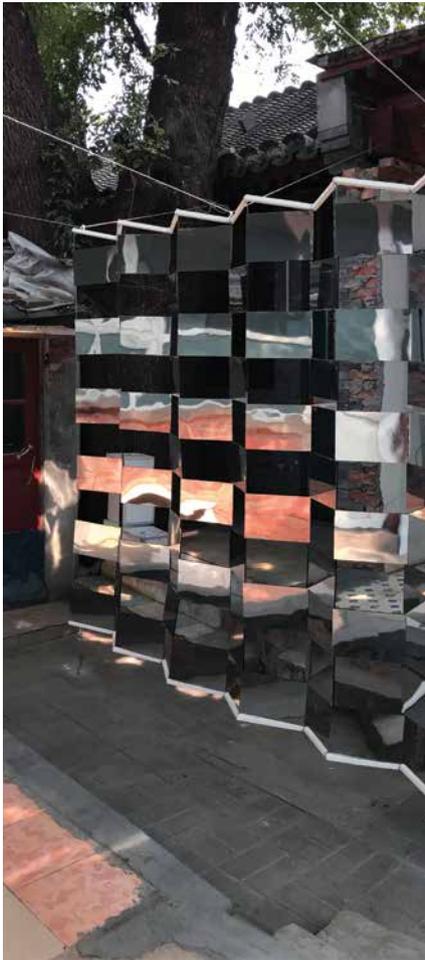


Pixelating Hutong by AaaM Architects

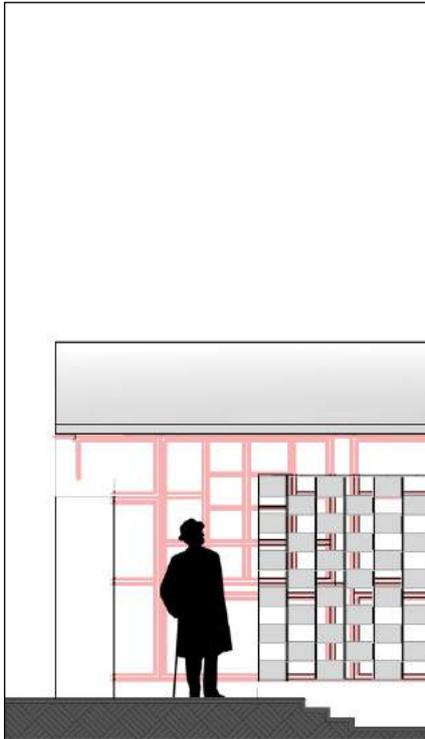




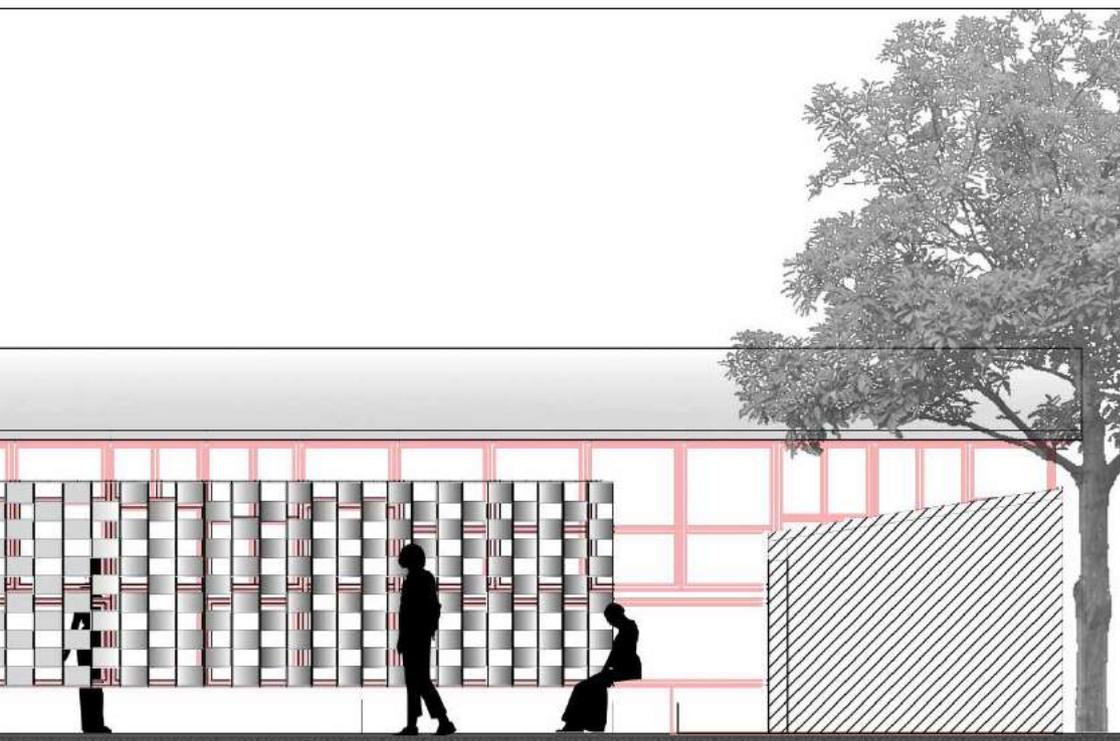
Pixelating Hutong by AaaM Architects



Pixelating Hutong by AaaM Architects



Elevation of Pixelating Hutong



PROJECT DATA

Project Name

Pixelating Hutong

Location

Beigou Village, Huairou, Mutianyu
Great Wall, Beijing, China

Site Area

65 square metres

Building Height

2.3 metres

Client/Owner/Developer

World Architecture Magazine
(China)

Design Architect

Shuyan Chan, Bob Pang,
Kevin Siu, Tang JiaJian

Interior Design Firm

AaaM Architects

Main Contractor

Beijing Senwei Exhibition
Co. Ltd.

Images

AaaM Architects



ZHENGZHOU LINKONG BIOPHARMACEUTICAL PARK

Zhengzhou Linkong Biopharmaceutical Park is the largest innovative and entrepreneurship base for R&D and production of life science and biotechnology in Henan Province, China. Its innovation, cutting-edge and unlimited potential for development are all important factors for designers to consider.

The curvilinear passage that one can roam about serves as the life axis and connects the north and the south of the Park. The Exhibition Center is located in the center of the axis. Its well-arranged layering and sense of quality make it the landmark building.

Together with the International Conference Center and Incubator Center in the south, the Exhibition Center forms the main square of the park and a sharp contrast with the square modularization pilot products in the north- circular symbolizes freedom while square represents preciseness.

The curve modelling, spiral and irregular, endows the Exhibition Center with a quiet power. It is an architectural language borrowed to pay tribute to DNA, the most important source code of modern biopharmaceutical industry.

The core space of the Center uses double helix structure thus creates a vertical space combined with the central landscape. Its exterior uses metal louvers hovering from the surface waterscape until reaching the roof platform and the interior is organically connected in series via spiral ramps which form life trails, and create coherent and convenient internal flow lines among floors. Three ellipses with different functions rotate in different directions. The continuous curves indoors and outdoors simultaneously form double helix structures, which satisfy the visual requirements in all directions. The spiral louvers condense into an organic structure that traps the three ellipses and forms an infinitely continuous plastic form.



Exhibition Center



Aerial view of the Exhibition Center



Spiral louvers

The first floor of the building is a display space, whose large area of floor-to-ceiling glass curtain walls better connect the indoor and outdoor views. The second floor is a flexible office space that meets the needs of different groups of people; it forms a visual continuity with the central space through glass partitions. The third floor is a dining space which is the highest point of the entire building, and its outdoor viewing platform also provides a view of the entire park.

Under the backdrop of the large glass curtain walls, the shutter profiles made of metal aluminum panels make the Exhibition Center shows a stronger sense of technology. Each louver section is shuttle shaped, and perforated aluminium plates make the entire building lighter. Each shuttle louver is rotated 30 degrees in the direction of the spirals, cleverly concealing the lamp troughs at the ends, and the curved illuminated face

gives the light a rhythmic beauty that enhances the overall flow of the building.

The entrance to the Center applies a circular waterscape that echoes with the double helix DNA form. Through the bridge, one can enter the main entrance formed by the waterscape and the second-floor cantilevered structure, whose exaggeration increases the visual sense of layering. The reflection in the water fluctuates with the wind, which echoes with the building.

The Center aims to return design ideas to the origin of biopharmaceuticals, and architecture to human charisma, thus obtaining life dynamics extending upward. The beauty of the infinitely variable curves conceals the building's ceiling, which looks as if it is spreading all the way to the clouds. This special design explains the designers' aspirations that is ever forwarding in splendid architectural creations. 



Atrium



Outdoor platform

PROJECT DATA

Project Name
Exhibition Center of Zhengzhou Linkong Biopharmaceutical Park

Location
Zhengzhou Airport Economy Zone, Zhengzhou, Henan province, China

Completion Date
October 2017

Gross Floor Area
4872 square metres

Client/Owner/Developer
Xing Gang Investment

Architecture Firm
WSP ARCHITECTS

Principal Architect
Wu Gang, Chen Ling, Nelson Tam

Interior Design Firm
WSP ARCHITECTS

Principal Designer
Minghu Zhao

Images
RUIJING Photography

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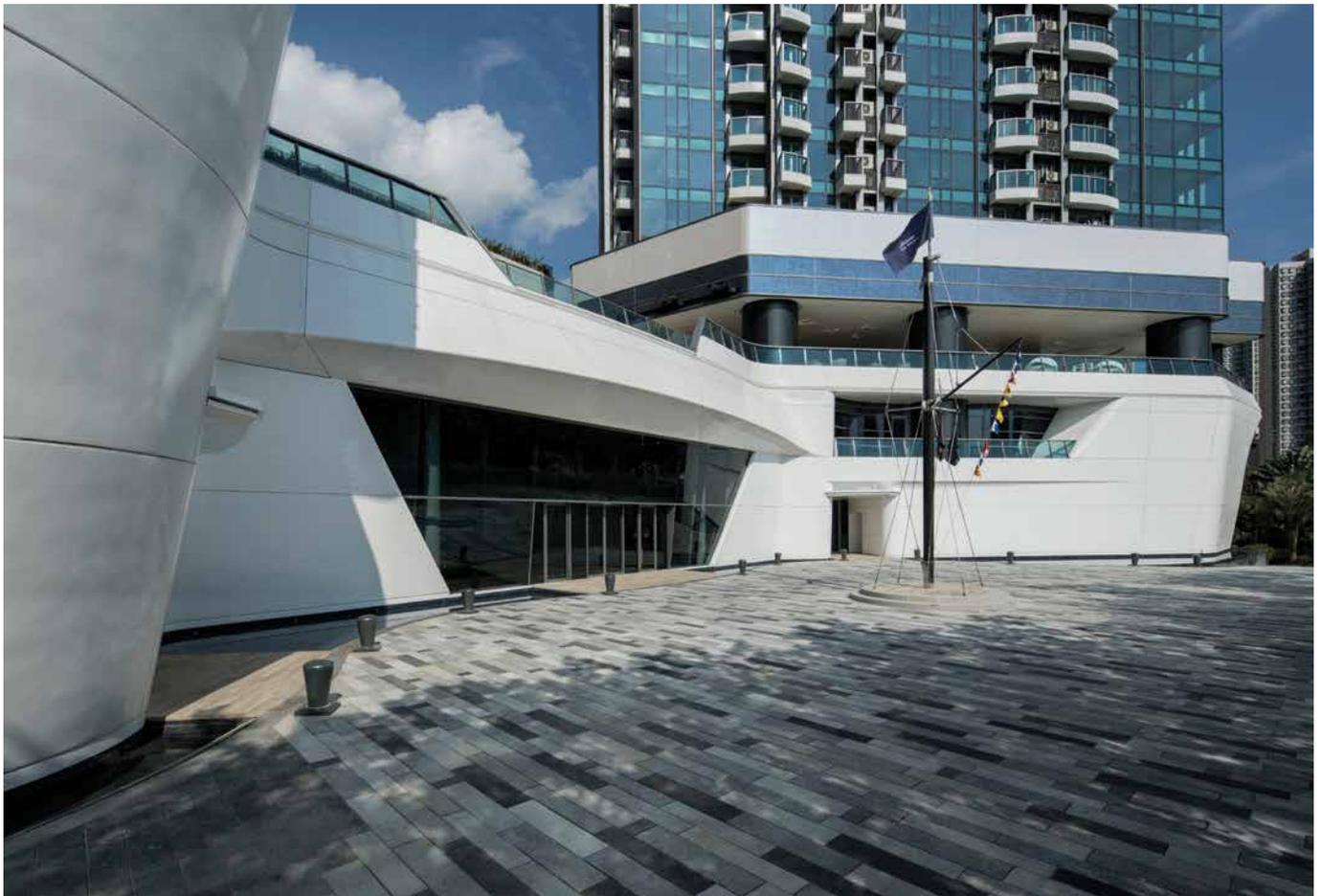
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THE PAVILIA BAY exterior



Podium Facade

THE PAVILIA BAY

New World's latest superyacht-inspired masterpiece sets sail on an extraordinary odyssey of residential artistry

THE PAVILIA BAY is a brand new residential project in the PAVILIA Collection. From the superyacht design concept to the bespoke design of the interior space, THE PAVILIA BAY fully echoes the essence of The Artisanal Movement - "We create, We are Artisans", and manifests the originality of the artisanal living.

TRANSFORMING ARCHITECTURAL LANDSCAPE OF NEIGHBOURHOOD

To create a sense of bespoke craftsmanship and a personalized living experience, The Pavilia Bay Clubhouse, BLUE PAVILION, is designed by the renowned international French superyacht designer Philippe Briand. This is his first residential clubhouse in Hong Kong incorporating the essence of naval architect and distinctive superyacht features.

Philippe Briand believes that the beauty of each superyacht is derived from optimal proportion, a comprehensive structure and excellence in performance. To echo Philippe's principle, the design of THE PAVILIA BAY has focused on comprehensive design and detailed characterization. He also believes that "The primary function of a yacht is to always please the eye and be the pride of her owner". Fully infused with the essences of naval architecture, BLUE PAVILION is like a massive superyacht in an immense ocean.

THE PAVILIA BAY offers a sleek and nautical façade. The concept is inspired by mainsail of a yacht in full sail. Sublime craftsmanship is found in details ranging from the exterior underwater lights, to the feature wall of world map at the signature spiral staircase, and the carbon fiber on the bridge inside the clubhouse, which together create the resort-style aura and artisanal living of a superyacht.



Clubhouse Atrium & The Bridge



Function Room



Spiral staircase

ACTUALIZING CREATIVITY THROUGH ARTISANSHIP AND CRAFTSMANSHIP

THE PAVILIA BAY gives the residents a sense of helming a superyacht on a voyage at the shorefront. It showcases the concept of 'Deconstruction and Reconstruction' incorporating the iconic superyacht design concept into a residential project. Constructed from more than 650 steel plates, the podium façade is crafted by artisans through a superfine steel plate fabrication technique. Each steel plate is unique and has gone through a bespoke crafting procedure, which is similar to the process of constructing a superyacht in a dockyard (i.e. cutting, shaping, welding, polishing and painting). The surrounding underwater lighting on the podium facade also imitates the underwater lights on a superyacht.

THE BRIDGE AND FLAG POLE

To replicate the highly-crafted nautical decking of a superyacht, the bridge and flag pole are constructed with carbon fiber. This material is known for its unique combination of high

strength and light weight. Due to its complicated fabrication process, it is rarely utilised in real estate projects. It involves multiple steps of molding, resin infusion, and casting which requires perfect precise and attentive handling. It requires exquisite craftsmanship to realize the refined design. The whole manufacturing process takes more than 1.5 years to complete.

