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JANUARY 2018 | ISSUE 9 | HKD50 | RMB65
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JANUARY ISSUE
JANUARY 2018 | ISSUE 9 BCI ASIA

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建造業議會

CIC CONSTRUCTION INNOVATION AWARD
建造業議會創新獎

Congratulations to all Awardees

International Grand Prize Award

Huazhong University of Science and Technology, China

Internet-of-Things-based Portable and Agile Monitoring System for Blind Hoisting in Metro and Underground Construction (IPAMS)

IPAMS is an integrated hardware and software platform that integrates video surveillance, object location, distance detection, gesture capture and environment monitoring. It is characterized by the design of the portable suit of IoT sensing devices, self-organization and self-healing transmission capability of on-site wireless network, interactive operation between visualization and BIM simulation. The system can achieve precise positioning (0.01m) and blind spot real-time detection (5m ~ 50m) in the complex environment of underground construction. The system also realises the open-and-use operation in the complicated environment without a special deployment time and extended training. It can be used for monitoring safety in the vertical transportation of various construction projects, such as metro, bridge, tunnel, deep foundation pit and high-rise buildings.

Project Video

Local Grand Prize Award

The Chinese University of Hong Kong
Kunming University of Science and Technology, China

Post-earthquake Reconstruction Demonstration project of Guangming Village

After the Ludian earthquake in 2014, most of the local rammed-earth buildings in Guangming Village were destroyed.
The "3L" (local technology, local materials, and local labor) strategy has been used in the reconstruction project. The environmental impact of the houses are minimized. The construction and operating costs have been minimized to be affordable to local residents. The trained villagers could easily improve and maintain the houses in the future, and utilize this technology as a means of earning their livelihood.

Project Video

Young Innovator Award

Arup

Air Induction Unit (AIU)

AIU is an invention tailor-made to enhance ventilation in built environment. Using aerodynamic principles, the AIU induces continuous large volume air flows with gentle wind speeds to enhance thermal comfort. Extensive engineering investigation with aid of Computational Fluid Dynamic (CFD) analyses were conducted to optimise the performance of the design. Compared with wall mounted oscillating fan, AIU is serves larger area with less energy consumption and quiet in operation. With no blades or other detachable parts, it is safe in operation and easy to clean and maintain. Its simple and stylish appearance also makes it suitable for any environment. The technology has been filed for patent in both UK and HK.

Project Video

http://innovationaward.cic.hk/about.html

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CONSTRUCTION+

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

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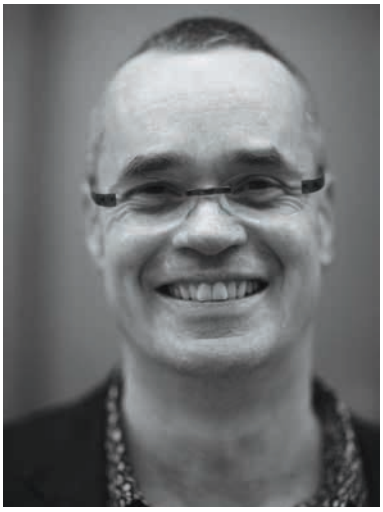
FOREWORD



Over the past five years, the retail and hospitality markets have witnessed a generational shift, as the impact of social media, mobile and proximity-related technology has fundamentally shifted the way in which people interact with brands.

In today's 'always on, always connected' world, the role of the physical environment has been transformed. Today's environments do not just need to be well thought out, they also need to be connected, integrated, customer-centric experience hubs that combine the best of the physical environment with the convenience of mobile and social amplification.

A combination of pressure to do things faster, cheaper and better is meeting a 'subsidiary mindset', where designers are often applying global concept design to local stores. The next generation of designers will not just be well versed in the design of space; they will also be programmers, developers, makers, 3D artists, technologists and media specialists. The same generation that will change the dynamics of retail interaction will design the retail environment of the future.

The Retail Design Institute (RDI) Hong Kong is part of an influential, highly-connected international organisation. Founded in 1961, RDI is a collaborative community of the retail industry's creative professionals, where ideas, knowledge and passion are shared to enable members to fulfil the fast-paced industry's planning and design needs.

RDI plays an important role in preserving the craft of design in the region. Our members benefit from access to industry-led thinking, creative ideas, strategies and technologies—which provide ample opportunities to learn, develop and share across the retail design community. This is also how RDI hopes to work with *Construction+* magazine—to keep its readers updated on the latest retail trends, products and happenings, which will shape the retail built environment in the years to come.

Mike Atkin
President
Retail Design Institute Hong Kong

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EDITOR'S LETTER

Dear readers,

It's a brand new year, and we are excited to bring you a fresh line-up of the latest in the world of construction, architecture, interior design and more!

Starting us off is a commentary by Pansy Yau of the Hong Kong Trade Development Council, highlighting the many opportunities available in Southeast Asia, especially in infrastructure development. With its construction expertise and strong business network, as well as its role as an international financial centre, Hong Kong is well-positioned to play a larger part in the region's development scene.

We also interview Thomas Ho, chief executive of Gammon Construction Ltd, on the company's vision for the construction industry of the future—innovation and digital technologies. Integrated digital delivery, Ho states, is essential to help drive down construction costs. At the same time, construction workers remain an integral part of the sector, and technologies such as robotic arms and exoskeletons help maximise their efficiency and safety.

Our Projects and Interiors sections feature a wide range of out-of-the-box designs and creative solutions. We also look at two hotels—The Murray, a repurposed historic landmark under the Conserving Central Initiative Project; and Hotel Ease, a former warehouse that is part of the industrial building revitalisation scheme—which display the need to reinvent and upgrade developments to meet the needs of the city in the years to come.

This issue's Special Focus features the winning entries of the American Institute of Architects (AIA) Hong Kong 2017 Design Awards—which recognise design excellence in architecture, interior architecture and unbuilt projects.

For easier reading on the go, download our new (and free!) *Construction+* App from the App Store or Google Play! And don't forget to follow us on our social media platforms too.

Happy New Year, and may the Year of the Dog bring continued prosperous wealth to all our readers, research partners and advertisers!

Joanna Sze
Senior Editor

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President,
Retail Design Institute Hong Kong

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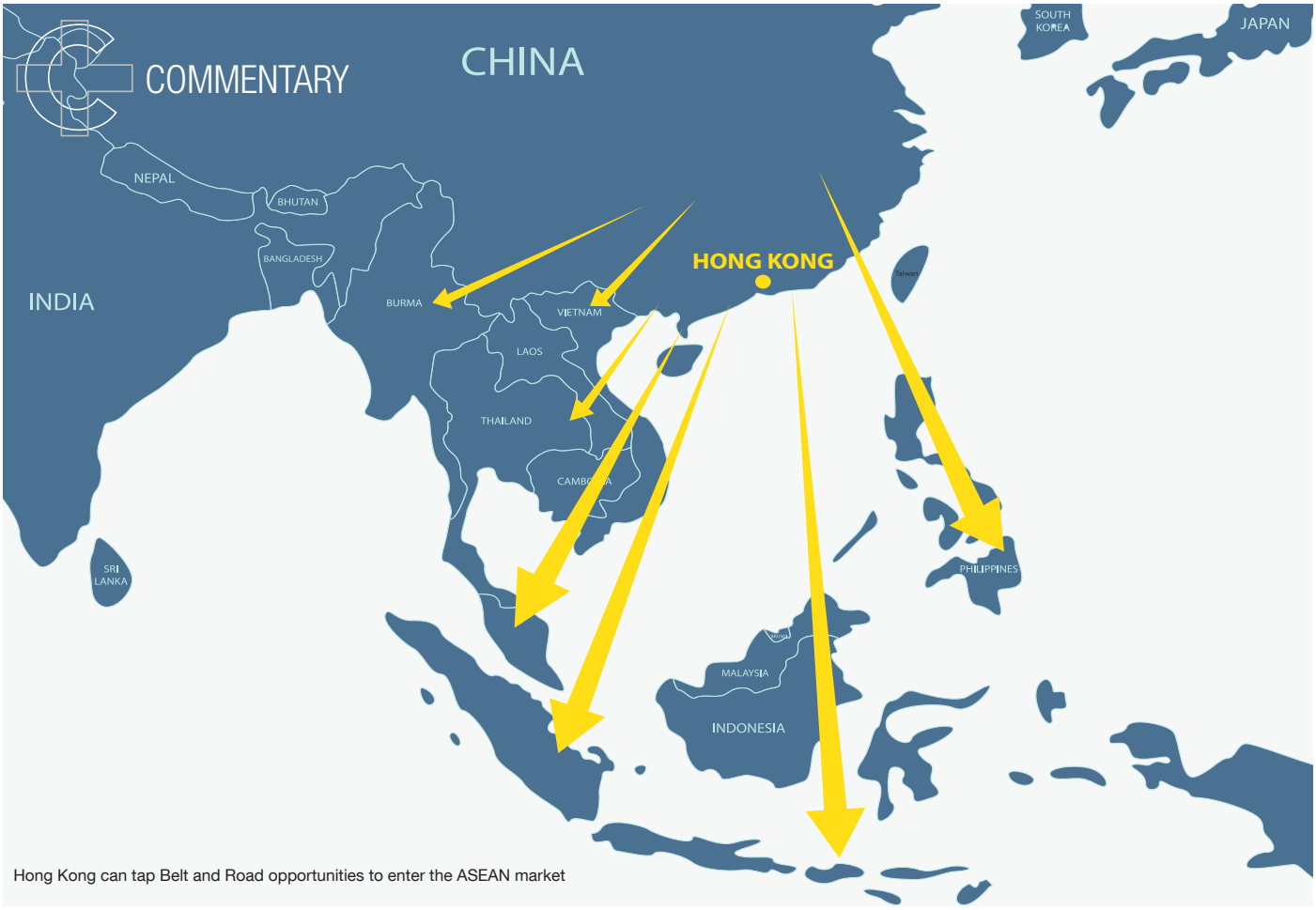
BUSINESS OPPORTUNITIES FOR HONG KONG IN ASEAN INFRASTRUCTURE DEVELOPMENT

Hong Kong should capitalise on its unparalleled position to tap into leading infrastructure projects in the region.

BY PANSY YAU

Countries such as Vietnam require huge investments in transport infrastructure for industrial growth and development



Hong Kong can tap Belt and Road opportunities to enter the ASEAN market

Given their extensive involvement in infrastructure projects on the Chinese mainland, good working relationships with Chinese enterprises and strong business networks within the ASEAN bloc, Hong Kong companies are well-positioned to partner with Chinese enterprises on many such projects in ASEAN countries.

With infrastructure seen as the backbone of any economy's social and economic development, the Asian Development Bank has warned that the ASEAN bloc needs to invest USD210 billion a year, between 2016 and 2030, just to meet its own infrastructure development needs in the power, transport, ICT, and water and sanitation sectors. In the face of a huge financial shortfall, many ASEAN countries have increasingly turned to the private sector and foreign investors for funding, while also relying on such sources for the technology and expertise required to undertake major construction projects.

Over recent years, Chinese enterprises have become more active when it comes to participating in ASEAN infrastructure and co-operative industrial projects, partly on account of China's 'going out' strategy and the Belt and Road Initiative (BRI). Apart from assisting with official development projects, Chinese enterprises have also been involved in an extensive range of private–public partnership initiatives, particularly power plants, highways, ports and the development of economic zones. While Hong Kong companies have also proved active investors and service suppliers in the ASEAN infrastructure market, they have not been as visible as many of their mainland counterparts. Indeed, many of them see the emerging ASEAN economies as going through a developmental process similar to the one that transformed China some 30 years ago.

For the present, though, it is clear that Chinese outbound investment, in line with the aims of the BRI, will be a key element in the success of many ASEAN infrastructure and industrial co-operation projects. Given their extensive involvement in infrastructure projects on the Chinese mainland, good working relationships with Chinese enterprises and strong business networks within the ASEAN bloc, Hong Kong companies are well-positioned to partner with Chinese enterprises on many such projects in ASEAN countries. Additionally, with ASEAN private infrastructure and real estate investors keen to partner with foreign investors to strengthen their overall financial capacity, while also facilitating knowledge transfer, this clearly bodes well for any Hong Kong investors looking to enter the ASEAN market.

The growing trend for ASEAN companies to engage capable and experienced overseas consultants to deliver infrastructure and construction projects to an international standard is similarly expected to spur demand for Hong Kong's architectural design, consultancy, engineering, surveying, project management and other related services. In turn, Hong Kong companies benefit from having a local partner that can often play a key role in easing access to the ASEAN market and helping to navigate issues such as project applications and land acquisition—areas that can prove complex

and challenging in countries where businesses tend to be more relationship-driven.

REGIONAL OPEN DOORS

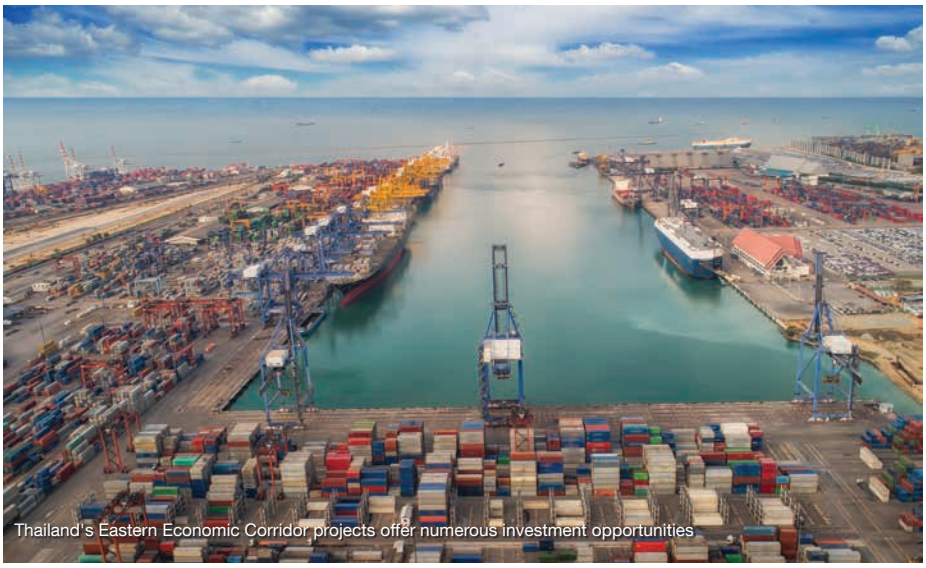
In July 2017, in order to identify the specific infrastructure development opportunities for Hong Kong businesses, in particular in ASEAN countries, the Hong Kong Trade Development Council (HKTDC) Research undertook a series of field trips to Indonesia, Malaysia, Thailand and Vietnam.

It found that in the less developed economies, such as Indonesia and Vietnam, there is a need for huge investments in transport infrastructure to support industrial growth and bolster regional development. By comparison, in more developed economies such as Malaysia, the investment priorities are more focused on expanding the capacity of existing highways and ports, many of which are already congested. In Thailand, which aspires to transform itself into a high-income country within 20 years, the government is keen to develop the Eastern Economic Corridor in its industrial heartland, as well as the 10 Special Economic Zones set along its borders, to successfully steer the economy through the much-mooted fourth industrial revolution.

In Indonesia and Vietnam, where government funding is in short supply and domestic companies are yet to build up their expertise and business portfolios, there remains a huge demand for foreign investment and expertise across a wide variety of sectors and projects. In Malaysia and Thailand, where many of the local business sectors are notably more developed, the expertise of foreign companies is more likely to be called on for specific technical requirements for the more niche sectors, such as waste management, water management, Green technology and designing the overall model for transportation operations.

Overall, many ASEAN companies are looking to lower their financing costs, and this is clearly something Hong Kong is well-positioned to help with. As an international financial centre, it has a long track record when it comes to project financing, initial public offerings, bond issuance and foreign exchange trading. More specifically, it is also geared up to provide multi-currency syndicated loans (including USD and RMB lending), which is in line with the funding needs of many of ASEAN's large-scale infrastructure projects. In addition to the projects best suited to the city's banks and capital markets, there are also opportunities open to private equity funds and related professional service providers, with a growing number of ASEAN companies keen to co-operate with overseas partners to secure the capital injection required to scale up their businesses.

