

CONSTRUCTION+ HONG KONG

MARCH ISSUE

MARCH 2018 | ISSUE 10

BCI ASIA

CONSTRUCTION+

Bringing The Building And Design Industry To You

MARCH 2018 | ISSUE 10 | HKD50 | RMB65
ISSN 2519-6723

BUILDING TOMORROW

FROM BIM TO DIGITAL ENGINEERING
TECHNOLOGY FOR SUSTAINABILITY
RISING STARS OF ARCHITECTURE





CONSTRUCTION+ WEBSITE NOW LIVE

Visit our website for more on local projects, building technologies,
as well as industry insights and happenings.

<http://www.constructionplusasia.com/>

SEARCH 

BCI ASIA

GET IN TOUCH WITH US NOW!

Email: construction@bciasia.com



Specialists in **Constructive Solutions**

Fosroc is a world leader in the delivery of tailored Constructive Solutions for virtually any type of construction project, combining high quality products, expert technical support, customer service and innovation.

At the cutting edge of chemical technology, Fosroc specialise in waterproofing, flooring, sealants, concrete repair, grouts and anchors, concrete admixtures and protective coatings. With a comprehensive range of products, Fosroc offers a high quality solution for virtually any job, whatever the scale.

Concrete Admixture | Industrial Flooring | Waterproofing | Tile Adhesive
Protective Coatings | Grout & Anchors | Sealants | Building Materials

Contact Us:
Fosroc Hong Kong Ltd
2001-2 Pacific Plaza
410 Des Voeux Road West
Hong Kong

T: +852 2882 8662
E: hongkong@fosroc.com
W: www.fosroc.com



constructive solutions

CONSTRUCTION+

Bringing The Building And Design Industry To You

PUBLISHED BY:

BCI Asia Construction Information Ltd
Unit H, 35/F, Legend Tower
7 Shing Yip Street
Kwun Tong, Kowloon
Hong Kong
t +852 2538 0011
f +852 2875 0511
e (editorial) construction@bciasia.com

EDITORIAL TEAM:

managing editor Candice Lim
senior editors Joanna Sze; Anton Adianto
assistant editor Lim Yi Zuo
contributing editors Carmen Leung; Eva Ma; Lawrence Cheng

GRAPHIC DESIGNERS:

Muhammad Syahmi Mohamad Asmari

ACCOUNT EXECUTIVES:

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

COUNTRY MANAGER:

Elaine Wai

PRINTER:

High Technology Printing Group Ltd
6/F, Cheung Wing Ind. Building
109 Wo Yip Hop Road
Kwai Chung, New Territories, Hong Kong
t +852 3759 0888
f +852 2790 2865

DISTRIBUTED IN CHINA BY:

Metto International Ltd
D STAGE, F1/104, OCT-LOFT
Enping Street, Overseas Chinese City
Nanshan, Shenzhen, China 518053
t +86 755 8633 7336, 8610 6870
f +86 755 8610 6036
www.metto.cn

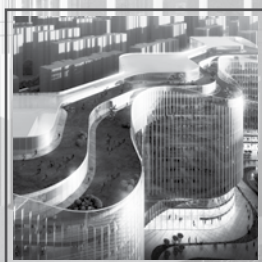
While every effort has been made to ensure that the information contained herein is accurate, the publisher will not accept any liability for omissions or errors. The publisher is not responsible for statements or opinions expressed by the writers nor do such statements necessarily represent the views of the publisher unless stated otherwise. BCI Asia Construction Information Ltd disclaims any and all liability, which may be claimed arising out of reliance upon the information presented in this publication.

All rights reserved. No part of this publication may be reproduced, stored in any retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise without the publisher's prior written permission.

Publication frequency: Bimonthly (6 issues per year)

COVER CREDITS:

Zhenghong Property Air Harbour Office
(Image by Aedas)



Construction+ Supporting Associations



AIA Hong Kong – A Chapter of
The American Institute of Architects
(www.aiahk.org)



Hong Kong Institute of Surveyors
(HKIS)
(www.hkis.org.hk)



BEAM Society Limited (BSL)
(www.beamsociety.org.hk)



Hong Kong Institute of
Urban Design (HKIUD)
(www.hkiud.org)



China Green Building (Hong Kong)
Council (CGBC)
(www.cgbchk.org)



Retail Design Institute (RDI)
Hong Kong Chapter
(retaildesigninstitute.org)



Construction Industry Council (CIC)
(www.cic.hk)



Hong Kong Construction Materials
Association Limited (HKCMA)
(www.hkcma.asia)



Royal Institution of Chartered
Surveyors (RICS)
(www.rics.org/hk)



Hong Kong Designers Association
(HKDA)
(www.hongkongda.com)



The South East Asia Drymix Mortar
Association (SEADMA)
(www.seadma.org)



Hong Kong Green Building Council
(HKGBC)
(www.hkgbc.org.hk)



www.facebook.com/constructionplusasia/



@ConstructionPlusAsia



@CPlusAsia



Over a billion square metres of construction floor area is going to be built in the coming decade in China, and high-rise urban development will be the norm.

It is arguable that high-rise compact cities can achieve material, energy and spatial ‘efficiency’, and be known as sustainable cities. But is it really a sustainable living environment that we are looking for? Should we advocate this for our coming generations? Indeed, the current typology of compacted residential high-rises has not been changed for decades. What are the deficiencies in the context of high-rise urban living?


The higher we live from the ground level, the more disconnected we feel from the natural environment and the community. Compared with those residing away from metropolitan areas, urban dwellers lack personal and open spaces and may seek to escape from the hustle and bustle of the city. Urban dwellers are also characterised by a more affluent living style and exhibit patterns of routine related to gaining affluence. Thus, they have fewer opportunities for unplanned chances of human–nature interactions, which are critical for developing neighbourhoods and a sense of community and appreciation of the natural environment.

Even as we continue to build and develop, we need to nurture our innate biophilic attitude and re-establish authentic human–nature connections. A quality urban living environment not only furnishes people with convenient accessibility and adaptable conditions but also embodies welcoming communal amenities, enjoyable greenery and intimate human–nature interactions.

At Hong Kong Architecture Centre, our motto is ‘Architecture for All’, and our vision is to inspire and build a better place on earth for everyone. Through our various activities—from architecture walks, talks and study trips, as well as radio programmes and articles—we hope to serve as a bridge between architecture and the community, elevating the public’s awareness and understanding of architecture and the making of a city!

Moving ahead, we hope to also be able to share this passion with readers of *Construction+* magazine.

Tony Ip
Vice Chairman
Hong Kong Architecture Centre



Looking for high performance car park deck coating systems?

WHY CHOOSE KWONG MAN KEE? 點解選擇鄺文記?



Expert
installers
of car park
decking



Hong
Kong Stock
Exchange
listed



Proven
excellence
across Hong
Kong

Flowcrete
for the world at your feet

High
performance
materials from
Flowcrete



Colourful,
slip resistant
and hard
wearing



Resistant
to water,
petrol and
brake fluid



鄺文記集團有限公司
KWONG MAN KEE GROUP LIMITED

(股份代號 Stock code: 8023)



(852) 2951 0988



www.kmk.com.hk



(852) 2951 0788



info@kmk.com.hk

Kwong Man Kee Engineering
Limited is an approved applicator of
Flowcrete car parking materials.

To find out more, contact Flowcrete.

Flowcrete
for the world at your feet



(852) 2795 0478



(852) 2795 4842



www.flowcreteasia.com



hongkong@flowcrete.com



EDITOR'S LETTER

Dear readers,

The world is changing at a frenetic pace. If only we can look into a crystal ball and see what the future holds, especially for the construction industry.

Well, there's no doubt that digital engineering is driving the way forward. "Going digital opens up more innovative approaches to project delivery amid the increasing size and complexity of projects," opines the Hong Kong Institution of Engineers in its commentary (page 8). By better engaging stakeholders, improving visualisation and spurring creativity, digital approaches can greatly enhance the design and construction processes.

For developers such as the Chinachem Group, harnessing new design technologies and construction methodologies—such as modular design, automation and prefabrication—the building process can be sped up at a lower cost. This could bring about more environmentally-friendly and sustainable developments, says CEO Donald Choi (page 38).

This issue, we also celebrate young emerging talents in the field of architecture. *Construction+* speaks to six passionate architects who will be designing the future. Check them out in our Special Focus (page 25).

We introduce a new section, Upcoming Projects, which highlights a variety of developments that are expected to begin construction soon. There is also a wide-ranging showcase of interiors and student projects, which we trust you will enjoy reading about.

So, sit back, relax and enjoy. Don't forget to download our Construction Plus app from the App Store or Google Play. And follow us on our social media platforms.

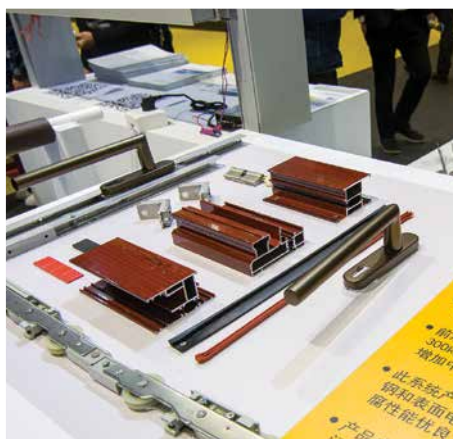
Joanna Sze
Senior Editor

*CLARIFICATION: H Queens Project
Construction+ Hong Kong magazine, October-December 2017 edition
Project Architect and Authorized Person: Ie, Siu & Chung Architects
Design Architect and Interior Designer: CL3*

Foreword

3 Tony Ip
Vice Chairman
Hong Kong
Architecture Centre

Editor's Letter
5



News & Events

14 Inaugural Hong Kong Young Architects and Designers Competition

15 Swire Properties Art Month 2018
Windoer Expo 2018

16 'International Awards for Kerry Properties' Sustainability Report
Sustainability Workshops for IOT and Smart Buildings

17 German Pool opens Flagship Showroom

18 Houseware Fair of L.I.F.E.

19 15th Guangzhou Electric Building Technology Call for Participation at CMB 2018

Products & Technologies

22 LIFAair Air Purifiers

23 KLUDI

Commentary

8 From BIM to Digital Engineering



Interiors

46 Shanghai Sunrise Polymer Material Office

50 Mini Hill – Lily Nails Salon

54 Gyuhachi Restaurant @ K11

56 The Fleming

58 Maximus II

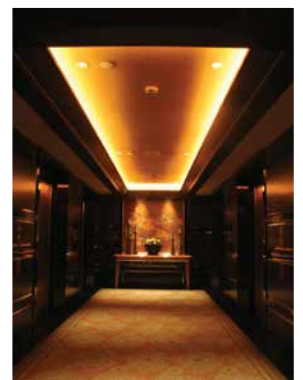
Special Focus

25 Rising Stars
in Architecture



Upcoming Projects

64



In The Spotlight

40 Donald Choi
Chinachem Group



Company Profiles

80 Lumen Arts

In Design

66 Zhenghong Property Air
Harbour Office

Student Features

72 The Labrary

76 Mobile Theatre



COMMENTARY

FROM BIM TO DIGITAL ENGINEERING

BY THE HONG KONG INSTITUTE OF ENGINEERS

By putting all drawings in a 3D environment, we can manage data better and improve work flow.



In 2018, all consultants and contractors undertaking the design and construction of government works projects will be required to use building information modelling (BIM) technology.

After years of progressive adoption by major players, it seems BIM is finally set to become the mandated method of collaboration in the construction industry. Yet can the industry go one step further and embrace digital engineering, in order to deliver better design and improve construction processes?

Major consultants who have embraced digital engineering all agree that BIM is only one element of a more holistic approach towards project execution.

"A lot happens during the design and construction process before a BIM model can be delivered," explained Arup's digital design and service leader Ramon van der Heijden. "BIM is used further down the line; digital engineering is a process that you use from the start of a project until the project is delivered. The core business of Arup is not building the BIM model but designing and engineering everything that ends up in the BIM model; that's digital engineering."

But why go digital when the industry is more familiar with traditional ways of work, which serve its purpose? The answer is obvious: Digital technology is transforming nearly all industries, and if companies and businesses fail to catch up, they are at risk of being outcompeted in the near future. Going digital opens up more innovative approaches to project delivery amid the increasing size and complexity of projects.

DIGITAL BENEFITS

Laing O'Rourke demonstrated the benefits of digital engineering when the contractor tackled three railway projects in joint ventures with local partners. The British contractor secured the three large-scale complex contracts, all of which involved substantial excavation.

According to Laing O'Rourke's digital engineering leader John Myhill, the firm applied digital techniques from the initial site investigations onwards. The initial model was compared with a second surface model that was created as the rock head was revealed during excavation, thus giving the construction team a better picture of the

conditions and facilitating risk management. This approach was applied to other aspects of the three projects to enhance the designs and reduce waste. Gammon Construction Hong Kong Ltd, another forward-thinking contractor, similarly used digital techniques to improve the project-delivery process, using laser scanning to capture the topography of a contract site, which takes minutes rather than days and provides much more accurate information to help the contractor identify clashes and explore buildability.

Engineering consultancy Mott MacDonald used automation to design 860 piles for Singapore's sixth incineration plant in two weeks. "We created an innovative automated design process to connect the documentation model, analysis model and pile design spreadsheet," said Sean Kearney, Mott MacDonald's North East Asia strategic BIM consultancy leader.

"This enabled us to design all the piles within the deadline but also perform a risk analysis, looking at the cost implication of variable loading or ground conditions. An impressive automation example from the UK has allowed a pumping station design process to be reduced from 15 days to 15 minutes!"

NEW TOOLS

New tools, such as cloud computing and virtual reality, have made the application of digital engineering even more effective.

"The use of the cloud allows us to seamlessly collaborate on projects on a global basis," said Atkins director George Ramsbottom. "Utilising the power of cloud computing, we will be able to employ generative design, that can cycle through thousands—or even millions—of design choices, test different configurations and learn from each iteration what works and what doesn't. This process can enable our designers to generate brand new options, beyond what a human alone could create, to arrive at the most effective design."

BIM is an important element of digital engineering because it facilitates both collaboration and communication.

"In Hong Kong, there are many mega projects that generate thousands of multidisciplinary drawings (that is, the product)," said Arup's East Asia digital



Digital technology was used from the initial site investigations onwards for major railway projects

Image by Matt Leung/Shutterstock.com

Going digital opens up more innovative approaches to project delivery amid the increasing size and complexity of projects.

leader Ir Clement Chung. "The design takes one to two years, while the construction takes four, five years. Without a coordinated product there may be errors. By putting all drawings in a 3D environment, we can manage the data better and improve the work flow.

"Also, we can have better engagement with stakeholders," he added. "With visualisation, people get a better feel for the space and a better understanding of the process."

The arrival of virtual reality has enhanced this process even further. According to Atkins, virtual and augmented reality systems support improved stakeholder engagement and decision-making by providing immersive, realistic virtual environments, enabling greater project understanding.

"VR/AR technology is also proving to be successful in enhancing the efficiency of safety and operator training," said Ramsbottom. "Using simulation games to provide dynamic learning tools has delivered impressive efficiencies compared to traditional methods; in one case study, it improved post-training retention rates from 20 to 60 per cent after six months."

ENHANCING LEARNING AND CREATIVITY

At a time when fewer young people seem interested in studying STEM subjects, digital engineering may prove to be a way to attract and retain talent. After all, the younger generations are comfortable with digital tools—they do not just use apps on their smartphones, many of them write apps themselves.

Digital approaches could, in addition to improving the design and construction outcome, also enhance their experience of the design and construction processes. Young people are likely to be in their element with digital methods and, given the right environment, may even be inspired to innovate themselves.

Those at the forefront of the push for digital engineering understand that people are the key. "Digital engineering is primarily about making the engineers think more digitally; it's the people who work here who need to get into the mindset and make the transition," said van der Heijden.

According to him, digital engineering is a way of optimising the engineering processes based on three pillars:

- automating tasks that are by nature repetitive;
- harnessing data; instead of data in proprietary formats, the focus is on creating datasets rather than files so that all the data created is accessible; and
- developing software products and platforms that support this way of working.

Arup's approach is aimed at nurturing better engineers as well as to help clients make better decisions. With the tools to improve efficiency at work while developing more options that clients can easily visualise, communication with different stakeholders is improved, which in turn improves turnaround time and overall project management.

That is certainly Laing O'Rourke's experience. For example, one of the contracts required deep excavation within a busy urban setting. The

Digital engineering may prove to be a way to attract and retain talent. Young people are likely to be in their element with digital methods and, given the right environment, may even be inspired to innovate themselves.

concern over the adoption of drill-and-blast was overcome by showing the imposed blast exclusion zone in 3D, which showed clearly that blasting would not impact the live rail tunnel. The contractor was thus allowed to proceed with the method rather than much slower breaking techniques.

"Digital engineering, enhanced by the use of VR and visualisations, are making designs more readily accessible to an array of stakeholders," Kearney said. "This may result in such stakeholders understanding the impacts of construction projects much more easily than they have in the past, facilitating more input to the design and perhaps shaping different outcomes."

van der Heijden explained how digital engineering frees engineers to be creative in new ways. "Rather than defining an object then finding ways to make it work, the logic or rules for generating that object is defined instead and the details of how to arrive at the final solution are left to the computer."


For example, centre lines can be used to define a structure in a 3D model—with the loads defined as well, the process of arriving at the final solution can be left to the computer. "Most of our structural teams are already using this type of parametric modelling; our Beijing team for example is using it to maximise floor area. Defining the logic speeds up the iteration process.