SPIRAL STAIRCASE

The superyacht-inspired spiral staircase features a relief world map on the wall to engage residents in an imaginary ocean odyssey around the globe. The world map is handcrafted by artisans to resonate the artisanal concept.

FUNCTION ROOM

The function room is delicately decorated with classic glossy wall finishing and tailor-made round dining tables with wood veneers to imitate the superyacht interior. An exclusive collection of superyacht models of Phillippe Briand's past projects have been showcased on the feature wall. Besides, the function room offers



Pavilion Deck



Swimming Pool



Children Play Area

an enchanting sea view of Rambler Channel and the extensive greenery, to underscore the new artisanal living experience.

CHILDREN PLAY AREA

While the adults are indulging in the superyacht features, children can enjoy themselves at the multi-intelligence children play area with the theme of “Discover the Ocean”. The area fosters children’s creativity and curiosity by encouraging kids to explore and learn with pleasure under the marine setting.

PAVILION DECK

The Pavilion Deck is made of the exclusive materials widely used on a real superyacht, directly imported from the Netherlands. Customized in size and shape, it offers slip resistance under both wet and dry conditions. BLUE PAVILION offers a swimming pool with an impressive resort-style pavilion deck, delicately set up with designer-selected furniture facing a breathtaking Rambler Channel sea view, which provides a staycation-like ambience for residents to escape from bustle and hustle. 📍

PROJECT DATA

Project Name
THE PAVILIA BAY

Location
Tsuen Wan, Hong Kong

Site Area
13804 square metres

Building Height
T1: 174.225 metres
(47 residential floor)
T2: 164.775 metres
(44 residential floor)

Developer
New World Development
Vanke Property (Hong Kong)
Limited

Architect Firm
LWK & Partners (HK) Ltd

Interior Design Firm
Spiral Architectural Design Ltd
(Tower)
Vitruvius Yachts (Clubhouse)

Engineer
WSP Hong Kong Ltd

Quantity Surveyor
WT Partnership (HK) Ltd

Lighting Consultant
Isometrix Lighting Design Limited

Green Building Consultant
Ramboll Hong Kong Limited

Contractor
Hip Hing Construction Co., Ltd.

Interior Fit- Out Contractor
Alpha Contracting Ltd (Clubhouse)

Images
New World Development Limited

JOURNEY INTO YOUR IMAGINATION

THE ARTISANAL MOVEMENT

The Artisanal Movement is a cultural vision, a philosophy for living. In the age of machines, we want to celebrate something more human. We believe in the power of creativity, and that making is an expansive act for a meaningful, lasting and sustainable way of life to kindle the artisan spirit in us. Through Collect, Connect, Collide, the Artisanal Movement becomes an incubator for ideas, and a channel for audiences to experience them.

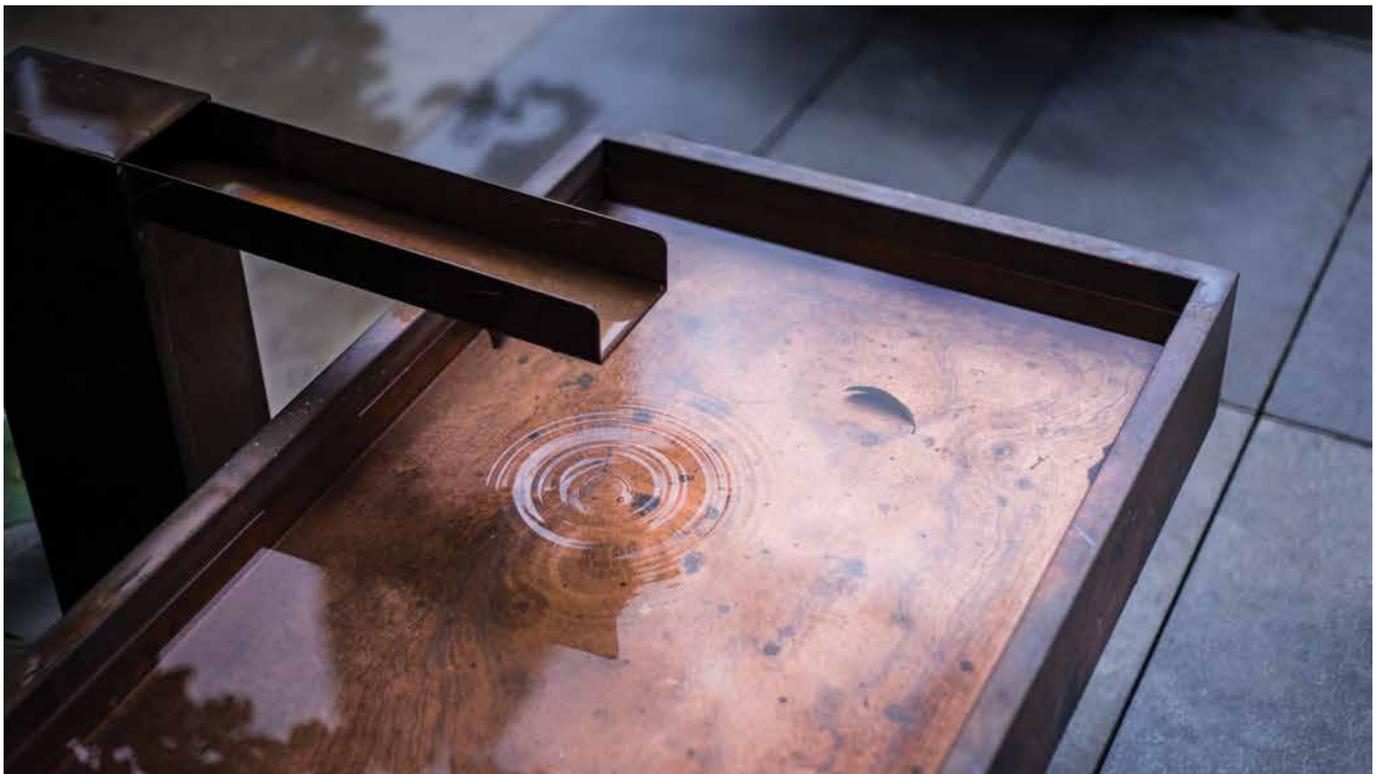
The Artisanal Movement is a cultural vision and a journey of imagination for everyone. It allows people, communities, stories, cultures and varying ideas to connect and collide freely, genuinely. The Artisanal Movement provokes, excites and expands minds; it promotes a way of life that favours not only the sophisticated, but also the fundamental— like air, water and light.

The brain behind the Artisanal Movement, a new creative undertone of New World Development's culture, Adrian Cheng is the fourth-generation leader of one of the world's most prominent families. With his international background and passion for arts and culture, he is also leading a cultural change for the next generation. The Artisanal Movement curates a bespoke and contemporary lifestyle for the millennials and Gen Z, injecting a dash of creativity in their everyday life as Adrian believes that innately everyone is an artisan. The motto of the Movement— Collect.

Connect. Collide—is evident in all of his projects. From K11, the world's first museum-retail concept, to the wabi-sabi themed residential project the Pavilia Hill, to Eight Kwai Fong, the group's first artisanal serviced apartment, every touchpoint showcases a culture, a way of life, where every detail and experience is carefully curated to bring about a meaningful encounter.



ADRIAN CHENG
Cultural Entrepreneur
Founder of the Artisanal Movement



BOHEMIAN HOUSE

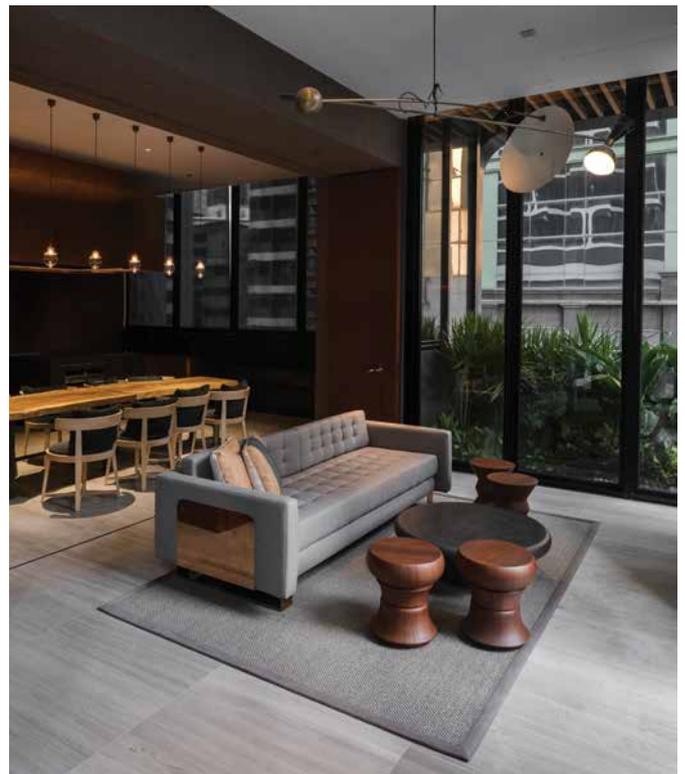
INHERIT CRAFTSMANSHIP AND MANIFEST THE DISTINCTIVE FOOD CULTURE IN THE BOHEMIAN COMMUNITY

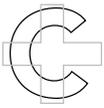
Nestled in the Western District, a charming community with impressively rich history and unique culture, BOHEMIAN HOUSE inherits craftsmanship and manifests the distinctive food culture in its concept and design. The district has preserved its historical buildings that have been standing over half a century, as well as different kinds of humanized family businesses. Walking along the shoreline in this district, one could enjoy the scenic view of Victoria Harbour, at the same time, immersing them into the local culture, as though shuttling between past and present. Hidden treasures and inspirational creativity simmering in the air await Urban Bohemians to discover.

BOHEMIAN HOUSE is tailor-made and crafted for urban bohemians, not only allowing them to realize their ideal living, but also nurturing a community of urban elites with bohemian spirits to enjoy an artisanal living with the like-minded.



Connect - Differing cultures, distinct expertise, thought-provoking nonetheless. The Artisanal Movement forges unlikely collaborations and connections that break boundaries. We do so to stimulate creativity.





MOUNT PAVILIA

SCULPTURE PARK LIVING EXPERIENCE

The new sculpture park-residence is situated in Clearwater Bay, the back garden of Hong Kong where traditionally a sense of community was lacking. Four statement sculptures themed on the idea of Home were created to encourage interactions. Each is a site-specific installation to evoke a sense of arrival, sharing and comfort.



GAO WEIGANG

Home
2015
Marble Stone
Dimension Variable



TATIANA TROUVÉ

Waterfall
2013
Painted Bronze, Concrete, Water
175 × 260 × 87cm



JEAN-MICHEL OTHONIEL

Clear Water Bay's Rebounds
2015
Casted Anodized Aluminium
255 × 308 × 203cm



KUM CHI-KEUNG

Share
2015
Paint, Stainless Steel
200 × 400 × 360cm

WHITE YARD

Inspired by the four sculptures around MOUNT PAVILIA, architect Minsuk Cho devised a sculptural complex—a transformative, mixed-used space—that greets the community of Clearwater Bay.

The White Yard breaks the boundaries of living, art and community. It is a sculptural monument and a welcoming space. It is the prelude to a sculpture park living experience. It is an art piece yet it sits understatedly within nature.

DISSOLVES THE BOUNDARIES OF INSIDE AND OUTSIDE

Its curvaceous glass and brick wall, like a sinuous curtain, brings one closer to the stunning landscaped community. Here, Cho exhibits nature in its most magnificent glamour, illustrating the essence of a Sculpture Park in every minute detail.



Collect - Brilliant minds, inspiring individuals and rare collectables.
Each with a story to be told, an artisan spirit to be discovered.

SKY PARK

A NORDIC IDYLL IS REDEFINING MONG KOK

Where Mong Kok's urban fabric collides with the Artisanal Movement's desire to create a place for a relaxed co-living culture. Hong Kong and the live-and-breathe Nordic living style could not be more unlike. Yet, the convergence of the two cultures fashioned a pleasant surprise in the most unexpected locations.

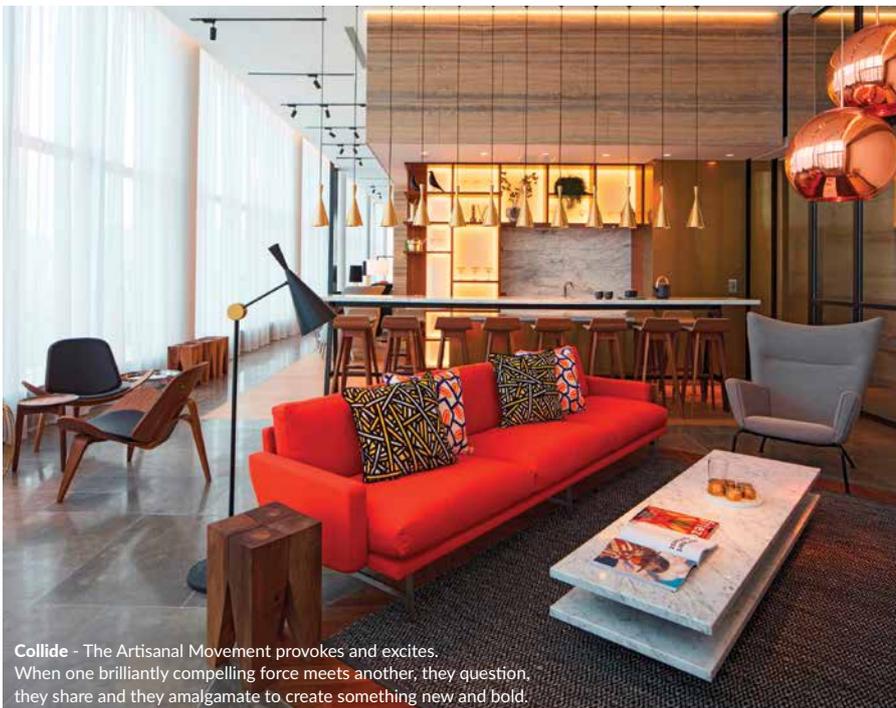
SKY STAIRS & THE LAWN

A stunning outdoor staircase that transits to a sky garden atop, from where the flickering lights and clamour of Mong Kok fade into the background. A place for quiet introspection and social gatherings.



THE AURORA

The Break the Wall design concept and the use of Scandinavian design creates both a sense of openness and a jolt of fun in the otherwise swarming Mong Kok. It challenges the preconception of modern living in Hong Kong.



Collide - The Artisanal Movement provokes and excites. When one brilliantly compelling force meets another, they question, they share and they amalgamate to create something new and bold.



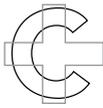
K11 MUSEA

A WORLD-CLASS EXPERIENTIAL ART, CULTURE AND RETAIL LANDMARK FOR GLOBAL MILLENNIALS

A unique blend of cutting-edge art, design, innovation and retail personally curated by K11 founder Adrian Cheng, K11 MUSEA is a game-changing cultural destination for global millennials. A new kind of muse for a new generation, K11 MUSEA reinvents the retail experiences by giving every carefully chosen world-famous brand the opportunity to tell their story by ways of heritage, craftsmanship and bold flourishes of inspirational creativity. K11 MUSEA will also look to inspire the next wave of disruption, giving cultural creatives an exhilarating place to discover.

