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BCI ASIA



UNVEILING POSSIBILITIES: URBANISM INNOVATION

SPECIAL FOCUS - THE FUTURE OF URBAN DESIGN
INSIGHT FROM JOEL CHAN, PRESIDENT, HKIUD
SUNNIE LAU - A TEST CASE OF SYNTHESIZING INNOVATIVENESS
AND INCLUSIVITY FROM THE BOTTOM UP



EAST KOWLOON CULTURAL CENTRE
PUBLIC ARTWORK COMMISSIONING PROJECT

東九文化中心

公共藝術作品委約計劃

公開徵集提案

OPEN CALL FOR PROPOSALS

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Kwun Tong, Kowloon
Hong Kong
t +852 2538 0011
f +852 2875 0511
e (editorial) construction@bciasia.com

EDITORIAL TEAM:

contributing editors Lee Lin; Lawrence Cheng
editor Tiffany Wai

GRAPHIC DESIGNER:

Bazura Zulkiffli

ACCOUNT EXECUTIVES:

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

GENERAL MANAGER:

Elaine Wai

PRINTER:

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

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Metto International Ltd
D STAGE, F1/104, OCT-LOFT
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f +86 755 8610 6036
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COVER



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Has the rather compact development of our city truly brought us the identity that we aspire Hong Kong to possess? Has our city provided the liveability that the majority of the population wish to enjoy and can have an equal share of? Facing complex challenges in our developed city, urban design is the integrative approach to deal with multi-scale and cross-disciplinary issues. However, the value of “DESIGN” is the one missing aspect in Hong Kong’s common ideology today. It needs the ability to observe and think creatively across the scales before genuine solutions could be found through design. Therefore, one of HKIUD’s biggest goals is to promote urban design as an important professional mindset.

Our aim of heightening HKIUD’s positive influence in Hong Kong’s urban ecology led us to the idea of establishing an URBAN DESIGN PROTOCOLS / COMPENDIUM to guide the timely exercising of professional talents and creativity. Thus, we believe that a compendium would be the right start. The betterment of urban livelihoods of any city at any stage, should always start with visions. A compendium has to be unique to the city’s context while capitalising on international standards and recognition. It is anticipated to play a catalytic role in mainstreaming urban design into the city’s decision-making process.

The world is changing rapidly. Hong Kong should no longer stick to our “outdated” procurement method. Liveability is no longer numbers but qualities such as equality, diversity, sustainability and adaptability. With increasing public awareness and parties working hand in hand, cities have advanced greatly in putting their visions into actions. It is high time for Hong Kong to review its genuine needs and encourage changes to our city fabric. To my believe, changes have to reach into the current bureaucratic systems, fields of practice, and the awareness of project clients and the public. With optimistic spirit, I sincerely welcome friends with the same passion to join HKIUD and me in this creative discourse.

JOEL CHAN

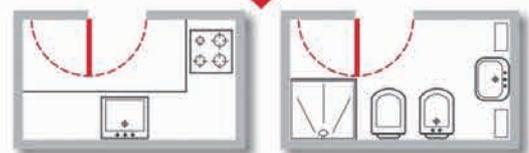
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Climate change crises and natural disasters have been in the news more often in the past decade; as such, people are taking note of the environmental impacts on today's living and working spaces. Global warming has caused extreme weather changes across the globe, like heat waves and floods. The natural damages will have a vastly negative effect on the surrounding landscapes. Scientific research and studies have been done by many organisations to address the effects of climate impact. Studies have suggested that the rise in urban population is one of the struggles to mitigating climate change. Mass urban development to maximise living space has brought a series of unfavourable environmental effects.

People often underestimate the importance and implementation of urban planning to make a substantial impact on climate change adaptation; in particular, in terms of today's overcrowding living conditions. Urban designers and landscape planners are crucial to implementing sustainable and liveable environments. Urban planning approaches such as development on underutilised land, Green infrastructure or even redevelopment on abandoned industrial estates are potentially challenging, but have proven success and efficiency in adapting cities to environmental changes.

In this issue, we highlight an exclusive interview with Joel Chan, President of The Hong Kong Institute of Urban Design (HKIUD), who leads the institute to raise the public awareness of the Urban Design. It has become a recognised voice in design and development matters in Hong Kong by organizing different kinds of Urban Design related activities and getting recognition for the Urban Design Professional Discipline.