With a significant number of mainland enterprises opting to establish their offshore headquarters and fund management platforms in Hong Kong—and given that such enterprises are the primary driving forces behind many BRI-related investment projects—the city is in an unparalleled position to bring together key stakeholders to jointly develop and finance the ASEAN bloc's leading infrastructure projects. As many investors have been only too happy to testify, Hong Kong—with its comprehensive range of world-class financial and legal services, together with its unmatched repository of globally-sourced skilled professionals—is an unmatched networking platform for businesses, both within the Asia-Pacific region and beyond. C



Thailand's Eastern Economic Corridor projects offer numerous investment opportunities

PANSY YAU
DEPUTY DIRECTOR OF RESEARCH, HKTDC RESEARCH

A seasoned economist, Pansy Yau joined the Hong Kong Trade Development Council (HKTDC) in 1991. She is now deputy director of the research department, providing leadership and research direction for the department and overseeing the development of the HKTDC Research portal.

Yau ensures the department functions as a centre of strategic business development and market intelligence for Hong Kong's commercial sector. Her areas of research include relations with Greater China; China's economic reforms and development; China's consumer market; and international supply chains and sourcing.

She was previously the head of the department's Greater China research team for 17 years. She also steered the analysis of Hong Kong's economic relations with the Chinese mainland and Taiwan.

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Superpower Pumping Engineering Co Ltd

SPV Series Pump (Multistage Centrifugal Pump) It is small in size with self-alignment function and used to convey various types of liquid. Its low noise level and durability help to reduce environmental impacts to society.

Future trends outline

Build4Asia leads the region forward to pioneer many more business to a smarter, safer world. At the exhibition, despite a series of industry events and conferences, Build4asia delivers a premium platform for you to network, keep up with the market trend, make business as well as establish partnerships. Hear first-hand market news from strategic global industry leaders and discover how your peers are pioneering industry best practice!

Build4Asia Conference

With full supports from Electrical and Mechanical Services Department (EMSD) and Environmental Protection Department (EPD), **Build4Asia Conference 2018** will tackle on '**Climate Change – Problems and Sustainable Solutions**', covering on the best practice and technologies in sustainable development to combat change; and to address innovative ideas and possible solutions.

Asian Securitex Conference

On the other hand, Asia's most prestigious security conference – **Asian Securitex Conference 2018**, supported by Hong Kong Police Force Crime Prevention Bureau (CPB) and 4 major security associations will focus on '**Overcoming the Latest Challenges in Security World**', bringing experts to share their knowledge on current threats and mechanisms, strategic and tactical ways to manage the conflicts and prevent further escalation.

This is a must-see exhibition for those who look for the best solution for your building and construction business. Are you one of them?

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HKTDC BELT AND ROAD COMMITTEE OFFICIALLY LAUNCHED

Date: 20 December 2017
Company: Hong Kong Trade Development Council (HKTDC)

The HKTDC announced the formation of the HKTDC Belt and Road Committee on 20 December. The committee, comprising leading figures from various sectors, aims to establish Hong Kong's position as a commercial and information hub for the Belt and Road by promoting and facilitating investment and business opportunities through a comprehensive and targeted programme.

Five working groups will be set up under this committee to target different markets and business sectors, with business and professional leaders from relevant sectors acting as convenors.

The working groups will enhance the promotion of Hong Kong's advantages as a commercial and services hub for the Belt and Road Initiative to international, Chinese mainland and ASEAN markets, and raise awareness and increase participation of different sectors, including professional services, SMEs, the younger generation, as well as the local and international community.

Lo: HKTDC continues to promote Hong Kong as commercial hub of the Belt and Road Initiative

Vincent H.S. Lo, chairman of the HKTDC and the committee, said: "I am pleased that the HKTDC continues to make progress with our work to promote Hong Kong's role as the commercial hub of the Belt and Road Initiative. I particularly treasure this opportunity to work with such heavyweight community leaders in the committee. Through this committee and the working groups, I look forward to achieving tangible results in helping Hong Kong play a significant role in the Belt and Road."

The HKTDC Belt and Road Committee comprises business leaders and representatives of various sectors

2017 BI-CITY BIENNALE OF URBANISM\ARCHITECTURE (HONG KONG)

Dates: 12 December 2017 – 11 February 2018
Companies: The Hong Kong Institute of Architects Biennale Foundation; The Hong Kong Institute of Architects (HKIA); Hong Kong Institute of Planners (HKIP); Hong Kong Designers Association (HKDA)

The 2017 Bi-City Biennale of Urbanism\Architecture (Hong Kong) (UABB(HK)) is holding exhibitions at nine highly accessible vacant or shared urban locations and cultural hubs in Hong Kong and Shenzhen, where the eight local venues are connected by the Mass Transit Railway (MTR).

Themed City Smarts: Density 2.0, it shows the smart designs of Hong Kong architecture and provides a public interactive platform for raising wider awareness and a greater general understanding about the sustainability of Hong Kong architecture and city planning. Over 80 exhibitors are participating in this edition. Admission to the events—which include exhibitions, talks and seminars, as well as public guided tours—is free.

Curation started in April 2017 and was led by chief curator Dr Chan Lai Kiu

2017 UABB(HK) press conference

and co-curators Jeffery Wong, Tony Ip, Prof Fai Au, Allen Poon, Fanny Ang and Sunnie Lau.

The exhibition content are featured under different sub-themes: UABB(HK) Snap Show, City Trivia, Density 2.0, Green Concrete Jungle, Legends of Sustainability, City in Motion, Smart Architecture, State Theatre/Hetero Hong Kong, and Shared Origin/Synergy.

Shenzhen Biennale of Urbanism\Architecture Organising Committee is the collaborating party of 2017 UABB(HK), while Create Hong Kong of the Government of the Hong Kong SAR is the lead sponsor.

SHARING AND DIALOGUE: THE IMPACT OF GREEN BUILDINGS TO CREATE A SUSTAINABLE CITY

Date: 11 December 2017
Company: Philia Earth Ltd

Organised by Philia Earth, this dialogue was held at the Postgraduate Hub at the University of Hong Kong.

Guest speaker Sr Bay Wong, chairman of Hong Kong Green Building Council (HKGBC) and past president of Hong Kong Institute of Surveyors, shared his insights on HKGBC's work in leading the Green building movement in Hong Kong. Green buildings, he said, should be environmentally sustainable, simple, stylish, and pragmatic, as well as intelligent, inclusive and harmonious. He also introduced HKGBC's guidebook series, which includes Green Tenancy Driver: For Office Buildings; Urban Microclimate Study; Green School Guide; Green Shop Guide; and Green Office Guide.

Philia Earth co-founder Kenneth K.Y. Poon, reminded the audience about the threat of climate change and the three pillars of sustainability (people, planet and profit) that have become the foundation of the United Nations' 17

From left: Bay Wong, Kenneth Poon, Dominic Kwan and Dr Ailin Iwan

Sustainable Development Goals. He elaborated on the aspects of sustainable cities and communities, introducing his research on cities, such as Hong Kong and Vancouver, that have transformed to become more sustainable. Poon, an architect, also explained the general anatomy of a Green building and presented examples of iconic LEED Platinum Green buildings in San Francisco and Vancouver, and BEAM Plus Platinum Green buildings in Hong Kong.

Moderated by the other co-founder Dr Ailin Iwan, the question-and-answer session drew engaging participation from almost half of the audience. The evening ended with a dinner buffet and networking session.

‘URBANOVATION’ AT INAUGURAL DESIGNINSPIRE

Dates: 7–9 December 2017
Companies: Hong Kong Trade Development Council (HKTDC); Hong Kong Design Centre

The inaugural DesignInspire drew more than 220 exhibitors from 11 countries and regions, showcasing more than 620 design objects and products to provide creative solutions and business opportunities for the industry.

“Design should place people foremost and aim to change our lives for the better,” said Raymond Yip, HKTDC deputy executive director. “Besides promoting the creative industries, we hope the exhibition will enable public visitors to enjoy global creativity and heighten their appreciation of design.”

DesignInspire featured several thematic zones. Supported by the Innovation and Technology Commission, the thematic pavilion ‘Urbanovation’ showcased designers exploring the integration of creative design ideas into urban life to create a better society. These included the mini-residence OPod, a proposal to address Hong Kong’s housing shortage; the Longevity Design House, which employs elderly-friendly technology and services; the world’s first smart voice-ring ORII; and the imseDOME, which features a 360-degree virtual environment.

Other featured exhibits included Tesla electric cars, service robots and smart buildings. Visitors experienced life in the future through exhibits and interactive games, virtual reality and augmented reality demonstrations.

AROUND THE WORLD

Partner country Italy presented Italian architect Dario Curatolo’s curated exhibit of more than 130 products of distinctive Italian design, including the latest Lamborghini Aventador S Roadster and the Ducati motorcycle. Other international pavilions, including the Australian state of Victoria, Japan, Korea, Poland and Sweden, also showcased their latest designs and innovations, facilitating creative exchanges among designers from around the world.

INSPIRING CREATIVITY

DesignInspire featured a series of InnoTalks seminars to explore hot-button issues such as ‘Urbanovation’ and new global design trends, with more than 60 experts from the creative industries sharing their ideas and experience. Li & Fung Ltd, Tesla and MakeBlock explored innovative ideas that have changed urban life. Renowned designer Tommy Li shared his inspiration and tips, while Christian Yang of Dustykid, Fly For Miles’s Regis Cheung, photographer and instagrammer Kevin Mak, and illustrator Tony Electric discussed cross-industry ideas for creating a lifestyle for the future. Meanwhile, TEDx Hong Kong also staged the Now You See Me conference.

DIY workshops held included computer coding, architectural design, ceramic or 3D prosthetic arm assembling, glass engraving, illustration design and assembling Quartz movement watch.

CREATIVE FORCE

Sponsored by Create Hong Kong of the Government of the Hong Kong SAR, the Hong Kong Creative Force Pavilion featured the design collaboration project Happy Innovations, where more than 20 local budding design talents co-created a happy city; and the temporary urban experiment Seating for Socializing (SOS), which used 27 steel cubes to help make better use of urban space.

Parallel shows held concurrently with DesignInspire were the Business of IP Asia Forum, Hong Kong International Franchising Show and the inaugural SmartBiz Expo, creating strong synergy and providing SMEs with one-stop value-adding solutions.

Temporary urban experiment Seating for Socializing

A 360-degree virtual environment in the imseDOME

Lightweight bricks made from recycled wasted cardboard

SHOWCASE! – II

Date: 6 December 2017

Companies: RIBA Hong Kong Chapter; deTour; BCI Asia Construction Information Ltd

Six presentations were presented by a diversity of rising design talents in Hong Kong in SHOWCASE! – II on 6 December. This RIBA Hong Kong (HK) Chapter event was organised in collaboration with BCI Asia as part of the deTour 2017 Design Dialogue programme.

The six presentations were delivered by: Ben Gough, co-founder of Bloom; Kenny Kinugasa Tsui and Lorene Faure, co-founders and design directors of Bean Buro; Rick Lam, co-founder and director of Architecture Commons; Ida Sze and Billy Chan, co-founders of Ida&Billy Architects; Edmond Wong, founder of Edmond Wong Studio; and Tsoi Wai Kuen, co-founder of Atelier J-AR.

John Campbell, founding chairman of the RIBA HK Chapter, was on hand to provide a summing-up speech before guests were encouraged to exchange ideas with the speakers and other like-minded people in a friendly and relaxed atmosphere over drinks and canapés.

One of the presentations at SHOWCASE! – II

Organised by RIBA HK Chapter in collaboration with BCI Asia

HARMONIOUS CHAOS OF DESIGN AT DETOUR 2017

Dates: 1–10 December 2017

Companies: PMQ; Hong Kong Design Centre (HKDC)

Hong Kong's most anticipated cultural event returned this year with deTour 2017, a festival celebrating creative expression at PMQ, the heart of Hong Kong's creative community. Every year, the event runs concurrently with Hong Kong's Business of Design Week (BODW). Kicking off with an opening ceremony on 30 November, the annual 10-day festival showcased Hong Kong as an international creative hub, featuring interactive installations and exhibitions, workshops and design dialogues.

While works of art and design are typically intended to be appreciated in their completed, perfected state, deTour 2017's programme, selected by curator Shin Wong, explored the often overlooked beauty that lies in the imperfect process of creation—the harmony of chaos. The event brought together some of the most forward-thinking minds in the field of design to look at the world from a different point of view, and in doing so, inspire the public to do the same.

The innovative work of more than 20 groups of designers displaying the theme of Harmonious Chaos included a massive 14-metre-high interactive LED wall from Hong Kong-based design collective Bloom, a jungle of giant paper seeds sculpted by artist Pauline Yau, a fantasy racetrack designed by floral artist Jennifer Chung, and the Ecomax-sponsored Kongcrete exhibition—a series of Graphic Concrete designs contributed by nine industry heavy hitters.

Seed Pods is the creation of artist Pauline Yau, where a tranquil jungle of blooming seed pods sculptured from paper is intended to evoke a time of safety and warmth, before the chaos of life

A striking 14-metre-high interactive hanging wall titled 'confluence' by design collective Bloom

MIPIM ASIA 2017

Dates: 28–29 November 2017
Company: Reed MIDEM

The annual MIPIM Asia property leaders' summit welcomed more than 900 real estate professionals and industry experts from around the world. The event's programme included high-level presentations and discussion panels on emerging trends and developments across all sectors of the international property industry.

Carrie Lam, chief executive of the Government of the Hong Kong SAR, presented the welcome address, highlighting the administration's focus on new growth areas linked to innovation and technology. In her speech, she emphasised a number of her administration's initiatives, including plans to deliver more research and development funding to universities and nurture local talent, developing the Hong Kong–Shenzhen Innovation and Technology Park, and large-scale infrastructure projects in the Greater Bay Area that will further strengthen Hong Kong's position as a super-connector.

Louis Kuijs, head of Asia Economics at Oxford Economics, presented the keynote titled The Economic Outlook for Asia in a Changing World. "Property remains a popular theme globally given the low interest rate environment that we are still faced with," he said. "Naturally, investors will keep a keen eye on the United States' monetary and fiscal policies and closely monitor China's deleveraging efforts and proposed tightening measures on credit, coupled with the tensions on the Korean peninsula."

Industry veterans Vincent Lo, chairman of the Hong Kong Trade Development Council (HKTDC) and founder and chairman of the Shui On Group, and Ronnie C. Chan, chairman of Hang Lung Properties Ltd, shared their views on both the investment landscape and large-scale projects that are expected to have a major impact on the real estate market in China and across the Asia-Pacific region.

"The roadmap for the One Belt One Road is very ambitious, and it will be a challenging task for all stakeholders involved, from both the public and private sectors," said Lo. "I believe that Hong Kong can play an essential role in this process thanks to the city's expertise in construction and property development, and Hong Kong can definitely serve as a gateway city and commercial platform in the One Belt One Road initiative."

Chan hosted a retail session on Excelling in Strengthening Partnerships with Retail Tenants, highlighting the need for retailers to create an elevated in-store experience to attract consumers. "The conventional relationship model between landlords and tenants is changing," Chan said. "It's becoming more important for landlords to develop a direct relationship with consumers and add a B2C component to the equation."

In a lively session on urban development, titled Mayors' Think Tank: The Attractiveness of Cities, representatives from Paris, Brisbane and Manchester discussed the need to strike a balance between community interests and incentive-based regulation schemes. Topics analysed

Ronnie Chan highlighting the need for elevated in-store experiences to attract consumers

Image by E. Megret, Image & Co

Meet the Chairmen panel discussion

Image by S. D'Halloy, Image & Co

revolved around brand building for cities, soft power strategies and assets, concerns of offering real estate assets as a form of financing, and smart city development from tech solutions versus strategic long-term planning and growth.

Nine companies from around the world were selected as finalists for the MIPIM Startup Competition and pitched their ideas and business models to a jury panel. The three winners from Hong Kong were Snapflat, an app for landlords and tenants; WeMaintain, a marketplace connecting maintenance mechanics and property and facilities managers; and Workwell, a mobile intranet app for large companies. They will compete in the MIPIM Startup Competition finals in Cannes, France at MIPIM 2018.

The MIPIM Asia Summit closed with the MIPIM Asia Awards Gala Dinner, where 33 of the best architectural projects in Asia from 2017 were recognised for excellence across 11 categories.

NEW BCI LEAD MANAGER CUM INTERIOR DESIGN AWARDS HONG KONG LAUNCH AND NETWORKING SESSION

Date: 17 November 2017
Company: BCI Asia Construction Information Ltd

On 17 November 2017, the new BCI Lead Manager cum Interior Design Awards Launch and Networking Session was held in hmv Kafe. National research manager Pauline Lok presented the Construction Market Outlook, while account management team leader Carmen Leung introduced the new BCI Lead Manager.