The new landmark K11 MUSEA – a name inspired by A Muse by the Sea for its retail concepts – will anchor the 3 million-square-foot, art and design district at Victoria Dockside in Tsim Sha Tsui, described by US media as "Hong Kong's Hudson Yards" and "Hong Kong's most anticipated opening", while also doubling as a new ultra-high-end experiential retail, art, cultural and dining destination. It is set to reinvigorate the Tsim Sha Tsui harbour front, one of the most notable pieces of real estate in Greater China, when it debuts in 2019.





The natural beauty of wood

EXPLORE THE BEAUTY OF WOOD

Wood has always been used as a structural and finishing material in construction of many types. In recent years this building material is gaining increased attention due to various benefits.

Rising demand for green buildings has positioned wood as a powerful and valuable solution for sustainable structures that doesn't add unnecessary layers of cost or compromise building performance. It is recognized as a renewable resource. It grows naturally, and modern standards for forestry prescribe wood harvest in a sustainable way to preserve the environment of the forest. Many studies also show that processing of wood requires significant less fossil fuel and releases much less carbon compared to other building materials such as steel, concrete and aluminium.

As a building material, wood has excellent performance. Its superior strength qualities provide versatile and reliable building material for a wide range of structural applications - beams, walls, flooring, large wood panels etc. When

considering thermal performance issues, wood possesses natural insulating attributes. The interlocking cells provide this material with excellent dampening capacities. While wood is indeed a combustible material, in construction it has significant insulating properties and burns in a slow and predictable way. It contains water and is a poor heat conductor, which is why it burns slowly.

Today's green-building efforts include occupants' health and well-being alongside environmental sustainability. Wood's association with positive environmental and human health makes it an economical and advantageous building material. By integrating nature's finest into design, designers create a sense of nature and comfort, and help people experience the leisure away from the busy city life.

Regardless of the many benefits and advantages that wood has to offer, its application in Hong Kong and Asia is still not very evident. Perhaps it is the missing of know-how or awareness

of wood and its versatility. Perhaps it is the limited availability of different wood species. Nevertheless, wood is an excellent natural material that requires minimal processing to create beautiful constructions or finishes that radiates warmth and comfort.

Wood Ideas

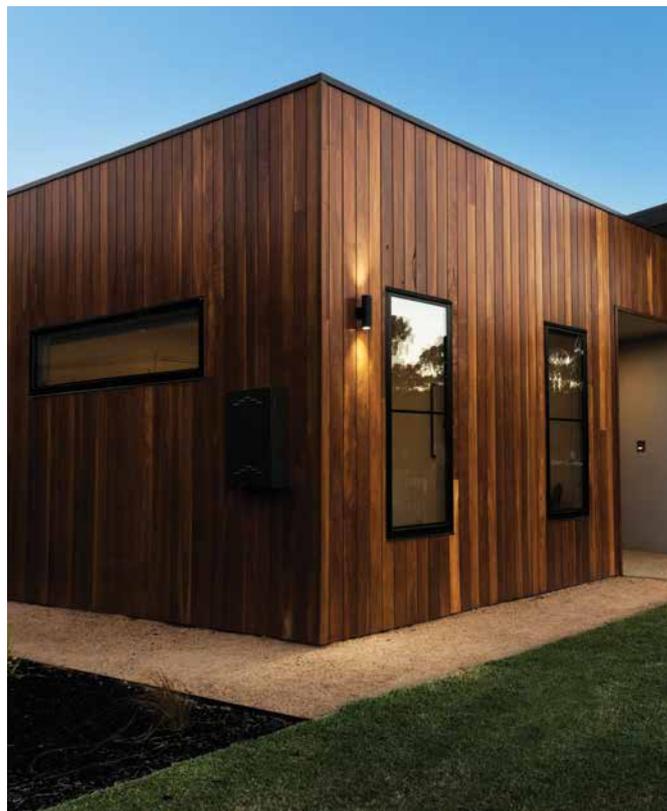
Wood Ideas has made its mission to promote better living by using nature's finest material, wood. Wood Ideas is started by wood enthusiasts who have been in the industry for more than 20 years. The company supplies a global source of certified hardwoods and softwoods and provides tailored solutions for their clients in the Asia market. Being FSC and PEFC certified the company demonstrates active encouragement of sustainable forestry. They partner up with architects, designers, contractors, developers, producers and individuals to realize striking and sustainable projects. Each wood specie has its own unique attributes in terms of looks, strength, durability, etc. To get the most out of each material, it is important to have



This Ipe decking creates the perfect retreat



The accent of Teak for a contemporary and cozy atmosphere



A Cumaru facade extending a warm welcome to visitors

a good understanding of the different species. Wood Ideas helps their clients with professional advice and delivers high quality tailor-made solutions.

Offering choices

Many wood products or materials available in the market are already finished. This gives designers and architects no room for creativity. A wooden floor or wall panel is just as it is. You cannot alter its finishing or its shape. By providing creative minds the original material, they can tailor it to their needs. They can decide to go for a round, rectangular or any other shapes. They can decide on the finish to get the desired effect that they want. Wood is simply that versatile. It also comes in many varieties. Some are lighter, some are heavier; some have consistent patterns, some have unique distinct stripes; some are light in colour, some are dark in colour and some are even reddish. The company believes that creative people should not be restricted in their imaginations. Their collection of over 80 wood species from all over the world gives clients endless choices in their designs.

Customization

Different wood species and shapes can have different appearances that express a certain feeling or ambiance. That makes wood such a wonderful and versatile material. To help architects and designers to realize the products or projects that they want, Wood Ideas tailors the wood to their specification. Whether the client wants long and wide flooring boards for a grand commercial space, or façade made of wooden slats for a residential project to extend a warm welcome to guests, the company helps them to realize it by tailoring it to the required dimensions.

Endless applications

Wood is a versatile building material and can be used in a wide range of applications. A walnut hardwood floor is an inspiration to any space where people get together to live, work and enjoy. Timber cladding is an extremely popular finishing for the inside or outside of any commercial and residential buildings. A teak decking in the garden creates the perfect scenery for a gathering with friends and family. These are merely some examples of the possibilities

of the nature's finest material. The ease of installation of wood makes it such a popular and adaptable building material. The possibilities are simply endless.

Promoting sustainability and variety

Wood Ideas was started with a clear vision in mind that is to make the wide range of beautiful natural wood accessible and promote sustainable buildings for better living working and enjoying. The company offers their clients more choices in creating beautiful and meaningful designs by offering the world's finest building material. The variety in look and feel of each wood species, allows the designer to create different emotions for different settings.

Contact details

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2921 Metropole Square, 2 On Yiu Street
Shatin, Hong Kong
+852 6075 2200 | info@wood-ideas.com
www.wood-ideas.com

Brought to you by
www.wood-ideas.com

PLAY CONCEPT LIMITED

DESIGN, PLANNING AND BUILDING SPECIALIST IN PLAYGROUND



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



GENERATE
INNOVATIVE
IDEAS



DELIVER
UNIQUE
PLAYSPACE



PROVIDE
ONE-STOP
SOLUTION

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



serving the next generation ...

at **HARVEST LINK FURNITURE** we like to think we are doing just that with our original pieces of furniture. Exclusive reseller for SEBEL K-12.



website - www.harvestlink.com

enquiry - hksales@harvestlink.com.hk



Dining area

Dining area



EBISOBA ICHIGEN

Ebisoba Ichigen has achieved cult status amongst Japan's most discerning ramen aficionados – the secret to its success has been the pairing of ramen with a shrimp based broth for an innovative twist to an old and popular recipe. For its first Hong Kong location, designer used colors that reflect the key ingredient, resulting in the bold and instantly recognisable ebisoba red in the space, which reveals the power of the flavor. Reminiscent of the ribbed and curved shell of a shrimp, a sculptural canopy made up of individual pine strips runs from the street to the kitchen, paying tribute to the food while adding a touch of quirkiness to Ship Street. 

PROJECT DATA

Project Name
Ebisoba Ichigen

Location
Shop B, 119 Queen's Road East,
Wanchai, Hong Kong

Completion Date
April 2018

Site Area
Approx. 800 Square Feet

Interior Design Firm
A Work Of Substance

Images
Dennis Lo



Izakaya for people to unwind after work

FUKURO

After a long day of work, wearied salary men of Tokyo trail back to the comforting glow of izakayas, where they take refuge and unwind with food, drinks and uninhibited conversations. Echoing these nocturnal waterholes, Fukuro embodies a mystical ambience, whilst exuding warmth that sparks spirited interactions between visitors.

As a messenger of the night and a protector from hardship in Japanese symbolism, the owl icon manifests the outlet's identity. The profusion of wood crafted by simple carpentry oozes an intimate and relaxed atmosphere for visitors to indulge in a spin on a quintessential Japanese experience. 



Comfortable setting by simple carpentry



The exterior design



Relaxed atmosphere for food and drinks

PROJECT DATA

Project Name

Fukuro

Location

1-5 Elgin Street,
Central, Hong Kong

Completion Date

May 2018

Site Area

Approx. 300 Square Metres

Interior Design Firm

A Work Of Substance

Images

Dennis Lo



Move the blackboard and keep track of our inspiration



TOWODESIGN STUDIO

A cow, two monkeys, three lazy couches, four blackboards, five sets of cabinets and six tree pools completed a studio. The studio is formed with a large amount of warm wooden blocks. It takes the whole white space as the background to construct the function and space rhythm. The stairs form slashes; the platform forms a straight line; the bookshelf forms the grids, all integrated with the space. With such a rhythmic structural space, designers added a few eye-catching elements that soften the entire space:

- A Cattle flying to heaven,
- Trees planted on the table,
- Monkeys hanging on the bookcase.

The combination of the desk and trees has become the entire interior landscape which forms an echo with the green outside to reduce tensions in the office. The entire wall of the shelves is like a cliff.



Every element of space is involved in the construction of beauty and fun



Drink tea rest, pull life



Loop, circling over the conference room



The monkey hanging on the book case

The landscape of the best-view space in the studio is elevated, allowing the original window to have a floor-to-ceiling window feeling, which results in a better view of the landscape, and a greater degree of change and fragmentation, all making the space more enjoyable.

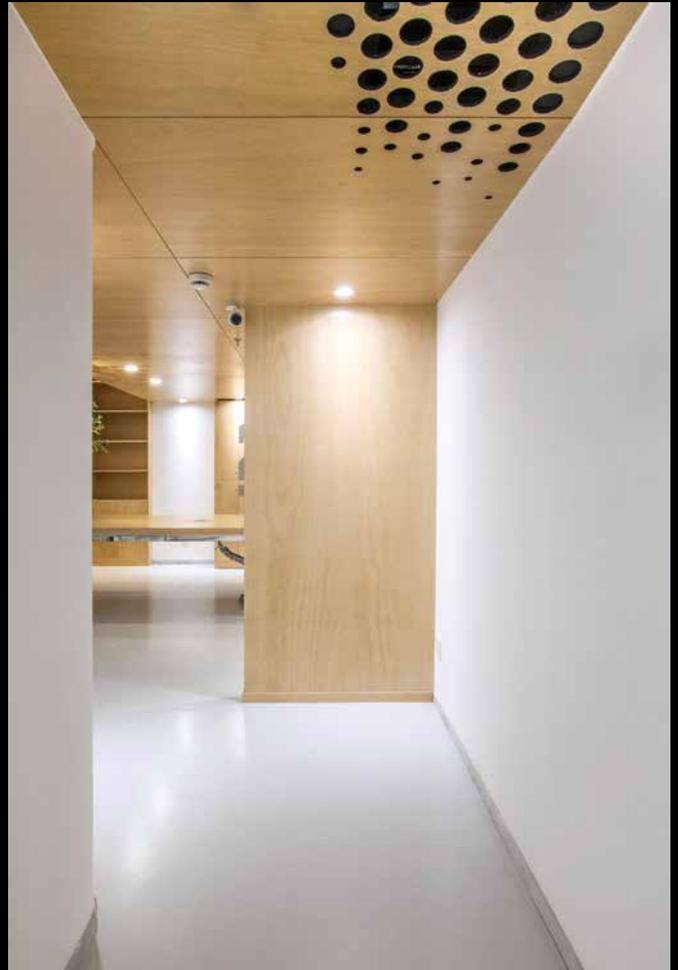
The entire ceiling of the conference room is turned into a mirror, resolving not only the limitations of the storey height, but also creating a unique sense of space. Though the location of the air vent of the air-conditioner cannot be changed which makes it looking a bit like an eye sore, designers managed to relieve this adverse impacts by putting interesting shapes extending out from the vent to echo with the lighting.

Meanwhile, a unique conference table is needed. The defective side of the conference room space facilitates the idea of the conference table. Due to the avoidance of the studio entrance porch, a corner of the conference room is cut off, the wall is oblique. An ordinary rectangular conference table is not enough for people to sit in. So a parallelogram conference table can resolve the problems. The hypotenuse is parallel to the sloping wall in the space, allowing participants to sit in front of the sloping wall.

To integrate functions into fun and creativity, the two air-conditioning return air holes are not neglected. A dot gradient pattern is well-placed making the space more pure and fun. 



Cattle flying to the heaven



Air holes in dot gradient pattern



DIY a cup of coffee, incidentally, make up a brain cells



Staircase shape and desk form a large space structure

PROJECT DATA

Project Name
TOWOdesign studio

Location
Shanghai, China

Completion Date
December 2017

Site Area
130 Square Metres

Design Firm
Towodesign

Principal Designer
He Mu

Project team
Liu Xiongjie; Chi Yuying

Images
Towodesign



Inner hall for art performances



THE MULTI-FUNCTION HALL IN CAFA

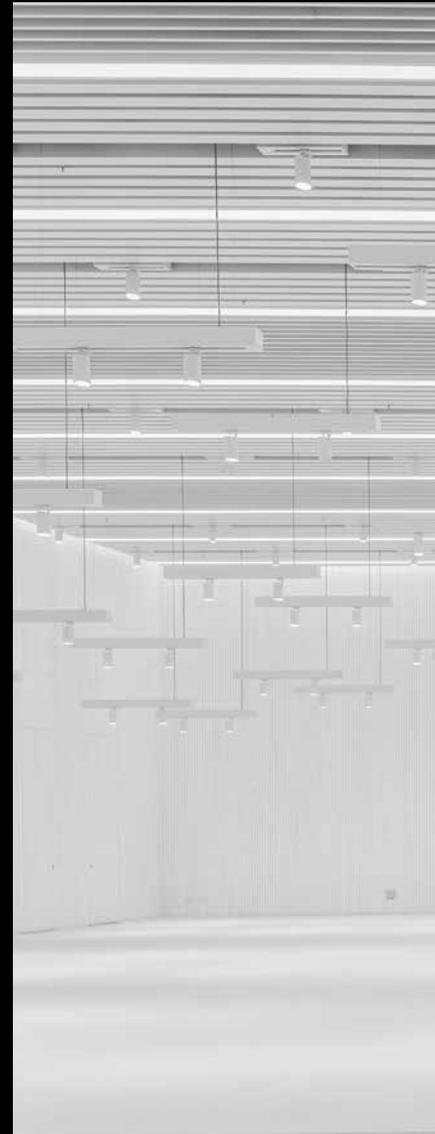
On the occasion of 100th Anniversary of the Central Academy of Arts in 2018, one of the highlighted renovations was transforming the school history museum to a multi-function hall, which is one of the largest single-storey spaces at the center of the architectural complex. The multi-function hall is now used for art exhibition and activities such as conferences and performances.

The renovation concept is a "space sketch"—on the basis of existing spatial relation, the designers used concise forms and materials to paint the indoor interfaces, meeting the needs for a ritual and flexible gathering place inside campus.