"The individual engineer should be responsible for defining the logic and verifying the model though;

we can't blindly trust the results generated by the computer," he added. "What we're trying to do is to free our engineers to think at a strategic level rather than do repetitive work. Through this iteration process, engineers can see different products by inputting different parameters. They learn more quickly, and they'll have more free time to think creatively. If we have the data, the model, we can then start to think how we can improve the design and construction. Engineers will have more time to enjoy being designers."

With so much automated, it is not hard to see how, in the future, an approved design can go straight to the factory for the production of structural modules or straight to site for the construction of the whole structure with a 3D printer. Digital engineering, therefore, can ultimately transform the whole construction industry, enabling it to become part of Industry 4.0.

Hong Kong may not be there yet, but such are the advantages of digital engineering. Those entrusted with its implementation in their own organisations are confident that its time will come.

"It can be problematic to use new technologies in Hong Kong ... that being said, the use of automation and new software is on the rise, with the government pushing both BIM and smart cities," Kearney said. "For those willing to test and push the limits of new technology, the future is bright." 

THE HONG KONG INSTITUTION OF ENGINEERS (HKIE)

Incorporated under the Hong Kong Institution of Engineers Ordinance, Chapter 1105 of the Laws of Hong Kong in 1975, the HKIE aims to bring together engineers of different disciplines for their common good. The Institution sets standards for the training and admission of engineers, governs the conduct of its members and enables its members to keep abreast of the latest developments in engineering.

The HKIE has established close relationship with engineering institutions throughout the world and has signed agreements for reciprocal recognition of professional qualifications and agreements of co-operation with engineering authorities and other organisations worldwide.



Virtual reality help make designs more readily accessible to an array of stakeholders

Image by ieh_z1b/Shutterstock.com

Acoustic Solutions for Architecture

We are celebrating!

Eurasia Architectural Products has come of age and we are proudly celebrating our 21st Birthday. But our success is a success shared with our supportive clients and wonderful suppliers. We have taken great pride in delivering leading edge, innovative and specialist products that many of you have used in your spaces that not only perform aurally but also visually.

Over the years we have ensured that our services do not stop at the product but also include comprehensive acoustics and engineering support covering Design, Sourcing and Installation.

Being 21 years old, Eurasia has become a premier company with an unparalleled reputation for total client satisfaction in the field of "Creative Acoustics" for interior spaces, and this reputation could not have come about without your ongoing support, partnership, trust and most of all loyalty. And with this our whole Eurasia team would like to Thank you for taking Eurasia along on your design journeys, we hope to be part of many more ahead!

Andy Croney, CEO



Louis 3 Ballroom, Macau



Eurasia Architectural Products Ltd.
1106, 11/F, Eastern Centre, 1065 King's Road,
Quarry Bay, Hong Kong
+852 2793 9966
www.eurasia-ap.com.hk
hongkong@eurasia-ap.com.hk

Beijing Hong Kong Macau Shanghai Singapore Taiwan

Fight hard fitness

The next generation Rubber Flooring Solution

- ☢ Toxic Elements: EN71 : Part 3 : 1994
- 🔥 Flaming Propety: BS4790 : 1987
- 🔥 Stubbed & Burning: EN1399 : 1998
- 🔧 Residual Indentation: EN433 : 1994
- 👤 Slip Resistace : DIN51130

Inquiry: 3575 3818
info@atsport.com.hk
www.gymtile.com.hk

- Eco-friendly
- Economical
- Endurable

Design
Your Own
Functional Zone

INAUGURAL HONG KONG YOUNG ARCHITECTS AND DESIGNERS COMPETITION

Date: 13 March 2018

Company: West Kowloon Cultural District Authority (WKCA)

This new competition provides an opportunity for emerging architects and designers to be inspired by the character of the West Kowloon Cultural District and showcase their creativity and potential by producing an iconic temporary pavilion.

The design of the pavilion is required to offer an inviting and dynamic public space that complements the surrounding landscape and waterfront and enhances visitor experience.

The competition, launched in April 2017 by the WKCA, drew 320 submissions from Hong Kong designers and architects in the early stages of their careers. In October 2017, three designs—Sky Camp by EXP+, Growing Up by New Office Works, and Infinity Platform by Zhang Ruizhao—were shortlisted by an expert panel of local and international jurors.

Growing Up by New Office Works was announced as the winning design. The pavilion will be built on a waterfront location in the Nursery Park at West

Kowloon and will be a location for small events and activities. Architects of the winning design team, Paul Tse Yi-pong and Evelyn Ting Huei-chung, will work as design advisors with the support of WKCA. The pavilion is planned to open in autumn 2018 for the public's enjoyment for a period of approximately six months.

The winning design is inspired by the growth of trees in the surrounding park environment and captures everyday elements fundamental to Hong Kong, embedding and cultivating them within the fabric of an emerging arts and cultural hub.

Aric Chen, one of the jurors and lead curator of design and architecture from M+, said, "Growing Up quietly and rhythmically engaging its site, the design shows what a few simple gestures—tilting planes, repetition, a thoughtful incorporation of materials and the elements—can accomplish. It elegantly takes the notion of a pavilion back to its fundamentals: shelter in dialogue with the landscape."

Another juror, Thomas Heatherwick, founder of Heatherwick Studio (London), added, "Competitions like this are so important for supporting and encouraging the new design talent that will shape the cities and public spaces that surround us in our futures. Congratulations to this year's winner. I look forward to seeing this competition grow and thrive in years to come."

The WKCA aims to establish this competition bi-annually to serve as a global platform for emerging Hong Kong talent.



New Office Works' winning design is inspired by trees and everyday local elements



The shortlisted and notable design entries on display

SWIRE PROPERTIES ART MONTH 2018

Date: 3 March–8 April 2018

Company: Swire Properties

Swire Properties' month-long programme features art by international and local talent, presented via exhibitions, art installations, street art and performances at Pacific Place, Taikoo Place and Art Basel.

The programme started off with a music-themed exhibition and performance series—Notating Beauty That Moves – Music at an Exhibition—presented by Hong Kong Sinfonietta. Curated by Hong Kong artists Samson Young and Yang Yeung, the exhibition promotes music and sound as art forms with 36 pieces of artwork sourced from around the world, along with eight music programmes featuring 13 concerts.

Next was an exhibition by Scottish contemporary artist Jim Lambie, titled Spiral Scratch, which juxtaposes an intricate, rhythmic floor pattern with a collection of 15 ladders painted in vivid hues.

Other highlights include Live Urban Arts is a celebration of street art with live painting by British artists Phil Ashcroft, Graeme Brusby (aka Xenz) and Duncan Jago (aka Mr Jago); geometric murals by Remi Rough; and the VIP Lounge &



Yang (left) and Young co-curated the Notating Beauty That Moves exhibition

Dialogue Series, featuring award-winning Hong Kong architect and founder of Daydreamers Design Stanley Siu.

"Building on our rich history of creating and hosting an array of arts and culture events, we are continuing our efforts to enrich, engage and foster creativity in people's everyday lives through the exciting line-up in our Arts Month programme," said Fiona Ma, Swiss Properties' director of marketing and communications.

WINDOOR EXPO 2018

Date: 11–13 March 2018

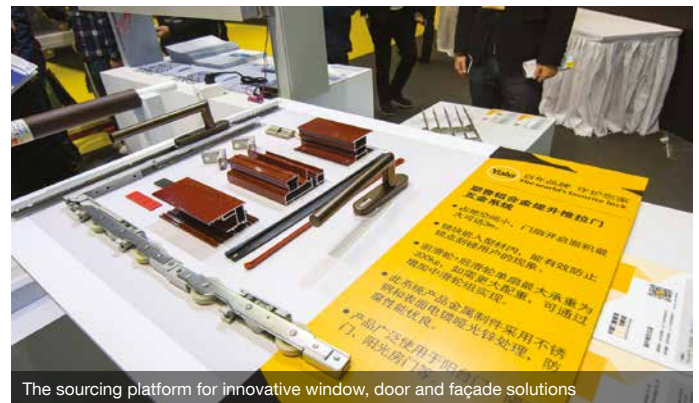
Company: Guangzhou Citiexpo Co, Ltd

The 24th China Window Door Façade Expo 2018 (Windoor Expo)—the sourcing platform for innovative window, door and façade materials and solutions in China—was successfully held in Guangzhou. The three-day expo, themed Innovative Products and Business Opportunities, gathered 600 exhibitors from more than 20 countries and regions and welcomed more than 65,000 domestic and international visitors.

Visitors viewed and compared the latest products and solutions for façade systems, window-door systems, aluminium profiles, glass buildings, equipment, hardware, structure sealants and sun shading.

The headline event was the fourth edition of the Window Door Façade Innovation Awards, recognising and honouring innovative products that help optimise the performance and functionality of buildings, maximise energy efficiency and operations, and improve safety and security for the industry.

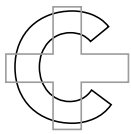
The programme included more than 30 sessions by a line-up of international experts. The annual Academic Exchange Conference covered three keynote sessions on the latest advances across the region: New Architectural Thinking; Super High-Rise Curtain Wall and Anti-Typhoon Design; and Prefabricated Building and Curtain Wall Technology.



The sourcing platform for innovative window, door and façade solutions



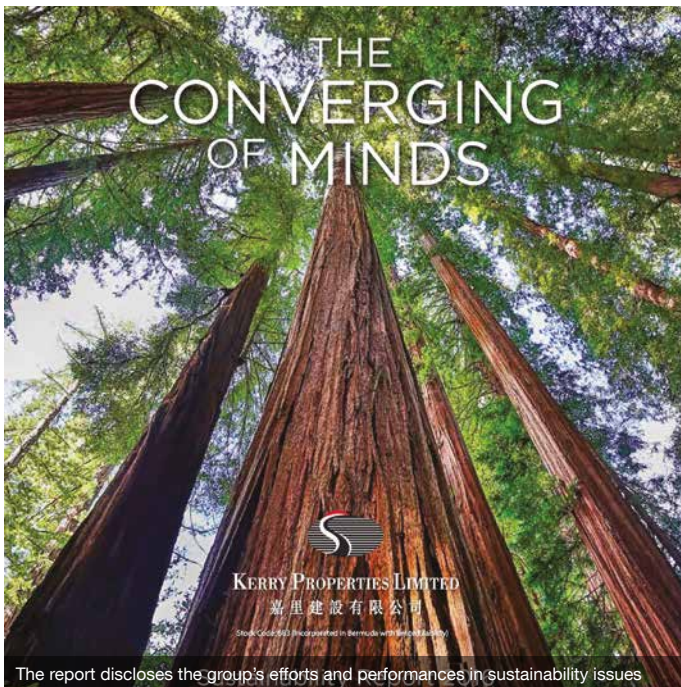
More than 30 sessions by international experts



INTERNATIONAL AWARDS FOR KERRY PROPERTIES' SUSTAINABILITY REPORT

Date: 27 February 2018

Company: Kerry Properties Ltd



Kerry Properties' inaugural Sustainability Report 2016 was recently recognised at the Asia Sustainability Reporting Awards 2017 and MERCURY Excellence Awards 2017–2018.

It was named 'Asia's Best First Time Sustainability Report' at CSRWorks International Pte Ltd's Asia Sustainability Reporting Awards 2017, for a well-rounded report focusing on material topics and stakeholder engagement.

Kerry Properties also received four recognitions at the MERCURY Excellence Awards in these categories: Publicity: Sustainability Awareness (Gold Award); Overall Presentation: Sustainability Report (Silver Award); Design: Environmental Report (Silver Award); and Websites/Mobile Media: Investor/Shareholder Relations Site (Honour).

Kerry Properties' report discloses the group's sustainability efforts and performances in terms of environmental protection, responsible operation, staff caring and community investment.



SUSTAINABILITY WORKSHOPS FOR IOT AND SMART BUILDINGS

Date: 27 January 2018

Company: International Facility Management Association (IFMA)

The IFMA Hong Kong Chapter hosted two sustainability workshops recently, in September 2017 and January 2018, covering retro-commissioning (RCx) and Internet of Things in smart facility management. Each workshop was attended by around 100 participants, including IFMA members, CRE representatives, developers, engineers and members from more than 20 supporting organisations.

The multi-speaker workshops had 12 keynote speakers who presented in the chapter's PechaKucha style, with brief and fast-paced 20-minute presentations each, followed by a time for questions and answers.

IFMA Hong Kong past president Jenny Yeung also gave brief updates on the Environmental Stewardship Utilities & Sustainability (ESUS) community's activities, introduced IFMA's Sustainability Facility Professional (SFP) credential course and elaborated on IFMA's Sustainability Awards 2018.



GERMAN POOL OPENS FLAGSHIP SHOWROOM

Date: 19 January 2018

Company: German Pool

German Pool, one of the leaders in the Hong Kong home appliance industry for the past 35 years, opened its first flagship store at Lockhart Road in Wan Chai, Hong Kong.

Distinguished guests at the grand opening ceremony and cocktail party on January 19 included Leung Kwan Yuen, president of the Legislative Council of Hong Kong; Robert Fontana, chairman of Disciples Escoffier Asia; and Dr Dennis Ng, president of Chinese Manufacturers' Association of Hong Kong, among others.

The German Pool Cabinetry & Appliance Centre is a luxurious and comfortable one-stop shopping experience, with a wide range of household electrical appliances, lifestyle electronics, fitness products, and imported custom cabinetry on display.

It also featured its high-end kitchenware line—The Sparkle Collection. Designed with a high fashion mindset, The Sparkle Collection brings household appliances to a new level of elegance with embedded Swarovski crystals.



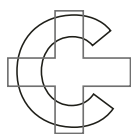
Opening speech by German Pool founder Dr Edward Chan



Official opening of German Pool's first flagship store in Hong Kong



Guests at the showroom opening



Upcoming Event

HOUSEWARE FAIR OF L.I.F.E.

Date: 20–23 April 2018

**Company: Hong Kong Trade
Development Council (HKTDC)**

HKTDC will hold the annual Hong Kong Houseware Fair event in April at the Hong Kong Convention and Exhibition Centre.

This fair features more than 2,200 exhibitors, showcasing various kinds of building materials, hardware, DIY tools, and bath and kitchenware. In addition, the event programme includes seminars, networking events, product demos and launch pads as a comprehensive one-stop platform for the industry. In 2017, more than 29,000 global buyers took advantage of this sourcing platform.

The Hong Kong Houseware Fair is themed L.I.F.E. (Lifestyle, Interior, Feast and Enrich). The Lifestyle zones include elegant fine dining and décor, creative arts, cultural crafts and Green living products. Interior zones include interior décor, festive décor, and the Best of ASEAN selections. Feast collects the best in tableware, wine tools and accessories, kitchenware and gadgets, and home appliances, while Enrich showcases building and hardware, pet supplies, baby products, bath, beauty and healthcare, furniture, home cleaning and laundry, outdoor and gardening, storage solutions and a start-up zone.



More than 2,200 exhibitors are expected at the Houseware Fair

CONSTRUCTION⁺

Bringing The Building And Design Industry To You

Construction+ highlights Hong Kong's latest and important news and events, and significant architectural, construction and design developments.

If you have any news and events, announcements and happenings, this is an excellent platform to spread the word and let local building professionals know.

Email us at construction@bciasia.com today!

BCI ASIA



Upcoming Event

15TH GUANGZHOU ELECTRICAL BUILDING TECHNOLOGY

Date: 9–12 June 2018

Company: Guangzhou Electrical Building Technology (GEBT)

Guangzhou Electrical Building Technology (GEBT)—a platform for electrical engineering, intelligent building and smart home markets—will host its 15th edition at the China Import and Export Fair Complex in Guangzhou, China.

According to research and consultancy organisation BSRIA, the market potential of China's building industry will be worth up to RMB1.04 billion by 2020. To capitalise on this opportunity, building technology advancements will be spearheaded by developments in the Internet of Things, information and communication technology, and cloud computing.

In line with this, GEBT 2018 will offer the latest innovations and ground-breaking technologies, as well as organise a comprehensive event programme, including a series of interactive forums held concurrently to share industry insights on topics of interests. The event is also designed to promote technical and business exchange among its visitors, which will include system integrators, engineers, architects, designers, property developers, building contractors, energy suppliers and distributors from around the globe.



The upcoming Guangzhou Electrical Building Technology will showcase the latest technological innovations

Upcoming Event

CALL FOR PARTICIPATION AT CMA 2018

Deadline: 29 June 2018

Company: Hong Kong Institute of Construction Managers (HKICM)

The HKICM organised the Construction Management Awards (CMA) for the first time in 2016 to identify the achievements of construction management teams and practitioners, as well as to maintain and strengthen the best standards of professionalism and competitiveness in the construction industry.

This year, HKICM again would like to invite all Hong Kong construction management professionals to participate in the awards, which provides a valuable opportunity for construction companies to showcase their talents and accomplishments.



Awards briefing session with potential participants

CMA 2018 will accept nominations for eight categories: Excellent Construction Team Award, Construction Building Services Coordinator Award, Construction Contract Administrator Award, Construction EHS Administrator Award, Construction Site Agent Award, Construction Supervisor Award, Construction Manager Award and Young Construction Manager Award. One last award, HKICM Outstanding Achievement Award, is not open for nominations.