BCI LEAD MANAGER

The new Lead Manager is no longer just a tool to search for project leads and information. Now, it can help to track sales progress, increase productivity, efficiency and transparency within an organisation.

BCI has an upgraded and easy-to-use dashboard, as well as brand-new customer relationship management (CRM) tools. There are many large organisations that have invested substantial amounts of money in CRM platforms. A CRM system can help to track a team's activities as well as manage customer and project information in a transparent and organised manner, all within one platform.

The new Lead Manager will keep existing project information and details that are entered by BCI's team of researchers. As every organisation is different, each company would need their own set of data. That is why BCI has made customisable sales pipeline and client information field for clients, which will allow them to add their own sales-related data to BCI Projects quickly and easily.

For more information, go to www.bciasia.com/products/bci-lead-manager.

INTERIOR DESIGN AWARDS

To introduce the launch of the BCI Interior Design Awards (IDA), different speakers were invited to present their latest ideas about design and projects. These included: Wesley Liu, IDA 2018 juror and founder of PplusP Designers Ltd; Roderick Tong, head of studio, Conran and Partners; Catherine Cheung, vice-chairlady of HKDA and design director of The XSS Ltd; Kenneth Tang, associate director of LWK Interior Design Ltd; Edwin Chan, project director of New World Development Co, Ltd; Alex Watkins, senior designer of M Moser Associates; and Elaine Lu and Vincent Lim, co-founder and managing director of Lim+Lu.

The BCI Asia Interior Design Awards seeks to recognise great interior architectural designs that stand out aesthetically, functionally and ergonomically. This competition is an opportunity to showcase creative ideas and promote excellence in designing outstanding interior spaces. The competition is also a chance to generate awareness towards responsible designs (human, economic, environmental and ethical) and the importance of good design in society.

The completed projects should be built between 1 January 2016 and 31 December 2017, while the projects at concept stage should be finalised (for construction) on or before 31 December 2018. They should be based in Hong Kong, Indonesia, Malaysia, Philippines, Singapore, Thailand and Vietnam. Categories include schools, hospitality, food and beverage, workplace, residential, retail and exhibition. Winners will be announced by end-March 2018.

Alex Watkins of M Moser Associates

From left: Roderick Tong, Wesley Liu, Catherine Cheung, Kenneth Tang and BCI Asia's Elaine Wai

From left: Alex Watkins, Edwin Chan, Elaine Wai, Elaine Lu and Vincent Lim

AUTODESK HONG KONG BIM AWARDS

Date: 10 November 2017
Company: Autodesk, Inc

Autodesk held the 11th annual Autodesk Hong Kong BIM Awards presentation ceremony on 10 November. The annual awards provide a platform to recognise organisations that have displayed exemplary use of building information modelling (BIM) in projects. The awards also include a student category for university students. Dr David Chung, Under Secretary for Innovation and Technology, and Ir Liu Chun Shan, Under Secretary for Development, were the guests of honour and award presenters.

By shining the spotlight on outstanding BIM applications, Autodesk hopes to inspire more organisations and talent to consider adopting BIM to enhance the productivity, collaboration and safety of their construction works. The government is also promoting the wider adoption of BIM for major projects in 2018, enabling industry experts to create and collaborate more effectively with minimised risks and resources.

Dr Wendy Lee, country sales manager of Autodesk, Hong Kong and Macau, said "The winning projects represent the future of making things for the AEC industry. The groundbreaking nature of these great projects shows how the AEC industry is rapidly embracing connected BIM technologies."

Autodesk also announced the availability of new software additions to its Architecture, Engineering and Construction Collection. The new tools extend Revit models for virtual reality, fabrication, computational design and analysis support for BIM processes, from planning and design through preconstruction.

The awards recognised organisations and students that show leadership in the fields of BIM technology

IT INFRASTRUCTURE SOLUTION DAY 2017

Date: 7 November 2017
Companies: Mega Power Technology (MPT); Vertiv (Hong Kong) Ltd

More than 30 guests attended the IT Infrastructure Solution Day 2017, which focused on the trend of data centres and infrastructure. Mega Power Technology (MPT) highlighted why data centres have moved to prefabricated modulars (PFM) and how software defined infrastructure (SDI) simplifies enterprise IT operation and cuts down total cost of ownership.

MPT also introduced SmartSolutions, a collaboration with Vertiv. SmartSolutions provides intelligent, integrated data centre infrastructure solutions that let users cost-effectively achieve and manage desired levels of capacity, availability, efficiency and other key data centre objectives. This is done through interoperable systems that are fast and easy to implement, as well as supported by local data centre design experts and service professionals.

Live demonstration of SmartSolutions

ECO EXPO ASIA 2017

Dates: 26–29 October 2017
Companies: Messe Frankfurt (HK) Ltd; Hong Kong Trade Development Council; Environment Bureau of the Government of Hong Kong SAR

The 12th edition of Eco Expo Asia welcomed 335 exhibitors from 18 countries and regions, including 16 overseas and local pavilions and group participations. The 2017 edition drew a record 14,029 visitors from more than 100 countries and regions, with a 30 per cent increase in overseas visitors

Eco Expo Asia embraced a theme of Innovative Solutions for Greener Cities. Highlighted product categories included Green Buildings and Energy Efficiency, Green Transportation, Waste Management and Recycling, as well as Water Treatment and Quality Management.

Government departments welcomed the opportunity to discuss recent Green projects and initiatives during the debut Government Departments' Forum. "The Government Departments' Forum was a great platform to facilitate communication between government departments and industry players," Ip Man-wai, senior project manager of the Architectural Services Department, explained. "Every project involves a series of policies and they may affect different stakeholders within the community. It was terrific to have such an interactive platform for us to showcase the technologies in the projects and share our ideas with the audience."

The Eco Asia Conference was a series of sessions and talks on environmental protection topics by nearly 50 government officials and experts. The Smart Sponge City – Self Sustainable Water Cycle session was co-organised by the Water Supplies Department and Drainage Services Department, while the Green Buildings session was co-organised by the Business Environment Council and the Hong Kong Green Building Council.

A new Start-up Zone was organised this year to help Green start-ups explore more business opportunities and connect with investors. A wide range of Green initiatives was on display, including smart thermostats, urban farming designs, recycled bamboo footwear, air filters and electric vehicle (EV) charging equipment.

Michelle Hong, co-founder of Rooftop Republic Urban Farming, was keen to take advantage of the new initiative. "The ethos of our company very much aligns with the theme of Eco Expo Asia—environmental sustainability and Green solutions. The show has helped us to broaden our clientele and reach out to new potential partners. We managed to meet representatives from the Mass Transit Railway and a couple of hotels whom we are keen to work with."

"Before attending the expo, most of our clients have been from the construction industry. However, after gaining feedback from visitors, we have realised that our product can be used in a diverse array of industries," said Joanne Shi, a graduate engineer with Acoustics Innovation Ltd, Hong Kong, the supplier of SilentUP, a retractable noise barrier.

A Start-up Forum was also held for the first time, with a series of talks introducing innovative approaches to Asia-centred issues. Topics included how to establish Green communities in urban spaces, modern hygiene technology, and utilising air-conditioners as air purification machines.

The next edition of Eco Expo Asia will be held from 25 to 28 October 2018 at AsiaWorld-Expo. For more information, visit www.ecoexpoasia.com.

Eco Asia Conference

Upcoming Event

WINDOOR EXPO 2018

Dates: 11–13 March 2018

Company: Guangzhou Citiexpo Co, Ltd

As the first sourcing event for window, door and façade products in China, Windoor Expo provides the industry with a dedicated platform to do business and connect industry leading brands.

In 2018, more than 600 exhibitors from over 10 countries and regions will gather at Poly World Trade Center in Guangzhou, China, to showcase 20,000 products and solutions throughout five exhibition floors. Product line-up includes façade systems, window door systems, aluminium profiles, building glass, equipment, hardware, structure sealant and sun shading.

There will be opportunities to connect with over 60,000 industry members from around the world and catch up on current industry trends through 100 sessions of conferences and workshops. Visit www.windoorexpo.com for more information.

Upcoming Event

GUANGZHOU INTERNATIONAL LIGHTING EXHIBITION 2018

Dates: 9–12 June 2018

Company: Messe Frankfurt (HK) Ltd

The 23rd Guangzhou International Lighting Exhibition (GILE) at the China Import and Export Fair Complex in Guangzhou, China, will be themed THINKLIGHT: Embracing Changes. As the lighting industry undergoes its digital revolution, thoughts are now turning to how lighting can become fully connected smart devices.

"GILE has always aimed to serve as a platform that gathers the lighting community together," said Lucia Wong, deputy general manager of Messe Frankfurt. "We want people to recognise the potential of light and to explore lighting that is sustainable and contributes positively to our well-being."

GILE 2018 will be shining the spotlight on cutting-edge products and technologies in smart lighting, showcasing how LED technology has changed the lighting industry from analogue to digital. Being recyclable durable, LEDs are also easily integrated with controlling devices, leading to significant development in connected and intelligent lighting technologies.

The lighting exhibition runs concurrently with the Guangzhou Electrical Building Technology. Both are part of the Messe Frankfurt's Light + Building Technology fairs worldwide. For more information on GILE 2018, please visit www.light.messefrankfurt.com.cn. For more information on Light + Building shows worldwide, visit www.brand.light-building.com.

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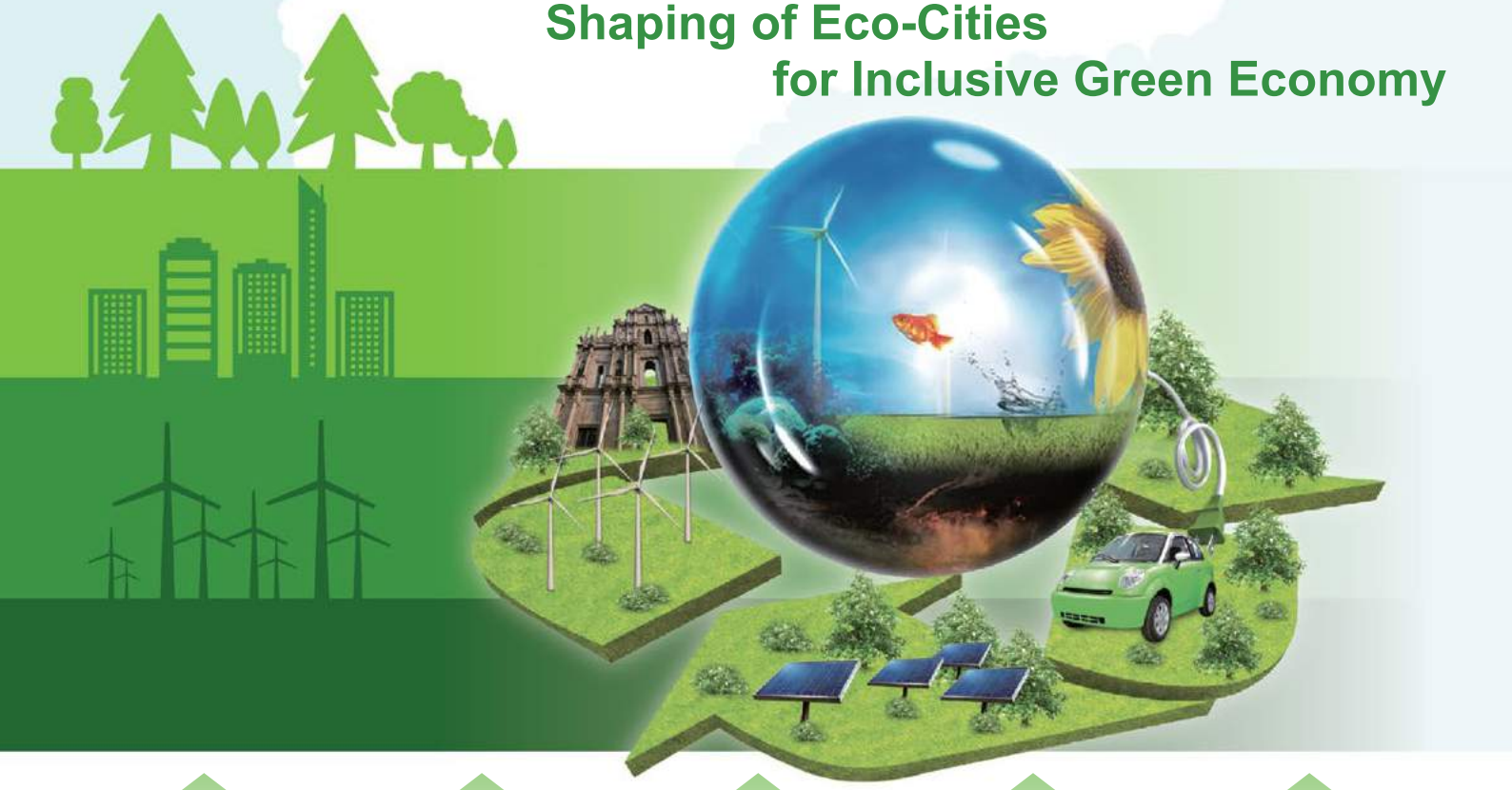

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DI-MENSION LIVING

Bel Air Beanbag

Avery Sofa Bed

UK Lazy T Beanbag

Hong Kong-based furniture company Di-mension Living offers a range of contemporary home items sourced from around the world or customised to customers' preferences. Some of their latest products include:

LUNA TABLE
Luna Table is designed and imported from Malaysia. This table size is fitted in most families in Hong Kong. It is also an ideal table choice for commercial projects in the food and beverage as well as hospitality field. The table is 150 centimetres long, 90 centimetres wide and 75 centimetres high. Matching dining chairs, Lucy Chairs, are supplied for this table. The Lucy Chair is 45 centimetres long, 53 centimetres deep and 79.5 centimetres high.

AVERY SOFA BED
Avery Sofa Bed is one of the most popular designs among both residential and commercial customers. The structure of the sofa bed is durable and strong as the whole sofa bed frame is made of high-quality metal. It is easy to operate and works well both as a sofa and as a bed. The sofa bed fabric cover is removable for cleaning purposes. Fabric colour comes with a wide range of selection. The sofa is 120 centimetres long, 92 centimetres deep and 86 centimetres high, while the bed is 200 centimetres long, 120 centimetres wide and 43 centimetres high. The sofa bed also comes in a larger version, Ava Sofa Bed. The sofa is longer at 150 centimetres, while the bed is wider at 150 centimetres.

BEL AIR BEANBAG
Bel Air Beanbag is made of high-quality fabric and can be filled with either beans or foam. It is suitable to be put in the living room area or bedroom. It is also commonly used in public places like restaurants, hotels and libraries. Since the beans are put into a separate bag, the fabric cover can be removed completely for washing or replacement. There is a wide range of selection for the beanbag fabric cover. The beanbag is 80 centimetres long, 70 centimetres deep and 90 centimetres high.

UK LAZY T BEANBAG
UK Lazy T Beanbag is made of high-quality fabric and beans. It is suitable to be put in the living room area or bedroom. It is also commonly used in public places like restaurants, hotels and libraries. Since the beans are put into a separate bag, the fabric cover can be removed completely for washing or replacement. There is a wide range of selection for the beanbag fabric cover. The beanbag is 120 centimetres long, 160 centimetres deep and 95 centimetres high.

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Propelair is a high-performance toilet and water-efficient solution, helping forward-thinking organisations save water and energy, as well as improve hygiene. Propelair uses only 1.5 litres per flush, which equates to 80 per cent savings on water compared to a conventional 6-litre flushing toilet. Due to the less amount of water used in each toilet, the energy consumed in the water pump will be reduced. In terms of hygiene, Propelair is able to reduce 99 per cent of germs and 95 per cent of aerosol caused per flushing. Propelair creates a better environment in the toilet, as well as a better experience for visitors or users in commercial buildings, shopping malls and other properties. It takes only 28 seconds for another flushing. There is a key improvement in solving the problems with long queues in shopping malls. Also, integrating Propelair in an existing building is easier for installation and maintenance. It costs less, but benefits both service providers and users. This good-quality United Kingdom-made product has received approvals from the Water Regulations Advisory Scheme (WRAS), WaterMark, Kitemark, etc.

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Propelair 1.5-litre toilet

GRAPHIC CONCRETE

Hämeelinna Provincial Archive

Kockums Park GSE

The Provincial Museum of Tornio Valley

Kongcrete in PMQ

WHAT IS GRAPHIC CONCRETE?