Black, white and grey materials are used to change the spatial sequence gradually. The front hall is designed as a grey box, that its walls, ceilings and floors are covered with grey granites. Through the floor-to-ceiling glass doors at the entrance, the indoor and outdoor materials are connected. The revolving doors in the middle are covered with black mirror steels, reflecting the natural landscape outside. At the end of the front hall, the doors separate the front and inner hall, which reduces external interferences. Mirror walls are added in the hall to create visual changes.



The doors covered with black mirror steel in the front hall



The inner hall as a white box with adjustable lighting fulfilling different functional needs



Using folding boards on some parts of the walls to make a coherent viewing space

The inner hall is designed as a white box. Acoustic panels are integrated into a pure white background. The original fixed stage was removed and replaced with a mobile stage so that the entire hall could be used as a flexible display space.

Under the constraint of limited reconstruction, adjustable lighting can maximise the versatility of space. Intelligent-control lighting is installed under the ceiling which can be adjusted according to different functions. When the hall is used for exhibitions, the lighting tracks can be lowered so that the lights can be adjusted according to the position of

the display partitions; when the hall is used for performances and conferences, the dynamic change of lights can create specific atmospheres.

The backstage area is mainly used for storing furniture. One part of the area is transformed to a VIP lounge.

Under this renovation, most equipment is hidden within the interfaces to present a concise spatial view. When the hall recedes into a silent background, campus activities will be highlighted. 



Front view from the entrance to the front hall and then the inner hall

PROJECT DATA

Project Name
Renovation of the
Multi-Function Hall in CAFA

Location
Central Academy of
Fine Arts, China

Completion Date
January 2018

Site Area
1,400 square metres

Interior Design Firm
Architecture School of CAFA,
ARCHSTUDIO

Principal Designer
Han Wenqiang; Zhao Yang

Images
Jin Weiqi

THE SKY RESIDENCE

The main concept of “The Sky Residence” is creating an old Shanghai theme by a contemporary design approach and the design contains many feminine elements to make the whole concept more attractive.

This two-storey apartment with two balconies is located at top of the building. For the layout it has divided into public and private spaces. The 1st floor is more public with entrance, dining and living area, kitchen, maid’s room and balconies. The 2nd floor is more private with a family room and 3 bedrooms.

On both floors, the full-length windows fill up most of the areas feeding off the interior with natural lights, ocean view and city skyline. Next to the living room, there is a big balcony that is designed as a relaxing area with jacuzzi, seating area and a decorative horse facing the outstanding view. The “Horse” element continues at many spaces of the interior. According to Chinese culture, horse has a great deal of meaning and history. It represents power, success, nobility and luck.

In the living area, the focal point is the red female painting on the wall, combing with a great amount of flowers all over the space to enhance the feminine feeling and layering of the space. The design style, color and decorations are mostly related to 1930s Shanghai era. The designer also set up the newest smart home system to be technology modern within the retro Shanghai theme space.

Macau is a spectacular casino city and an international zone that embraces over four centuries of blended West and East culture and history. Just like the old Shanghai, both are the important cities that connect China to Western countries. The designer wishes to deliver a message to the local Macau people through this project: Macau is not only a city full of casinos, but also a city of culture and art.



Old Shanghai theme





Outstanding view

On the other hand, the designer hopes to utilize the symbol of “Horse” to emphasize Chinese culture inside the old shanghai themed property. It is hoping that bringing the horse element to the industry can encourage deep root Chinese culture to developers and Macau residents.

Both local and overseas materials are used in this project. For examples, the wallpapers are all from the US, and the marbles are local. Marble is one of the highlights. The designer uses a lot of different marbles to create the transformative, mesmerizing yet luxury effects. They covered almost every surface, from the walls to the floors and to the furnishing elements. The natural marbles are local which is from YunFu City – one of the major stone material manufacturing bases in China. They got a wide variety of marble options, with top quality processing and competitive price. Procuring from local sources can keep more flexibility, greater control, and transport costs to the minimum. To make the marbles even more outstanding, the designer uses metal to match up. Metals are marble’s best friend and anything with warm tones like gold, copper or brass. Rose gold is designer’s pick.

A combination of playground, a garden, and a zoo is also the design concept. The core entertainment areas are the two balconies which are designed as a playground that brings fun and enjoyment to adults and children. The big balcony has a Jacuzzi,

seating area and a decorative horse. Moreover, much spaces is left empty for kids to run around and play games.

Being functional and safe are the main keys. A narrow fish pond with railing surrounding the balcony can keep distance from people to the edges to keep safety.

Another balcony is more for adults as bar and a gathering area with tables and chairs are ideal for friends to gather. The second floor provides a full home entertainment feature that includes a home theatre. On both floors, there are many animal decorations and flowers filling up the spaces to create a welcoming environment like a zoo and garden.

This project is a showflat case. To promote the property, also the developer company and the interior design company themselves, the designer installed a three-metre tall symbolic horse on the 44th floor. It has been totally the spotlight of the surrounding. It can be easily noticed during the day and night and be memorable to anyone that sees it. This is a great marketing tool despite that installing the horse was a big challenge since the site is located in a very windy area. It was almost impossible to have a three-metre tall sculpture standing on top of the building. To make this happen, the designer custom made a hollow metal horse with steel wires holding it tight on the floor. The result was totally satisfied. 📍



Horse element



Art



Luxury

PROJECT DATA

Project Name

The Sky Residence

Location

Macau

Completion Date

9 May 2018

Site Area

400 square metres

Gross Floor Area

427 square metres

Number of Rooms/Units

3

Client/Owner/Developer

Polytec Asset Holdings Ltd

Interior Design Firm

ET Design & Build Ltd

Principal Designer

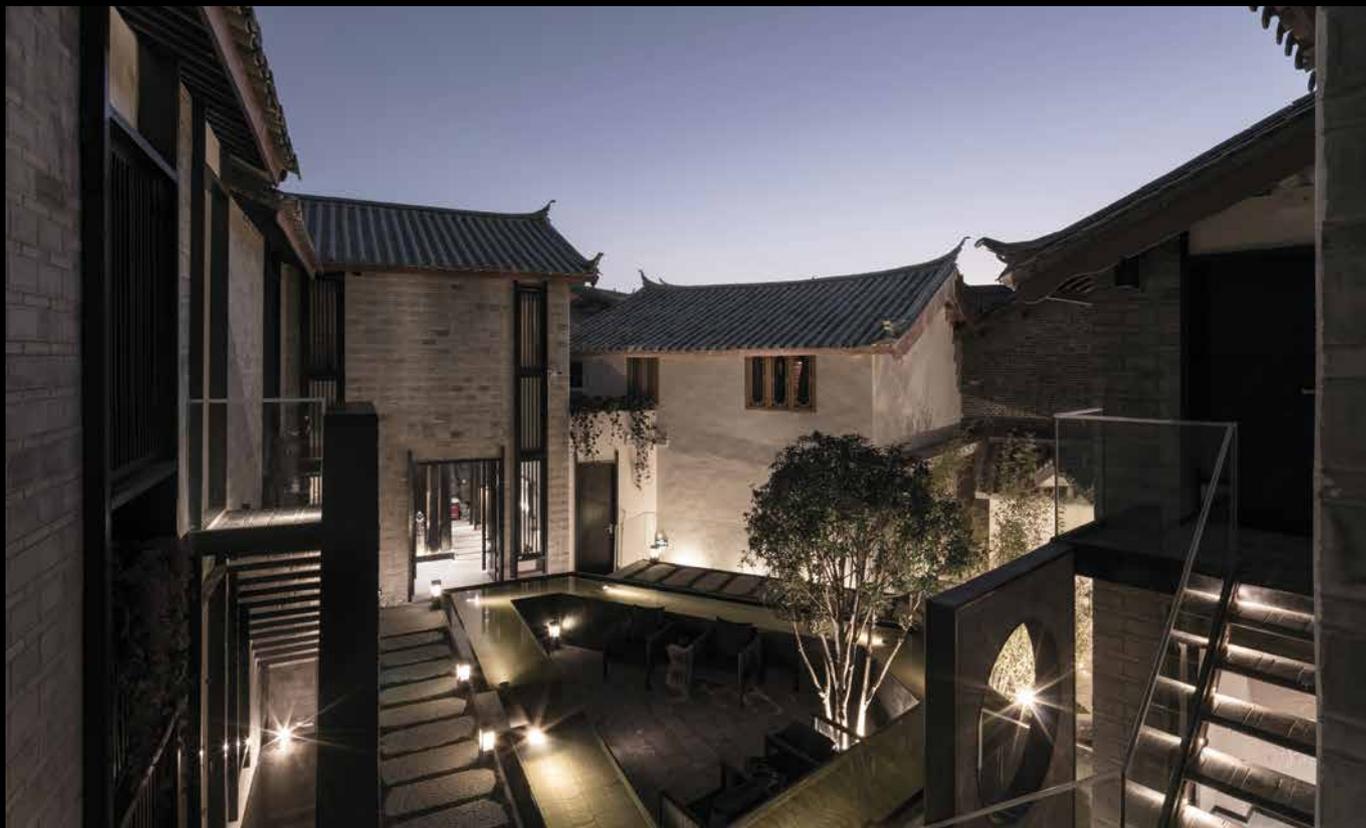
Eric Tam

Images

鐘永鋼



Entrance



Hotel view

LI MAN • SHEN MI JI HOTEL

The old town of Lijiang in Yunnan province, where traditions, modernity, tranquility and hustles co-exist, breeds an elegant and creative gathering place for home stay hotels. Among the scattering design practices, Li Man•Shen Mi Ji hotel is a special isolated existence. Its modern ink painting style brings the poetic and innovative annotation for a renovation space.

The hotel location was originally a small residential yard with unreasonable layout which was hard to realize its design value. The design company Yiduan Shanghai Interior Design demolished and re-designed the building. They integrated the building and its landscape into the old town. Besides, they brought new vitality to the waste materials by reuse and classification.

The five building complex cluster between the front yard water and backyard stream. The green bricks and tiles reflect the shadow of guests under the lights in the courtyard. The rest area is a sunken design. The round windows frame the greenness of bamboos, and waterfall flowing across the steel plates. Up the stairs and walk pass the over 10-metre long gallery will be heading to the reception hall. The reflections are similar to ink

landscape paintings. Time slows down under such atmosphere.

The dozens of black steel plates in the reception hall become the visual focus. They smartly concealed the columns of the original building, and also be used as functional partitions. The top of the reception hall is composed of numerous bamboo sticks which is a unique artwork. The reception desk is a 7-metre long slab that extends to the VIP tea room, subverting the traditional reception mode by the tensions and aesthetics.

Each of the rooms has its own feature. The rooms situated by the water stream side have private balconies, allowing interactions with lights and clouds. The rooms are simple and unsophisticated, and they are mostly made of raw materials in simple colors which completely match the surroundings. The modern lifestyle is presented in details, such as open bathroom layouts.

The ink painting concept and natural quality of Li Man•Shen Mi Ji hotel makes it soothing and quiet. Yiduan established a benchmark that broke the traditional impression on home stay hotels by their innovative practice on the architecture, landscape and interior design. 



Sunken design in the resting area



Poetic space



Boutique room



Reassuring and quiet space



Framed view

PROJECT DATA

Project Name

Li Man•Shen Mi Ji Hotel

Location

Lijiang, Yunnan province, China

Completion Date

November 2017

Gross Floor Area

1000 Square Metres

Interior Design Firm

Yiduan Shanghai Interior Design

Creative Director

Xu Xujun

Designer Team

Xu Xuwei, Liu Wei, Liu Wei,

Gong Xuan, Luo Zhenhai

Images

Zhu Enlong



CONSTRUCTION YEAR IN REVIEW & FORECAST

Momentum continued to grow for Civil Construction with the Government's annual budget for infrastructure now more than HK\$80 billion compared with just HK\$20 billion 10 years ago. Meanwhile Building Construction remained constrained by industry capacity and land availability. The landmark Integrated Waste Management Facilities Phase 1 project, scheduled to commence in December 2018 is the key to the high performance in the Civil construction category. As a result, the overall value of works expected to commence construction in 2018 is a healthy 14% ahead of the 2017 result. Last year we noted that the Community category performed comparatively well and the Kwong Wah Hospital project should ensure it improves further in 2018. Thanks in particular to the Transport Department Vehicle Examination Centre, Tsing Yi, the value of commencements for Industrial projects soared by 172% over the 2017 result. Unfortunately, the other Building categories all recorded declines for which the economic uncertainty carries a lot of responsibilities even though the HK economy grew 4% y-o-y in the first half of 2018. Given that trade friction between China and the US continues and interest rates are on the rise, we have remained cautious with our forecast for 2019. However, we do acknowledge the upside opportunities afforded by the Government's commitment to infrastructure investment and its establishment of a \$1 billion Construction Innovation and Technology Fund to encourage wider adoption of innovative technologies within the industry. 

HKD 30,703 MILLION

CHAIN VOLUME MEASURES OF CONSTRUCTION
Q2 2018 GDP (IN CHAINED (2016) DOLLARS)

-3.2%

CHAIN VOLUME MEASURES OF CONSTRUCTION
Q2 2018 GDP (YEAR-ON-YEAR PERCENTAGE
CHANGE IN REAL TERMS)

TOTAL CONSTRUCTION COMMENCEMENTS

YEAR	2017	2018e	2019f
HKD MILLION	195890	221932	190500
% CHANGE	7.5%	13.9%	-13.7%

*2018e - the final figure for the year has been estimated (still two months to go)
*2019f - this is a real forecast.

TOTAL CONSTRUCTION
STARTS (REVIEW)
Oct. 2017 - Sep. 2018 VS.
Oct. 2016 - Sep. 2017

+18%

TOTAL CONSTRUCTION
STARTS (FORECAST)
Jan. 2018 - Dec. 2018 VS.
Jan. 2017 - Dec. 2017

+14%

TOTAL BUILDING CONSTRUCTION
STARTS (REVIEW)
Oct. 2017 - Sep. 2018 VS.
Oct. 2016 - Sep. 2017

-14%

TOTAL BUILDING CONSTRUCTION
STARTS (FORECAST)
Jan. 2018 - Dec. 2018 VS.
Jan. 2017 - Dec. 2017

-18%

TOTAL CIVIL CONSTRUCTION
STARTS (REVIEW)
Oct. 2017 - Sep. 2018 VS.
Oct. 2016 - Sep. 2017

+279%

TOTAL CIVIL CONSTRUCTION
STARTS (FORECAST)
Jan. 2018 - Dec. 2018 VS.
Jan. 2017 - Dec. 2017

+149%

-21%

**CONSTRUCTION
STARTS (FORECAST)
OFFICE**

Jan. 2018 - Dec. 2018 VS.
Jan. 2017 - Dec. 2017
Yuen Long office building;
Data Technology Hub

+15%

**CONSTRUCTION
STARTS (FORECAST)
COMMUNITY**

Jan. 2018 - Dec. 2018 VS.
Jan. 2017 - Dec. 2017
Kwong Wah Hospital

+172%

**CONSTRUCTION
STARTS (FORECAST)
INDUSTRIAL**

Jan. 2018 - Dec. 2018 VS.
Jan. 2017 - Dec. 2017
Transport Department Vehicle
Examination Centre, Tsing Yi

-33%

**CONSTRUCTION
STARTS (FORECAST)
RETAIL & HOSPITALITY**

Jan. 2018 - Dec. 2018 VS.
Jan. 2017 - Dec. 2017
Fullerton Hotel;
Regala Skycity Hotel

-53%

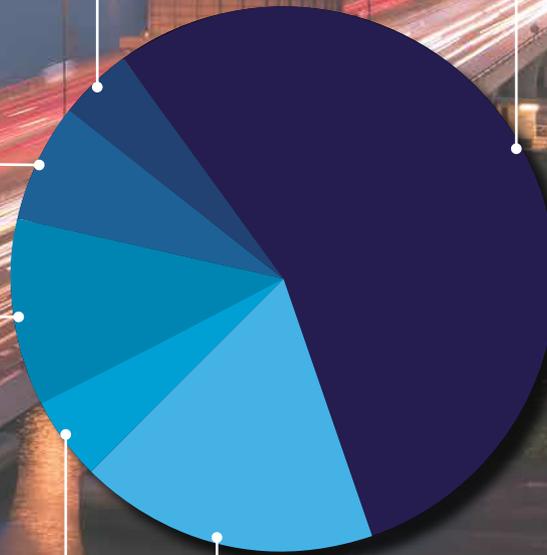
**CONSTRUCTION
STARTS (FORECAST)
EDUCATION**

Jan. 2018 - Dec. 2018 VS.
Jan. 2017 - Dec. 2017
Cognitio College

-24%

**CONSTRUCTION
STARTS (FORECAST)
RESIDENTIAL**

Jan. 2018 - Dec. 2018 VS.
Jan. 2017 - Dec. 2017
Tuen Mun and Diamond Hill
Residential Developments



TRANSFORMED VOID THE MUSUEM OF REGENERATION OF SHOUGANG NO.3 BLAST FURNACE

Shougang Group is the flag bearer of Beijing national industry, however, with the process of urbanization, the city's overall planning and industrial structure is facing adjustments, and the industrial layout has also changed. It has become a historical necessity for non-capital core functions and excess capacity enterprises to migrate. With such a historical mission, Shougang has made an overall relocation, and the old factory area has also acquired the opportunity for historical transformation. How to awaken the vitality of the city and reshape the spirit of places has become a core social issue that design faces.