Nomination deadline is 29 June 2018. Award details, including nomination fee, can be found online at hkicm-cma.com.

shanghai intelligent building technology

China's premier platform for IoT and
intelligent building technologies

3 – 5 September 2018

Shanghai New International Expo Centre (SNIEC)
Shanghai, China

www.building.messefrankfurt.com.cn

- Held concurrently with Shanghai Smart Home Technology, ISH Shanghai & CIHE and Shanghai International Lighting Fair to offer one-stop solutions for intelligent building, smart home, HVAC and lighting & LED
- Four building technology fairs expect to attract 650+ exhibitors and 60,000 visitors, utilising 46,000 sqm of exhibition space



shanghai intelligent
building technology
(SIBT)

Contact

Messe Frankfurt (HK) Ltd
Tel: +852 2238 9961
Fax: +852 2519 6079
building@china.messefrankfurt.com



红杉会展



光亞 · Guang ya



messe frankfurt

shanghai smart home technology

China's premier platform for
smart home technology

3 – 5 September 2018

Shanghai New International Expo Centre (SNIEC)
Shanghai, China

www.building.messefrankfurt.com.cn

2018 Show highlights

- Exhibitors showcase trailblazing technologies and innovative products
- A professional platform to communicate expert solutions
- Discover the latest industry trends and future developments
- Make credible connections and explore business opportunities



shanghai smart
home technology
(SHT)

Contact

Messe Frankfurt (HK) Ltd
Tel: +852 2238 9961
Fax: +852 2519 6079
building@china.messefrankfurt.com



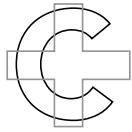
红杉会展



光亚 · Guang ya



messe frankfurt



LIFAAIR AIR PURIFIERS



LIFAIR air purifying products are designed to protect buildings and occupants from airborne contaminants common in urban environments, such as fine particles and volatile organic compounds (VOCs), and maintain healthy indoor air quality.

LIFAIR's LAD and LADEM series are a line of advanced low-flow resistance, high-efficiency-supply air filters that are capable of removing particulate and gaseous contaminants from the air.

Its patented 3G (3-in-1 Green filter) air-filtering technology is highly efficient in removing fine particles, bacteria and viruses, as well as harmful gases. It also has high dust-holding capacity in extremely low pressure drop.

A standard 3G filter eliminates up to 99.99 per cent of PM2.5 and up to 95 per cent of gases.

LADEM products are primarily used for office ventilation, public buildings and manufacturing facilities, while LAD products are equipped with fans that bring in fresh air from the outdoors, while cleaning the air from pollutants. These products can also be used together to filter indoor air by re-circulation.

LIFAIR

Tel: (852) 2511 7028

Fax: (852) 2511 7077

Website: www.lifa-air.com

KLUDI



KLUDI is the specialist for bathroom and kitchen fittings, shower heads, bathroom accessories and complete bathroom solutions.

Hailing from Menden in North Rhine-Westphalia, Germany, KLUDI has been shaping the industry since 1926 with cutting-edge designs and practical developments for modern kitchen and bath fittings.

The new KLUDI Ameo line of bath, shower or washing mixers reflects the current modern design trend towards soft minimalism. The simple spout shape and rounded body forms make them ideal components for visually harmonious interior design.

KLUDI has been honoured with more than 20 international design prizes in the past few years, including the PLUS X Award for 'Most Innovative Brand' in 2015; the German Design Award 2018, one of the most important national awards for design; and the IF Design Award.

Dynamic Building Material Co, Ltd
Tel: (852) 2838 0692
Fax: (852) 2116 0378
Website: www.dynamichk.com



Professional in Stadium Lighting

Square Pro Series

IP66



1000W LED floodlight with superior output for professional lighting of large areas and sports' facilities, comprising of:

- Die-cast aluminum housing chemically pre-treated and painted with polyester powder coating.
- Optical unit comprising of lenses especially designed for a maximum performance and light distribution. The lenses are made of a specific optical polycarbonate which ensures the best available transmittance combined with the maximum achievable resistance to UV rays and heat.
- Six options of lighting distribution.





RISING STARS IN ARCHITECTURE

Construction+ speaks to some of the fresh design talents in the industry on what drives and inspires them and how they are interpreting and changing the world in their own way.





Upon graduating from the University of Hong Kong (HKU), Tsoi worked in AGC Design Ltd, participating in renowned local projects such as the Central Oasis, before co-founding his own architecture studio. Tsoi strongly believes that architecture is fundamental to people's daily lives, and he hopes to widely promote the interaction between local Hong Kong culture, architecture and the community.

What's your story?

I completed my master's degree in architecture in 2011, became a registered architect in 2013, and worked at a Hong Kong architecture firm since graduation. I originally started up AJ-AR with a few friends in 2012—as a hobby in our spare time—but finally decided to jump in full time in early 2017. I was born, raised and educated in Hong Kong and take pride in my local background. I guess you could call me a devoted 'localist'.

What is your favourite project to date?

Working as the resident architect on the Innovation Tower at the Polytechnic University was probably my most enjoyable project. Not only was it a collaboration with the renowned Zaha Hadid, it was also my first project after graduation. Being one of the most three-dimensional projects in Hong Kong, there were many construction difficulties, and we

were constantly pushing Hong Kong regulations to the limits.

Starting up my own firm was a pretty big milestone, but I don't think there's been a really significant project yet. All our projects are fun and interesting, but they're mostly still in the scale of interior designs and installations. I'm really looking forward to when AJ-AR will have a significant architectural project.

What innovative materials or technologies have you applied in your designs?

Speaking of innovation, I think AJ-AR is best at creating innovative experiences. We are skilled at technologies, such as parametric designs and 3D-printing, but these are only means to crafting new spatial forms that ultimately create new cultural experiences and opportunities for public engagement.

For example, our Pop-up Theatre and Morphway pavilions were parametrically designed to reinterpret the materiality and meaning of bamboo scaffolding, while our Roasted Legoosey was 3D-printed to materialise the intangible cultural heritage of the local *dai pai dong* (open-air food stalls). Our Runway seating at the Immigration Tower in Wanchai is also an example of innovative design solutions, where we reinterpreted the barrier around the existing sculpture as public seating.



Morphway



Runway



Roasted Legoosey



Greendock



RICK LAM

Co-founder and director, Architecture Commons

Visionary Hong Kong



Lam has worked on projects of all scales, from master planning to product design, in Asia and America. He is also an architecture design studio critic in Chu Hai College of Hong Kong and has engaged in numerous projects with various non-profits and NGOs, tackling a mixture of deep-rooted social issues, from alienated youth, elderly care, environment, to health and education.

What's your story?

My architectural career started 20 years ago in HKU. I had the good fortune of spending my year-out at Gary Chang's Edge Design Institute, before pursuing my graduate studies at Harvard Graduate School of Design. I worked for six years in New York for Toshiko Mori Architect before returning to Hong Kong in 2012 and co-founding Architecture Commons.

What is your favourite project to date?

We started our first building project, Stanley Outdoor Activities Centre, in 2017, and the design is still ongoing. It is a petite and intricate building bounded by site, statutory and programmatic constraints, but we love a challenge, enjoy the

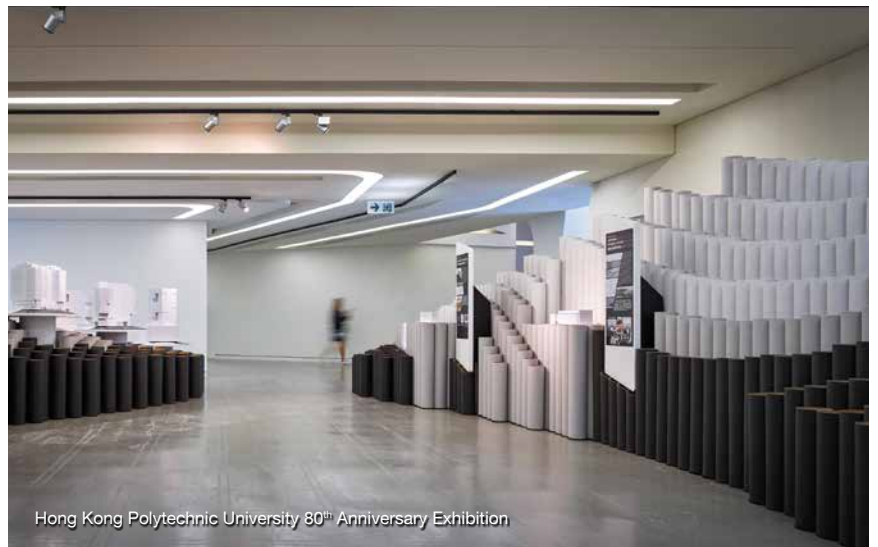
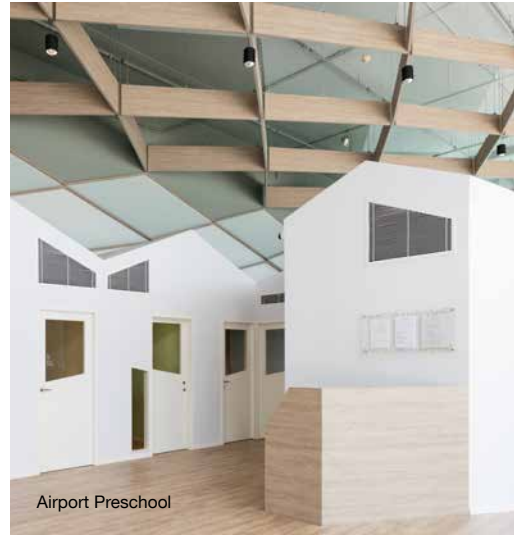
process and have high hopes for delivering a great building.

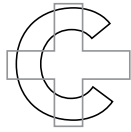
What has been a significant career milestone for you so far?

Our first project in education was the KK Cheng Kindergarten, which set us on the path of creative learning spaces and brought us many more opportunities. The True Light Middle School Oasis Project allowed us to tackle a larger scale addition and alteration work and further secured our role as architects for education. The Stanley Outdoor Activities Centre is, of course, a major milestone that would hopefully bring us more building commissions.

What innovative materials or technologies have you applied in your designs?

We routinely employ scripting and parametric modelling to assist with our design process. In terms of materials, we pay close attention to the acoustics performance and sustainability of our learning spaces, and we constantly put into use different acoustics solutions, such as perforated Barrisol, perforated gypsum, EchoPanel, Muratto panels and aluminium foam.





SKY LEE & YUTAKA YANO

Co-founding directors, Sky Yutaka

Bi-City Biennale of Urbanism\Architecture



Founded by Lee and Yano, Sky Yutaka is a multi-disciplinary studio practising in the fields of urban planning, landscape, architecture, interior to exhibition design and bespoke installations.

Both partners are registered architects trained at the Bartlett School of Architecture, University College London, and practised in Europe and Asia before establishing their studio.

Lee is committed to improving the built environment and promote engagement with the public realm through projects that explore the culture of the city. Yano's passion for process and research-led work resulted in him receiving the prestigious RIBA Bronze Medal and Sergeant Drawing Prize from the Royal Institute of British Architects. Both partners are active in academia, research and curatorial, as well as engaging in committees and juries that promote discussions on contemporary culture.

What's your story?

Our collaboration started at university and following a period of working experience, this combination of process-led education and project delivery encouraged us to set up our practice. Driven by curiosity and interest in the fast evolving urban landscape of Asia, we based our studio in Hong Kong where we engage in cross-disciplinary collaboration and works that are linked by history, culture, technology, and continuously build on the crafts and skills in architectural creation.

What is your favourite project to date?

Our projects are often part of a continuation of our thought process, which transforms into design. One of our early commissions was a bespoke installation that bridged the early work we had been developing at university to our current installation, Borrowed Nature, which represents an important milestone in our creative process. This project has given us an opportunity to evaluate our design thinking and



Borrowed Nature, Shenzhen



Eight Gates Pavilion

implement ideas in physical form, which inform various scales of work, whether as a prototype, building or master plan.

What are some of your other significant projects so far?

Construction is an important aspect in our work, and Eight Gates was one of our first completed architecture and landscape projects, in which we developed a highly contextual response through careful study of existing trees. Working closely as a team with stakeholders and consultants, we developed a holistic approach to the project, which presented both learning opportunities and challenges, and strove to improve the quality of our built environment.

What innovative materials or technologies have you applied in your designs?

Testing design ideas through making and fabricating physical models and prototypes continue to be an important part of our practice. In bespoke installations, we fabricate and combine interactive components in our studio and experiment with materiality, kinetics and media as part of ongoing research in the creation of interactive spaces and landscapes.

ONE BITE DESIGN STUDIO DESIGN TEAM



The design team is led by directors Alan Cheung, Sarah Mui and Billy Kwan. Graduating from The Chinese University of Hong Kong, Cheung spent years in New York and London with renowned firms such as Rafael Viñoly and Benoy. Growing up in Hong Kong and London, Mui has worked at Oval Partnership, AD+RG and Studio8 and was the winner of the Hong Kong Young Architect Award 2015.

With a master's in urban regeneration from the Bartlett School of Planning, University College London, Kwan is known for curating community-empowering events. He was the winner of Perspective's 40 Under 40 Award – Architecture 2014.

What's your story?

We started our own firm called One Bite Design Studio in 2014. With Alan and Sarah as registered architects in Hong Kong and Billy having an urbanist background, One Bite is a collective of visionary strategists, architects, urban planners, designers, artists and community outreach managers. Headquartered in Sheung Wan, Hong Kong, with an office in Singapore, we have been involved in various architectural and interior design, art and pop-up installations, visual communication and social creative projects in Southeast Asia. Placemaking

is in our DNA, and we strive to bridge the gaps between space, place and our society by constantly exploring the synergies among our stakeholders.

What is your favourite project to date?

We do like our project called Ting Ting, which is an outdoor public furniture exhibit at Happy Valley Recreation Ground. Purposely designed to capture the atmospheric sound from the surroundings, it encourages users, including park goers and 'active' users of the nearby sports complex, to sit and enjoy the quietness and atmospheric sound that we otherwise would not notice in our busy daily lives. Co-created with the community of Happy Valley, the project hopes to instil a sense of fun, joy and pride in the neighbourhood.

What are some of your other significant projects so far?

One of our significant projects is the Green Ladies and Green Little second-hand shop for St. James Settlement. One key challenge was to use the right design in changing this shopper's perception that buying second-hand clothes is 'uncool'. We worked together with our client and the branding consultant to come up with an interior design that creates a new buzz for the shop, and it has been very popular since.



Ting Ting

What innovative materials or technologies have you applied in your designs?

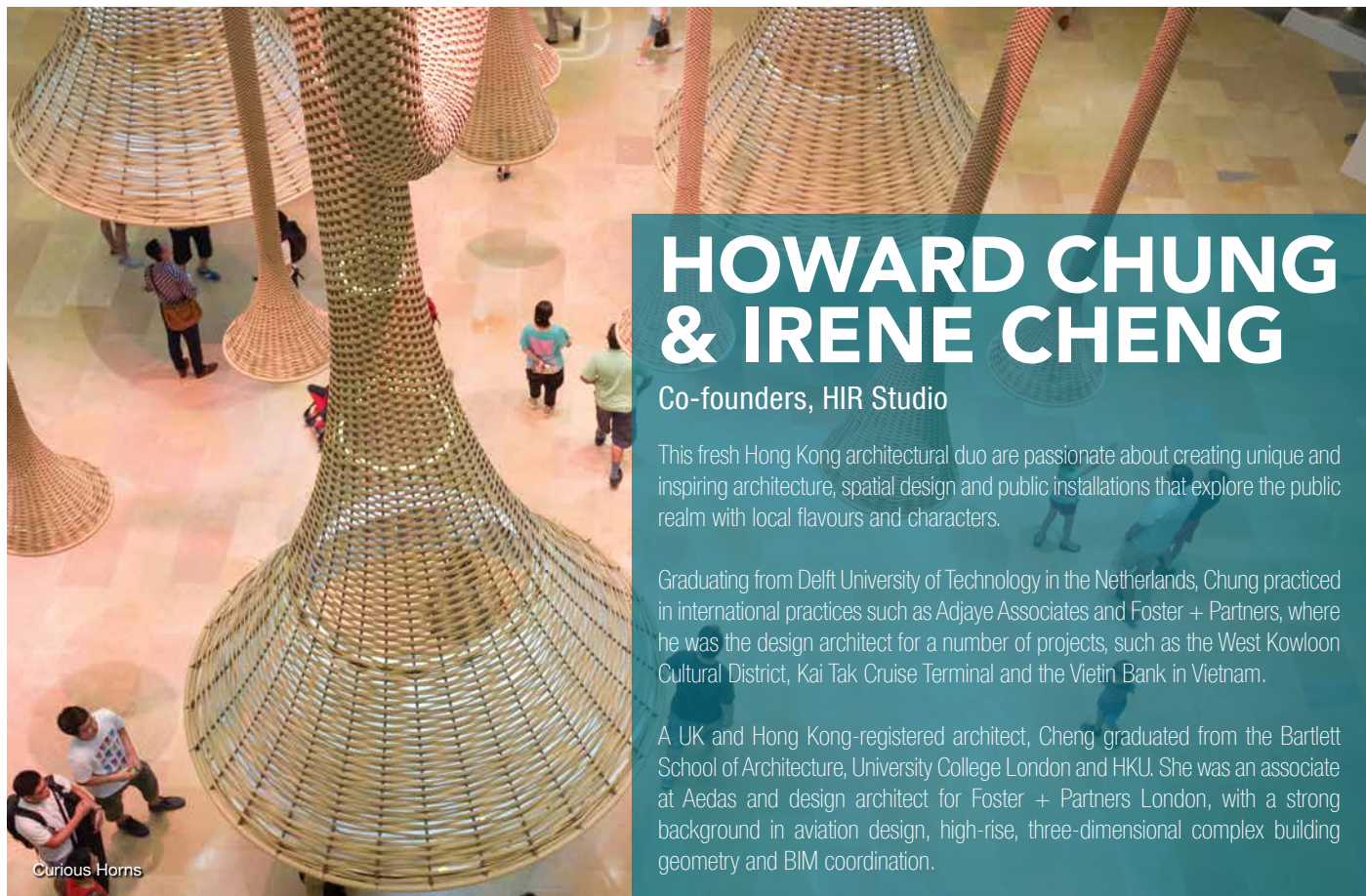
Apart from the traditional approach of using technology for the production of drawings and visualisations, we have implemented virtual reality (VR) technology throughout the design stages. We maintain a bottom-up approach to inform and be informed by our clients and users. VR technology is by far of one of the most effective means of communication and engaging users. Also, design details are easily noticed and discussed within the design team at an early stage to achieve a high quality of design outcome.