Graphic Concrete is a membrane used in the prefabrication process of concrete. The desired image is printed on the membrane with a surface retarder, after which the membrane is sent to the local concrete prefabrication company. Concrete is cast on the membrane and the image is revealed when the retarder is washed away. The image results from the contrast between the fair face and the exposed aggregate surface. Graphic Concrete can be used on a small concrete art piece and in large construction.

GRAPHIC CONCRETE COLLECTIONS

The collections offer four different ways to use graphic concrete. GCCollection comprises almost 100 ready-made repeating patterns that can be customised and scaled according to the designer's wishes to create a distinctive look. Designers can also create their own repeating pattern, which is called GCPro. To create large designs using photographs or other non-repeating patterns, GCArt&Design is offered. Finally, GCSmooth offers a velvety smooth and even concrete surface without a pattern.

GRAPHIC CONCRETE IN PMQ HONG KONG

Graphic Concrete has collaborated with PMQ Hong Kong and participated in deTour 2017, which was sponsored by Ecomax Hong Kong. Nine local artists have designed their own graphics that were realised onto a concrete cube—Kongcrete—which are now exhibited in the landscape area of PMQ.

For more information, please visit graphicconcrete.ecomax.hk.

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THOMAS HO

Thomas Ho, chief executive of Gammon Construction Ltd, studied Building Technology and Management at Hong Kong Polytechnic and went on to pursue a master's degree in construction management at the University of Manchester Institute of Science and Technology.

Maximising the use of prefabricated construction to enhance productivity

Images by Gammon Construction

No matter how good you are, you can't replace construction workers. No robot can think like us. The development of robots in construction means that we need more correlation between robotic arms and exoskeletons and our workers.

Back in Hong Kong, Ho took up a site manager position with local contractor Hsin Chong, and set about modernising the practices in the age-old building industry with the latest technologies. In 1997, he joined Gammon Construction, served as its executive director and COO, before becoming chief executive in 2005.

Ho is also currently the chairman of Construction Innovation and Technology Application Centre, as well as a non-official member of the Town Planning Board (TPB) and a member of the Environmental Campaign Committee. He is the immediate past chairman of Pneumoconiosis Compensation Fund Board (PCFB) and former President of Hong Kong Construction Association.

In 2016, you won the Executive Award at the Hong Kong Business Awards. Could you share your secret for successful management?

I don't think there is any secret at all. As you are aware, in the construction industry, it is all about people. People are our biggest asset. If you want to be successful, then you have to put the right people in the right job. That is the top secret.

Now we are moving into an innovation and digital era. The traditional engineer may not have any concept of digital engineering or innovation, but the young engineers have a better grasp of all those new technologies and techniques.

For me, I get the young engineers to teach me how to run a project's digital delivery. I have a reverse mentor who is aged maybe 27 or 28, but he is really teaching me how to drive the business in a digital manner. And it's not just me. I have spoken to many award-winning leaders, and all of them have a reverse mentor. I believe this is the way to move forward and have a good transition into the digital world.

Since becoming Gammon's chief executive, what would you consider your biggest achievement?

I'm really glad that I have been able to grow the company in a positive way—in terms of embracing safety, integrity and excellence. Our customers and consultants have been able to rely on us to deliver for them and provide quality services. We're not just happy to be involved in all these mega projects, but to really earn the hearts and minds of customers.

We're still learning, and there is still a long way to go. For example,

Design for manufacture and assembly will enhance construction efficiency

People are our biggest asset. If you want to be successful, then you have to put the right people in the right job. That is the top secret.

over the past 10 or 15 years, safety has been one of our core values. But this is still a big challenge in the industry. In 2017, the industry has recorded 22 fatalities—this is way too high. It deters a lot of good talent from entering the industry. So that's why we put a huge emphasis on improvement in this area. We have yet to achieve our ultimate goal of zero fatalities, zero incidents and zero damage, but we are moving in that direction.

How do you balance your workload with your roles in the TPB and the Environmental Campaign Committee?

Having gained so much from the community and Gammon for so long, I think I need to contribute back. I think everyone can find time for meaningful contributions. In fact, there has been a lot for me to learn in the TPB as well. Some people may say that the TPB is very bureaucratic and doesn't listen to public opinion. But in fact, they are very open, transparent and willing to listen to different views from the industry. I have gained a lot of engagement and experience from these exercises.

What are Gammon's plans for the coming year?

Innovation would be our culture. In Singapore, they are now building about 15 projects using prefabricated prefinished volumetric construction (PPVC) and design for manufacture and assembly (DfMA). A whole hotel room can be prefinished in the factory and then transported to site for installation. By 2020, Singapore plans to have 40 per cent of its facilities using DFMA and PPVC, with 10 automated, integrated construction factories. This is what is beginning to be discussed in Hong Kong now.

Singapore has been talking about integrated digital delivery (IDD) and are using PPVC, building information modelling (BIM) and DfMA to drive down construction cost. In 2009, in terms of construction cost, Hong Kong and Singapore were more or less the same. Now, Singapore's construction cost is only half of Hong Kong's. That's why for Hong Kong, and Gammon, we need to move in that direction. For that reason, we are now having reverse mentoring and making sure that we have our own IDD system.

In the meantime, we are building a Global Switch data centre in Singapore. We have our BIM models in our modeler factory, and we will adopt augmented and virtual reality testing to ensure the models' safety and quality. After handover to clients, we will make use of technology to measure the life cycle of the facility, such as the energy, heat and electricity levels. That's what we hope to achieve.

Another thing that we are introducing is exoskeletons to assist our older workers and help improve workers' productivity. In Hong

Kong, we have 450,000 workers, with 12 per cent aged over 60, and 50 per cent aged over 50. No matter how good you are, you can't replace construction workers. No robot can think like us. The development of robots in construction means that we need more correlation between robotic arms and exoskeletons and our workers. To conclude, the introduction of exoskeletons and digital delivery will be our focus in the next few years.

How has rising construction costs impacted development and construction in recent years?
I think it is not about impacting the contractor. As a contractor, we need to pay a higher cost for the labour subcontracts. But my worry is that if the flats are selling at HKD12,000 or HKD13,000 per square foot, how can our general public accept it? That's why we are hoping to improve productivity to help people afford their own flats. That is the innovation drive from the industry aspect.

The government has announced that major government projects will adopt BIM technology next year. How do you see BIM being applied in the Hong Kong construction industry?
In general, I think there is a very low percentage of people doing BIM, let alone DfMA, compared with the United Kingdom (UK) or Singapore. BIM is the fundamental platform to have integrated digital management, but it is only a tool. The whole idea is to have a mindset of integration from the design to the whole life cycle of the facility.

Contractors normally handle the project management, while consultants handle the design. But the real work is being done by the SMEs. We need to be like Singapore and UK, and invest in SMEs to make sure they have the capability to implement the BIM model. In Singapore, they started this BIM strategy as their national strategy to improve productivity since 2009. They are helping SMEs to popularise and normalise BIM as a basic skill.

But in Hong Kong, we are too entrenched in old technologies as we are too used to 2D. That's why we are not able to catch up with progress. I am motivated by the government and Construction Industry Council's willingness to establish the Construction Industry Technology and Innovation Application Centre. But we need the collaboration of all stakeholders to combine forces to push forward this initiative.

The evolution of 3D printing has been called the third industrial revolution. In your opinion, how will 3D printing reshape the construction industry in the near future?
When you look at McKinsey Global's report, the main tool to help us improve productivity is not 3D printing itself but the integration process. The technologies that I have mentioned can improve productivity by maybe four to five per cent—3D printing is only one of the four to five per cent. Adding all these together, you can probably save about 45 per cent of construction costs. But the integration process alone can save costs by 10 times. That's why it is so important to our industry.

Singapore's Building & Construction Authority and UK's Royal Institute of British Architects have courses to teach the whole industry about these processes. Singapore has upskilling courses to ensure the industry has sufficient upskilled talents in the future. That is exactly what we need in Hong Kong as well. Without the talent to operate, technology is still bound to be unsuccessful no matter how good it is. We need the vision and collaborative force from the government and the industry to achieve this goal.

Ho (centre) at a signing of the Memorandum of Understanding between Gammon and a robotic developer on the development of exoskeleton technology

Private hotel driveway

THE MURRAY

The Murray is one of several historic landmarks repurposed under the Conserving Central Initiative Project to celebrate the 20th anniversary of the Hong Kong SAR.

A former government headquarters tower, the 27-storey Murray Building has been transformed into a 336-room luxury hotel with panoramic views over the city's Central Business District. The flagship property of Niccolo Hotels, The Murray will fully open for guests in March 2018.

Originally designed by architect Ron Phillips almost 50 years ago, at a time when the city was car-centric, the tower stood on an island site, surrounded by roads, making it impermeable for pedestrians. One of the central aims of the project was to reconnect the building with the city at ground level, creating a new street frontage on Garden Road with transparent and welcoming ground floor spaces, and enhancing and extending the landscaped grounds to incorporate a public *tai chi* area.

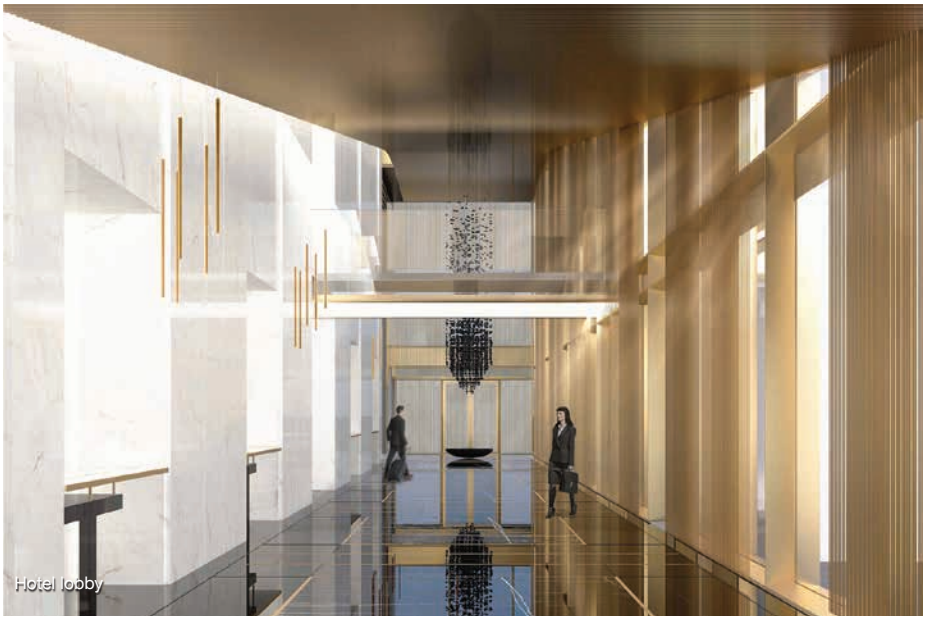
At the tower's base is a sequence of four-storey-high arches, intersected by a podium and a vehicle ramp, which is a distinctive feature of the original building. A large historic tree, rising up through a void in the parking slab of the podium, has been

The hotel retains the four-storey-high arches that were a distinctive feature of the original building

'liberated' and conserved as the centrepiece of the arrivals sequence for guests.

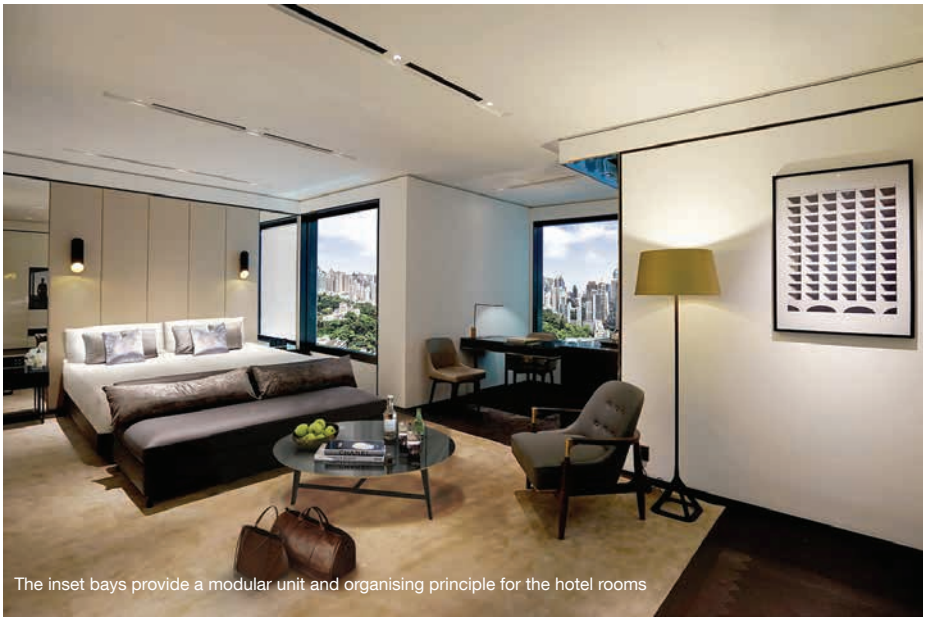
The tower is characterised by the distinctive pattern of its white façade, made up of a grid of square windows. In a fusion of interior and exterior, the inset bays provide a modular unit and organising principle for the hotel rooms, allowing for a variety of planning options. The upper-level suites are angled to create a generous central living space. Corner suites benefit from dual-aspect views of the harbour, peaks and gardens. Surfaces are covered with rare stones, leather and textiles, creating sophisticated urban chic sanctuaries in the heart of the city.

The architecture of the original building is in direct response to the climate of Hong Kong—the floor-to-ceiling windows are recessed and carefully orientated to avoid the harsh tropical sunlight—gaining it the Energy Efficient Building Award in 1994. The new design retains the façade, while upgrading other aspects of the building and extending its life by introducing new functions appropriate for the changing demands of the city for years to come.



Hotel lobby

Suite living room



The inset bays provide a modular unit and organising principle for the hotel rooms

PROJECT DATA

Project Name
The Murray, Hong Kong, a Niccolo Hotel

Location
22, Cotton Tree Drive, Central, Hong Kong

Completion Date
December 2017

Gross Floor Area
33,000 square metres

Building Height
25 storeys

Number of Rooms
336

Client/Owner
Niccolo Hotels

Architecture Firm
Foster+Partners

Principal Architect
Luke Fox

Civil & Structural Engineer
Wong and Ouyang Civil Structural Engineering

Quantity Surveyor
Rider Levett Bucknall

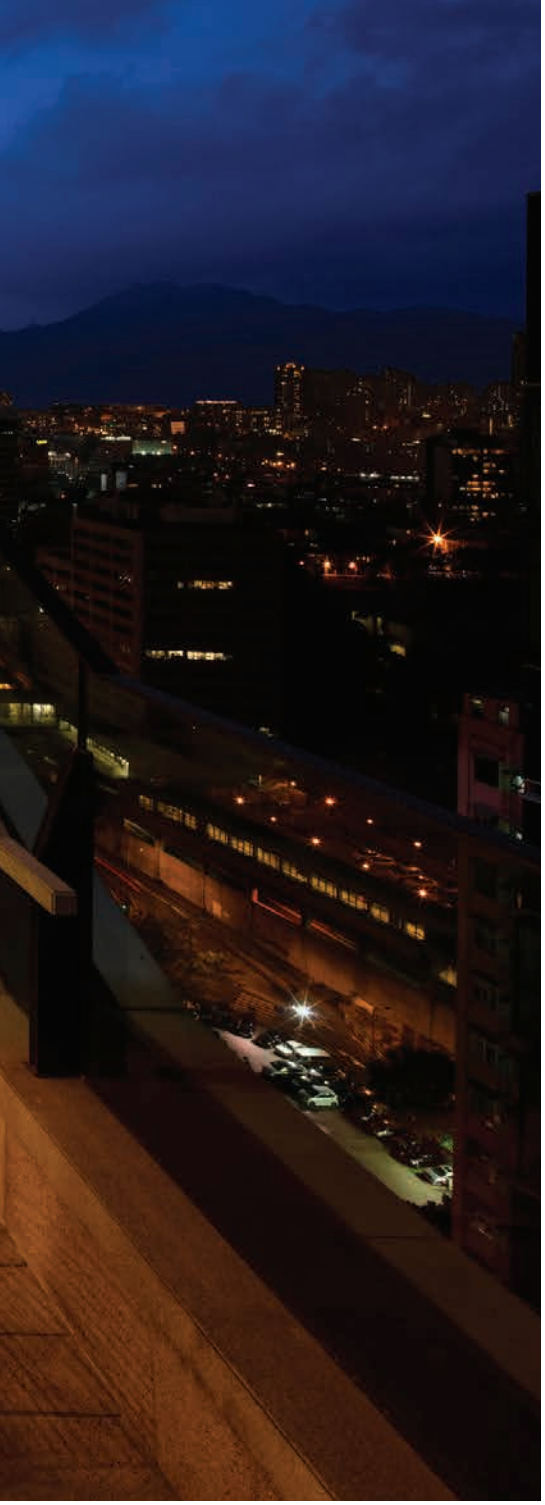
Lighting Engineer
Tino Kwan Lighting

Landscape Architect
Urbis

Images
Niccolo Hotels; Foster+Partners

Sky Stairs connect the clubhouse with the rooftop garden and serve as outdoor seating

SKYPARK



Open-style multi-functional clubhouse design encourages interaction

Transfer Lobby

SKYPARK is a new residential project collaboration between New World Development and Dutch architecture firm Concrete.