Dialectic of "Void and Full"

In the philosophy system of Lao Zi and Zhuang Zi of Taoism, "Yin" and "Yang" mutually reinforce and neutralize each other while depending on each other. In Tao Te Ching of Lao Zi, it writes "To build houses, it is necessary to open doors and windows. Only after there are the void parts like doors, windows and walls can the house realizes its own function." It illustrates the transformation relationship between "void and full". In On the Equality of Things of Zhuang Zi, it writes "Does Zhuang Zhou become a butterfly or the contrary? Undoubtedly, there shall be some difference between Zhuang Zhou and the butterfly. This is just about transformation". It further illustrates the philosophical idea of subject and object reversibility. Abandoned industrial remains of original process just offer infinite possibilities for civil use in future. Transforming "void" into "full", it is the enlightenment over the project from Taoism thoughts.



Blast Furnaces - Bird's eye view





Southern facade of the No.3 Blast Furnace

Dialectic of “Old and New”

As a matter of fact, **The Museum of Regeneration of Shougang No. 3 Blast Furnace** is the first regeneration project of blast furnace and ancillary facilities in China. The design presents the strategy featuring static protection and dynamic regeneration. “Seal up the old”, that is to modestly treat the industrial remains and save the urban unique memory of this land; “Remove the excessive”, that is to prudently remove the unnecessary buildings, open the dialogue corridor between industry and nature; “weave the new”, that is to build public space, embed functions to stimulate the vigor and grow into a brand new part of urban life. This is a powerful catalysis; the static protection transforms into dynamic regeneration. Much potential is aroused from the eliminated traditional industry space due to design intervention. The discarded and obsolete “void” is reborn and diverse “full” of social life stands out vividly.

Transformation between “Void and Full”

In the design, a parking lot is implanted at the bottom of the ancillary cooling pool of No.3 blast furnace. In this way, it solves the general parking difficulty with industry remains. Through the underwater art exhibition hall placed together with it, people may dip into the lake to interpret the hundred year history of Shougang, to interact with the artwork in the exhibition hall, and also to have air dialogue with the blast furnaces standing afar.

The City Plaza at the south part of the blast furnace provides site for various social activities. The Reporting Hall, Temporary Exhibition Hall, the Souvenir and the Public Restaurant which have the most

interactions with society among the museum are all separated from the blast furnace itself and arranged along the shoreline independently. Such buildings provide the most possibility of social vigor spreading. The form of earth covered construction also sews up the space between the show pool and No.3 blast furnace.

A large amount of the original artistic space of the blast furnace is rendered into urban exhibition hall. The four service platforms with different elevation within the furnace awning and the original cast house platform work as the core space experience site, providing shocking industry remains experience. On the other hand, the six service platforms out of the awning furnish sufficient interaction space between human and natures, generating urban activities never appear in this piece of land. Other functions such as over sky bar, show stage, new products release, science education, social interaction and cultural stage emerge in the air. The high-altitude platform required by the process presents strong multi-dimensional stereo city meaning. Diversified urban behaviors interweave with the original architecture organically through multiple routes. As a result, industrialization eventually transforms into urbanism.

In the stock times of China, correction and change of the attitude towards industrial remains is also the transformation of urban attitude. The urban acupuncture type regeneration of **The Museum of Regeneration of Shougang No. 3 Blast Furnace** not only propel the vigor regeneration of urban life and entire park in large scope, but also positively responds to the original social issue. 



Perspective drawing of No.3 Blast Furnaces 9.7Mcast house platform



Jingshuiyuan underwater exhibition hall in the show pool

PROJECT DATA

Project Name

The Museum of Regenerating of Shougang No.3 Blast Furnace

Location

North Part of Shougang Plant at Shijing Mountain, Beijing

Expected Completion

Early 2019 (to celebrate the 100th anniversary of Shougang)

Site Area

49,800 square metres

Owner

Beijing Shougang Construction Investment Co., Ltd.

Design & Management Team

Wang Shizhong, Liu Hua, Jin Hongli, Xu Yan, Chai Dewen, Dong Quanxi

Design Units

CCTN Design, Shougang
CCTN, Shougang International Engineering Co.,Ltd.

Plan

CCTN Design- Bo Hongtao, Liu Pengfei, Zhang Yang, Gao Wei, Fan Dandan, Kang Qi, Zhou Mingxu

Architects

CCTN Design- Bo Hongtao, Zhao Jiakang, Zhang Yang, Gao Wei, Zhang Zhicong, Zhu Xueyun, Kang Qi, Li Kehui, Tan Xirui, Pang Tailong, Zhou Mingxu, Zhao Mengmeng, Ni Ziyu

Mechanical & Electrical Engineers

Shougang International Engineering Co. Ltd.- Li Yang, Hou Junda, Yuan Wenbing, Chen Gang, Ning Zhigang, Yin Yonggang, Ji Yongping, Zhang Xiuzhen, Chen Xilei, Li Hongfei, Yu Lifeng
CCTN Design- Zhou Le, Guo Facheng, Wang Chao, Sun Yue, Wang Xiangrong, Wang Meng, Zheng Hao, Li Yungen, Zhang Lixin, Hu Yangshuo, Cai Xiaohan, Yu Mingsong, Su Wenjing, He Zhiyong, Du Xing

Images

Chen He



Night view of Shanghai DreamCenter



SHANGHAI DREAMCENTER

The Oval Partnership is part of an international consortium tasked with transforming what used to be Asia's largest cement plant into a world class entertainment, art and cultural hub on the west bund along the Huangpu River- The Shanghai DreamCenter. The center will feature performance venues, creative media studios, theatres, cinemas, galleries, retail areas as well as restaurants and bars. As one of the most ambitious developments of its kind in China, the Shanghai DreamCenter envisions to become the flagship attraction of the West Bund Media Port in the Xuhui district.

The Oval Partnership is responsible for the masterplan of the one kilometre long waterfront area, as well as the overall retail concept design linking the Metro Line 11 station and the riverside. In response to the vastness of the site, a scenario planning approach that puts people at the centre of the master plan design is adopted. The new urban form is an organic continuation of the city fabric. Walkability is the primary objective: permeability, high quality public realm and pleasurable pedestrian experiences. All sites across the MTR station at West and the West Bund at East are connected via a series of streets, decks, gardens, squares and steps, forming an urban quarters where pedestrian movements are safe and pleasurable, where street-life is vibrant and diverse, and where cultural venue approachable and her offer relevant. Such is the fundamental ingredient of cross-boundary exchange, crucial to the thriving of creative endeavours and new economy, prerogatives of the millennials and the generation-Z.

The unique waterfront site features five industrial structures which are part of a disused cement factory that dates back more than a century. These robust remnants of the city's glorious industrial past are conserved and adapted into multi-purpose performance venues providing a total of 8,500 seats, including a 3,000 seat arena housed in an enormous dome where cement was once mixed. Historic and modern architecture finds harmony along the riverside, as local industrial and cultural contexts are respected and integrated into a vibrant culturetainment experience unseen in the region.

Regarding the construction materials, such as cement, off-formed concrete and Cor-Ten steel are the references drawn from the heritage of the site, once the biggest cement factory in Far East, and engineering bricks and terrazzo are the references drawn from the time of Concession.

For an urban development of the scale and intensity of Shanghai DreamCenter to be truly successful, it is important to be instinctively in tune with the evolving pattern of the Chinese society. In a way the designers are serving a myth, of how the contemporary Chinese urbanites see themselves, and how they want to be seen. It is part of an unfolding process. It is in the creative tension between how much to be revealed, and how far the users and the occupiers are enabled to develop the process that the scheme derives its ultimate power and vitality.

Experience at the Shanghai DreamCenter is also constant play between vastness and the intimate: in between the towering concrete and Huangpu's awe beholders meander in the lanes, squares, streets and gardens. It is also a constant juxtaposition of the permanence and the momentary: in between the resolute Longhua and the unshakable pier all performances and acquaintances are improvisatory and ethereal.

The Shanghai DreamCenter will be one of the elegant arcaded streets, squares and gardens that are generously proportioned and humanized in scale; shops and cafes on the ground floor; galleries, office chambers and restaurants on the upper floors.

Indeed, the design of the Shanghai DreamCenter is very detailed in a way that doesn't require high-precision high-specification specialists' assembly, but was based on humble materials with tolerance. This project won the Gold Award for Best Urban Regeneration Project at the MIPIM Asia Awards 2016. The construction is well underway and slated to open in 2019. 



A rich network of public spaces for people from all walks of life to enjoy



Historic industrial remnants and modern architecture finds harmony along the riverside



Shanghai DreamCenter masterplan



PROJECT DATA

Project Name
Shanghai DreamCenter

Location
Xuhui, Shanghai, China

Expected Completion
2019

Site Area
152,280 square metres

Gross Floor Area
54,462 square metres

Building Height
150 metres

Client/Owner/Developer
Shanghai DreamCenter Creative
Culture Development Limited

Principal Architect
The Oval Partnership Ltd

Design Architect
Kohn Pederson Fox Associates
/ 3XN / P&T Group / Schmidt
Hammer Lassen Architects
/ Shanghai Institute of
Architectural Design &
Research Co Ltd

Interior Design Firm
The Oval Partnership Ltd

Civil & Structural Engineer
Shanghai Underground Space
Architectural Design & Research
Institute Co Ltd / Shanghai
Institute of Architectural Design
& Research Co Ltd / P&T

**Mechanical & Electrical
Engineer**
Shanghai Institute of Architectural
Design & Research Co Ltd / P&T

Quantity Surveyor
Langdon & Seah

Lighting Consultant
H.G Lighting
Landscape Architect Aspect
Studios

Green Building Consultant
East China Architectural Design
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Main Contractor
Shanghai Construction Group
/ China Construction Eighth
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Images
The Oval Partnership

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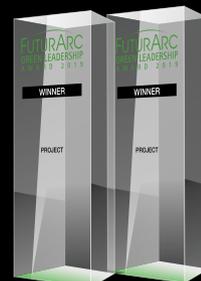
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Completed:

To be built from 1 January 2017 to 31 December 2018

Concept Stage:

To be finalised (for construction) on or before 31 December 2019

Projects' location:

Indonesia; Philippines; Thailand; Malaysia; Singapore; Vietnam; and Hong Kong

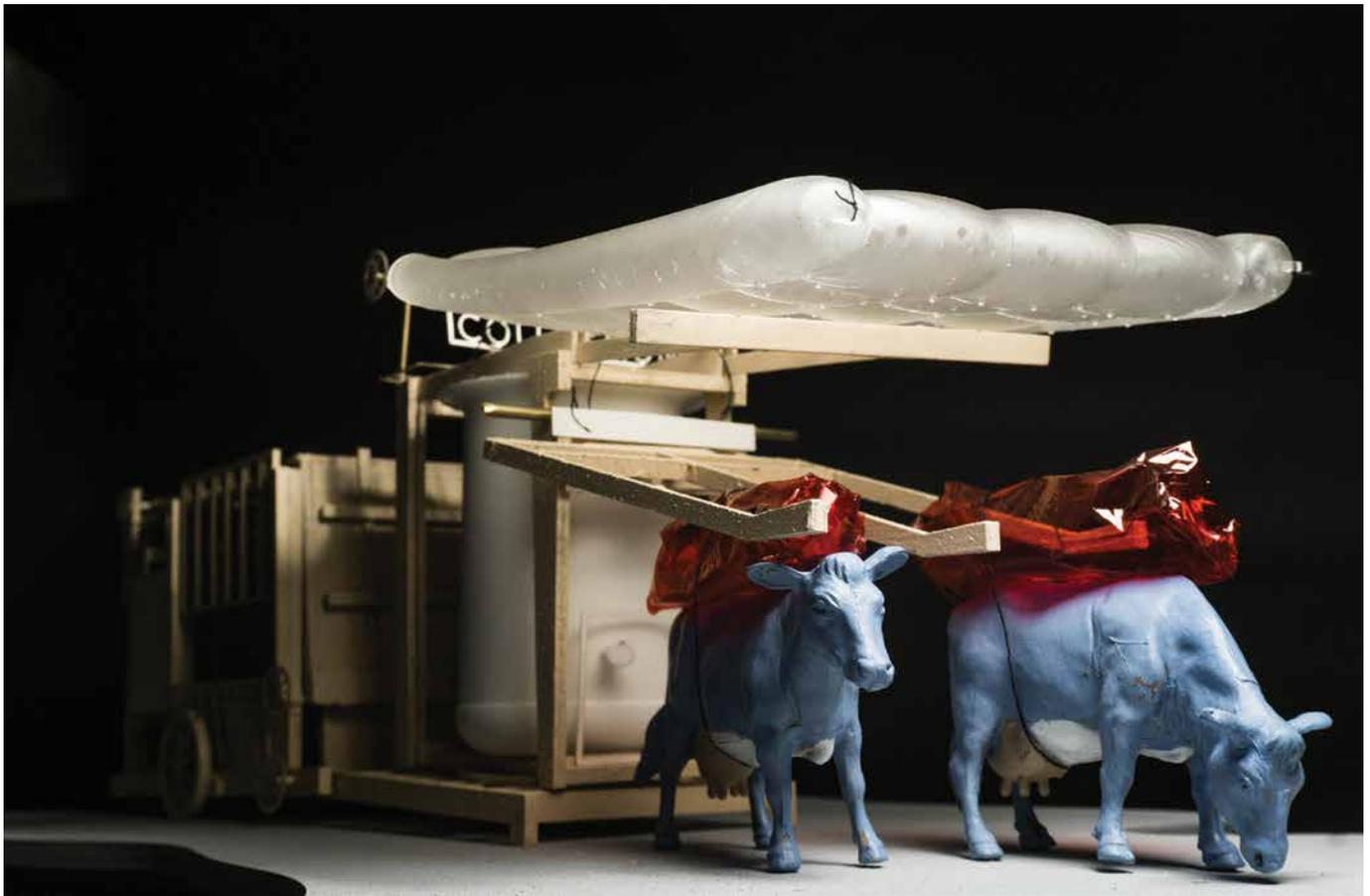
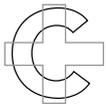
Projects' categories:

Living; Learning; Working; Retailing; Dining; Lodging; Socialising

DEADLINE: 31 DEC 2018

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Cow Gas Collection Festive Float Model

URBAN ANTIDOTE: A BULL'S SHIT

Alpine resources and traditions

The current Alpine convention is an international treaty between 8 Alpine Countries for the sustainable development and protection of the Alps. One of the members, Switzerland, is a Confederation consists of 26 cantons which are very different from each other, enjoying their own autonomy in terms of government. As a member of the Alpine convention, Switzerland fails to ratify the protocols set out by the international body due to the inability to compromise the different opinions among the cantons.