Ocean Recovery Alliance Exhibition



Salisbury Garden furniture and installation



Curious Horns

HOWARD CHUNG & IRENE CHENG

Co-founders, HIR Studio

This fresh Hong Kong architectural duo are passionate about creating unique and inspiring architecture, spatial design and public installations that explore the public realm with local flavours and characters.

Graduating from Delft University of Technology in the Netherlands, Chung practiced in international practices such as Adjaye Associates and Foster + Partners, where he was the design architect for a number of projects, such as the West Kowloon Cultural District, Kai Tak Cruise Terminal and the Vietin Bank in Vietnam.

A UK and Hong Kong-registered architect, Cheng graduated from the Bartlett School of Architecture, University College London and HKU. She was an associate at Aedas and design architect for Foster + Partners London, with a strong background in aviation design, high-rise, three-dimensional complex building geometry and BIM coordination.



Residential interior design

What's your story?

We have been in the industry for the past 15 years, having studied and worked in Hong Kong and Europe. In 2017, we started our own firm after years of working in international design firms such as Foster and Partners, Aedas, David Adjaye, etc.

Which projects did you enjoy working on the most?

Our work includes public installations, small architectures, interior design for residences, offices and commercial buildings, and artworks. We have found that in many big buildings, people often feel disconnected from their surroundings. We are particularly interested in creating spaces that are interactive with users.

Last December, we worked on the installation Adaptive Flocks, in which we reinterpreted the idea of bartering by designing an apparatus that creates a fun and interactive experience for the public. People from the neighbourhood can bring in goods to exchange with their neighbours. It is a place for people to meet, to share and to talk.

What are some of your other significant projects so far?

We always hope that the projects at hand are the

most significant ones! The Curious Horns installation at Prestigious Shopping Mall in 2014 is probably the most notable project on our website. Since then, we have been doing some public installations and interiors with diverse characters. A recent one will be an 11-metre x 8-metre public installation in a shopping mall atrium, which will open in March 2018, in which we express the thematic concept in an architectural language, using materials rarely found in buildings.

What innovative materials or technologies have you applied in your designs?

We're inspired by the past. Traditional crafts, materials and arts of a city are sources for contemporary interpretation. In one project, we worked with a factory to hand-weave rattan on steel structures. In another, we worked with painters in Hangzhou to hand-draw a mural on upholstery for a wardrobe finishing.

We're inspired by the present, as HIR often explores how spaces get activated and communicate with people in real time. Digital interaction is usually incorporated where appropriate, utilising sensors, app-controls, lighting, projections etc. After all, interactions are brought about by sensual perception, and technology is absolutely a means to achieve it rather than an end on its own.



Adaptive Flocks



MANFRED YUEN

Founder, Groundwork Architects + Associates Hong Kong

PMM Media Office



Prior to founding Groundwork in 2011, Yuen received his architectural training from the University of Cambridge and HKU and has worked with Vienna-based Coop-Himmelb(l) au, where he served as the company's China's representative. Lau also served as honorable adviser for various organisations, including the Tung Wah Group of Hospitals, Oxfam International, Scout Association, etc. He was a visiting lecturer at the Hong Kong Polytechnic University School of Design and The University of Hong Kong from 2011 to 2017.

What's your story?

My architecture career began 15 years ago, but if I were to include the time spent on teaching, writing, hosting a radio show and the late hours, I think it would add up to around 25 years in total.

I love telling stories; I like making people happy;

I like making money too. So, seven years ago, I founded Groundwork: a practice that aims to tell good stories and to make our staff, partners, clients, users and society happy and rich.

Which projects do you enjoy working on the most?

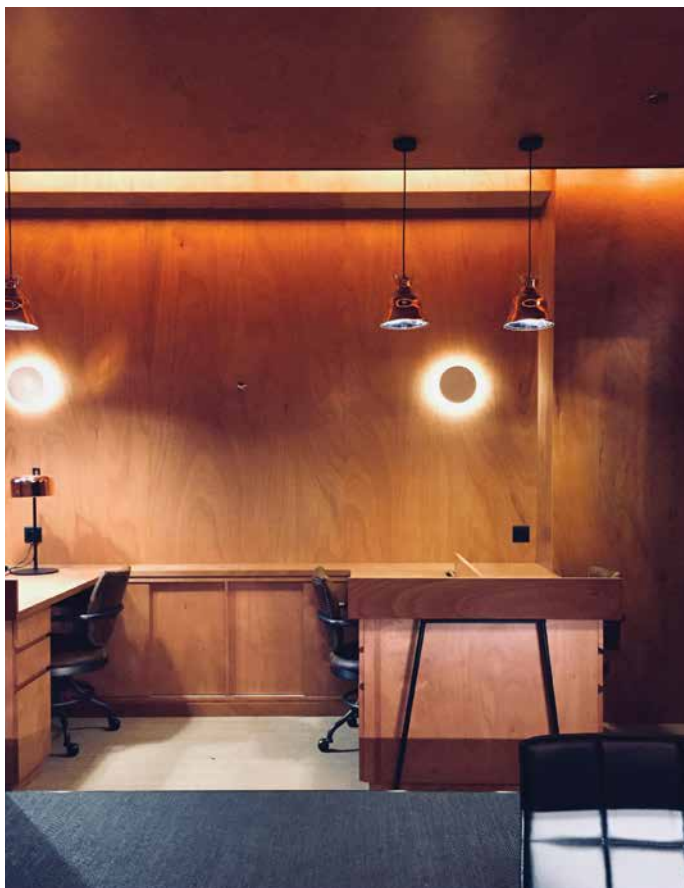
Debatable and controversial ones: projects that influence.

What has been a significant career milestone for you so far?

Asking CY Lau to join us in 2015 as our partner. CY changed us, improved us and has become one of my best friends. It is not usual to have a partner who is a good friend.

What innovative materials or technologies have you applied in your designs?

Trying to build with water.

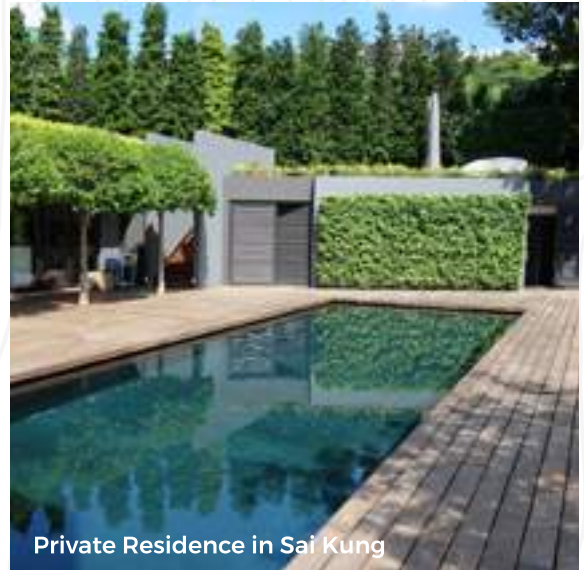




The Leading Resource for Designing and Building with Timber



Wetland Park



Private Residence in Sai Kung



Tin Shui Wai Sports Centre



Hong Kong UNESCO Global Geopark



Ma Wan Park

Timber Products

Hardwood | Treated Timber | Wood Composite | Rice Husk Composite | Thermowood | Decking Support & Hardware | Timber Finishes

Outdoor Products

Outdoor Furniture | Street Furniture
Pots & Planters | Comprehensive
range of Landscape Products

Our Services

Timber Structure and Decking Installation
Supply of comprehensive Architectural &
Landscape Products | Landscape Garden
Contracting Services



Amtrac Furnishings International Ltd.

9/F Caltex House, 258 Hennessy Road, Wanchai, Hong Kong

Tel: 852-2508 9668 Fax: 852-2508 9998 Email: amtrac@amtrac.com.hk URL: www.amtrac.com.hk



The mark of
responsible forestry
FSC® C04123

Look for FSC™ certified products

**HEAT &
SOUND
OUT**

**ENERGY
SAVING**

New Era for Energy Saving



- **VACUUM** Technology fabricated Green & Energy Saving Product



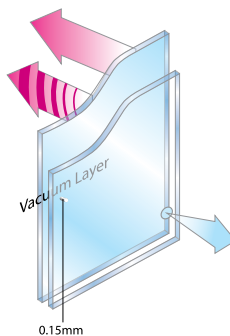
- 12.2mm (THK) **VACUUM** Glazing



- Min. 2 times Better Thermal Insulation in U-value: $0.6\text{W/m}^2\text{K}$ Vs $1.7\text{W/m}^2\text{K}$ of IGU



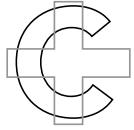
- Min. Sound Insulation $\geq 37\text{dB}$



The Getz Corporation (Hong Kong) Limited
美商吉時洋行有限公司

8th Floor, Wyler Centre I, 202-210 Tai Lin Pai Road, Kwai Chung, Hong Kong

Tel: (852) 3126 2367 Fax: (852) 2480 4691 Email: BuildMat@getz.com.hk Website: www.getz.com.hk

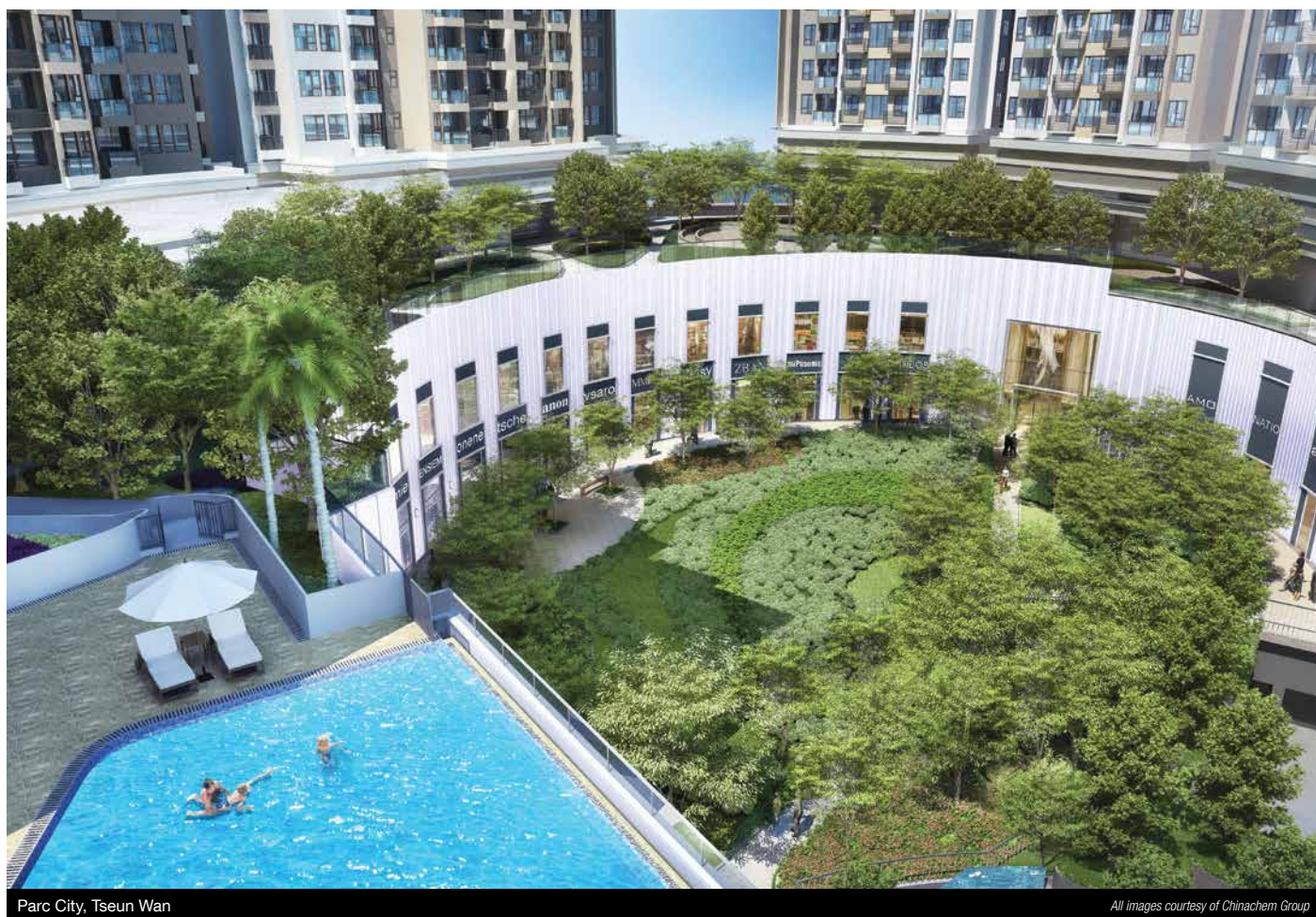


IN THE SPOTLIGHT



DONALD CHOI

Having worked globally as architect and developer for more than 30 years, Chinachem Group CEO Donald Choi believes in the power of design and architecture to empower society.



If we can make good use of the interrelationship between the indoor and outdoor spaces, it will result in a much better living environment for the user.

Choi joined Chinachem in January 2018, after 18 years at Nan Fung Development, where he last held the position of managing director. Prior to that, he was a director at Foster and Partners. He has vast experience in both public and private projects and was the authorised person—architect for the Hong Kong International Airport Passenger Terminal and many other infrastructure projects at Chek Lap Kok.

Choi is active in community services and serves as global trustee of the Urban Land Institute, trustee of Design Trust—Hong Kong, council member of the Hong Kong Institute of Urban Design, and board member of Construction Innovation and Technology Application Centre. He has taught at the University of Hong Kong and was the former chairman of the Architects Registration Board, HKSAR.

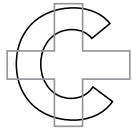
What are your aspirations as the new CEO of Chinachem Group?

Chinachem Group is a very established property developer and conglomerate in Hong Kong. Our group has developed environmentally-friendly projects, and sustainability is a key pillar of our values and operations. We take a long-term view of how

our practices will impact the communities we serve—we want not only to reduce our carbon footprint, but also to provide a healthy working and living environment for the users. Recently, in addition to BEAM plus and its certification, we are also embracing Well Building Standards, focusing on health and wellness for our projects.

The residential land at Anderson Road was awarded to your company recently—your first winning bid in Chinachem. What are your development plans for this project?

I think we are quite lucky as we won the bid against 25 competitors. It was not easy, but again, it also proves the uniqueness and value of this site. Obviously, we are happy that we got the site. It is located at Kowloon Peak area, off Clear Water Bay Road—overlooking Kowloon East, Kwun Tong and the sea—which holds immense potential. Also, it is the first development in a new Green community in an urban area being planned by the government, so we believe that, with the government's smart city planning and infrastructure support, this will be a very forward-looking community that will actually serve as a model for sustainable and healthy living in Hong Kong.



This is what we will do at the site: It will be a low to medium-density development with 10- to 20-storey buildings. With medium density, we will be able to provide substantial and user-friendly open communal and green spaces, which will create a healthy and liveable environment, as well as a strong sense of place.

Chinachem has seen strong sales and warm reception in its latest projects. Why do you think this is so? And what are your plans and strategies for 2018?

I think if you look at our success in Tseung Kwan O and Tsuen Wan, the developments are all very conveniently located, with good infrastructure support. Hong Kong home owners like convenience and having a community where all their daily needs can be met. So that's why the Anderson Road site is so attractive. The development is in a self-sustainable community, with not only residential units, but also with commercial retail support, a public transport interchange, and government and community amenities and facilities.

What we design are practical but comfortable homes for people to live in. With spacious kitchen, bedrooms and bathroom, they will not feel boxed in. As Hong Kong society grows more affluent, it is important for us to improve the quality of our living environment as well as spatial experience. If we can make good use of the interrelationship between the indoor and outdoor spaces, it will result in a much better living environment for the user.

Nano flats (less than 200 square feet) have become a trend in recent years, but you have said that Chinachem will be sticking to its no-micro-apartment investment strategy. Please share your perspective on this issue.

Nano or micro flats may only be suitable for a small group of people in Hong Kong. The family size is getting smaller, but it still remains at around 2.8 per family. I do not see a huge market for micro flats in the future. When single youngsters grow older or get married, they will require a larger living flat for their family. We are a developer building for families. So, in our Anderson Road project, we will concentrate on two- to three-bedroom units, with only a small percentage of one-bedroom units.

Chinachem has been working with non-governmental organisations (NGOs) to provide apartments for the needy in society. What is the company's vision for these projects? Will you boost these social contributions in the future?

Chinachem's mandate is not only to be a good corporate citizen, but also to be socially responsible and contribute positively in Hong Kong, China and the world. Therefore, we will seize the opportunity to work with NGOs and other charity organisations to provide better opportunities and improve living environments.

For example, in Pok Fu Lam, we will cooperate with the Hong Kong Council of Social Service to provide 16 apartments at favourable rent to the less privileged in society. It is only a small number,

We will also try to involve builders and suppliers so we can make use of their expertise and incorporate their manufacturing processes into our construction.

but hopefully we can create a working methodology and model to provide more facilities to the needy. We have also identified an abandoned theatre in Sau Mau Ping, and we are working with some NGOs to make good use of the facility so that we can support some drama groups and the local arts scene.

Can you share what initiatives the company is adopting in response to its sustainability mission?

Hong Kong is our home, so we are really trying to create a better environment for all citizens. Sustainability is important in today's development. The earth's resources are not unlimited; we need to use them wisely. With technology and design skillsets, we definitely have the tools to create a better environmentally-friendly and sustainable development and, hopefully, at an affordable cost.