Located in the centre of Kowloon, the development presented an opportunity for the promotion of a new artisanal style of living, where millennials can pursue a shared sense of community between nature and neighbourhood.

The architects made a point of breaking the traditional mould with a 'break the wall' design concept, creating a serene open space away from the bustle of the city, while allowing residents free movement and interaction with others.

SKYPARK's rooftop features a clubhouse and garden. The clubhouse, called The Aurora, is wrapped in glazed glass from floor to ceiling—breaking spatial barriers, increasing connections and offering panoramic views of the city. Facilities include an indoor swimming pool, a poolside bar, a library and a gym.

Large exterior steps link the clubhouse with the rooftop garden. These double up as amphitheatre-style outdoor seating, complete with cushions on the wider portions. Inspired by urban parks around the world, the garden is designed as a series of smaller gardens and nooks, suitable for gatherings of various sizes and for picnics and barbecues.

Renewable energies have also been incorporated into the rooftop facilities, with electricity-generating wind turbines, solar-heated shower facilities, and recycled rainwater for rooftop irrigation.

In line with its target millennial crowd, the development offers mainly studio and one-bedroom apartments.

Space to grill

Sky Bar

The glass-wrapped clubhouse

Entrance lobby

PROJECT DATA

Project Name
SKYPARK

Location
17, Nelson Street, Mongkok, Kowloon, Hong Kong

Completion Date
31 March 2017

Site Area
26,000 square feet

Gross Floor Area
186,000 square feet

Number of Units
439

Client/Owner
New World Development Co, Ltd;
Urban Renewal Authority

Architecture Firm
Concrete

Principal Architect
Rob Wagemans

Clubhouse Designer
Rob Wagemans

Civil & Structural Engineer
CM Wong & Associates Ltd

Mechanical & Electrical Engineer
WSP Co Ltd

Quantity Surveyor
New World Construction

Lighting Consultant
Pro-lit Lighting Consultants Co Ltd

Landscape Architect
Adrian L. Norman

Main Contractor
New World Construction

Interior Fit-Out Contractor
Ngai To Construction Ltd
(clubhouse, lobbies, typical corridors)

Images
New World Development

DESIGN TO COMPLEMENT
EVERY SHAPE

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AIA DESIGN AWARDS 2017

Each year, the American Institute of Architects (AIA) Hong Kong recognises design excellence in architecture, interior architecture and unbuilt projects.

This year, the jurors selected eight submissions for award distinction—two Honours Awards for Architecture, two Merit Awards for Architecture, three Merit Awards for Interior Architecture, and one Merit Award for Unbuilt Project.

The 2017 Design Awards jurors include jury chair James Wright, AIA International Region president; George Kunihiro, advisor of Architects Regional Council Asia; Claire Weisz, principal-in-charge, WXY Architecture + Urban Design; Marvin Chen, president of Hong Kong Institute of Architects; Paul Chu, head of Department of Architecture, Chu Hai College of Higher Education; Gregory Leong, co-chair of the 2017 honours and awards committee; and Brian Jan, associate AIA technical advisor for the 2016 honours and awards committee.

HONOURS AWARDS FOR ARCHITECTURE

Jiangxi Nanchang Greenland Central Plaza, Parcel A

SKIDMORE, OWINGS & MERRILL LLP

The development is anchored by twin 330-metre-tall towers—the tallest buildings in Nanchang—which create a striking statement on the city's developing skyline.

To achieve their organic shape, the towers' square footprints parallel the street and rotate 45 degrees as they rise—this scheme was executed using parametric design, optimises access at grade and aligns the office space to the Ganjiang River. The towers' twisting frames are finished in cold-bent glass: each glass panel has been bent as much as 1.5 per cent out of plane to achieve a consistent reflective appearance.

A freestanding canopy with a complex cable-net support system foots each tower. Both skyscrapers also feature crowns of precisely spaced and angled glass panels, which maximises permeability in the prevailing wind direction and minimise wind loading at the base. The design team conducted extensive research to determine how far to push each panel out of plane to ensure long-term durability and architectural soundness.

Meanwhile, the panels appear most dense in the dominant visual direction, making the towers seem as if they are dissolving into the horizon.

Completed in 2015, the landmark skyscrapers boast a timeless, elegant, and yet technically advanced architecture, with a consistency in design language from exterior to interior.

Tao Hua Yuan, AIA Merit Award for Interior Design winner

Topwin Center and InterContinental Beijing Sanlitun

HOK INTERNATIONAL (ASIA/PACIFIC) LTD

The project includes a 305-key InterContinental Hotel, 48 luxury apartments and a 430,555-square-metre boutique retail mall.

Challenged by a narrow site, the designers drafted a tapered silhouette at the two ends of the tower with a linear silhouette at the building's core. The resulting form creates a dramatic exterior that offers uninterrupted panoramic views for hotel guests.

The hotel's façade features a hexagon-patterned steel structure integrated with LED lights, which give the tower a distinctive daytime honeycombed texture that comes alive at night.

Located within the hotel's linear massing, the hotel's guestrooms face views of the Forbidden City, as well as Beijing's financial district to the west and its local cultural district in the east. Suites on the north and south ends of the building feature a triangular floor arrangement with 270-degree, panoramic city views. The hotel entrance boasts one of Beijing's largest revolving doors as a grand entrance.

To keep traffic flows distinct within the building, the design team created separate entrances for retail, hotel and residential users. The four basement floors incorporate guest parking, storage, mechanical systems, staff training rooms and other operational functions. Separate lifts for staff ensure efficient service and user flow.

To enhance sustainability, the building uses materials designed to reduce energy consumption through minimising solar heat gain and glare.

MERIT AWARDS FOR ARCHITECTURE

City's Playground Pavilion

ARCHITECTURE COMMONS LTD

City's Playground is an exhibition commissioned by the Planning Department in celebration of the 20th anniversary of Hong Kong SAR.

The Pavilion anchors two functional spaces—a stage for large public performances and a digital art gallery. The larger opening faces Central, while the smaller opening looks back to the City Gallery, where the main exhibition content is displayed. The connecting corridor holds a themed exhibition procured by the department.

The galvanised steel mesh cladding gives the Pavilion a translucent presence, allowing visitors to appreciate the cantilevered ring and triangulated structure within. It is wrapped with four continuous edge linings, which are programmed to pulsate light and to trace the profiles in synchronised motion.

M+ Pavilion

VPANG ARCHITECTS LTD

M+ Pavilion is an exhibition and event space in the midst of the West Kowloon Cultural District. It is the first permanent building in the district and has been opened to the public since September 2016. Its mirrored external walls not only masks the building by reflecting the surrounding context, but also reverberates with the transformation of the park and city in time.

Designed as a floating art platform, the main exhibition space is elevated on a berm, intertwining with its surroundings on a human scale. Visitors entering the Pavilion arrive at an elevated outdoor terrace with an expansive scene of the Hong Kong skyline and Victoria Harbour.

The exhibition space has full-length openable glazed doors to create a connection between the indoors and the outdoor open deck and landscape berm. This flexibility allows the staging of all kinds of exhibitions and events, with various lighting and open-air settings.

MERIT AWARDS FOR INTERIOR ARCHITECTURE

Hong Kong International Airport Preschool

ARCHITECTURE COMMONS LTD

The preschool is a new facility that caters to the day care needs of airport employees.

Its 7-metre-high curtain wall brings in natural daylight and a view of the Lantau Mountains into the classroom. There are many niches in which the children can rest, play, and read, and the vibrant colours add energy and playfulness to the school.

The space was transformed into a miniature cityscape with a series of roof pitches in the display, seating, storage furniture, and even the utility spaces lining the back wall. The design language is carried through a wooden diagrid that wraps the back wall and the ceiling. These conceal the building systems and accentuate the gradient of green colours in the space.

Every effort is made to minimise volatile organic compounds, from certified furniture suppliers, to flushing the space with fresh air per LEED standards.

Push/Pull

CL3 ARCHITECTS LTD; LIM + LU

Cornell University has a studio for architecture students in lower Manhattan, New York City. The 12,000-square-feet space has been transformed using mobile multi-functional pieces of furniture.

The series of 12 adaptable furniture was made from New York's signature hand trolleys, which can be used in both upright and reclined positions. A piece that functions as a two-seater sofa in its reclined position may transform into a coat rack for an event when it's upright. A side table turns into a lectern, while a bar unit can be used for both high or low counter services.

Built of metal for durability, a colour palette adapted from Le Corbusier's Chandigarh gives a punch of energy to an all-white space.

Tao Hua Yuan

CL3 ARCHITECTS LTD

Located in a hot spring resort area outside of Nanjing, Tao Hua Yuan is a contemporary-styled tea house, with a tea lounge, calligraphy room and restaurant.

The architecture is inspired by the Chinese courtyard house, with a series of enclosed spaces around open spaces and connected by covered walkways. The interior incorporates traditional elements such as scholar rocks, lanterns, paintings and works of art, as well as custom designed furniture and lighting. The overall palette remains simple—wood, bamboo and concrete for a zen-like tranquillity—with richness in colour tone and texture.

Large glass panels enclosing the calligraphy room allow ample natural light in while framing the view of the young forest with vertical lines. The restaurant enjoys a similar high space with green views. Sliding screens and a low wall with scholar rocks display divide the space for privacy, while black mirror on the floor creates an illusion of water on which the rocks float.

MERIT AWARD FOR UNBUILT PROJECT

1+1=1 Tower, Great Wall Technology Headquarter

STUDIO GEORGES HUNG LTD

1+1=1 Tower reflects the innovative spirit of the Great Wall company, with collaborative-interactive spaces between departments and an identifiable visual spatial volume that spans the macro and micro scale of a tower.

The development is composed of two slender towers—one for research and development and the other for administration—that combine to form one overall tower. Its vertical void shapes a canyon of different volumes and proportions that create a hierarchy of shared spaces between both departments and usher in ample natural daylight and airflow. Landscaping is laid out as a grid, which creates a pixelated surface with pavement, water features and green areas.

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Glamour and glitz ooze out in the Celebrity zone

JOOOS FITTING ROOM

JOOOS Fitting Room brings the top 100 fashion brands on the online Tmall.com marketplace together in a physical environment. It aims to create offline shopping experiences to compensate for the loss of engagement in modern online shopping.

Located at the ground floor of the Commercial Street Phase II on Xingguang Avenue in Hangzhou, the fitting room store is divided into four zones that reflect the brands featured in them: Mori Girl, Celebrity, OL and Fashionable Girl. The featured brands are curated and classified into the various zones based on big data analysis of local consumer habits.

Interactive digital screens are placed at the main entrance for shoppers to browse through the website before entering the store.

The first zone is the Mori Girl area, featuring milky white textured walls, white floors and tepee-like clothes racks made with bamboo poles and hemp rope. The bright space and primitive materials echo with the simple garments displayed in this space.

The Celebrity zone features many delicate golden cage-like structures that function as clothes racks, or hang upside down from the ceiling as lamp shades. Seen from a distance, they look like princess 'bubble skirts' or Victorian dress frames, evoking a sense of royalty. Fitting rooms are located within larger 'cages', with mirrored glass covering the curved surface. Each fitting room has a rest area, a make-up area and a selfie area.

The OL zone is carved out with dark grey floors, concrete painted walls and framed track lighting. Wood veneer accents and a fireplace soften the texture of the space, while clothes hang from minimalist black frames.

In contrast, the Fashionable Girl zone is an explosion of large blocks of colours, emphasising individuality and vibrant personality, as reflected in the clothes hanging off colourful metal grids and cubes. Giant buttons float from the ceiling like flying saucers, while hanging traffic mirrors reflect the patterned textile floor.

The biggest constraint for this project was the limited time frame. The 1,850-square-metre space was completed within the allotted two months, thanks to good coordination between the factories and the construction side, resulting in a refreshing shopping experience with a myriad of displays and interpretations of the dressing philosophy of women's clothing.

The Fashionable Girl area is bursting with colour and vibrancy

The Mori Girl space is all about simplicity

Colourful booths featuring smaller items

The OL collection is featured in a more mature, industrial-like setting

PROJECT DATA

Project Name
JOOOS Fitting Room

Location
Hangzhou, China

Completion Date
August 2016

Client/Owner
JOOOS

Gross Floor Area
1,850 square metres

Interior Design Firm
X+Living

Principal Designer
Li Xiang

Design Team
Liu Huan; Ren Li-Jiao; Jia Yuan-Yuan

Images
Shao Feng

An eye-catching installation of floating 'bubbles'

LONSHRY JEWELRY ART STORE

The project owner and designer wanted a jewellery store like no other, one that reflects the pursuit of fashion and provides customers a real sensory experience.

There was a big problem though—a large pillar dominates the centre of the small 60-square-metre space.

After much brainstorming, the designers cleverly designed floating 'flowing bubbles' around the pillar, turning an eyesore into an eye-catching highlight. The myriad of golden 'bubbles' in various sizes float around the pillar and up to the ceiling, creating a natural, yet ethereal, sense of vibrancy and splendour.

Strategically placed mirrors help extend the spaciousness of the store, enriching its space depth, with the effects of light and reflections.

Vertical white marble strips with distinctive grey veins combine with brushed brass to unify the façade and provide a classy backdrop to the store. The pattern is also repeated in the carpeted floors for a sensation of luxury.

Customised materials and products—such as natural marble, carpet and glass—were sourced locally for better efficiency and craftsmanship, while the handmade paint was imported from Italy. These are combined to reflect the space texture, while strengthening the affinity and comfort of the store.

Brushed brass highlights the store's façade

Vertical white marble strips provide a classy store backdrop

Golden 'bubbles' in various sizes inject vibrancy into the space

PROJECT DATA

Project Name
Lonshry Jewelry Art Store

Location
Shantou, Guangdong, China

Completion Date
28 May 2017

Site Area
65 square metres

Gross Floor Area
65 square metres

Building Height
2.8 metres

Client/Owner
Lonshry Jewelry

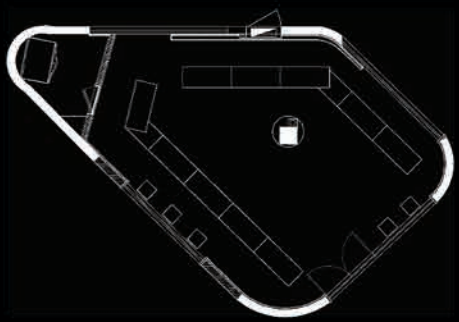
Architecture Firm
AD Architecture

Principal Architect
Xie Pei-he

Interior Design Firm
AD Architecture

Principal Designer
Xie Pei-he

Images
Ouyang Yun



A large pillar dominates the 60-square-metre space

ONE OASIS SHOW FLAT UNIT B

This is one of two triplex show flats designed for One Oasis. Situated in Cotai Strip, Macau, the flat's design embraces its scenic surroundings, expressing the distinct geographical features of the location.

In the living room, the mirror glass panels complement the intricate rose gold hollow metal wall feature to reflect natural light, as well as to strengthen the spatial perception of the entire area.

Combined with neutral-coloured marble walls, a velvet river-like rug, grey sofa and contemporary armchairs, the living space makes a grand, yet soothing, statement. Bathed in light from the row of large windows, the space merges itself with the 360-degree views outside.

Leather and metal are used extensively in the interiors—from the leather-covered staircase panelling, to the steel skirting and copper and metal decorations—to exude a modern, stylish ambience. The designer also used subtle details to highlight the unity of the space, such as the line patterns on the wall panel that span the three-storey volume.