While the alpine resources are continuously exploited, alpine traditions are fading at the same time. One of them is transhumance farming. Each summer, cows are led up to the high altitude mountain pasture to freely graze. The practice of transhumance is what maintains the landscape and the biodiversity of the Alps as they prevent the pastures to be overgrown, allowing for a suitable environment for a diverse range of species to thrive.

Multi-program architecture

Sited in a farming area of Lauterbrunnen, Switzerland, a publicly open conference encourages the discussion of alpine problems in the political and environmental context of the Alps. The scheme combines Swiss traditions of direct democracy and transhumance farming. The multi-program architecture reacts to these traditions and engages with the local people so that they can be more involved in policy making which ultimately affects them. In this way, people of diverse backgrounds have more control to tailor-made solutions towards alpine problems.

The building is essentially a domestic model farm that extends to receive participants during the annual conference that is held in conjunction with the cattle descent festival. When cows parade down from the alpine pasture at the end of the summer, inflatable conference plug-ins expands from the model farm to accommodate participants and facilitates

direct democracy through an inflatable voting yard. These cow gas powered inflatable spaces act as an extension to the domestic farm to transform it into a celebratory event space where people not only discuss alpine issues but also have fun.

In general, the building exists in three states.

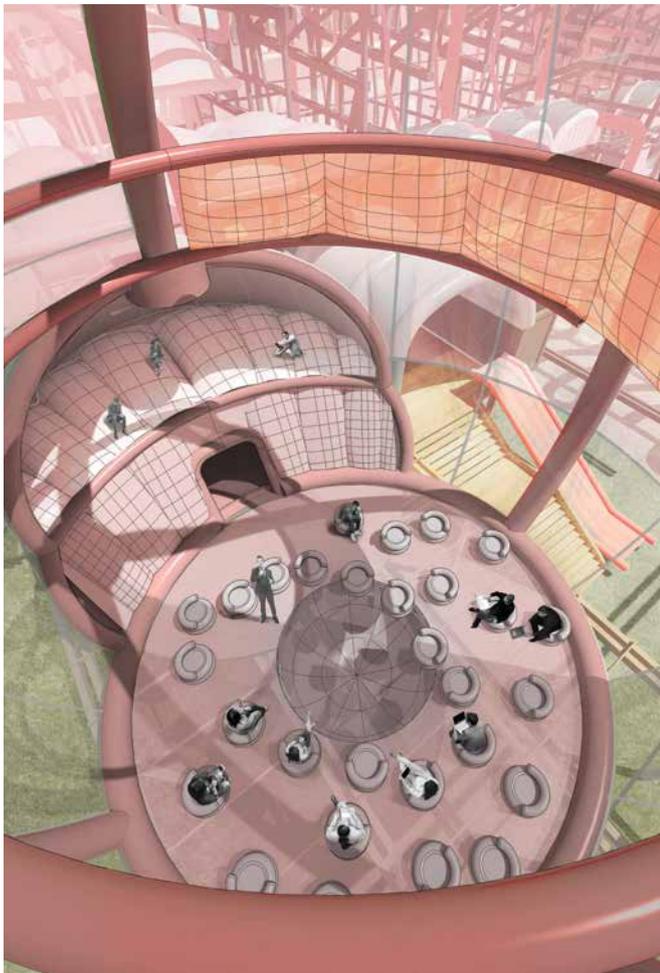
- 1: When the conference is held, transient inflatable plug-ins assemble around the building.
- 2: When the conference is dismissed, it is a model farm with inflatable building envelopes housing farm workers, visitors and cows through the winter.
- 3: During the summer, the cows freely graze at the high altitude alpine pasture with all the inflatable building envelope disassembled, leaving behind a skeletal timber frame.

Combination of direct democracy, transhumance farming and cow gas technology

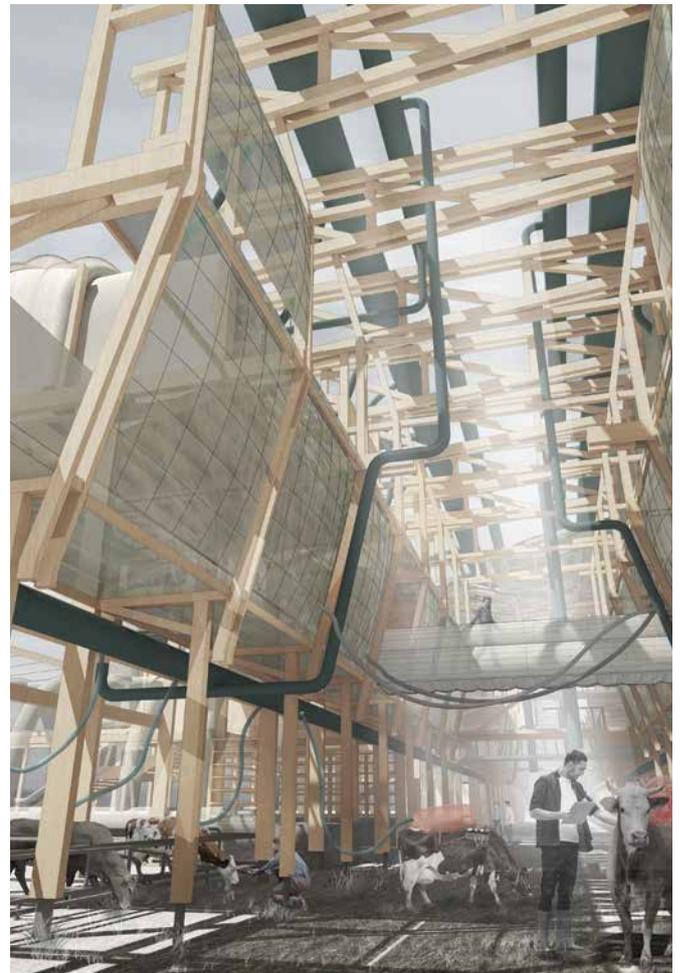
The scheme combines Swiss traditions of direct democracy, where people vote in open air, and transhumance farming. In some part of Switzerland, the voting system is very special as villagers would participate in an open-air discussion and vote on policies by raising their hands. The project

incorporates this democratic process in order to engage everyone into making decisions for the Alps. At the same time, the project is sprouted from the current Swiss tradition of the cattle transhumance festival, which celebrates this natural rhythm of cow farming and production. The project amplifies this tradition and promotes the benefits of such social activity both towards the alpine community as well its environmental wellbeing.

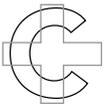
At the same time, the project envisions using a technology that is already developed in Argentina, cow gas energy. Making use of the abundant number of cows roaming around the countryside, cow gas will be collected from them and stored with an inflatable gas pack. Each cow carries their own gas pack around like a living battery. The stored gas is then harvested and brought to a purification facility where the gas is purified into pure methane, which will be used as a fuel for the off-grid environment in the countryside and powering the different pumps that inflate the inflatable spaces of the conference centre. Combining all three aspects, the architecture is not only just a building but also a festival that is tailor-made for the community, tradition and environment of the site.



Inflatable Conference



Harvesting Cow Gas



Seasonal Sections

Making out of air

Utilization of inflatable structure allows the architecture to match with the seasonal rhythm of the alpine environment. It ensures a low carbon footprint as the building only inflates the specific envelope when it is needed and avoids unnecessary energy to be wasted in unused space. While engaging with technical exploration on inflatable materials, it is interesting that most of the architecture is made out of air. It defies usual beliefs of using tangible materials to build things when air itself can be used as a multi-purpose material that can act as structure, envelope and expandable mechanisms.

Constraints

When designing the building, form making of inflatable structures cannot be easily envisioned. This is because inflatable structures are made from sewing a series of fabric pattern pieces together. The most common inflatable structure is a dome and its pattern pieces are more straightforward. However when making more complicated inflatable spaces, less precedents are available that would show their constituent fabric parts that makes the inflatable fabric. The designer had a series of consultation with an inflatable architecture expert, who guided him on understanding the nature, the requirements and the potentials of inflatables.

He carried out a series of inflatable tests to test the form making of inflatable structures, such as cutting out plastic films and heat binding them together and inflated them with a small pump. These tests are then reflected in the project as different inflatable forms. Moreover, the inflatable structures are all drawn with respect to its structural integrity and the internal environment effects it would have.

Model for other countries

This project is based in Switzerland and engages with its cultural background, but it can act as both a political model and environmental model for other countries. The direct democracy system that inspired the festive architecture can encourage different people to engage with decision making. Such alternative conference typology is not one that confines itself in a room but one that is fun and inviting. At the same time, the technology of using cow gas as a bio-fuel can be extensively applied in the future. The project in a way can be manifested into another type of architecture in Hong Kong, where around 1000 abandoned cows are roaming around the New Territories. If it is possible, they can be a source of energy for the countryside of Hong Kong. It can propose a new type of lifestyle for people, one that involves cohabitation with Hong Kong's wildlife. 🐮



Cow Gas Flatology

PROJECT DATA

Student Name

Enoch Liang

School

UCL Bartlett School of
Architecture, London

Project Name

A Bull's Shit

Location

Lauterbrunnen, Switzerland

Completion Date

June 2018

Building Height

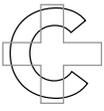
3 storeys

Number of Rooms/Units

Expandable

Images

Enoch Liang



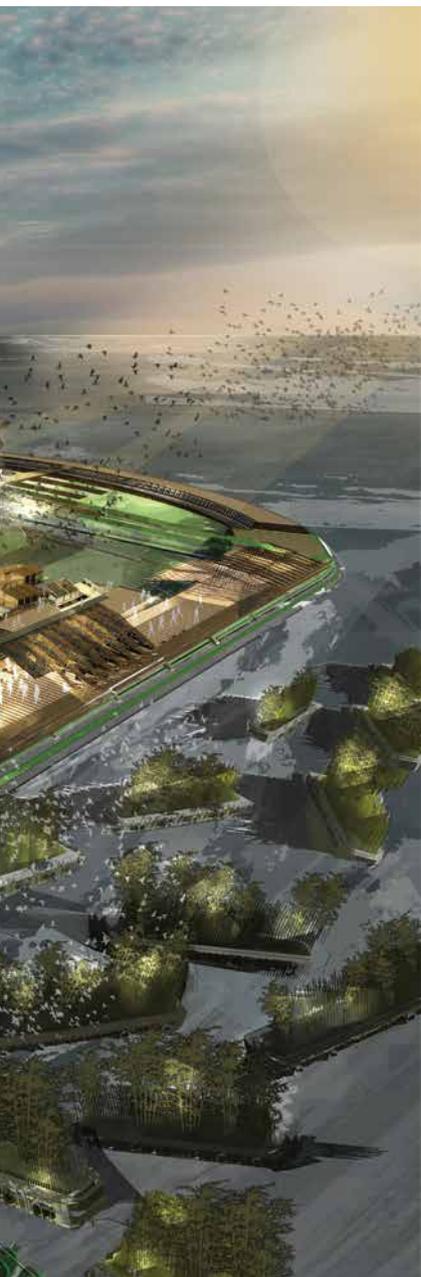
Regeneration – an alternative to artificial islands utilizing the bridge's foundation to anchor a new landscape

URBAN ANTIDOTE: BREATHING ANCHOR

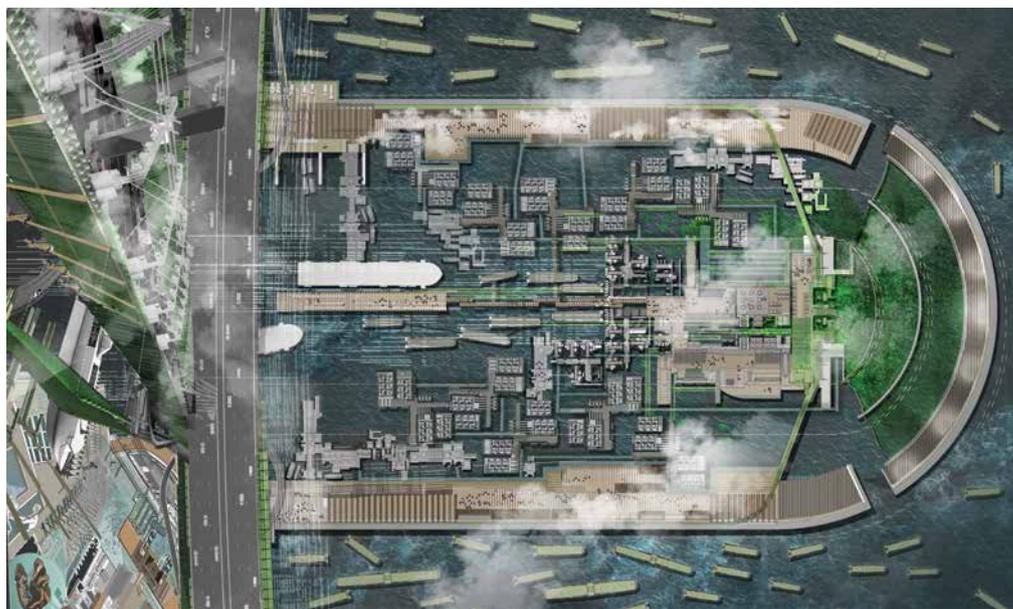
Redefining Land Usage

In response to the immediate crisis of land shortage, the Hong Kong 2030+ Planning and Vision proposes 5030 hectares of land in the next two decades, 535 of which, equivalent to 28 Victoria Parks, will be created through land reclamation.

Although such development can efficiently produce large and flexible empty area, reclamation will damage the city's frail ecosystem and biodiversity. While these reclamation proposals offer solutions through building on new landscape, possibilities to build upon existing artificial landscapes are to be explored.