For our projects, we are using building information modelling (BIM) and exploring new construction methodology, including modular design, automation, and prefabrication. We hope that these can speed up construction and help bring down construction costs but at the same time still provide a high-quality living environment. We are at the early stage of modular construction, and the technology has a lot of potential to be harnessed.

For example, previously we were transforming 2D image into a 3D environment for crash analysis, but making full use of BIM is beyond just these applications. 4D scheduling—which is almost a virtual construction before the actual construction takes place on site—can eliminate a lot of double-handling, while 5D cost valuation can provide a more accurate cost budget, which will reduce inaccuracy wastage and bring down construction costs.

I think, however, most importantly is to start with design. If we are doing design for manufacturing and assembly (DfMA), the discipline in making sure that it is a repeatable modular is important. We will also try to involve builders and suppliers so we can make use of their expertise and incorporate their manufacturing processes into our construction. Hong Kong has already used a lot of prefabricated façades. With such well-established technology, what we will need to do is more standardisation so that the manufacturers can take advantage of mass production and economies of scale.



The Papillons, Tseung Kwan O

I don't see the urgent need to take country park for urban development at the moment. But there may be a time, after careful study, when certain green belts can be developed because they are already at the centre of an urban area.

In your opinion, what is the Hong Kong property market outlook for 2018?

The latest unemployment rate is below 3 per cent—this is the natural rate of unemployment, which means we are at 100 per cent employment. Hong Kong is still projecting a steady and stable GDP growth. Our government has a lot of surplus, and everyone is expecting a growing surplus in the future. I think we still have room to do more investment for Hong Kong, such as additional infrastructure development, which would provide the growth engine for real estate in future, or incentives to attract talents to Hong Kong, which would increase demand for property.

At the same time, we are an export-oriented economy; the global economy will affect Hong Kong. When we look at the economy in Southeast Asia and China, it has a healthy and enviable growth. The US economy is also on a steady path of recovery and growth. The global economy seems to be very positive, and Hong Kong will benefit from it. For the region, we have The Greater Bay Area Initiative and the One Belt One Road Initiative as well. So, I see a positive future for Hong Kong's economy and property market.

As the head of a prominent real estate company, what is your vision for future land development in Hong Kong?

It is my personal belief that everybody in the society has a responsibility to voice their suggestions to the government on how Hong Kong can improve its built environment. Land supply

is a big topic under discussion now. I think that the more people giving their opinions, the better, as the government can listen and understand the needs from different sectors and develop appropriate policy to satisfy the community's needs.

Hong Kong does not lack land. We have sufficient land in the city, but there is a mismatch of the planning policy with the actual land use. For example, only about 7 per cent of land in Hong Kong is being used for residential areas—that can be increased. We still have 6.4 per cent of land for agricultural use, but we all know that agriculture is no longer a major industry in Hong Kong. So, we should have better planning to optimise our land use and review how we can use our land to provide better value for our community.

There has been much concern regarding taking away country park for development. We need a very comprehensive study to try to balance between environmental conservation and development needs. I don't see the urgent need to take country park for urban development at the moment. But there may be a time, after careful study, when certain green belts can be developed because they are already at the centre of an urban area. It is important for our city to have a rational discussion and come to a consensus on our future development direction. As a compact city, Hong Kong has the potential to become an exemplary city of the 21st century—a sustainable and environmentally-friendly metropolitan where people can thrive and have quality life. **■**



COMMERCIAL VINYL FLOORING



GCS

INTEGRATED ACCESS WALL PANEL



shaw contract group
commercial flooring

WORLD MOST ECO-FRIENDLY CARPET



schäfer
Trennwandsysteme

SMART LED TOILET CUBICLE



MONDO
TRACK & FIELD

OLYMPIC CLASS RUNNING TRACK



HED

BESPOKE LOCKER & BENCH SYSTEM



GREENWOOD

HIGH QUALITY WPC FROM JAPAN

GENESIS
361° TOTAL SOLUTION

FROM **IDEA**
TO **REALITY**

361° FLOORING SOLUTION

ENQUIRY FOR MORE RENOVATION IDEA

500+ Projects per year
5000+ Projects Specified
and Installed in Hong Kong



SAFETY MATTERS

SECURITY · CONVENIENCE
PEEK-PROOF · SMART LOCK



Product Features:

- Mortise Smart Lock
- Multiple Keyless Access
- Peek-Proof Touchscreen
- 256-bit Bluetooth Encryption
- Monitor Access History
- Multi-user access & code management
- Automatic Locking
- Built-in Intruder Alarm
- At Home Safe Mode
- BS EN1634-1 Compliant
- Robust Structural Design
- Operates on AA Batteries
- For Rental Properties, Airbnb Hosting, etc.,

Also Available:



DIY Single Cylinder Latch



DIY Single Cylinder Deadbolt



Smart Access and Control Lock

PIN GENIE Inc., is a company founded in Silicon Valley, California, USA. PIN GENIE invented and patented a unique, smart, secure and discreet technology for locking and unlocking devices with passcodes. PIN GENIE as a technology has been providing better mobile phone security to over 3 million mobile phone users with PIN GENIE Vault and PIN GENIE Locker. In 2016 PIN GENIE launched its lines of Smart Locks and created buzz among technology experts and US-based end users. PIN GENIE is expanding its market to the Asia Pacific and Europe in response to interests and growing demands for securely connected smart home devices. For distribution and partnership inquiries, email biz@pin-genie.com.



PIN GENIE INC., (HK)
Website: www.pin-genie.com
Email: biz@pin-genie.com
Call: +852 2357 0104

SHANGHAI SUNRISE POLYMER MATERIAL OFFICE

Those who have been to the new Shanghai Sunrise Polymer Material office may say there's some real chemistry going on there. Perhaps it's the laboratory glass-flask hanging lights. Or the hexagonal skeleton-formula-shaped sound-absorbing ceilings and lamps (apparently the smallpox molecule is a main design theme).

Located within Juxin Park—Caohejing Hi-tech Park, the 2,100-square-metre rectangular space was designed as a work environment that inspires and stimulates the younger generation employees to concoct new chemical formulas and product concepts.

The design brief was clear: maintain the space's advantage, enlarge its visual perception, and enable information sharing and exchange.

The space includes a reception area, conference area, a café run by college students, an alumni centre, experimental area and office area. The leisure conference area between the executive office and open office area becomes both the staff supply station and a convenient discussion venue.


As the company's founder graduated from Tianjin University and is head of the Tianjin University Alumni Association, the new office space includes an alumni centre that also serves as an incubation space for students to explore their entrepreneurial prospects.

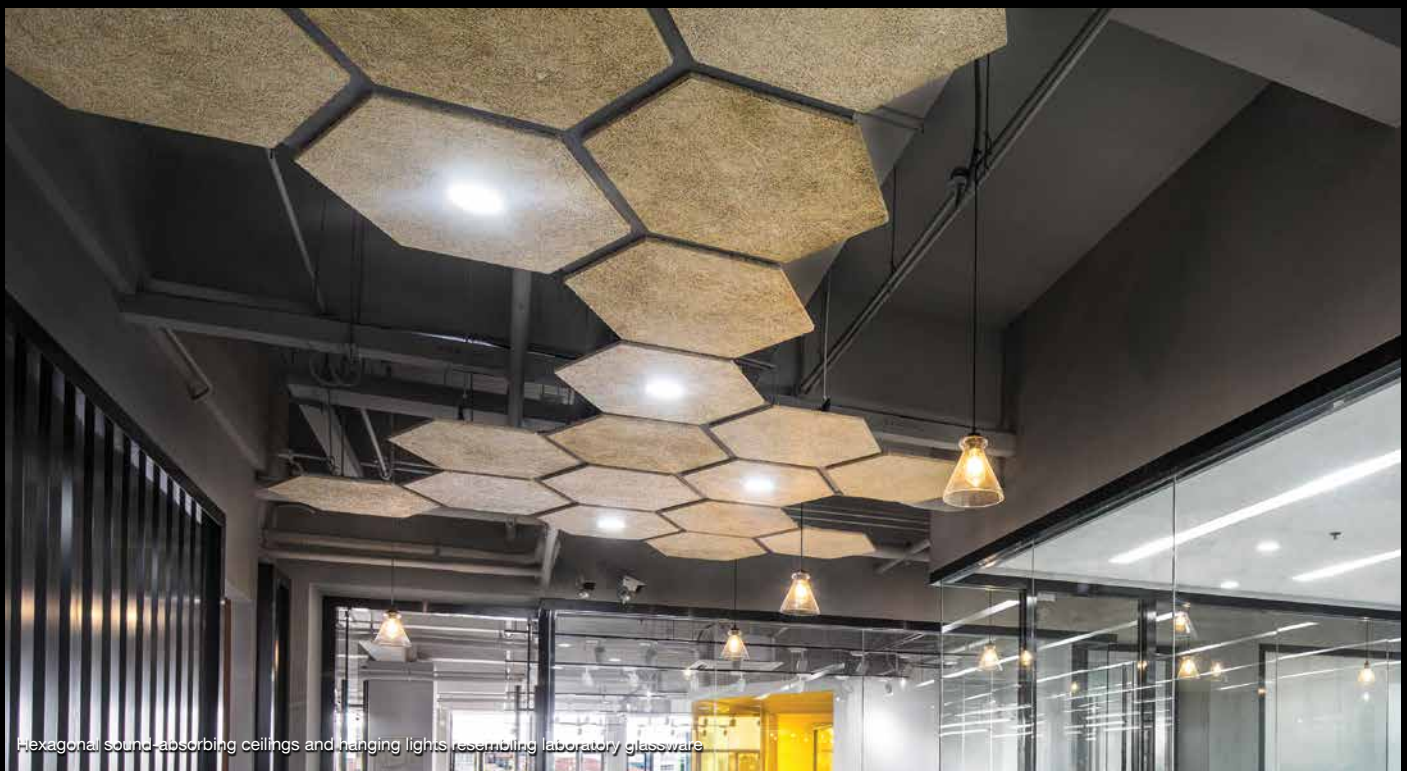
The office area comprises open office space, conference rooms, executive office and recreation area—designed for efficient collaboration and communication. The fully open and semi-private environment breaks the mould of the traditional

office model, ushering in a new era for the company. Simple lines, with tones of black, white and grey, mark the firm's rigorous attitude and rational strategic thinking.

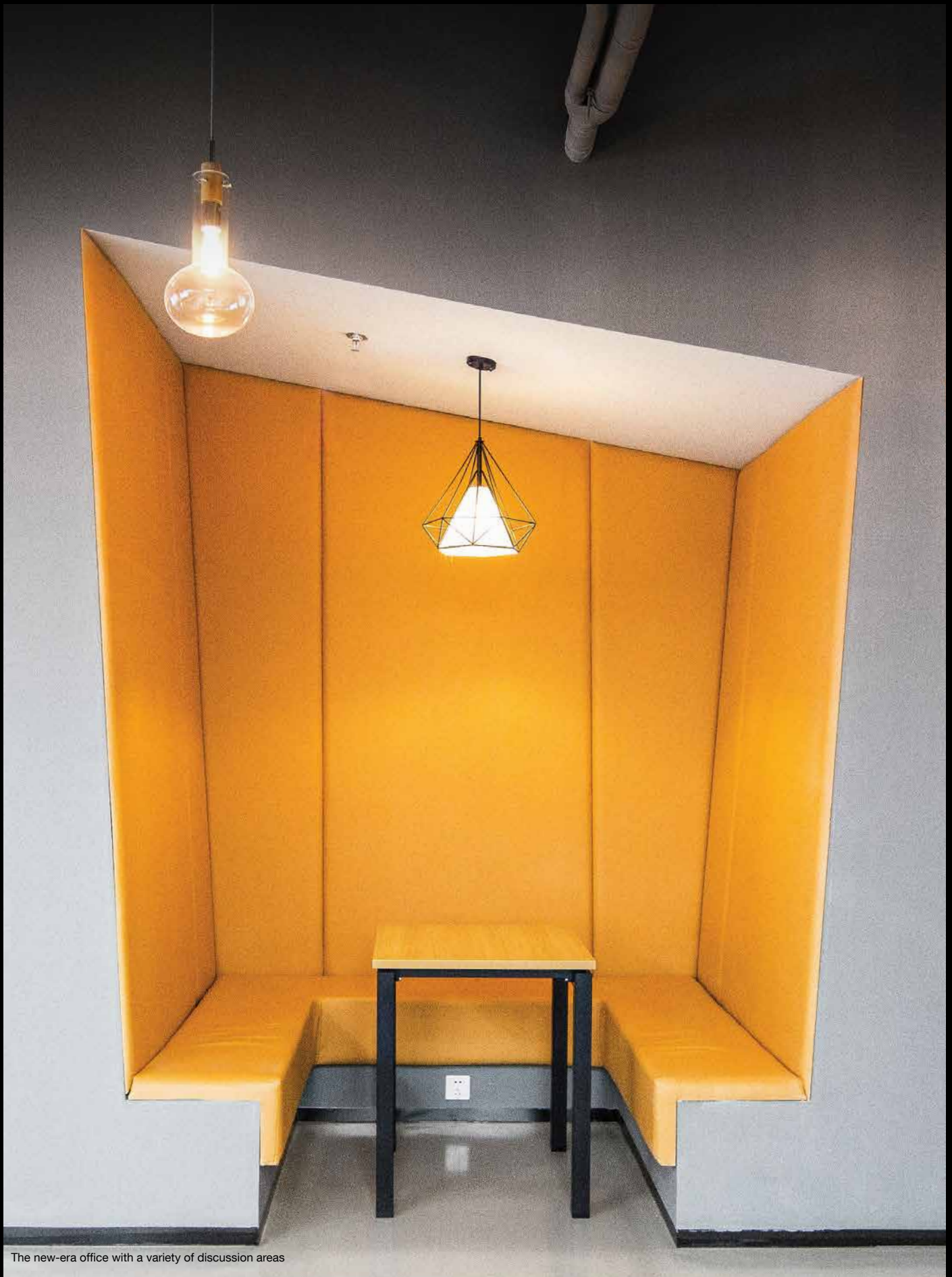
TRANSPARENCY

The space enjoys large windows on three sides. To maximise light penetration and unobstructed views, glass is used to create a 'transparent' office. Ultra-white luminous glass is interspersed throughout to make the walkways clearer and brighter.

A chemical experimental area covers a quarter of the entire office area. A 1.8-metre-wide walkway connects the laboratory with the office area, with glass walls allowing both sides full view of the other. Through the windows, large tracts of green plants can also be appreciated from the workspaces, a sight for tired eyes. 



Hexagonal sound-absorbing ceilings and hanging lights resembling laboratory glassware.



The new-era office with a variety of discussion areas



INTERIORS

PROJECT DATA

Project Name

Shanghai Sunrise Polymer Material Office

Location

Shanghai, China

Completion Date

August 2017

Gross Floor Area

2,100 square metres

Building Height

1 storey

Client

Shanghai Sunrise Polymer Material Co, Ltd

Architecture Firm

CCDI GW Design

Design Development

Cui Dina; Yang Yanling

Interior Design Firm

CCDI GW Design

Principal Designers

Pu Yuzhen; Wang Huan; Zeng Huifan

Mechanical & Electrical Engineer

Li Yun

Quantity Surveyor

Zhang Xueliang

Project Manager


Li Zhiyu

Interior Fit-Out Contractor


Shanghai Yu Bo Building
Decoration Engineering Co, Ltd

Images


CCDI GW Design; Lu Fei



Ultra-white luminous glass brighten up the corridors



'Molecularised' lights



Alumni centre with colourful yet functional seating areas

Silestone®
Authentic Life
賽麗石·本色生活

TOPS ON TOP

Cindy Crawford on Silestone Countertop



On Top

www.silestone.com

Worktop & Integrity Sink. eternal-Marquina

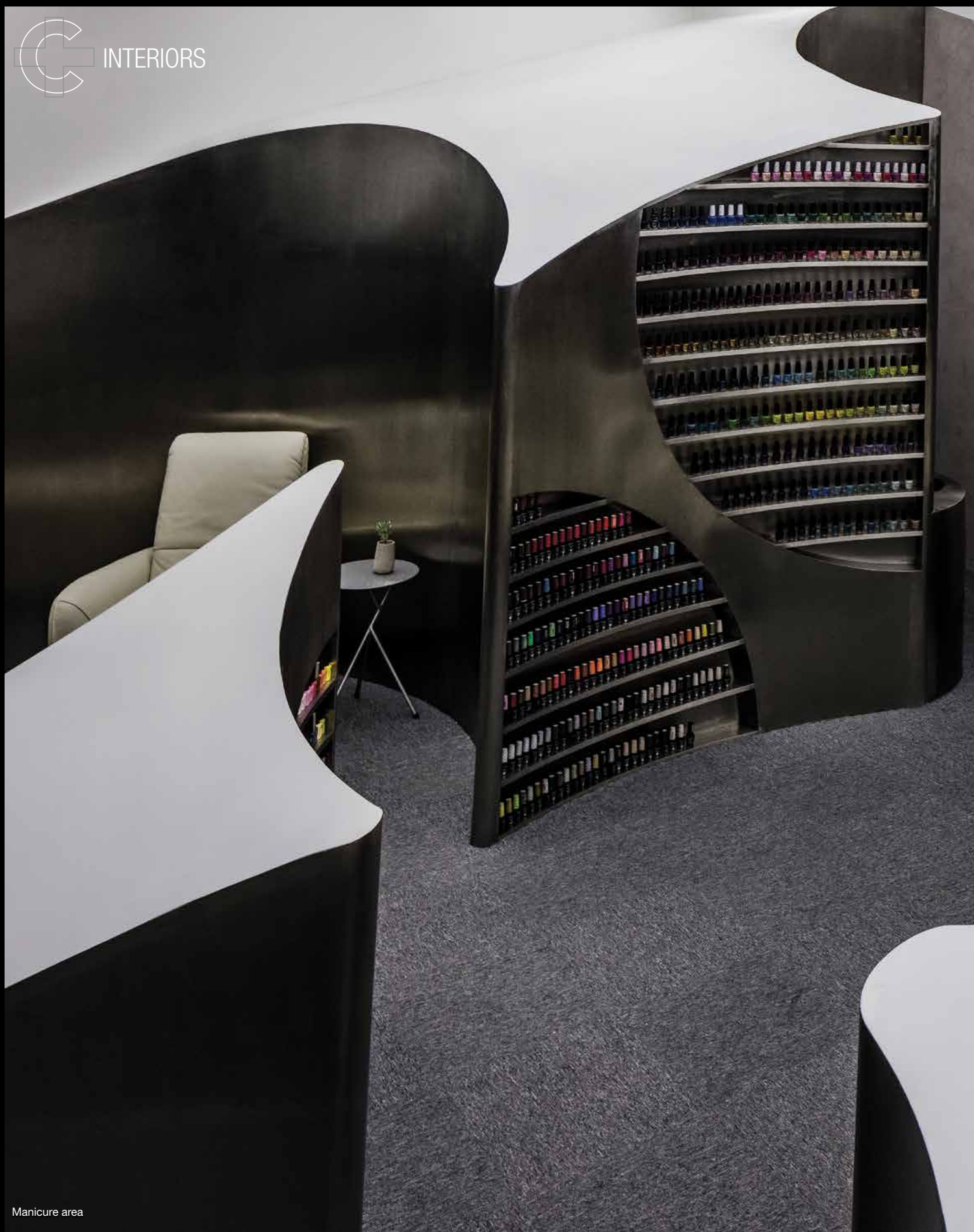
A product designed & made by **COSENTINO**

Sole Distributor: Silechannel Co., Ltd. (Hong Kong, Macau & China)

Tel: (852) 2111 5858 / Fax: (852) 2111 5859 / Email: info@silestone.com.hk



UNIVERSO
MUJER



Manicure area



MINI HILL – LILY NAILS SALON

Fancy a trip to the hills to get your nails done? Or having your beauty treatments in a cave? Located at Fullink Plaza in Beijing, this is definitely not your typical nails salon.