The design direction is targeted at family prospects; hence, extra attention is paid to the functionality and user experience of each space. Apart from the living and dining rooms, there is a bar area for family gatherings, a family area, and a small open pantry at the first-floor corridor.

The bar area is separated by a dark brown veneer finishing wall, with a marble island and a full-height wine cabinet. The family area comes with a metal-framed sliding door and a black wooden striped screen for a sense of privacy and spaciousness.

There are two bedrooms on the first floor, including a children room with a spiral staircase leading up to a loft for some personal space. Immersed in earth tones, the master bedroom occupies the entire second floor, together with a walk-in closet and study. Metallic frames behind the bed resonate with the linings on the cabinets in the study, visually connecting both rooms.

The show flat comes with a home elevator and a smart home system. The system allows the control of lighting, air-conditioning and curtains via mobile devices in an energy-efficient manner.

The family area on the first floor adopts the neutral tones from the living room

The mirror glass panels and feature wall give the room a grand sense of space that embraces the outdoors

A spiral staircase leads to a loft area in the children room

The guest room is decorated in a darker neural tone with a matching framed painting

Metal décor and sculptures for a touch of elegance

PROJECT DATA

Project Name
One Oasis Show Flat Unit B

Location
Macau

Completion Date
May 2017

Gross Floor Area
5,045 square feet

Building Height
3 storeys

Client/Developer
One Oasis Macau

Interior Design Firm
COMODO Interior & Furniture Design Co Ltd

Principal Designer
Alain Wong

Interior Fit-Out Contractor
COMODO Interior & Furniture Design Co Ltd

Images
COMODO Interior & Furniture Design Co Ltd

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KALDEWEI

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Miena: fine-edged washbasin bowls from Kaldewei

Ahlen, March 2017. – With the new Miena washbasin bowls made of superior steel enamel Kaldewei presents yet another highlight of modern bathroom design. The washbasins made with a single layer of steel enamel combine the highest standards of minimalist design with a unique fine-edged quality. The Miena washbasin bowls designed by Anke Salomon are available in round and rectangular versions, both in two different sizes. What is completely new is the diversity of colour: apart from the classic bathroom colours, customers can choose from the exclusive shades of the Coordinated Colours Collection. Kaldewei has once again exceeded manufacturing constraints to make its Miena product series thus continuing its success story of groundbreaking bathroom innovations.

With the Miena washbasins Kaldewei has created true design icons that meet even the most discerning demands of aesthetics and individuality. Their fluid lines lend the Miena washbasins a remarkable lightness while the distinctive properties of steel enamel heighten the impression of flawless purity still further. The new washbasin bowls can be placed at will on a support plate or console, so are not subject to the dimensions of the bathroom furniture. Since the Miena washbasins are fitted with an enamelled waste cover – a characteristic feature of many Kaldewei product lines – they can be combined with a wide range of bathtubs and enamelled shower surfaces from the Kaldewei portfolio – entirely in keeping with the “Perfect Match” approach.

In terms of colour, Kaldewei offers fresh diversity. The Miena models are available in the classic bathroom colours as well as in the exquisite shades of the Coordinated Colours Collection, allowing for even greater individuality in bathroom design.

What was special about designing the Miena washbasin bowls?

Designer Anke Salomon talks about the Miena washbasin design story: “Washbasin bowls are highly visual. Since they sit majestically on top of a piece of furniture it is essential that the bowls possess a special, emotional aesthetic. At the same time, they should not be too polarising so that they work with other bathroom products and leave creative scope for a wide range of different architectural designs. The special feature of the Miena washbasin bowls is the way they successfully combine scale and fine-edged delicate flowing lines. This contrast is so striking that it was important to pare down the formal design in order to develop a harmonious, benign product. The design is based on clean-lined, timeless basic geometrical shapes that have, however, been easily freed from pure geometry in a natural, fluid way. Quiet yet special.”

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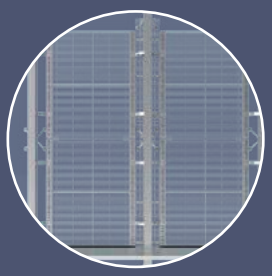

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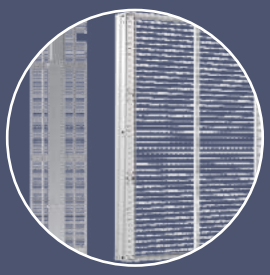

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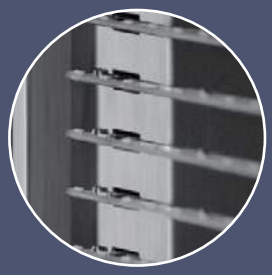

Rapid heat radiation

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HOTEL EASE TSUEN WAN

An industrial area may be an unusual place for a hotel, but Hotel Ease puts its guests at ease. The hotel is housed in what was originally a warehouse with offices at the top—a property that is part of Hong Kong's industrial building revitalisation scheme.

To harmonise with the surroundings, the designers retained the use of grey for the façade, but incorporated distinctive patterns to add character to the building.

Inspired by New York City in the 1920s, the hotel explores an Art Deco theme, a movement with a distinguished style of simple and clean lines and bold geometric forms. This is evident in the lobby, with geometric lines on its ceiling, walls and black patterned marble floor.

As the lobby's ceiling is quite low, the designers used bright lights and white walls to open up the space. A silver-grey timber veneer is the main wall finishing in the hotel—its visually shiny and raw wood grain texture helps create a high-end ambience.

Behind the reception counter stands a brass and steel display shelf—a throwback to gritty industrial New York. On the shelf, and throughout the hotel, one can find various antique décor and props—old paintings, bicycles and old-fashioned suitcases, sewing machines and cameras—to bring guests back in time.

The corridors on each floor have been turned into an art gallery, featuring works by local artists, as part of the hotel's support of art development.

The 160 hotel rooms are modern, practical and family-friendly, with a sink and separate bathrooms and toilets. The use of white marble patterns against shades of navy blue and black helps increase the sense of space.

The hotel's open-plan restaurant offers all-day dining, cocktails and craft beers with an industrial chic aesthetic. The terrace garden on the third floor offers a relaxing and cosy place for guests to chill. A feature wall with real plants adds to the ambience while shielding a fire service water tank.

Hotel lift interior

Bold geometric lines are evident throughout the lobby

The brass and steel display shelf adds to the industrial vibe

Sinks are placed in the rooms for guests' convenience

PROJECT DATA

Project Name
Hotel Ease Tsuen Wan

Location
Tsuen Wan, Hong Kong

Completion Date
2017

Site Area
20,385 square metres

Number of Rooms
160

Interior Design Firm
ARTTA Concept Studio

Images
Peter Cheung

MEI PO HOUSE

The house owners—a young couple—wanted a warm, relaxed, close-to-nature home environment. To accomplish that, the designers chose a 'meet on earth' design concept, with eco-friendly and natural materials used in loft and Bauhaus style.

The wooden flooring is actually recycled and repolished old ship wood, the washroom has a cement floor mixed with mosaic tiles, while the bathroom uses rough stone finishes for a bath-in-a-forest ambience.

The designers played a lot with colour mixing to create a modern vibe without breaking the bank. Having lived abroad for many years, the owners also have many vintage English furniture and decorations that were incorporated into the interiors.

As the owners enjoy entertaining guests, the designers created many open spaces for them. Doused in splashes of orange, the semi-open kitchen extends to a breakfast bar table. The open-concept living and dining areas can accommodate more than 30 people, and two tables—one next to the kitchen, and the other next to the entrance—give the owners a choice of where they want to have their meals.

The ceiling is not very high, so the designers played with different shapes and colours to enliven the space. A yellow false ceiling is installed above the living area, the built-in cabinet has a geometric form, and the walls have black hairline stainless steel frames to match the Bauhaus style.

The whole first floor comprises the master bedroom, walk-in closet and master bathroom. As the owners wanted to display various art pieces and decorations, the designers chose a blue ceiling and lighter wood-coloured finishes as an unobtrusive backdrop. A touch of yellow on an all-black cabinet lightens the mood and ensures the furnishing is not too bulky.

The guest room on the second floor has yellow and blue feature walls, with geometric open book shelves.

The living and dining areas are ideal for entertaining guests

Guest bedroom with a modern industrial vibe

The master bedroom on the first floor

PROJECT DATA

Project Name
Mei Po House

Location
Mei Po, Hong Kong

Expected Completion
June 2018

Site Area
257.5 square metres

Gross Floor Area
325 square metres

Number of Rooms
4

Interior Design Firm
2plus4 Interior Design Ltd

Principal Designer
Clovia Cheung

Main Contractor
Study Studio

Interior Fit-Out Contractor
Study Studio

Images
Shenzhen Qide Design Co, Ltd

Even cats can have fun with the cat shelves in the dining area

WAY GIN GARDEN

The design concept for this apartment in Way Gin Garden is to combine old with new in creating space for the whole family—a young couple, two kids, a cat and a domestic helper.

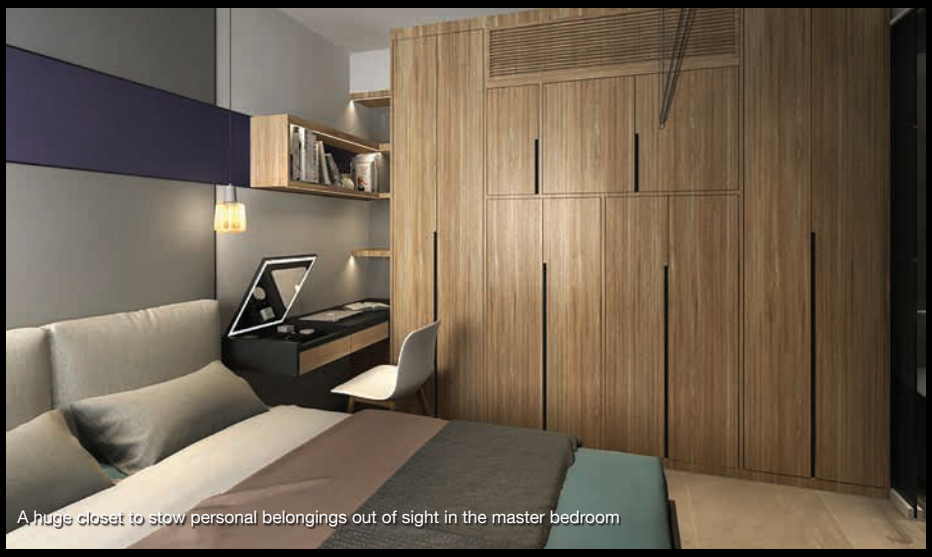
The owners wanted to reuse as much of their existing furniture as possible, so the designers sent these furniture to a factory in China to be refinished in order to match the new design. Apart from budgetary issues, the intention was also to reduce wastage in interior design. In line with that, the designers also minimised the demolishment of walls.

The living area is designed for ample play space, with toy storage incorporated into a hanging TV cabinet. The dining area walls have cat shelves to accommodate the feline residents, while a hanging cabinet hides the air-conditioning piping. The kitchen has a semi-open window so that the parents can watch their kids while cooking. The bar table is useful for a quick snack or to do homework on.

The large closet in the master bedroom provides ample space to store personal belongings out of sight. In the corner, hanging shelves serve as a focal point of the room. A make-up mirror is hidden within the study desk in the room.

As the home is located near the sea, the moisture level in the air can be very high. The designers used emulsion paint for the walls and ceramic tiles for the floor to ensure the materials are not affected by the humidity.

Lots of play and storage space in the living area



A huge closet to stow personal belongings out of sight in the master bedroom

The semi-open kitchen with light purple cupboards to brighten up the space

PROJECT DATA

Project Name
Way Gin Garden

Location
Block 2, Way Gin Garden, Tsing Yi, Hong Kong

Completion Date
December 2017

Gross Floor Area
55.4 square metres

Building Height
2.58 metres

Number of Rooms
3

Interior Design Firm
2plus4 Interior Design Ltd

Principal Designer
Clovia Cheung

Main Contractor
Study Studio

Interior Fit-Out Contractor
Study Studio

Images
Shenzhen Qide Design Co Ltd

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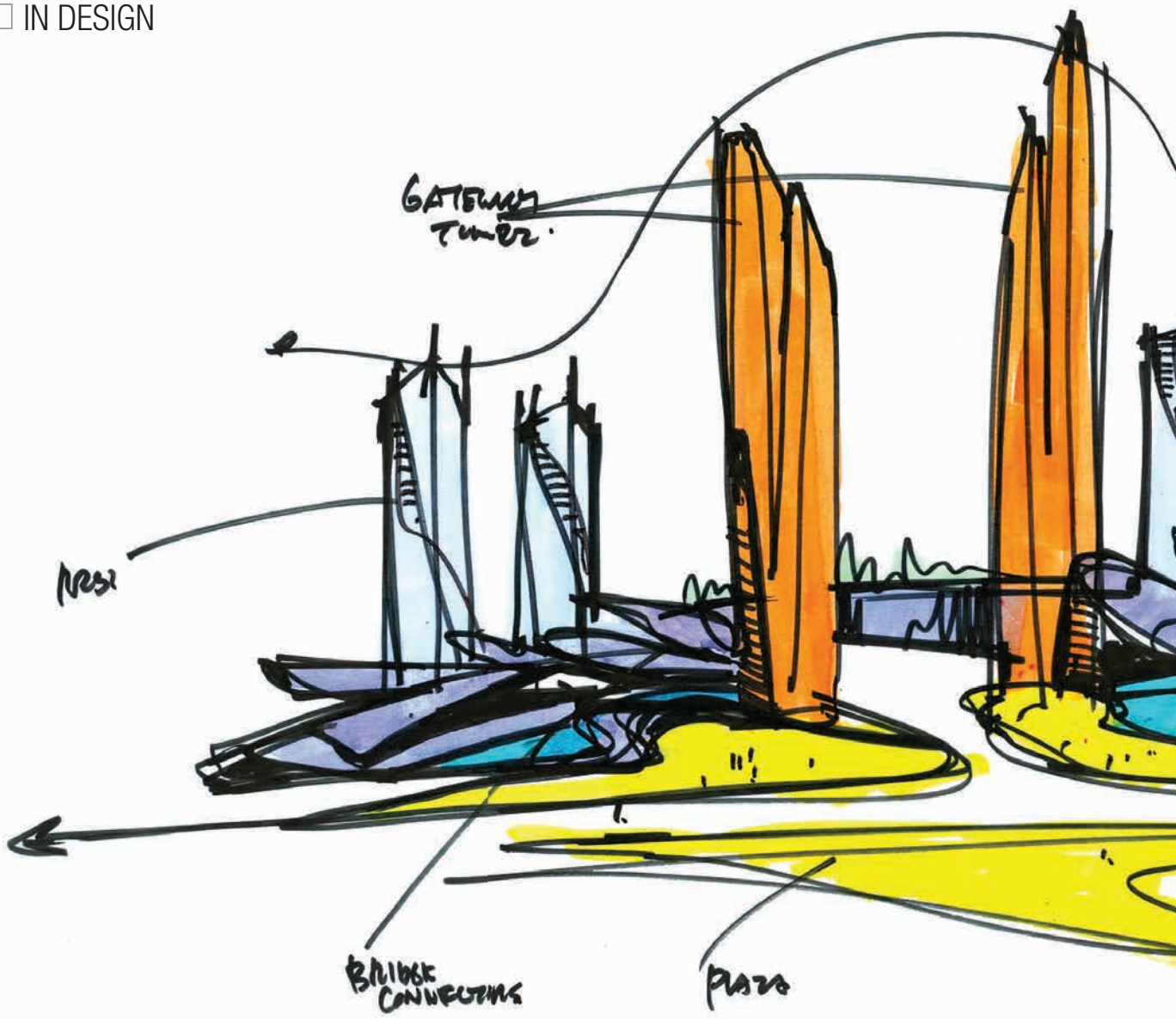
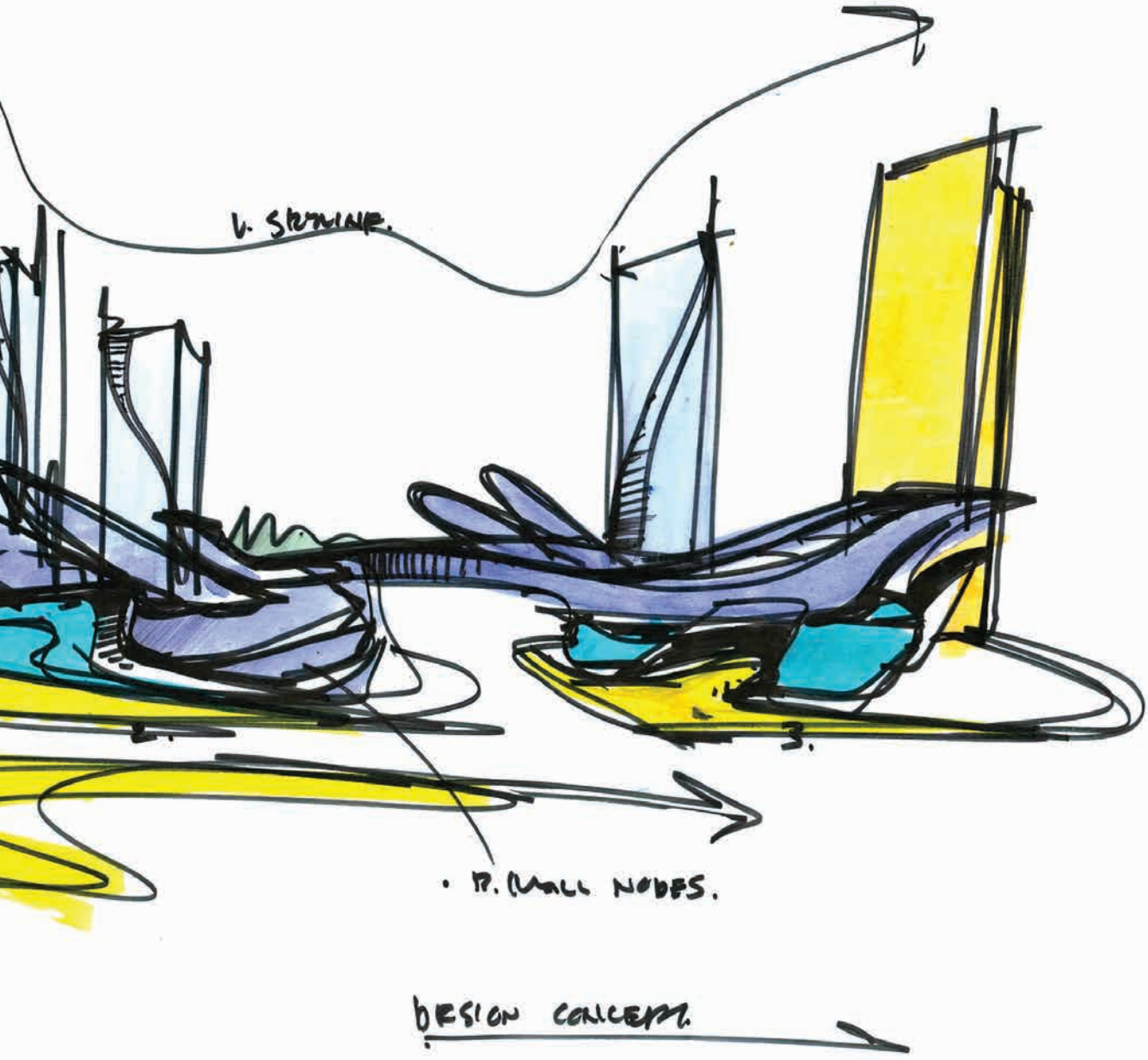