Pearl of River Delta- an adaptation of Tai-O fishing village



Masterplan Module- hidden alleyways, wide boulevards and small bridges interwoven with fishing culture

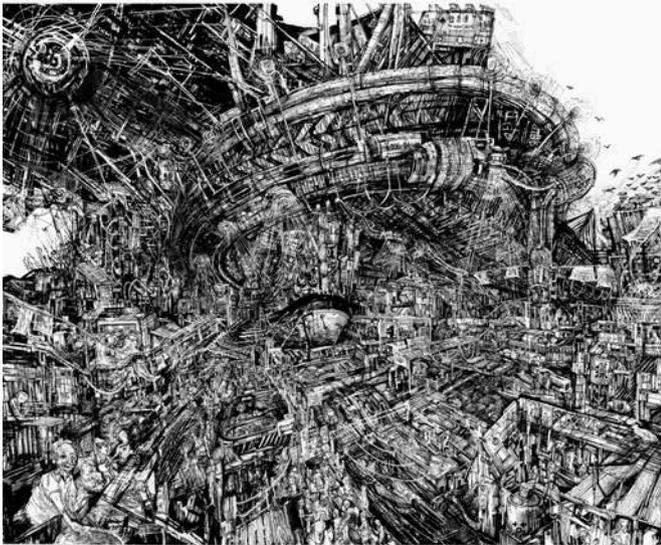
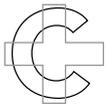
Matrix Of Floating Villages And Waste-Canals

The Hong Kong-Zhuhai-Macau Bridge (HKZMB) offers two 150-hectare artificial islands to accommodate the needs of traffic facilities. While land reclamation becomes the seemingly obvious and efficient solution to create spaces, as inspired by the historical precedent of Tai-O, solutions that is more environmental sustainable and flexible yet sustainable in time is speculated. This will take advantage of its adjacent infrastructure to generate energy, attract visitors and minimize the impact of the bridge's construction to the surrounding habitat.

Instead of building upon the reclaimed islands, the bridge's foundation is utilised to anchor the new landscape. This

regenerative offshore typology - deComposite, contains an organised matrix of floating villages and waste-canals, inspired by traditional water settlements of South East Asia. Its bolted pontoon system attaches to the mega-structure's base, neutralising pollution with photosynthetic algal tubes along the highway. Residual alga is fed into aquaculture farming and wastewater treatment, where it is refined into bio-fuel and pumped into passing cars and cruise ships.

Located along the HKZMB with an offshore typology, deComposite takes inspiration from advantages of Tai-O's urban fabric. With a population of 3000, Tai-O is a popular tourist destination, local community and cultural hub



Beautifying Waste – the waste is stored into biodegradable capsules and flows through meandering channels leading into the processing heart

embodying Hong Kong's traditions. Its historical significance was heavily based on supplying salt and fish for the mainland. In 1940, salt marshes were covering 70 acres (280,000 m²) and that the production amounted to 25,000 piculs (1,512 metric tons) in 1938. Its vernacular production plants and organic architectural fabric created a distinct architectural character, which to this date has been off limits for commercial developments.

Similarly, deComposite is designed with matrices of village houses, featuring hidden alleyways, wide boulevards and small bridges that interwoven with fishing culture. It is reminiscent of Tai-O's organic architectural characters, which residents are not confined by a modular system but can tailor their own living space. Its environmental condition also mirrors with historical Tai-O. The preserved ecosystem is integrated through the consumption of de-oxygenated algae, rehabilitating and nurturing locally endangered wildlife at the scheme's central boulevard, specifically Germaine Swiftlets and Oysters. Protecting and farming the by-products of these culturally significant produces allows the village-port to be economically self-sustained.

Self-sustaining Construction Material

deComposite takes consideration of its offshore typology and minimises sources of pollution such as concrete construction by producing materials locally. Moso Bamboo is a key ingredient in the project. It is a self-sustaining construction material. Its tensile and fast growing property is ideal for maintenance on the villages' componentry. These are harvested in floating bamboo 'greenhouses' envelope the network of plug-in amenities feeding into the anchor's heart. The neighbouring hollowed container ships become pots to grow vegetation and crops, and re-use wastes sealed in biodegradable capsules as fertilisers. These designs

create a regenerative typology that reduces carbon dioxide emission from transportation of resources. The only key concrete structure within the masterplan is a concrete ring of breakwater around its perimeter, which provides protection from incoming waves that can possibly harm village facilities.

Visions

The project is inspired to adapt Tai-O fishing village, a significant microcosm that embodies Hong Kong's reliance on sea harvesting. This ambitious scheme hopes to reinvent Hong Kong to develop technological advantages in aquaculture farming, due to extreme scarcity of land. As each 'colony' node along the bridge is aimed to be economically self-sufficient, it is hoping that this proposal's budget is realised by the government to increase the flow of cars to live or visit these floating retreats.

By daring to think of 'beautifying waste', it is hoping that the government would consider waste-managing with algae and other ecological alternatives, and be embedded into the development of future masterplans. This would create a living system on pontoons that reinvigorates the stigma associated to cumbersome floating living, especially with repair material (bamboo grown on ships) and feeding waste into a robust ecosystem.

Ultimately, It is envisioned that deComposite can act as a seed for coexisting farming, living and culture. It will propagate along future sea-megastructures, providing an autonomous framework for waste treatment in areas dependent on coastal networks. Aside from accommodating functional needs, the scheme also draws awareness towards human experiences and culture in projects of infrastructural scale. The scheme provokes a redefinition of land usage under the crisis of increasingly scarce buildable space, to develop upon distinctions of Hong Kong's traditional living whilst synthesising innovative green technology. 

PROJECT DATA

Student Name

Kachi Law, Justin Chow

School

UCL Bartlett School of Architecture, London

Project Name

Breathing Anchor

Location

Hong Kong- Zhuhai-Macau Bridge



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Recognized as "A Made-In-America Success Story" by Forbes, Crestron is committed to helping people improve the space around

them, leading to a better quality of life, improving efficiencies and performance, since its establishment in 1971.

Crestron's leadership and innovation in the automated technology space is trusted and recognized by businesses around the world. This includes the majority of the Fortune 500; colleges and universities including 7 of 8 Ivy League schools; all branches of the U.S. military; government institutions at the local, state, and federal levels; and luxury hotels, resorts, and casinos around the world.

Crestron was recently awarded the prestigious 2018 Microsoft Global

Partner of the Year Award for Internet of Things (IoT). Microsoft recognized Crestron for providing outstanding solutions in IoT in the form of Crestron XiO Cloud, a revolutionary IoT-based provisioning and management solution built on the Microsoft Azure platform. Crestron XiO Cloud is revolutionizing provisioning and management of Crestron's popular open UC, room scheduling, AV, and content sharing solutions at the world's leading companies, resulting in up to 90% reductions in installation time, improvements in device uptime, and optimization of people, space, and technology.



Automated functions such as lighting and music are enabled at a single tap.



Crestron Enterprise Solutions gets groups connected and collaborating with scalable tabletop meeting solutions.



Stuart Craig, CEO, Asia Pacific at Crestron Electronics, said the Crestron Experience Center is part of the Crestron's ongoing commitment to help develop Hong Kong into a smart city.

“Forenterprises, access to scalable, reliable and affordable automation solutions not only brings operating efficiency but also a reduction of energy consumption, which is essential to accelerate their growth in the long run.” said Stuart Craig, Chief Executive Officer of Crestron Electronics, APAC. “With the rise of IoT, AI and Big Data, customization grows important and that’s why Crestron has striven to accommodate different needs with its seamless solution offerings.”

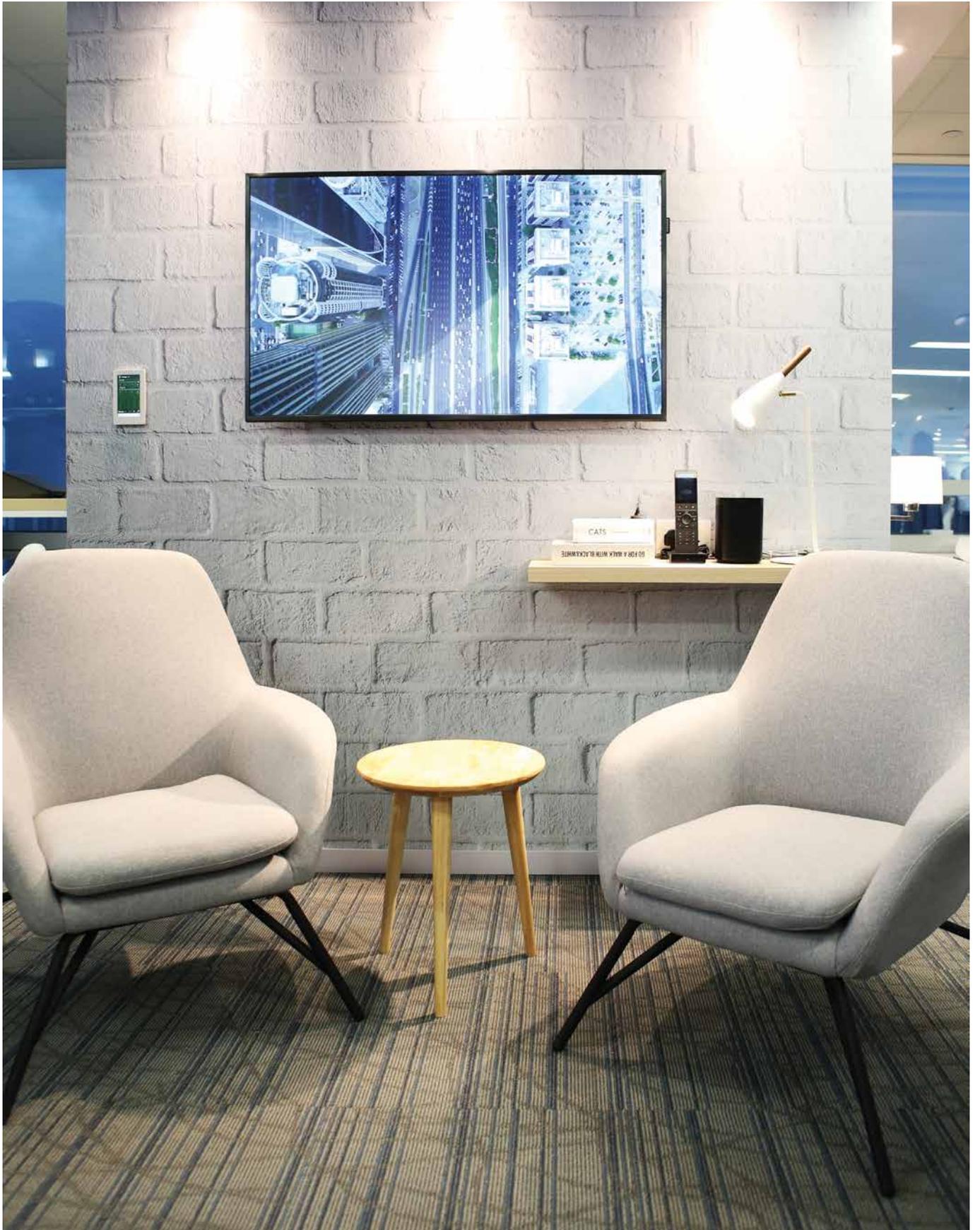
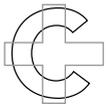
At the opening ceremony of the Crestron Experience Center (CEC) in Hong Kong, Craig showcased Crestron’s proprietary meeting solutions in space design to

meet the various collaborative needs of organizations of all scales. Crestron turns lobbies, lounges and other open spaces into productive meeting spaces with the most advanced presentation solutions. Crestron’s AirMedia wireless presentation solution enables individuals to connect their device of choice and the projector for screen sharing, regardless of their operating system.

Inside the CEC’s Conference Room zone, Crestron workplace solutions empower the individual to conduct larger meetings showcasing dual-display presentation capabilities and video conferencing with a single intuitive touch screen interface.

“One touch is all it takes to set up a flawless presentation environment. With solutions to instantly adjust lighting, shades, media settings and more, your meeting will be ready to captivate the audience in any conference room, classroom, or auditorium,” explained Craig.

Crestron offers more than just top-of-the-line electronic products. Users can also gain a scalable and customized automation solution, with 24/7 global service and support, and products that are designed and manufactured in America. “Stability plays a vital role in automation and that’s why Crestron is greatly involved in the entire



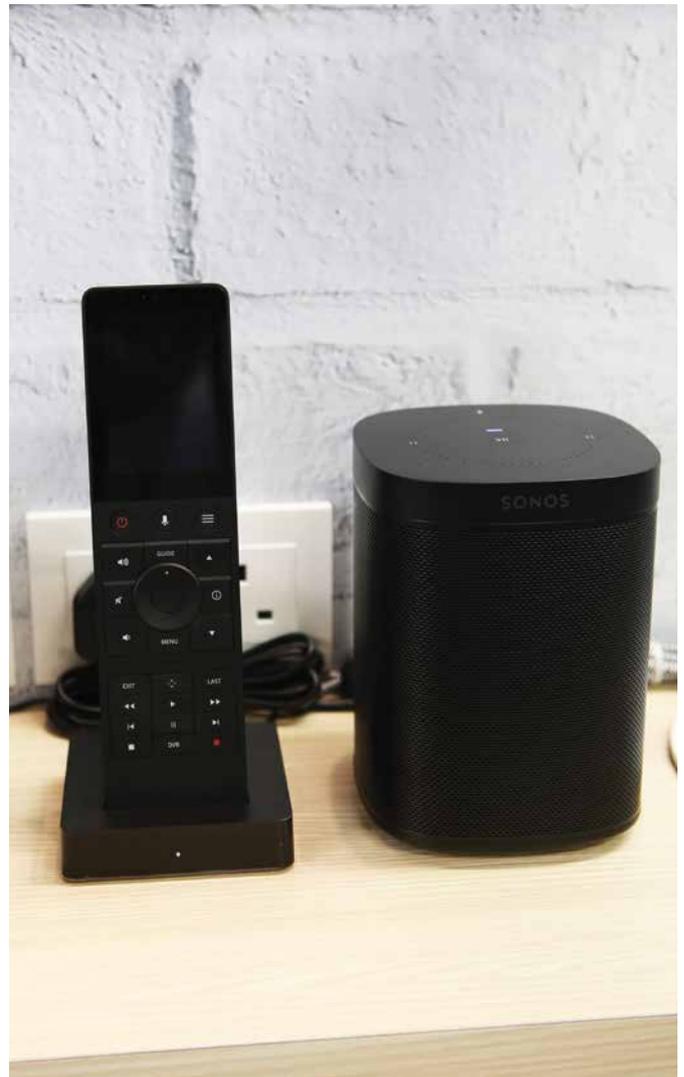
The latest Crestron Pyng OS2 home operating system can be customized to accommodate various home sizes.



Crestron AirBoard Whiteboard Capture System is the newest transformative education solution designed to enhance teaching efficiency.



Developed in partnership with Skype for Business, the Crestron touch screen provides a consistent, seamless meeting experience for users.



Crestron's solutions enables instant control of virtually everything at home, including TV, lights, shades, music and more.

manufacturing process to ensure every component is optimized and compatible in providing the best tailored end to end solution," said Craig.

In addition to the workplace, Crestron also hopes to change the way people live in their homes. Inside the Residential Room, it features Crestron Pyng OS2, the latest home operating system that supports the deployment of home automation on any scale remotely in a fraction of the time compared to traditional methods, through simple configurations with a tablet or web application.

Crestron launched its first CEC in Quarry Bay showcasing workplace and residential technology and offering

complete demonstrations of the advanced technology, training facilities, technical support and more.

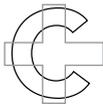
"Our first CEC in Hong Kong is part of Crestron's ongoing commitment to support Hong Kong government's initiative to promote the development of Hong Kong into a smart city. In this center, users can experience first-hand controlling entire environments with a simple gesture whether it be voice or touch and also understand how simple integration is into systems like A/V, IT and HVAC," said Craig.

Wayne Cheung, the General Manager of Crestron Electronics, Northeast Asia & Japan, believes their advanced

automation and control solutions have set the standard for performance and reliability across the globe. In fact, the center makes the 16th Crestron experience center around the globe, joining established centers in mainland China, Singapore, India, Australia, Europe, and the U.S.

With more than four decades of experiences in automation and control technology globally, Craig hopes to enhance the efficiency and productivity of their clients with their award-winning solutions.