From the storefront, visitors get a vivid visual image through the transparent glass façade. Once you step inside, the whole store becomes a stage to unfold the beauty of abstract nature.


The 60-square-metre space is designed as an undulating 'hill' that gradually rises outwardly. The hill is divided into seven functional modules, or 'caves', of varying sizes and exposures. These caves, distinct yet interconnected, form manicure and beauty areas.

The manicure area contains clusters of two or three seats, while the beauty areas are relatively contained for privacy. Spaces between the caves are used as storage, service rooms, display racks, etc.

This new design aims to create an intimate environment for customers, bringing people closer, improving the commercial value of the space, and integrating social and environmental resources.

MAKING MOUNTAINS

The hill top is painted white and integrated with surrounding walls and the shining roof. The roof is made of soft membrane, with a flower-patterned printed surface of different densities, creating an even and varied indoor light.

The whole hill is welded together with 1.5-millimetre-thick brushed stainless-steel plates, which matches the soft grey carpet on the floor, thus enhancing the grey-toned cave space. To reduce construction time, the steel plates were prefabricated off-site. 



INTERIORS



Storefront

PROJECT DATA

Project Name

Mini Hill – Lily Nails Salon
(Fullink Store)

Location

Fullink Plaza, Chaoyang District,
Beijing, China

Completion Date

June 2017

Site Area

60 square metres

Client/Owner

Lily Nails

Interior Design Firm

ARCHSTUDIO

Principal Designer

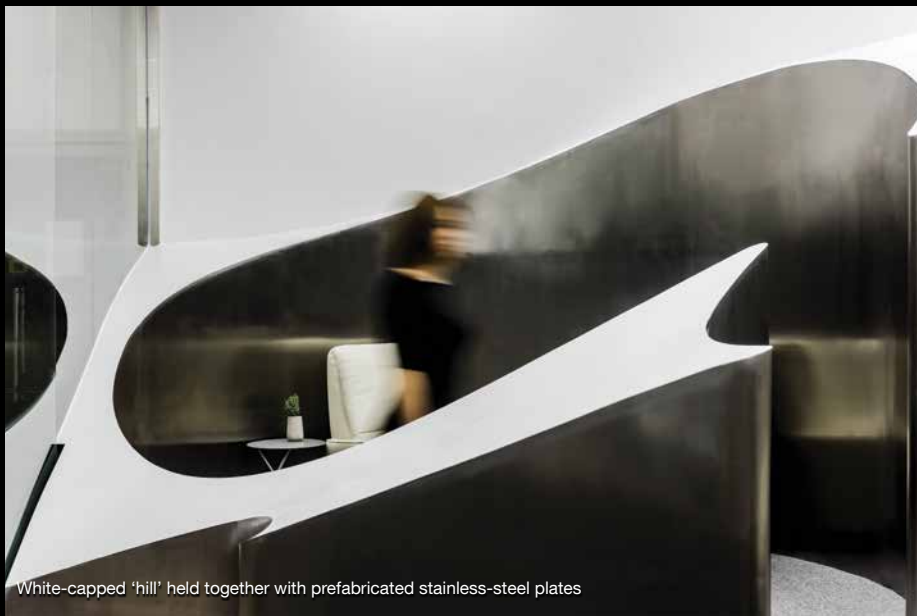
Han Wengqiang

Mechanical & Electrical Engineer

Zheng Baowei

Images

Jin Weiqi



White-capped 'hill' held together with prefabricated stainless-steel plates



Display shelves fitted between the 'caves'



Glory Top Building Materials Ltd
Glory Top Architectural Hardware Ltd



Sanitary Wares | Ironmongery | Fittings



Armitage
Shanks



sottini

ARTISENSE

RIGEL®
www.rigel.com.sg



American Standard



NOFER®



+852 3583 8333



info@glorytop.com.hk



www.glorytop.com.hk



INTERIORS


Sleek modern dining



GYUHACHI RESTAURANT @ K11

The hot pot dining restaurant greets diners with its sleek, modern interiors, aimed at evoking the Japanese cultural sense of harmony, or *wa*.

The design team created a simple and playful design scheme, with geometric latticework and various sizes of triangles, within an understated, minimalist space.

The interior features a combination of contrasting materials, from 'inorganic' mortar to wood for a warm and cosy ambience. The colour palette is brown and black—black marble is used for the buffet countertop, and the black ceiling complements the Japanese essence in the space. 



Restaurant façade



Buffet counter with black marble



A play of wooden lattices and triangles



Choice of sofa seats

PROJECT DATA

Project Name

Gyuhachi Restaurant @ K11

Location

K11 Art Mall, 18 Hanoi Road,
Tsim Sha Tsui, Hong Kong

Completion Date

11 January 2017

Gross Floor Area

169 square metres

Client/Owner

Well Core Ltd

Interior Design Firm

Studio C8 Co, Ltd

Principal Designer

Sasaki Chikara

Lighting Consultant

Lighting Workshop Company

Interior Fit-Out Contractor

HIROMONO Interior Design &
Contracting Co, Ltd

Images

Nacasa & Partners Inc



Lounge chairs at the reception area create a flexible and social space

THE FLEMING

Business travellers of the future expect increasing emotional and cultural experiences on their work trips, as opposed to traditional trade-focused stays. In response, the redesigned Fleming hotel in Wan Chai, close to the Victoria Harbour front, seeks to offer guests a memorable port of call.

Originally opened in 2006, The Fleming has caught a second wind as a 66-room boutique hotel. Drawing its identity and design inspirations from Hong Kong's maritime heritage and industrial era, it sports Streamline Moderne art deco architecture that harkens to the mid-1900s.

The Star Ferry, a distinctive and elegant icon of Hong Kong's past and present, forms the foundation for the design details. Familiar characteristics of yesteryears are given modern twists, such as the ferry-inspired custom-designed chairs in the lobby, lifts and doors with rounded edges, and nautically themed light fittings.

Steampunk touches—with dials, levers and buttons—lend an idiosyncratic touch, while brass fittings and cutlery, buoys and stationery resembling navigation tools bring guests on a voyage down memory lane.


Nostalgia is further evoked by colours and scents. Carmine reds and bottle greens—hues commonly seen on the hull of Hong Kong's ferries, fishing boats, delivery trucks and temples—and apothecary-inspired toiletries and custom sandalwood and amber notes aroma help deliver an authentic sense of place. A coastal Italian eatery on the ground floor extends the hotel's maritime feel in blue and white.

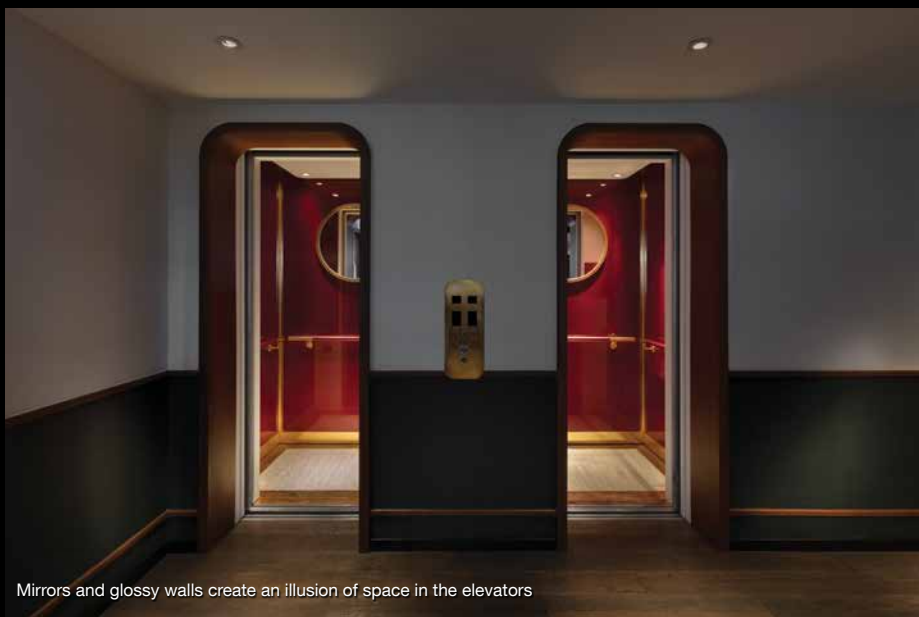
ANCHORS AWEIGH

In redesigning and rebranding the hotel, the designers were restricted from major alterations by the existing building, dating the 1970s, and regulations. As such, the room shapes were retained, but the space was maximised through customised furniture, such as exposed storage systems. The small elevator shaft was also a challenge, so the designers added mirrors

and created reflective and glossy walls to create the illusion of a bigger elevator space.

Business travellers will appreciate the practical storage systems, conveniently placed light switches and power points, and thoughtfully zoned rooms. Sociability is also a key essence in the layout, which aims to create interfaces among guests and encourage interactions with the staff. The reception, for instance, has lounge chairs with movable backrests, creating a flexible and social space.

All decorative items are custom-made, using main materials such as brass, teak wood, bamboo and fabrics. The design and sourcing team visited factories in Thailand, Indonesia and India to find the best manufacturing partner for different items—basins, lamps, show horns, tissue boxes, message card holders and switch panels—while some of the door handles and brass caps were made by local metal craftsmen. Ledges and tracks along the walls allow for unlimited configuration of the handpicked artwork sourced from Hong Kong-based artists. 



Mirrors and glossy walls create an illusion of space in the elevators



Exposed storage systems maximise space in bedrooms



Bottle-green tiles and brass sinks

PROJECT DATA

Project Name

The Fleming

Location

41, Fleming Road, Wan Chai, Hong Kong

Completion Date

September 2017

Building Height

14 storeys

Number of Rooms

66

Owner

John Hui

Interior Design Firm

A Work of Substance

Main Contractor

IBI Group Ltd

Images

Dennis Lo

MAXIMUS II

This 325-square-metre apartment exemplifies the design philosophy of 'simple space, luxury lifestyle'.

The client, a young business owner, wanted a home where he could spend quality time with his family as well as host social networking functions. The main design challenge, therefore, was to unfold the limited space to accommodate the essential functions for living, family, work and entertainment.

The result is a warm and welcoming family residence, along with a home office and private theatre as a social function space for weekend parties and events.

The layout of the apartment posed a challenge as the entrance corridor was only 1 metre wide. The designers turned the corridor into an entrance

statement, with pictures and decorative items to welcome visitors.

Breaking through the traditional definition of luxury with complex and vivid materials, finishes and colours, the designer went for understated indulgence—stylish hanging crystal lights in the living room and dining area; contrasting yet complementary materials for the table and chairs; imitation leather flamed with champagne-coloured steel feature walls in the master bedroom; and sophisticated themes for the bedrooms.

The designs for the living room, dining area and bedrooms align harmoniously with one another, reflecting the tasteful yet simple lifestyle of the owner. Classic art pieces match well with the beige and warm grey colour tones, which interact playfully with the recurring dark blue elements throughout the apartment. 



Classic art pieces and crystal chandeliers in the dining hall



A narrow entrance corridor becomes a showpiece



Beige and warm grey tones interact with the dark blue carpet

PROJECT DATA

Project Name

Maximus II

Location

Foshan, China

Completion Date

May 2017

Gross Floor Area

325 square metres

Client/Owner

Hong Ding Property

Interior Design Firm

Ronald Lu & Partners

Principal Designer

Alistair Leung

Images

Ronald Lu & Partners



A relaxing home office



Master bedroom with imitation leather flamed with champagne-coloured steel feature walls



A stylishly themed bedroom

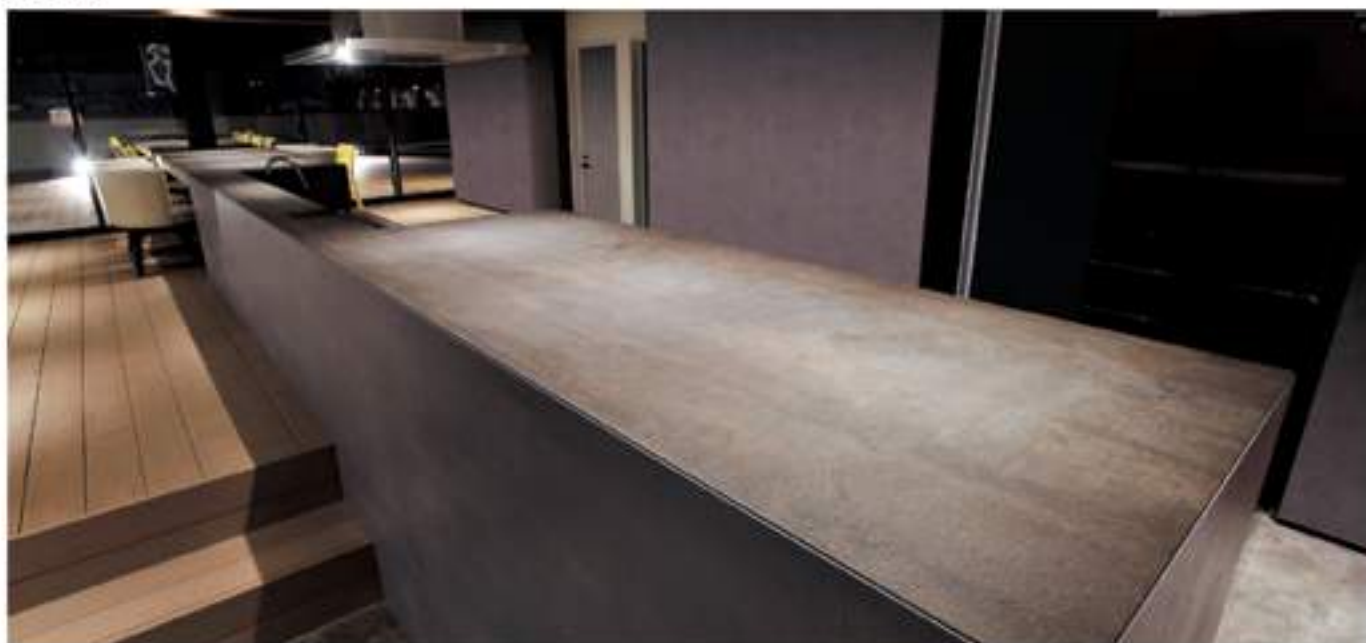


Goodrich Global
SINCE 1983

GOODRICH GLOBAL

WALLCOVERING • FABRIC • CARPET • FLOORING

Goodrich Global is Asia's leading supplier of Wallcoverings, Fabrics, Carpets, and Flooring materials. Our track record shows our determination to be the leader in our industry. Our success can be attributed to our motivated team of professionals and our commitment to achieving excellence in all areas of our operations. We execute our business with a precision that is enlivened with creativity.



The Architectural Design

REATEC

Reatec is an architectural film with a pressure sensitive-adhesive backing. It utilizes state of the art, multi layer printing, and minute embossing, for an appearance that is indistinguishable from real wood or stone. It is an environmentally conscious alternative to wood, stone and leather. It reduces landfill waste by minimizing discarded millwork components. Reatec is less expensive than real wood or stone and is less expensive to install. It can be installed with ZERO downtime. And it is washable and repairable when damaged, saving enormous replacement costs.



Goodrich Global Ltd.

Units 902-904, 9/F, Tower 1, Cheung Sha Wan Plaza, 833 Cheung Sha Wan Road, Kowloon, Hong Kong.