The heights of the eight towers are varied to create a dramatic skyline

HUAFA INTERNATIONAL SEAFRONT GARDEN



Huafa International Seafront Garden provides 376,000 square metres of mixed use accommodation, spanning across three sites and stretching 600 metres along Nanwan Road, one of the major boulevards leading to the upcoming Hongkong–Zhuhai–Macau Bridge.

The winning design for the development is by 10 DESIGN, which also designed the developer's adjacent properties. When completed in 2022, the International Seafront Garden will provide one of the longest and most vibrant retail main streets in Zhuhai.

The master plan comprises offices, residences, hotel and retail components, housed in eight high-rise towers. The heights of the eight towers are varied to create a dramatic skyline. The towers become an elegant complement to the vibrant community spaces below.

The heart of the development is a large square that expands the existing central plaza directly across the main road where Zhuhai International CEC is situated. The large square is further defined by the two 190-metre-tall gateway office

Part of the dynamic retail zone

towers, marking the core of the masterplan.

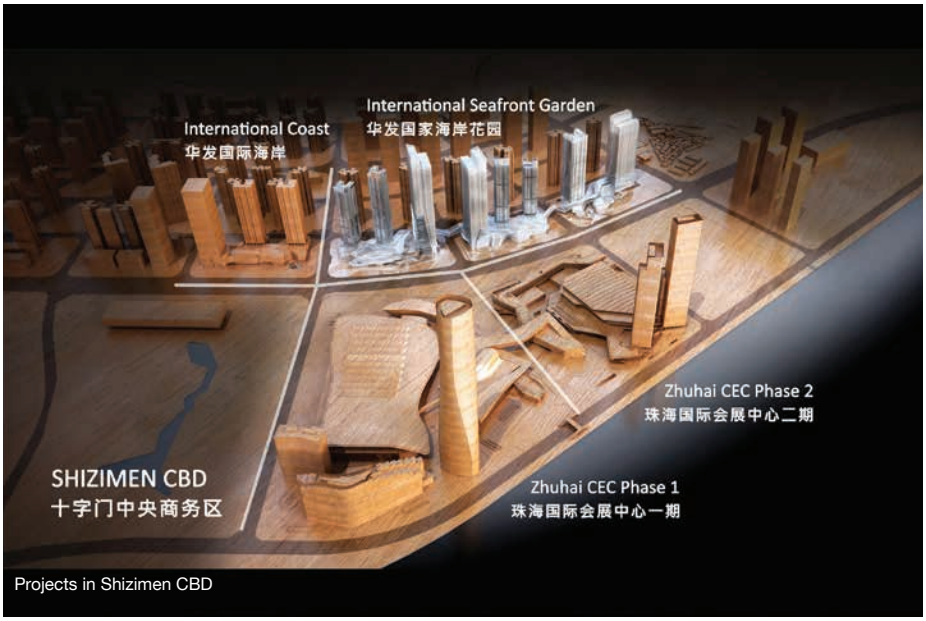
Alongside the large square is a series of more open and inviting hardscape spaces. This street frontage extends all the way to the west, where Huafa International Coast is located.

The design concept for the development is also influenced by the adjacent Zhuhai International CEC. The large scale urban design concept moves from the rippling ocean, to its undulating interpretation for the convention centre, and ultimately to the light floating forms of the development.

A serpentine bridge—composed of a series of organic canopies—floats across the three sites, unifying the geometry and drawing people to the upper floors of the F&B retail. The bridge bends down to the ground on the far ends of the site further enhancing connectivity and creating an arc across the main façade.

The retail zones are interwoven with dynamic outdoor courtyard spaces that are inspired by and support Zhuhai's culture of outdoor living. Above the retail, residential towers command unobstructed sea views and are interwoven with the podium through a series of vibrant gardens.

190-metre-high Gateway Office Towers



Projects in Shizimen CBD

A bridge spanning three sites unifies the geometry and creates connectivity

PROJECT DATA

Project Name
Huafa International Seafront Garden

Location
Zhuhai, China

Expected Completion
2022

Site Area
70,276 square metres

Gross Floor Area
376,258 square metres

Building Height
190 metres

Client/Developer
Huafa Group

Architecture Firm
10 DESIGN

Principal Architects
Ted Givens; Miriam Auyeung; Chin Yong Ng; Peby Pratama

Landscape Architect
10 DESIGN

Images
10 DESIGN

Interior design of the atrium

HANGZHOU ZIJINGANG PARADISE WALK

Shaved roofs mimic the iconic Hui-styled roof

A mall that serves as a community hub

Located at the West Lake district in Hangzhou, China, this retail development sits along the banks of Wulitang, overlooking the mystic river and surrounding landscapes.

The overall design captures key essence from the traditional Hangzhou Hui architecture, which embodies elegance, conciseness and magnificence. The shaved roofs mimic the iconic Hui-styled roof, making the mall a local landmark that is hard to miss.

Inspired by the Chinese ink painting concept of *liu bai* (leaving the canvas blank), courtyards are used to provide ample space for visitors to enjoy a breather and unwind. The northwest corner is intentionally set aside as a hanging Zen courtyard, with access to views towards the Wulitang River.

Materials such as aluminium panels, fair-faced concrete and engineered wood will be procured locally. These are chosen based on their subdued colour palette and attributes that echo with the essence of traditional Hui architecture.

With the Wulitang River on its northern side, the site is only accessible from three sides, which limits its street frontage. Hence, the building is intentionally pushed back away from the river, creating an internal courtyard plaza with restaurants and bars, al fresco platforms and open-air F&B terraces, turning a site constraint into a value-added element.

Site research indicated a lack of leisure and wellness facilities in the neighbourhood to serve the local community, which comprises predominantly young families and students from Zhejiang University. Taking into account the site consideration, the design team animated the upper-level retail spaces, as well as the rooftop, which is often neglected in retail developments.

Hence, the 68,000-square-metre leisure and wellness lifestyle mall serves as a community hub for the residents of Zijin Port area. It offers a broad range of retail and entertainment facilities, including a fitness centre, spa, *tai chi* garden meditation courtyard, indoor playground and IMAX cinema. A rooftop infinity pool and wellness centre form an urban oasis.

PROJECT DATA

Project Name
Hangzhou Zijingang Paradise Walk

Location
Hangzhou, Zhejiang Province, China

Expected Completion
2019

Site Area
47,713 square metres

Gross Floor Area
68,000 square metres

Building Height
6 storeys

Client/Developer
Longfor Properties Co Ltd

Architecture Firm
LWK & Partners (HK) Ltd

Principal Architect
Ferdinand Cheung

Interior Design Firm
LWK & Partners (HK) Ltd

Principal Designer
Jojo Wang

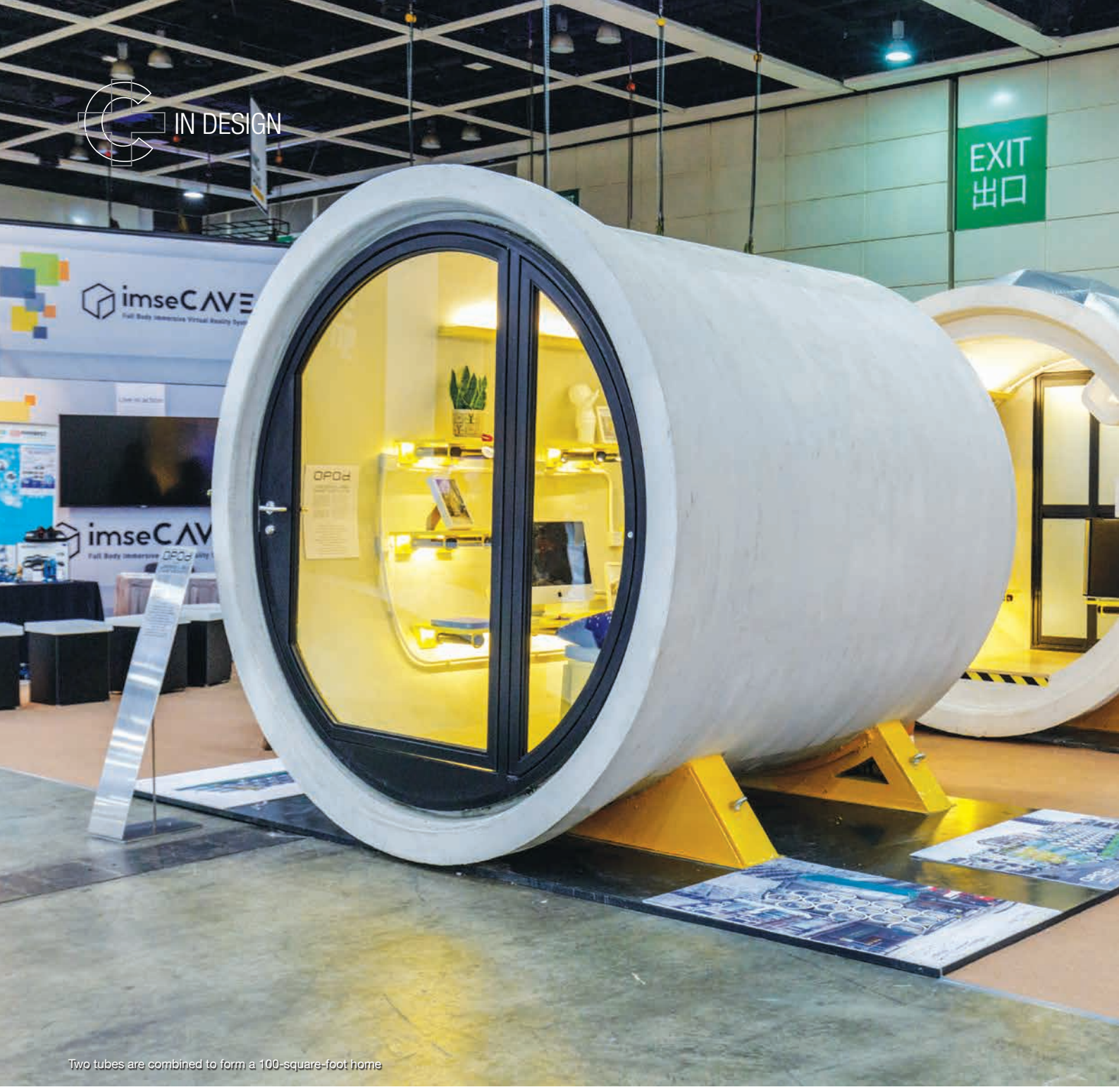
Civil & Structural Engineer
TMSK Hangzhou

Mechanical & Electrical Engineer
Tian Hua Design Institute

Lighting Consultant
Leox Design

Landscape Architect
FLO studio

Images
LWK & Partners (HK) Ltd



Two tubes are combined to form a 100-square-foot home

OPOD TUBE HOUSING

Living room with space-saving sofa bed

The tube housing can be deployed under flyovers

OPod Tube Housing is an experimental, low-cost, micro-living housing unit that seeks to ease Hong Kong's affordable housing problems. It provides an alternative for young people who are unable to afford conventional real estate in the current Hong Kong market.

The home uses leftover concrete water pipes that have been produced en masse in China for water infrastructure projects, which are readily available at low costs. These 2.5-metre-diameter concrete water pipes are large enough for people to live inside. Originally designed for underground use, they are strong enough and safe for human living, with inherent good thermal and fire insulation properties.

Two tubes are combined to form a fully kitted out 100-square-foot apartment for one to two persons. The first tube is used for living and sleeping, while the second tube contains a small kitchen and bathroom. Each OPod Tube House is equipped with smart phone locks for online access, as well as space-saving furniture to maximises the interiors.

The modular homes can be stacked as a low-rise building and easily relocated to different sites in the city. They can be deployed under flyovers, on top of existing buildings, and within gaps between buildings in the city.

A full-scale pod house was unveiled at the Urbanovation Exhibition on 8 December 2017, as part of Design Inspire 2017. C

PROJECT DATA

Project Name
OPod Tube Housing

Location
Hong Kong

Status of Construction
Prototype stage

Gross Floor Area
100 square feet

Building Height
2.5 metres

Owner
James Law Cybertecture

Architecture Firm
James Law Cybertecture

Interior Design Firm
James Law Cybertecture

Principal Designer
James Law

Civil & Structural Engineer
JM & Associates

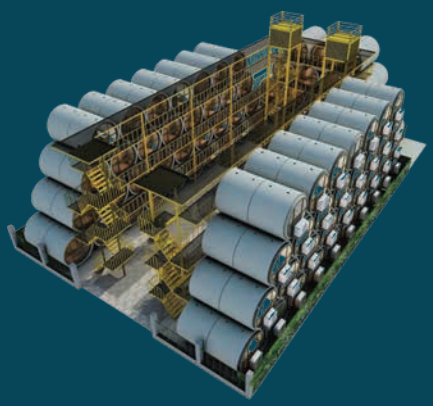
Mechanical & Electrical Engineer
Engineers Without Borders (Hong Kong)

Green Building Consultant
Engineers Without Borders (Hong Kong)

Main Contractors
James Law Cybertecture; Golik Holdings Ltd; K.Wah Construction Materials (Hong Kong) Ltd; Zhong Ji International Eng (HK) Co, Ltd; Gammon Construction Ltd.