Brought to you by
Crestron Electronics



Tat Ming Wallpaper Concept Gallery located in Hollywood Road, Central

TAT MING WALLPAPER

Established in 1981, Tat Ming Wallpaper Company Limited is a Hong Kong-based conglomerate that has strong presence in Hong Kong, Mainland China, Singapore, Malaysia and Vietnam. The company provides the best quality product in a wide range of designs, suitable for interior designers and residential users.

Tat Ming Wallpaper provides high-quality home décor materials of major brands from the US, Belgium, France, Italy, the Netherlands, Spain, Japan and etc. In order to develop a more diversified business, Tat Ming Flooring and Tat Ming Digital Print were established in 2016 to meet the needs of different clients.

Tat Ming Flooring, a new subsidiary established in Feb 2016, has been the exclusive distributor of a well-known flooring brands - Patcraft from USA, the commercial brand under the world's largest carpet flooring company Shaw Industries. And XILO1934 from Italy which has 80 years of experiences in manufacturing wood parquets. Tat Ming Flooring promotes innovative flooring products that will further expand Tat Ming's market, aiming to provide a wider product range and better services to customers.

Unlike classic wallcoverings, clients can choose their favourite images to decorate their interior space with Tat Ming Digital Print. Image preview is

available for review before printing on Tat Ming Digital Print's base wallpaper. Every piece of digital print mural can be custom-made to the designated wall size, creating a piece of fine art for decorating their home.

New showroom opening in Home Square

To fulfill different customers' needs, Tat Ming's new showroom opens now in the home furnishing shopping mall - Home Square in Sha Tin. The convenient location will be an alternative selection for home owners and designers to shop for home decorations. Tat Ming will keep providing a diverse range of products and trustworthy services in this showroom. Come and explore the presentation of Tat Ming's brand new style products.



Latest Xilo1934 Design hand decorated wood parquet – Rigatoni, designed by Maria Christina HAMEL



Tat Ming Wallpaper's new showroom in home furnishing shopping mall - HomeSquare, Shatin



Customized wallpaper with light grey coloured abstract pattern, produced by Tat Ming Digital Print



Arte from Belgium, inspiring by the Orient curios, launched a striking hand-embroidered design in the Takara collection

Product Information

Flooring product – Xilo1934

Xilo1934 products are 100% natural. Its parquet flooring collection offers styles, colors and refinements for all tastes. From the classic format of parquet floor to the most innovative, Xilo1934 products are always elegant and solid. The creed of Xilo1934 is to use legally harvested woods, formaldehyde-free adhesives and products with a natural finish for projects studied for their environmental impacts and for the well-being of man.

A personal interpretation of images specially created for wood, implemented through the singularity of a team of

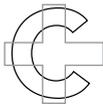
designers, makes Xilo1934 decorative wooden flooring unique. In each project, there is a story to tell through signs and drawings. An idea becomes a reality and signature floorings materialise, where wood meets design to better express its poetic vein. One way to draw on wood, like canvas or plaster, with moods and suggestions of various origins, inviting one to think to walk beyond the bare material. An idea to give a body to imagination and dreams, joined with material per excellence of the architecture of the next twenty years. The stunning styles of the decorative wooden flooring meet the best tradition of wood décor and the new trends of interior design.

Wallpaper product – Arte – Takara

The Takara designs draw the eyes with their sumptuousness: lavish materials and high-end patterns show off the wall covering collection in full glory.

Following the 2018 trends closely with the new Takara collection, it can be seen that opulent materials are back, including interior hues in gold, marble and velvet. Arte further enhances this collection with luxuriant fabrics, such as silky-soft suede, gleaming metallics, raw cotton and sophisticated paper weave. In turn, the designs are inspired by the Orient curios, a rocketing trend to keep an eye on.

Brought to you by Tat Ming Wallpaper



Since its inception in 1994, ASSA ABLOY has grown significantly in the global door opening solutions industry.

ASSA ABLOY OPENING SOLUTIONS

Lock and security group ASSA ABLOY is the global leader in opening solutions. From doors to homes, offices, hospitals or airports, our door opening and locking solutions are designed to meet any security challenges and can be used to provide security and safety in any environment.

ASSA ABLOY locks, access control, door automatics and door hardware meet the highest demands for quality, design and functionality and are found in lock and security systems around the world. Our solutions keep people and property safe and secure.

We can specify almost any openings.

All design professionals face challenges. ASSA ABLOY Hong Kong, as a certified member of GAI, offers comprehensive, professional and FREE specification service for any openings by our experienced Architectural Hardware Consultants over 20 years, helping you

to meet all the requirements without compromising the integrity of your design. From product research and selection to schedule preparation and providing you with valuable training and educational opportunities, our team is there every step of the way.

Architectural Hardware Specifications

- Develop detailed, non-proprietary, open and competitive architectural hardware specifications and schedules
- Meet with Design Professional and/or Owner to discuss project requirements and security coordination
- Assist Owner in development of keying schedule
- Development of punch list during Contract Administration

Electronic Access Control Specifications

- Develop detailed specifications

- Assist with sizing and layout of systems
- Assist with advice of any structural requirements you may need to consider

Other Related Services

- Budget preparation
- Review of substitution requests
- Submittal review
- Response to RFIs, Owner's comments, and comments from other entities



Solutions



Online Catalogue

Brought to you by ASSA ABLOY



Transportation Solutions - airports, train stations and subway stations



Education Solutions - The Polytechnic University of Hong Kong, Phase 8 Development



Retail Solutions - door automation, access control & emergency exit devices



Residential Solutions - digital door lock and security system



Industry Solutions - tailor made high level of security for industrial and utilities sectors

3DsHK



Edward Lam,
Co-Founder of 3DsHK

Please briefly introduce 3DsHK Technology Limited and how it stands out from its competitors?

Our company is quite unique in nature.

The diversification of our people is special. For instance, the founders, Ben and I, were working in traditional media industry like advertising and graphic design companies until 2000. We had an artistic background from previous work experience. We focus on the effects of production that are highlighted by well-known international brands like Rimowa and Samsung. They emphasize on the quality of art, which we are very familiar with. We want to have a breakthrough in the traditional media industry and focus on new media as a lot of brands are seeking. Brands are eager to have an edge or impressive effects. Therefore we try to discover any new technology that is interesting to them. My major is MSc Engineering Physics, and Ben's family has a machinery factory, therefore we have the support for art and technological development with the help of manufacturing and production from factory. Normally, companies cannot

balance art, technology and production at the same time. The uniqueness of our company is that we are able to manage these three aspects. For instance, the hardware has to be tailor-made according to the size of the ceiling, which requires our workers to measure the size of the site for installation of machines. After the hardware design is out, we also need software to collaborate, like videos and music. For the Hong Kong Cultural Centre project, it includes interactions of people and games; for Regal Airport project, we stand out from other competitors by offering excellent maintenance and aftersales services. Recently we are invited to Japan by Epson Group for international technical exchange and we both learn from each other. I believe our company nature and experiences are competent to other companies.

As 3DsHK would like to introduce its technology to interior design and

architectural industry, how can it benefit the industry?

In the early days, the technology was introduced mostly to shopping centres for promotion of events. Nowadays, developers, interior designers and architects would like to pursue something new, other than traditional themes and selection of materials, to impress the end-users. For example, when interior designers work on retail projects, despite the consideration of space and layout, they also look for interaction. We have sensor systems like RFID, when someone lifts up a product, the image will be projected on the walls immediately. It shows that technology can be involved in interior design development. No doubt a trustworthy company is crucial to professionals in the construction industry, as they have a lot of questions and worries regarding the long-term maintenance and system updates. Take Regal Airport Hotel as an example, we were selected against other companies as we provide great support that gives them confidence.

What are the challenges of other projects with a small space?

The projection technology is also feasible for projects with a small space as it is very mature now. It depends on the situation of the projectors, and we can even project the images on the columns in the ballroom. We can turn challenges into new ideas.

Are there any difficulties you have encountered in Regal Airport Hotel Project?

Time management is one of the concerns. The installation lasted for almost a week, so we need to cooperate with the hotel since the hotel had to hold events. Moreover, the projector had to be tailor-made as different location has different size and depth. Thus, we had to bring our tools to work on site for measurement and production to ensure it can be located in a suitable and horizontal position.

So far you have done a lot of projects. Can you share with us about customers' feedback on 3D projection?

Most of the time, the customers are looking for new and innovative ideas especially for wedding. Every couple hopes to have a unique wedding that impress others. You can apply the same theory on commercial customers. Apart from LED walls and rollup banners, they wish to have a breakthrough, which is why 3D projection mapping is rising up nowadays. Sometimes there are uncontrollable factors during events. When we were showcasing in Hong Kong Cultural Centre, Typhoon Signal Number 10 was hoisted. Since our machines are waterproof and we had done a lot of preparation, we were able to leave our machines outdoor without any destruction. We provide strong confidence to our customers.

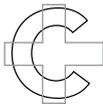
Lastly, what kind of creative ideas or solutions are you working on now in 3DsHK? What is your plan for its further development?

We would like to introduce our technology

to professionals in construction industry, such as in hotel and retail development. We hope to involve in the early stage of design so as to achieve maximum efficiency in a long run. Even for existing buildings, like Regal Airport Hotel, we can cope with and make adjustments according to the conditions of built design. 3D projection mapping can be adopted in indoor and outdoor areas, and it can be projected on walls, ceilings, floors or even tables. The advanced version is interactive technology, for instance, to interact and play games with the image. We are now working on a project that can produce an effect of teleportation. The projection will change according to the movement of human. It greatly highlights customer experience in terms of visual and interactive effects. While we had experiences working for events and exhibitions which used temporary installation, we hope to involve in constructions that is permanent and last longer. Not only do we provide technology, but also innovative ideas and solutions to customers.



Co-Founder of 3DsHK Edward Lam (Left) and Ben Wu (Right).



John Girard,
Area General Manager of Regal Hotels
and General Manager of Regal Airport
Hotel Hong Kong

Regal Hotel is the first hotel to adopt 3DsHK 270-degree projection experience. Can you please tell me more about the project?

It all first started when we saw this in China. I was in China and I saw that briefly. I went back up there with our

project team from China and Hong Kong. We visited 7 hotels in Guangzhou and Shenzhen, and we visited some restaurants that offered the 270-degree projection experience. We were quite impressed, so we came back and said, "Let's try it in our company". We decided to do it in our large ballroom, since the venue has to be big, otherwise it will lose the effect. For instance, there are a couple of hotels with small ballrooms, although the projection might work, the view is not as great that you would benefit from. Our ballroom is very large and tall, so you can experience the whole presentation of movements like waves, whales, dolphins, rain or flower, etc. So it is quite impressive. I think it will be appealing to the younger generation, like people who are getting married, having celebrations or graduations or award presentations that could be tailor-made. The 270-degree projection experience could be beneficial.

How will the introduction of 270-degree projection assist customer experience in hotel ballroom?

We are the only hotel at the moment to

have this technology, so the customer will benefit from the fact that they come to the only hotel that offers it. If you are an exhibition company or a trade company, and you try to sell something using selling machines or computers or phones, you can have 3DsHK tailor-made a presentation that will augment what you are selling, like the trademark of your company, or tell a story through a 3D projection of the actual product that you are trying to sell. That's where I think the benefits will come from. And if you are getting married, you can project different sorts of things like pictures of the groom and the bride's family.

Are there any challenges you had on this project?

I think 3DsHK has been very accommodating and patient with us because this is new to us. We met several times, to wait for other people and me to see and be convinced, because everybody was sceptical. But until you have seen it, you can experience the beauty of it, especially when the lights are low and dark in the room.

Why did Regal Hotel choose 3DsHK?

We want to be competitive, and have an edge against our competitors. We are the only hotel in Hong Kong having it at the moment, and I am sure there will be more eventually because their business has to grow. But we can compete against hotel groups. We are not a hotel focuses on wedding business, but we can offer it to exhibitions and tradeshow. Let's say, if you have a diamond show, for instance we have AW Diamonds here every year, and you project a 270-degree imaging of diamonds, it will be fantastic and impressive. It is a win-win of us. So we will see how we are going to attract businesses to come and use it, primarily tradeshow and exhibitions, sometimes weddings. It would be great to trade associations, awards, graduations and celebrations. You can have an extra edge.



Brought to you by 3DsHK

LUMEN ARTS

The latest industry innovations and creative solutions for various lighting needs



COD chinese restaurant, China



MFW Lobby2



Ping An Office IFC 23F1

Established in 1999, Lumen Arts Limited provides the latest idea in architectural luxury and contemporary lighting. It also strives to deliver outstanding services at competitive prices, according to the clients' tastes and requirements.

Lumen Arts is the distributor of the following lighting products, systems and solutions:

ERCO (Germany)

Using 100% LED technology, the ERCO product line includes Stella and Compar. Stella represents high-performance spotlights, floodlights and wall washers for track mounting. It uses Spherolit lens optics and comes in two construction sizes and cast aluminum housing for ideal thermal conditions. As a result, complex lighting tasks can be flexibly and consistently resolved.

Compar's range of recessed luminaries extends the spectrum of round and square

recessed lighting tools. The slim luminaries, with widths from 52 millimeters, offer subtle decorative ceiling details. It has variable light distribution options for general and office lighting. For example, the new oval wide floodlights distribution meets the requirements of glare control for office projects.

Flos (Italy)

Flos offers both architectural and decorative lighting. Its Kap mounted and hidden ceiling lighting devices come in a variety of finishes to integrate with any environment. It comes with a high cut-off for greater visual comfort. The Flos Tracking Magnet is the most compact measurement in a rail with magnetically mounted luminaires that are minimalist, elegant, flexible and adaptable.

Luci (Japan)

Luci provides indoor and outdoor LED options for consumers with high colour

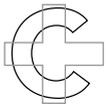
rendering and color consistency. The high colour rendering LED packages are used in the Power Flex Slim Light and other products.

Its LED packages are selected based on colour coordinates and procured for each rank and not mixed with other ranks when mounted on the circuit board. Visual colour checks of all units are performed on finished products.

Lutron (USA)

Lutron dimmers and light control systems allow customers to use the right amount of light, reduce electricity usage and extend LED life. The entire home control system helps conserve energy throughout the home, while the shade solutions optimize indoor daylight, while reducing heating and cooling costs.

Brought to you by Lumen Arts Ltd



TOTO Neorest Washbasin



TOTO Kitchen



TOTO Wardrobe

VSC x HKCMA

Ever since Hong Kong Construction Materials Association Limited full-fledged operations dated back 4 years ago, apart from the seven core products or materials under HKCMA regime, Ambrose Linn, HKCMA Chief Executive, has been endeavouring to broaden the product spectrum with ambitious foray into more specialised building related field, namely, toilet and kitchen ware which are gaining increased attention and importance from building design and architectural perspective.

In fact, besides the said core materials, HKSAR relevant bureaus and related

departments (DEVB, THB, CEDD, ArchSD, Buildings, Housing) are much concerned about the latest developments, innovation, technology deployment and industry issues. They are also keen to deepen their knowledge and understanding of other building services.

As a unified voice of Hong Kong construction materials industry, Ambrose Linn is now actively lining up toilet and kitchen ware top notch players for meeting up with the Director of Water Services Department. The key discussion agenda is to focus on environmental sustainability and management issues such as water

conservation, environmental protection through eco friendly living, building interior design, technology applications and materials innovation etc.

It has been one of the HKCMA key missions to scope wide ranging other building services and materials into the overall product representation for the best interests of construction related materials suppliers in the longer run!

Brought to you by
Hong Kong Construction
Materials Association Limited

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