T: (852) 2668 5757 | F: (852) 2778 5757 | E: info_hongkong@goodrichglobal.com.hk

Mon-Fri 9:00am to 6:00pm | Sat 9:00am to 1:00pm | Closed on Sun and Public Holiday

Stay Connected : www.goodrichglobal.com

Singapore (HQ) | China | Dubai | Hong Kong | India | Indonesia | Malaysia | Thailand | Myanmar | Vietnam | Philippines



Goodrich Global
SINCE 1983

GOODRICH GLOBAL

WALLCOVERING • FABRIC • CARPET • FLOORING

High Performance Fabric

Shield Leather

Performance Leather made of 100% Silicone, SHIELD Leather redefines high performance fabric through the best combination of leather textures and the superior advantages of silicone. It is inherently flame retardant, and unlike polyurethanes(PU), silicone does not degrade from hydrolysis chemical. At the same time, it does not support microbiological growth.



Goodrich Gallery

25/F Tiffan Tower, 199 Wanchai Road, Wanchai, Hong Kong

T: (852) 2136 0577 | F: (852) 2136 0572 | E: info_hongkong@goodrichglobal.com.hk

Mon-Fri 10:30am to 7:00pm | Sat 11:00am to 6:00pm | Closed on Sun and Public Holiday

Stay Connected : www.goodrichglobal.com

Singapore (HQ) | China | Dubai | Hong Kong | India | Indonesia | Malaysia | Thailand | Myanmar | Vietnam | Philippines

GOODRICH GALLERY | WALLCOVERING • FABRIC • CARPET • FLOORING

PROJECT WATCHLIST



HKFYG TAI PO YOUTH HOSTEL CUM YOUTH S.P.O.T.

To meet the need of individual living spaces for working youths, the Hong Kong SAR government announced the Youth Hostel Scheme (YHS) in the 2011–12 Policy Address to construct hostels for youth development.

This new Hong Kong Federation of Youth Groups (HKFYG) project is located at 2 Po Heung Street, Tai Po Market in the New Territories. The total construction floor area of the building is about 4,040 square metres. The project is divided into two parts—the podium and the tower. The podium (ground to third floor) will be used as a youth centre, providing communal facilities such as laundry room and common areas for reading and social networking. The youth hostel tower will be constructed above the podium, from the fourth to 19th floor (and a roof floor), to provide 78 hostel units for working youths.

The HKD174 million project is expected to start in the first quarter of 2018.

NAME OF PROJECT	LOCATION	CONSTRUCTION START DATE	VALUE (HKD 'MILLION)
CIVIL (INFRASTRUCTURE, TOWNSHIP, UTILITIES, TRANSPORT)			
ROAD UPGRADE	Sha Tin District, New Territories, Hong Kong	Q1 2018	587
VEHICULAR BRIDGE WITH THREE LIFTS, ESCALATOR AND PUBLIC TOILETS	Kwun Tong District, Kowloon, Hong Kong	March 2018	100
RESIDENTIAL			
LOHAS PARK (PHASE 8)	Sai Kung District, New Territories, Hong Kong	Q1 2018	3,690
APARTMENTS (1,710); SHOPS (20 BUILDINGS, 10 STOREYS); VILLAS (130, 10 BUILDINGS, 5 STOREYS); HOUSES (10 UNITS, 2 STOREYS)	Yuen Long District, New Territories, Hong Kong	March 2018	3,400
COMMUNITY/LEGAL/HEALTH/RECREATION			
ST JOSEPH'S CHURCH	North District, New Territories, Hong Kong	Q1 2018	225
TUEN MUN HOSPITAL OPERATING THEATRE BLOCK	Tuen Mun District, New Territories, Hong Kong	April 2018	1,910
EDUCATION			
ST PAUL'S PRIMARY CATHOLIC SCHOOL ANNEXE BLOCK	Wan Chai District, Hong Kong Island	Q1 2018	467
OFFICE/EXHIBITION			
OFFICES AND SHOPS (28 STOREYS)	Central & Western District, Hong Kong Island	March 2018	400
OFFICES AND SHOPS REVITALISATION (14 STOREYS)	Tuen Mun District, New Territories, Hong Kong	Q2 2018	200
RETAIL/HOTEL			
HOTEL (60 ROOMS, 22 STOREYS)	Yau Tsim Mong District, Kowloon, Hong Kong	Q2 2018	130

Source: BCI Asia Research

SSS SIEDLE

As far the home may stretch

Mobile door communication
with Siedle Scope & Siedle app.





Three interconnected buildings in Zhengzhou

ZHENGHONG PROPERTY AIR HARBOUR OFFICE



This upcoming project comprises three interconnected office buildings in Zhengzhou—the provincial capital of Henan Province and a major transportation hub in central China.

The 21,708-square-metre site is an elongated plot with close proximity to residential blocks in the south. The design scheme delivers a straightforward solution by laying three office blocks along a narrow site, and angling the buildings to maximise the distance from the residences.

The building's form is inspired by the famed Yellow River. The 45-degree-angled layout provides an outlook that resembles the winding course of the river.

Such orientation gives a permeable frontage for better ventilation and more open space on the ground level. The elongated façade also allows 95 per cent of the buildings' tenants facing north to have an extensive view of the Zhenghong Central Park.

The blocks are connected by shared facilities and rooftop terraces to deliver three-dimensional vertical green urban spaces. Flexible floor plans cater to the client, government and corporate tenants.

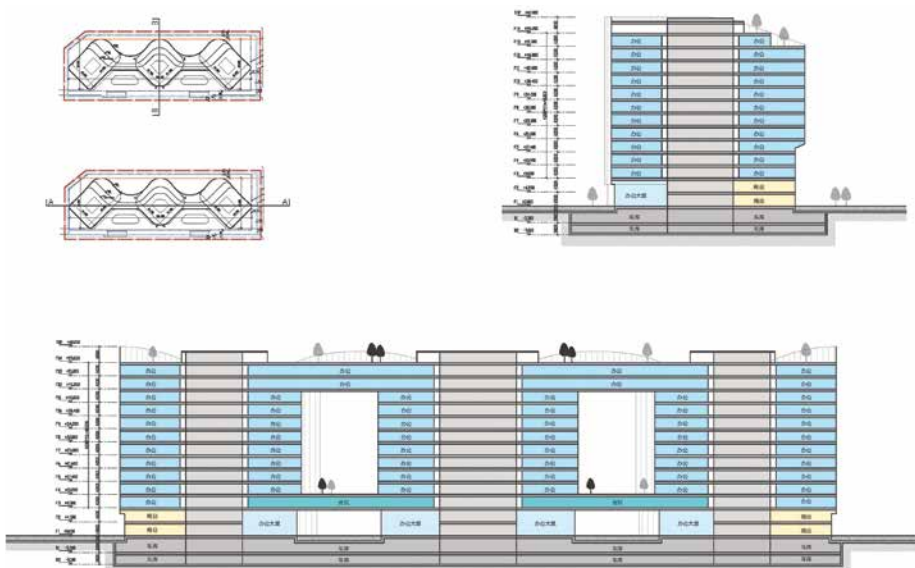
Strategically located near Zhengzhou Xinzheng International Airport with multiple public transport options, the project enjoys excellent connections with a design that enhances accessibility. 



Angled blocks increase the distance from the residential blocks in the south



Rooftop terraces for vertical green urban spaces



PROJECT DATA

Project Name

Zhengzhong Property Air Harbour Office

Location

Zhengzhou, China

Status of Construction

Design Stage

Expected Completion

2022

Site Area

21,708 square metres

Gross Floor Area

86,831 square metres

Building Height

60 metres

Client/Owner

Henan Zhengzhong Property Co, Ltd

Architecture Firm

Aedas

Principal Architects

Keith Griffiths; Ken Wai

Images

Aedas



Shirasu Cave House

Shirasu Cave House - A house influenced by the beauty and uniqueness of the natural material - magma ceramic "Shirasu" .
To create a safe and healthy living space.



大自然力量・希拉斯世界



高千穂シラス株式会社
Takachiho Shirasu Corp.

Yokohama Landmark Tower 9F, 2-2-1 Minatomirai, Nishi-ku, Yokohama-city, Kanagawa-prf. 220-8109 Japan
TEL: +81(45)224-6077 yyin@takachiho-corp.co.jp <http://www.takachiho-shirasu.com/tw/>





LED DISPLAY

REVOLUTIONIZE YOUR SPACE

We work with architects, designers, engineers and consultants to blend LED displays into any environment. Our LED display systems are seamless and creative, providing clear and detailed imaging. You can create a unique and memorable experience that engages customers. Whether you are looking to increase curb appeal, or attract more attention...

LED is the answer!

OUR GALLERY



About SEA POINT

Sea Point was founded in 2010, our LED solutions focus on engineering, product customization, project implementation and ongoing maintenance. Our capabilities span all lighting design elements including fixture design, manufacturing, and systems integration.

Rely on our professional engineering and lighting design team's advantages. We understand clients' requirements for cost-effective and high-quality solutions. We are always committed to the latest innovations in LED technology and remain at the forefront of the industry. Our project experience includes:

- LED display engineering and maintenance
- Commercial lighting and design scheme services
- Dimming control and circuit design solution
- LED signage system design and customization
- LED effects lighting and custom production

For more information, please feel free to contact us & visit our showroom



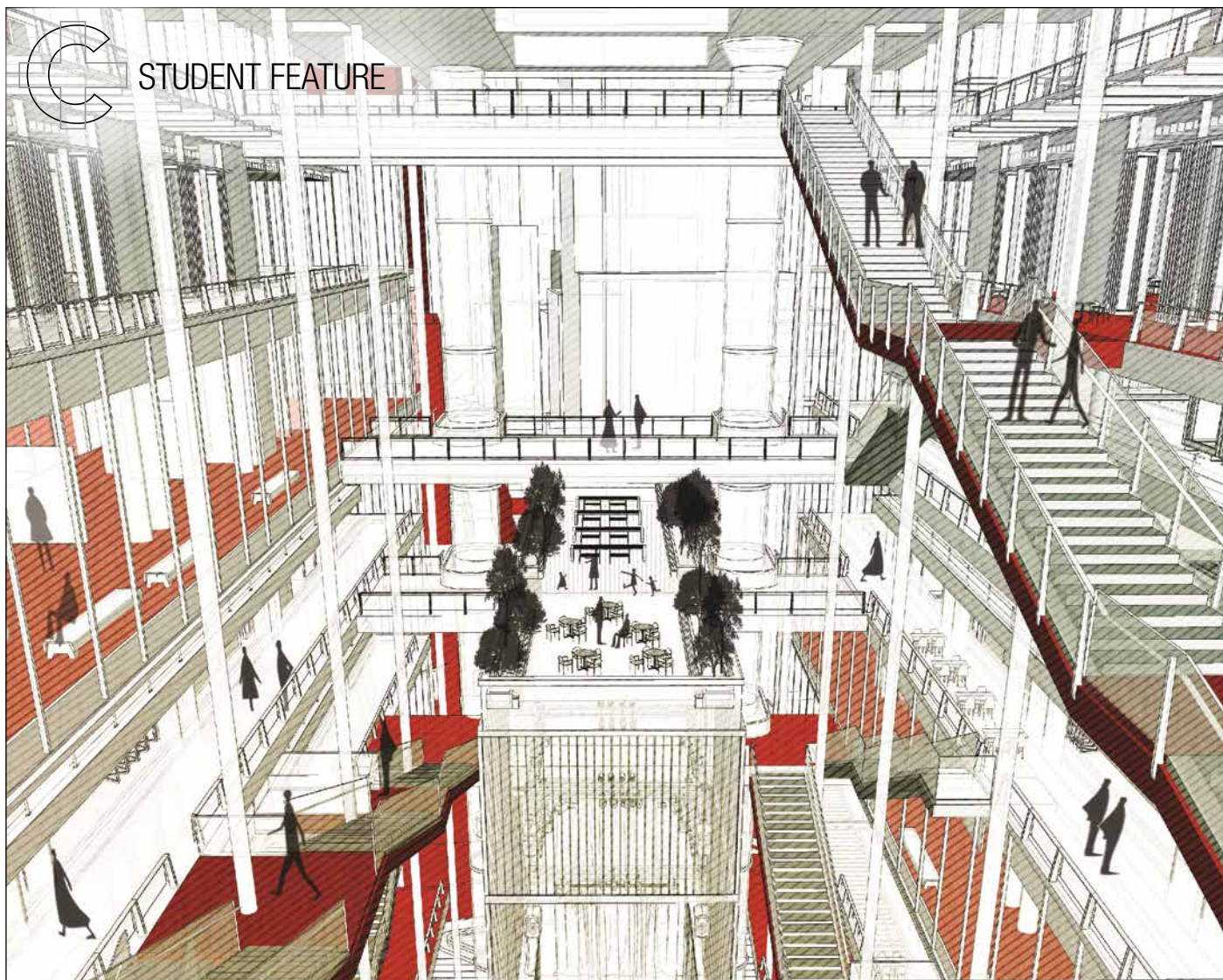
andy.cheung@seapointcorp.com
hksales@seapointcorp.com



<http://www.seapointcorp.com>



852 9835 0355
852 2169 0263



View of atrium from above

THE LABRARY

In today's digital world, there is a global trend of closures of public libraries. This thesis argues that instead of simply digitalising their resources, libraries should evolve from a passive repository of information to an active co-learning laboratory for creating and sharing new knowledge. This vision relies on developing a new typology of library—a LABRARY—that allows social interaction to be the main driver of learning.

The project is sited at the current Central Market in Hong Kong, with the hope that the LABRARY would become a new generator for building a community of innovation within the Central district, together with Tai Kwun and PMQ, forming a 'cultural triangle' for the exchange of ideas.

The site is part of the elevated walkway system

connecting the Victoria Harbourfront and the Mid-Levels, supporting heavy pedestrian traffic between the commercial and residential parts of Central every day. The LABRARY is intended to redevelop the site, instead of simply renovating the existing Central Market, to give the community a totally new definition of 'marketplace', to facilitate the exchange of ideas and discourse.

EXTENSION OF STREET LIFE

The LABRARY aims to resemble the Agora of Ancient Greece as a marketplace for ideas, inspiring dialogues between community members from different backgrounds. It is designed as a gateway that brings street life into the architecture, extending the street from the elevated level up to the top of the building by three continuous public staircases that link up various public programmes. Extending the street

will allow more 'urban friction'—social interactions, sidewalk conversations and free exchange of ideas.

Arriving at the ground-level public fountain on Queen's Road Central, visitors can walk up the staircase to the Atrium at the elevated level, which serves as a large social gathering space for public events. Visitors may then proceed one level up to access restaurants and retailers. From there, they may walk farther up to different levels of the building, via the public staircases, to reach the Rehearsal Area, Multimedia Gallery, Makers' Hub, Fabrication Box, Sky Lounge, and ultimately the Sky Deck at the top floor.

Books, artworks and design inventions are archived in the underground floors. They can be retrieved through pneumatic tubes that traverse all levels of the LABRARY.



View of atrium from bottom

THE COLLECTION

The LABRARY's collection is no longer housed in rows of bookshelves but in different incubation units that capture the moments of creation and invention.

These prefab incubation units are for social labs, researchers, school project teams, inventors, media producers, etc., to launch and operate civic innovation projects. Modular in nature, they can expand or contract in size to fit programmes of varied nature. Each unit would curate an installation that invites the public to walk in and engage.

CHANGING OUTLOOK

The incubation units are manifested at the operable façade, which creates a dynamic city landscape. As each project would only last for a

period of time, the units keep changing and are replaced by new projects at the LABRARY's own metabolic rate. The façade, composed of foldable louvres and windows, symbolises physically the movement, energy and exchange of knowledge through its ever-changing nature.


OUTREACH TO SOCIETY

The units are made from simple metal frames with foldable and removable panels for exhibition proposes. With panels and batteries, as well as moving cranes on top, the units can be combined and relocated easily for cross-disciplinary research, thanks to wheels and moveable components installed at the bottom.

Through this, they are able to reach out to different places in the community to showcase the fruition

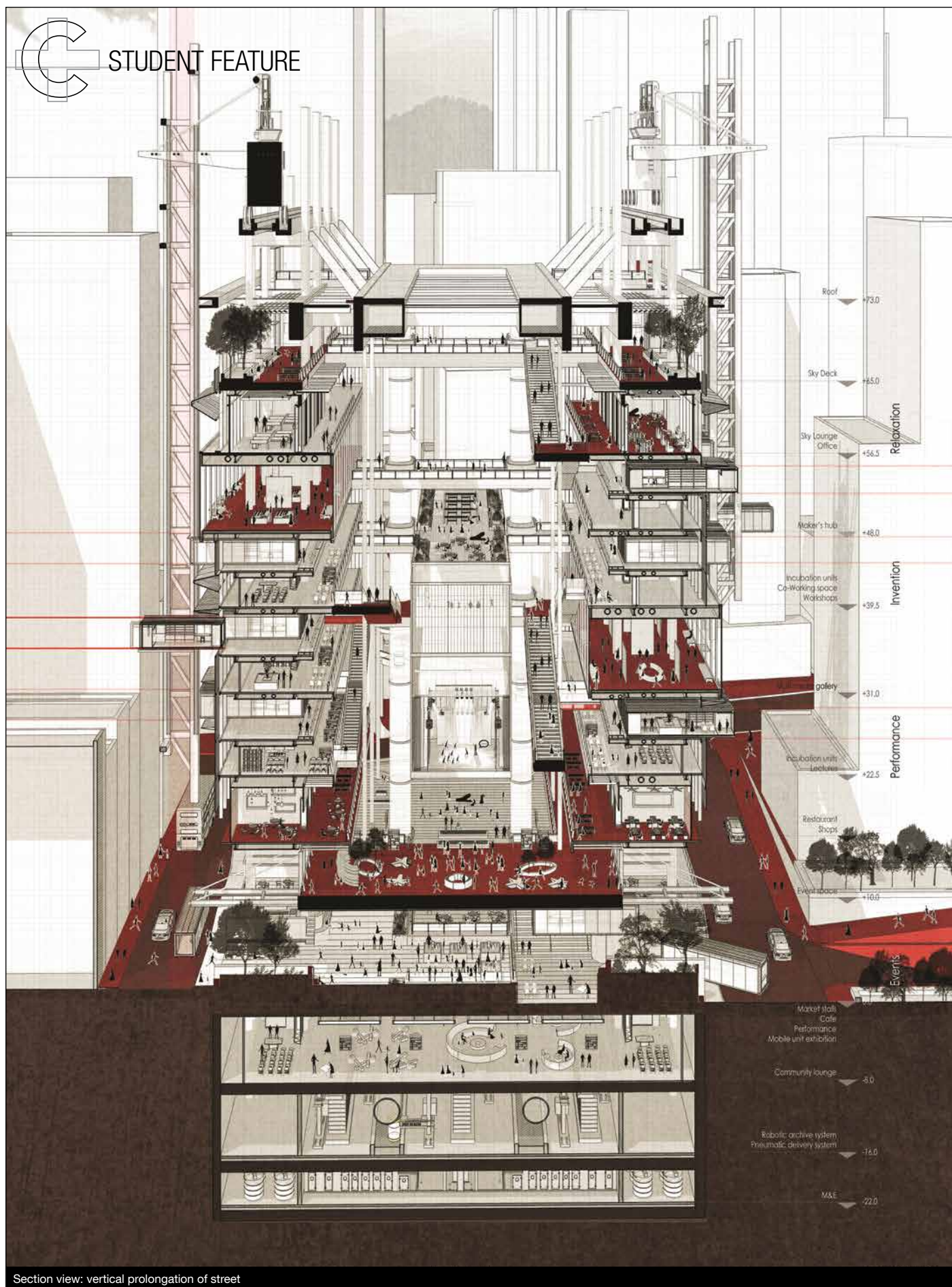
of their research work, making knowledge and ideas mobile and momentary, while mobilising more members of the public to participate in this journey of civic innovation.