Interior Fit-Out Contractor
Bonson Engineering Ltd

Images
James Law Cybertecture



The modular homes can be stacked on any available land

With the EVVA AirKey System, users can use smartphones to open doors and issue online access authorisations

Images by BCI Asia

SIMPLE BUT SMART

AirKey is an innovative electronic access control key designed to provide a smart security solution for the future.

Smartphones are everywhere. Their multifunctions can help us in every possible way. But with the latest product introduced by Tung Fat Ho, a leading ironmongery supplier with its innovative and modern door locking control and access control system since its establishment in 1950, a new function can be added to its specification.

As an expert in the door locking system industry, Simon Leung, the general manager of Tung Fat Ho, dedicates himself to introduce an advanced and smart security solution in the future world.

"From the building material specification perspective, we want to strike the balance between security and convenience," Leung says.

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

"The system enables you to become the owner of the whole place as residents can now ensure their keys with a smartphone as long as they have the key credit. This is a disruptive innovation to the traditional door locking system," Leung adds.

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

Apart from key sending and component sharing, the AirKey has far more functions and features than that. For example, the geotagging function allows the AirKey component location to be saved on the AirKey system. Through a smartphone, it can guide the user to the component by using a navigation app. Furthermore, the system is now also compatible with iPhone.

For the security function, the cloud-based system is run in 128 encrypt transmission with the same near-field communication (NFC) technology used

AirKey is characterised by its modular design

The AirKey smart locking system is adopted in the OPod Tube House project

Architect James Law and general manager of Tung Fat Ho Simon Leung collaborated on the OPod project

The AirKey and OPod Tube House collaboration is a step towards a smarter world in the future

for banking (i.e Visa, Amex with locks). The newest Bluetooth transmission V4.0 technology also offers better security.

This newest product is also adopted in different projects in Hong Kong. The OPod Tube House, a water tube-shaped home designed and developed by James Law Cybertecture, is the latest project that adopted this smart locking system. OPod Tube Housing is an experimental, low-cost, micro-living housing that aims to alleviate Hong Kong's housing problems.

Seeing the disillusion among young people in Hong Kong, James Law, an acclaimed architect with abundant international experiences, hopes to apply his architecture and design knowledge to bring some inspiration to the future generation in the city. "We hope to help alleviate some suffering in the society," Law says.

In this OPod project, Law considers every detail to suit local conditions. In term of climate, he finds that concrete is good for ventilation against the heat in the summer time. But the air-conditioner is still installed to better suit Hong Kong's environment. To apply cross-ventilation, open windows and doors at the front and back are added to optimise the path air in winter and autumn. In terms of the space, he also designed some simple and low-cost features to maximise the space inside the tube.

When designing this non-profit project, Law decided to look for Leung as he trusts his professionalism and expertise in the door locking system. Law believes AirKey is an ideal match for the OPod Tube House as both designs are simple but powerful. "When the OPod becomes a multiple development project, the advantages of using AirKey will be even more apparent as it can bypass all the registration and booking systems," Law adds.

It is not surprising to see Law and Leung's admiration for each other as they both share similar philosophies and ideals. The core value of Law's design can be summed up with one word— Cybertecture, which means to design things for a more intelligent world through new pieces of architecture, interior space, artwork, technology and strategy. With the combination of OPod Tube House and AirKey, it is a step forward to a smarter world in the future.

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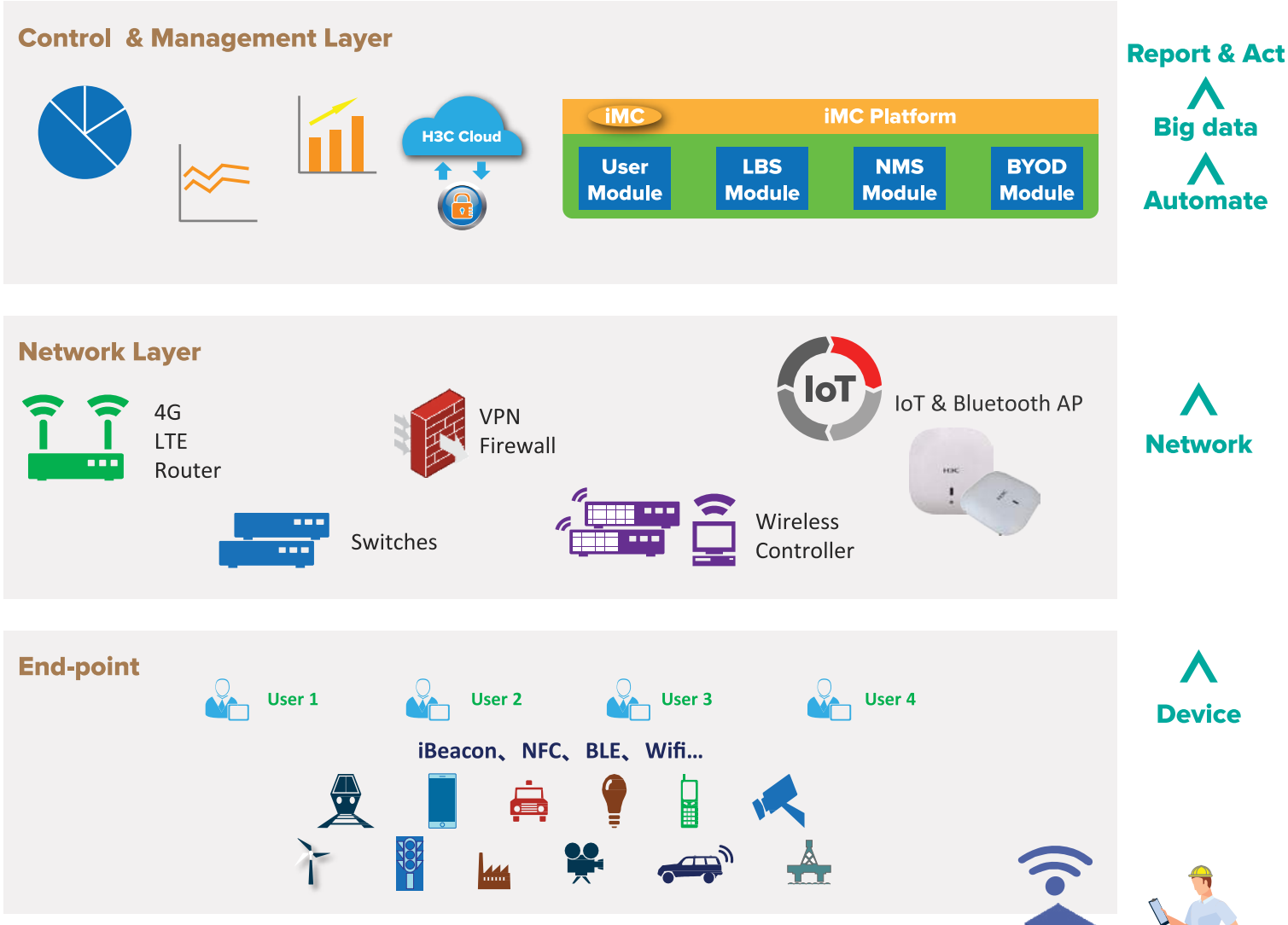

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A LIFE IN LIGHTING

Self-taught master combined advanced technology with craftsmanship to create and explore lighting.

The lighting philosophy of Catellani & Smith is based on the value of light as well as on a peculiar manufacturing process that combines craftsmanship with technology

Images by BCI Asia

Is creativity inborn? It is still a dubious question as all artists have different inspirations from their experiences. But for Enzo Catellani, an acclaimed lighting designer who devoted his life to pursuing his dream in lighting, it seems to have a clear answer. Without any influence from family or school education, he decided to follow his interest to explore light in every aspect and its endless hues when he was young.

"I have tried to realise my own concept of light and transfer it into objects, in which light is not only functional to the requirements of people who buy a lamp, but it is something more that goes beyond a mere lighting object," says Catellani.

As a self-made designer, Catellani has two keys for his success—to be persevering and experimental. "In my works, I have studied how light refracts on different surfaces and how it 'plays' with different materials to develop my concept of light into objects. This new 'experiment' was born from the desire to find a concept of light, which is not necessarily bound to a lamp," Catellani says.

It can be seen from the creation process of his renowned Hallucinations, a creative design with splendid light effect. Inspired by different tonalities and intensities of natural light, he intended to combine an ancient material like glass with the latest LED technology. He spent two years to study and analyse how light interacts with coloured glass. It is his assiduousness that earns him and his company the eminence in lighting.

Catellani's success is not won by chance. Since the first day of its establishment, Catellani & Smith has been dedicated to a clear mission. The lighting philosophy of Catellani & Smith is based on the value of light as well as on a peculiar manufacturing process that combines craftsmanship with technology. All the lamps created by Catellani & Smith are made in their workshops along the river Serio in Lombardy.

To guarantee the quality of its products, Catellani instils in his collaborators the idea of putting their heart and soul into their creations. "Most part of my production is in fact made up by pieces that require a great amount of craftsmanship, so no two pieces are perfectly alike," Catellani adds. Behind every distinctive Catellani & Smith creation, a huge amount of time and effort is devoted by the craftsmen.

Self-made designer Enzo Catellani has two keys for his success —to be persevering and experimental

A concise design for functional yet distinctive lighting

Catellani devoted his life to pursuing his dream in lighting

While emphasising on craft and handmade tailoring, he did not ignore the importance of technology in their design. Catellani believes that the application of modern technology helps him to transfer his concept of light into more essential forms. Thanks to the specialists from the Research and Development team in C&S, he can gain updated knowledge of the latest technologies. Furthermore, most of their past creations—such as Fil de Fer, Macchina della Luce product range and Stchu-Moon collection—are now upgrading into LED versions and Triac technology.

Having created innumerable artistic lighting, it is not easy for Catellani to choose his favourite lamp and collection. But Fil de Fer, a lamp in aluminium wire, shaped and crossed, stands out from all of his creations. Gaining worldwide recognition, it has become the icon of Catellani & Smith, and has been embellished in prestigious places such as the Victoria & Albert Museum in London, the Copenaghen Stock Exchange and the Museum of Triennale in Milan. In addition, it was selected to exhibit at the Expo Shanghai 2010 to represent Italian creativity.

For the connoisseur, they may think that the only way to view Catellani's creations is to take a long travel to visit the above attractions. In fact, art lovers can also appreciate his works in Hong Kong easily. Thanks to Zodiac Lighting, customers are able to view these products in their showroom located in Wan Chai.

Since its establishment in 1988, Zodiac Lighting Ltd has enthusiastically strived to showcase apposite and high-quality lighting products to its clients. It has become the sole distributor for lighting companies all over the world. To deliver good products to the customer, Zodiac strongly believed in two qualities—creativeness and functionality. Catellani's products are the ideal example to show how Zodiac adheres to their belief. The concise design of Catellani & Smith makes lighting functional without losing its distinctiveness. Without a doubt, there is no better place than Zodiac to showcase creative lighting to the customers.

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FlexSystem aims to further enhance companies' governance and compliance with their application software—BusinessPlus Procurement

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Since its establishment in 1987, FlexSystem has been a leading enterprise management solutions provider to companies with its high-quality business software and services. It enhances companies' efficiency and agility in terms of operation and finance. Serving over 2,000 companies (including one in 10 Forbes Global 200) in 38 countries, FlexSystem is now one of the most prominent enterprise software providers all over the world. In addition to the award-winning software BusinessPlus Expense, FlexSystem aims to further enhance companies' governance and compliance with their application software—BusinessPlus Procurement.

As the COO of FlexSystem, Ashley Clarke understands the challenges of procurement and its implication facing the clients. "Procurement is a major component of any company's costs and will consequently impact the profit of a company. It is even more crucial in the construction industry as the profit margin in construction is very thin," says Clarke. Nowadays, some companies still rely on manual check, which is time-consuming and inaccurate. In order to help companies enhance productivity, FlexSystem devotes itself to the development of procurement software.

BusinessPlus Procurement is an application software that provides a structured approach to procurement of goods/services and inventory monitoring for large and small businesses. The purchasing process is streamlined and organised under FlexSystem's innovation. It enables the professionals to manage their purchasing requirement in a well-organised way and allows them to spend more time on dealing with supplier management and price negotiation. As a result, corporates can benefit from a more efficient procurement process by spending time more productively.

Moreover, BusinessPlus mobilises the procurement process by allowing companies to conduct purchase requisitions and supplier payment approval through smartphones. It fully utilises the power of the up-to-date cloud and mobile technologies to enhance staff productivity and enforce corporate compliance for companies at different scales. Procurement is no longer a challenge as the users can get the right information and take immediate action from their devices even when they are out of the office or on business trips. Even if the boss is on a trip, they can still do the approval as long as they have a mobile device in hand. Procure to pay cycles can be made in a faster and more convenient way. Furthermore, it provides accurate data to the businesses at all times so that they can have more information to review whether they are making profit or losing money.

Apart from its convenience and efficiency, BusinessPlus also offers a user-friendly system that allows for quick collaboration with the most sophisticated suppliers or the smallest companies. It enables users to avoid manual processes, ensure compliance and deliver value. From supplier registration to performance evaluation and periodical price updates, users can now perform such tasks electronically over the web or mobile devices.

BusinessPlus Staff Portal

Carus Lu, the Director of Sales & Marketing of FlexSystem, believes the versatility of BusinessPlus Procurement sets it apart from other competitors. "Most of the products in the market can only provide part of the function in the procurement process. Some can provide e-tendering or e-sourcing. But our system can provide end-to-end solution," Lu says.

Lu is certainly not the only one to appreciate the utility of BusinessPlus Procurement since the e-procurement system is strongly endorsed by clients ranging from property management companies to multinational motor producers. Corporations find that the procurement software is a transparent platform for sourcing goods and services from external parties. It ensures that the procurement process is neutral and independent. Some companies also make good use of the system for financial analysis to ensure everything is within budget. "By integrating e-procurement and our accounting system together, all the spending can be under control and unity," adds Lu.

For the interior designer, BusinessPlus Procurement can provide a product catalogue. In the past, it may be file-based, which is not well-structured. After using e-procurement, every picture and product will be indexed and categorised. Clients can easily spot the options that are available.

FlexSystem's COO Ashley Clarke (left) and Director of Sales & Marketing Carus Lu

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The organisation has been standing at the forefront in offering a wide range of environmental services to industries for years. Being one of the industry leaders, it has taken proactive action on sustainability and was awarded the Gold Certification of Leadership in Energy and Environmental Design (LEED) for CMA Shenzhen New Laboratory. The award fully demonstrates its dedication to the sustainability concept, not only in terms of the environmental services offered but also in its own premises.

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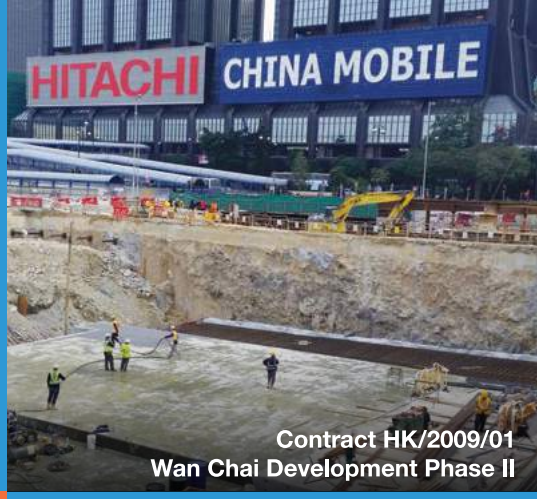

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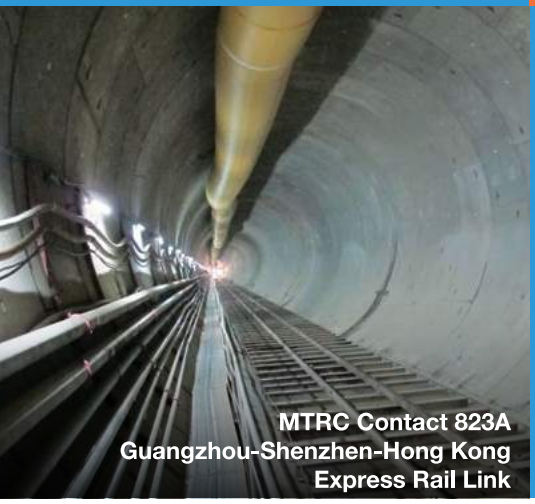

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