In conclusion, the thesis suggests that the library has to transform itself from the role of gatekeeper of knowledge to the facilitator of the creation of new knowledge, assisting patrons to learn and work together in a productive, playful and spiritual way.

The LABRARY would bridge the public to the pursuit of creativity and critical thinking, actively engaging with each other to imagine possibilities, incubate ideas and invent the future, through its variety of learning spaces for face-to-face interactions and hands-on experience. 



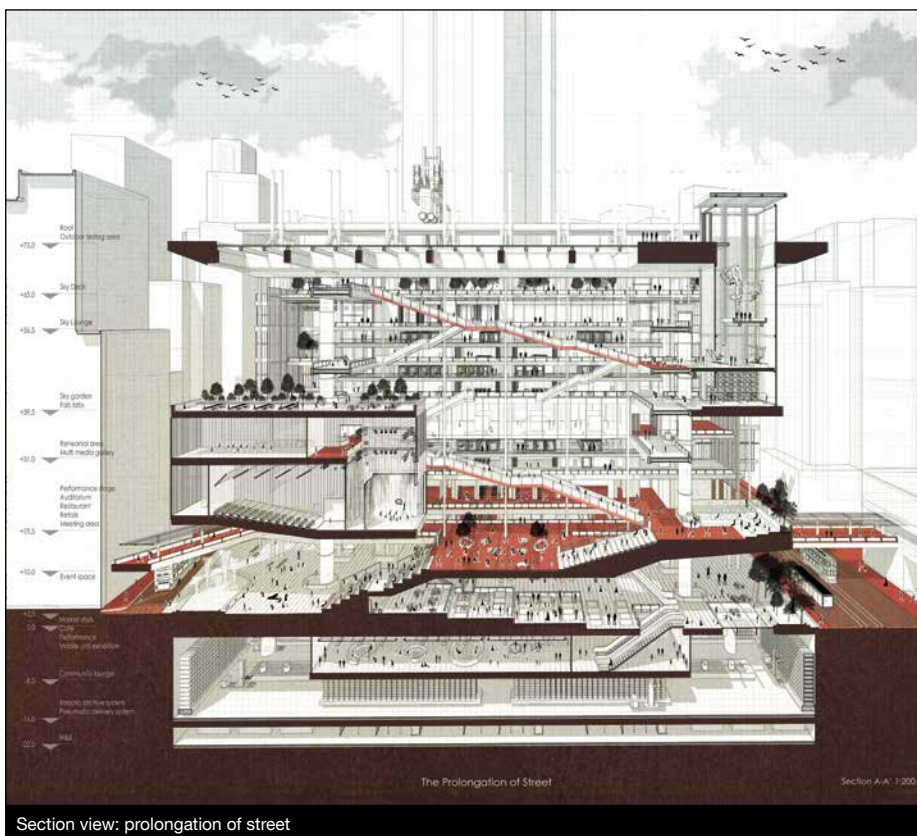
STUDENT FEATURE



Section view: vertical prolongation of street



View from Queen's Road Central



Section view: prolongation of street

PROJECT DATA

Student Name

Lam Kin Kwan, Kenji

School

School of Architecture,
the Chinese University of Hong Kong

Instructor

Prof Nelson Chen

Project Name

The LABRARY: Imagining the Future of
Library for Civic Innovation

Location

Central Market, Central, Hong Kong



A mobile theatre brings the arts into everyday life

MOBILE THEATRE

This student project introduces an immediate, mobile and transformable theatre with the support of a stationary hub. This design is not to abandon or improve the existing establishment, but to build on the top of it as an alternative design. This experimental project serves as a 'new' typology in terms of both architecture and theatrical performance, which records the past, echoes the present and calls to the future.

Understanding the long-established history, system and programme of the performing arts industry, this project explores how a theatre could be under the premise of the present. Innovative questions raised include: What if the theatre is portable? What if it comes to people instead of

waiting for the audience in the dark? What if we reintroduce theatre in our everyday life without claiming art as 'sacred'? What if we extend theatrical performance to the moment where people step out from their homes?

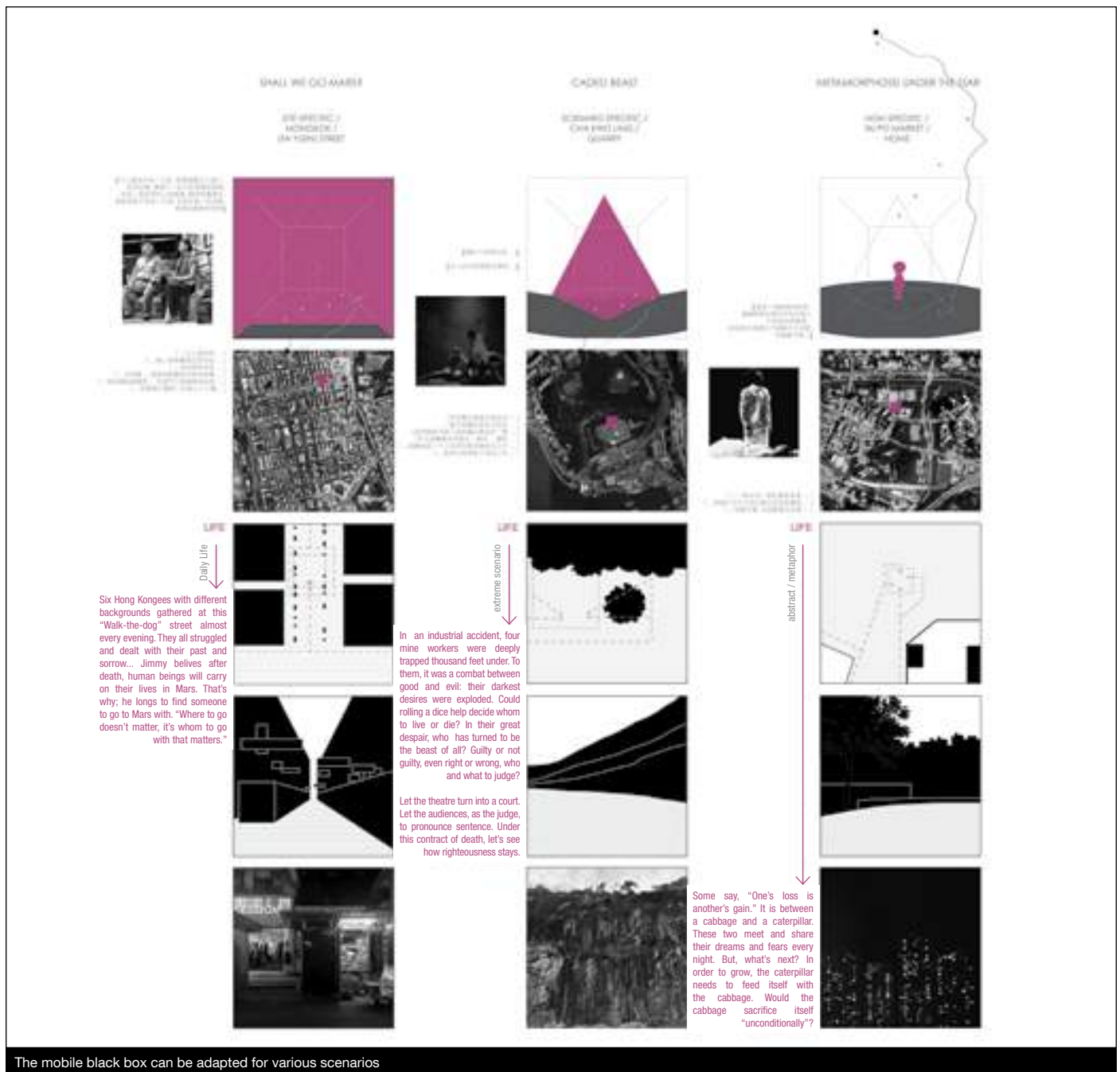
MODERN VISION

The black box theatre was birthed from the groundswell of interest in experimental theatre in Europe and the United States in the 1960s. In contrast to the traditional proscenium theatre, it featured a small performing space that allows for flexible staging and seating arrangements. This could refer to a rectangular confined room, where all surfaces are painted black—a neutral colour that provokes the imagination.

In the past few decades, the black box theatre has been a venue of choice as an experimental space. However, what will be the next form of experiments that could stimulate a modern vision for the performing arts? What if the box transforms itself and adapts to different urban contexts?

CONTEXTUALISATION

Is the black box theatre a thing of the past? Does its lack of physical characteristics fail to inspire today's designers? What about a contemporary version then? What if the future black box is portable and site-less? What if the context outside the black box can add character and even be part of the performance?



In experimenting with the concept of empty space, a moveable theatre allows users to find the perfect site for both generic and particular performances. This black box theatre design is adaptable for a range of diverse theatrical scenarios and settings—such as a street scene, quarry, market or home.

EASY TRANSFORMATION


The mobile black box theatre is composed of four layers of demountable and prefabricated structures: the mainframe, bracing members, panelling system and a membrane as an acoustic and exterior enclosure. The mainframe, with vertical and horizontal components, are joined together to form a fanlike structure.

The angles between the horizontal members can be adjusted every 15 degrees, indicating the width variations of the stage, visibility, length and depth of a desired theatre configuration. It can also be expanded every 1.2 metres horizontally and 0.5 metres vertically, adjusted to the dimensions of the theatrical seating arrangements for clear visibility.

In a folded state, the black box theatre, which can hold seats ranging from 10 to 100 spectators, measures 2 metres wide, 2.8 metres high and 3 metres deep, making it easy to transport. It can be expanded to a maximum of 24 metres wide, 8 metres high and 9.6 metres deep.

COMPLEX YET SIMPLE

The folded system allows all users to work at a reachable level of 2 metres. The panels and bracing members are calculated and prefabricated, then adapted to different theatrical scenarios. Simple audio and lighting equipment, as well as interior set and curtains, can be easily installed.

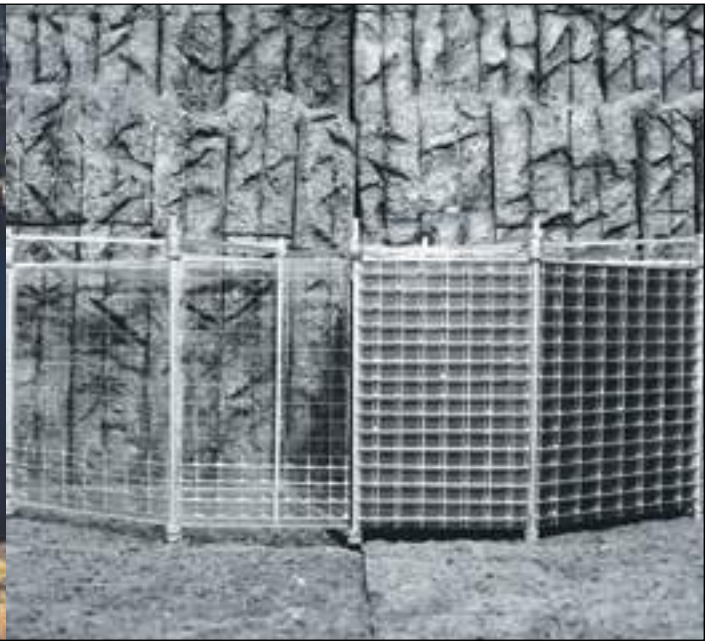
A wide variety of theatre fabrics, floorings and acoustic materials can be used for manufacturing the panels. Arrangement and decoration can also be tailored to the needs. Ideally, the design system can be prefabricated in different materials for users to choose from. This black box theatre not only shows its complexity, but also its simplicity. 



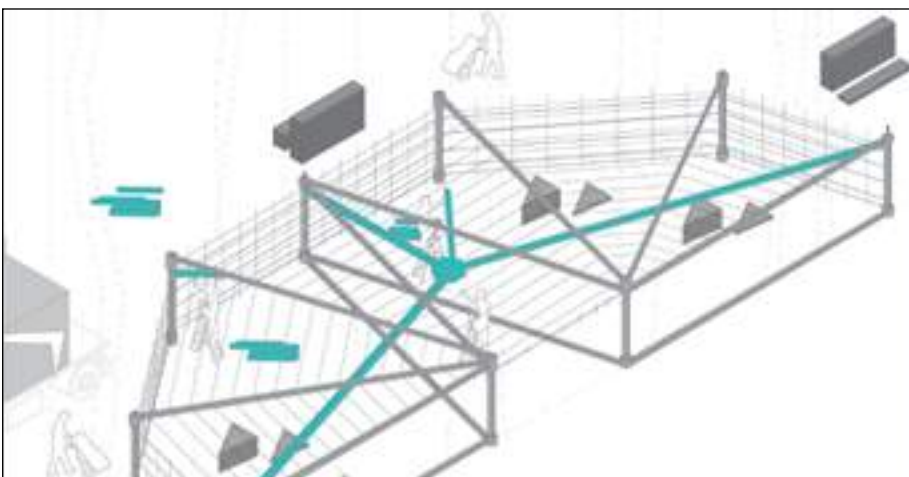
STUDENT FEATURE



An example of the portable black box set in a quarry



All the world's a stage



Transformative process for the mobile black box

PROJECT DATA

Student Name

Ip Yi Lok, Ivy

School

School of Architecture,
the Chinese University of Hong Kong

Instructor

Prof Betty Ng

Project Name

An Immediate and Mobile Theatre:
Experiment as Part of the Establishment

Location

Various Locations, Hong Kong

WINDOOR

WINDOW • DOOR • FACADE

EXPO CHINA

THE 24th CHINA WINDOW DOOR FACADE EXPO

11-13 March 2018 | Guangzhou • China | www.windoorexpo.com

VISITOR REGISTRATION

Tel: +8620 89080309

Email: info@windoorexpo.com



*For Better Building,
For Better Life!*

- Aluminum Profile & Insulation
- Building Glass & Sun Shading
- Equipment
- Hardware & Fittings
- Structural Sealant & Adhesive
- Window & Door

600 Exhibitors and Brands

85,000 Square Meters

20,000 New Products

APPROVED BY

ALUMINIUM WINDOW, DOOR AND CURTAIN WALL COMMITTEE
OF CHINA CONSTRUCTION METAL STRUCTURE ASSOCIATION

HOSTED BY

GUANGZHOU CITIEXPO CO., LTD.

LUMEN ARTS

The latest industry innovations and creative solutions for various lighting needs



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

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

ERCO (GERMANY)

Using 100 per cent 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 aluminium housing for ideal thermal conditions. As a result, complex lighting tasks can be flexibly and consistently resolved.

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

tools. The slim luminaires, with widths from 52 millimetres, offer subtle decorative ceiling details. It has variable light distribution options for general and office lighting. For example, the new oval wide flood light 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 colour 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 optimise indoor daylight, while reducing heating and cooling costs.

Brought to you by Lumen Arts Ltd

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

Architecture@18 features projects situated across the Asia-Pacific region—China and Hong Kong, Indonesia, Laos, Malaysia, Myanmar, Philippines, Singapore, Taiwan, Thailand and Vietnam. Scheduled to start construction in 2018, they will help define the modern city of Asia in the near future.

These profiles come with project descriptions and information, as well as images. They are selected every year from over 100,000 future projects reported by BCI Asia and BCI Australia researchers. In compiling information on these projects, BCI researchers interview half a million architects, developers, engineers and contractors.

In addition to projects, a dedicated section called technologies@18 also highlights building technologies that enable architecture to evolve rapidly, providing a reference guide of innovative and intelligent solutions for architects, engineers and developers. Each review is presented in an easy-to-read format describing the products and/or services of a leading manufacturer in each field.

PRE-ORDER NOW TO GET IT AT A SPECIAL DISCOUNT!

(usual price HKD216)

Contact us at (852) 2538 0011 or hongkong@bciasia.com.



BCI ASIA

CONSTRUCTION⁺

Bringing The Building And Design Industry To You



Download the Construction Plus App & keep updated on all things construction and design!



BCI ASIA