Tiffany Wai
Editor

Foreword

3 Joel Chan
President, HKIUD

Editor's Letter

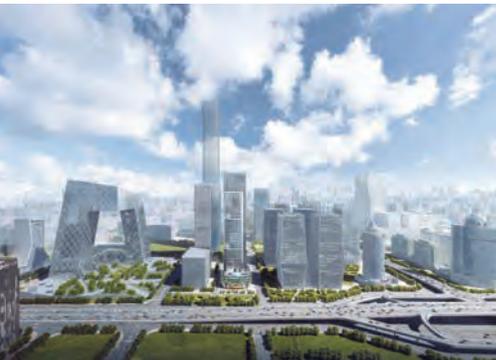
5

Commentary

8 Innovative Urbanism –
a test case of synthesizing
innovativeness and
inclusivity from the
bottom up: Kowloon East

News & Events

14



Products & Technologies

20 Vertices
21 MeterSquare
22 Caso
23 Zenzii

In The Spotlight

26 Joel Chan
President, HKIUD

Projects

30 SGM Jinqiao Campus
34 E-Sport Stadium
38 K11 ATELIER King's road

**Project Highlight: The One
Hennessy, The New Hennessy**

44



Special Focus:
Innovative Urbanism
49

Interiors

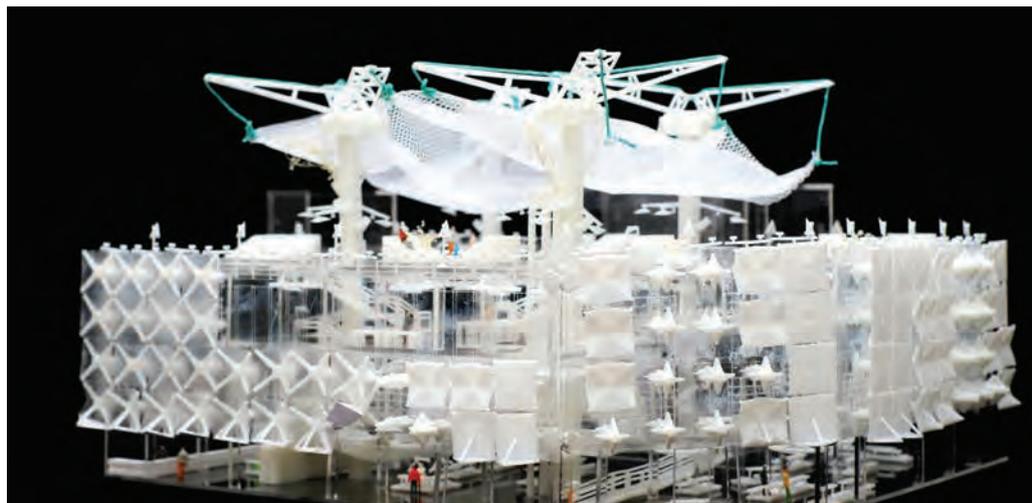
- 62** K11 MUSEA Donut Playhouse
- 68** Tencent Seafront Towers
- 72** Dark Matter
- 78** Zhenshi Headquarter
- 82** My Meat Run Laboratory

Student Features

- 88** Jenny Liu
- 94** Mia Zhou
- 98** Celia Yeh

Company Profile

- 102** ASSA ABLOY





Kwun Tong Road major traffic that cuts through new and old

All images by Sunnie Lau

INNOVATIVE URBANISM – A TEST CASE OF SYNTHESIZING INNOVATIVENESS AND INCLUSIVITY FROM THE BOTTOM UP: KOWLOON EAST

By Sunnie S.Y. Lau



The new CBD skyline in making

INTRODUCTION

Through a custom-designed participatory template, the year long engagement process prompted the diversified stakeholders to sit and work together. For each other they inspire, train, elevate and create leadership and foster joint partnering, all that bringing in of knowledge and experience of socio-cultural, economics as well as technology included. In essence, the stakeholders and many city interest groups managed to identify a common goal – to enhance the liveability of underprivileged residents and their neighborhood: youth, single-parent, migrant women and the environment. Adding on, the engagement also identified the significance and contribution of emergent technologies such as IOT and spatial data/design as important tools for the upgrading of human-oriented environment, soft and hard-wares included. The governance for the intended liveability enhancement

has been structured on two keywords: innovation and inclusivity. While 'Innovation refers to something new or a change to a product, idea or field.... inclusivity or inclusiveness is the practice or policy of including people who might otherwise be excluded or marginalized and members of minority groups (Google).'¹ The engagement process indeed follows closely these two as guidelines. At the same time, reference to similar international cases for lessons to be learnt and studied helped to scrutinize and rationalize the scheme prior to any feasible implementations. There is one Kwun Tong District, but in the eyes of the project team who have indulged with the Kwun Tong District stigma; in no time they realize that every place out there is in fact another Kwun Tong District deserving care and attention in the ultimate pursuit – the making of an equitable society.



New GradeAoffice vs Old insutrial buildings

THE CONTEXT

Our story begins with the “Death and Life of Kwun Tong District”, a phase borrowed from Jane Jacobs who wrote about the American cities in the 50’s. As a local district, Kwun Tong District served much of Hong Kong’s economic development since the formative years of the 1950’s. It was the perfect location for an industrialized town in close proximity to the then newly operated international airport, the Kai Tak, at the foot of nearby Lion’s Rock mountain range to its northwest and the sea to its east. Kwun Tong District’s strategic location for transport and logistics was an undeniable factor for its successful development as a prosperous, expanding township for predominantly warehouses, flatted factories for light industries that had huge demand for helping hands, all geared for the fast-grown international trade Hong Kong enjoyed at the time. Economic boom lasted more than two decades until finally her neighbor giant awoke from a long silence. Deng Xiaoping’s open door economic reform

of the People’s Republic of China (1978) changed the game rule for Hong Kong industrialists, many of whom shut down their industrial operations and moved to the inner cities of the Mother Land who offered land after land for building new factories, cheap labor among many other favorable terms for investment. Factories and warehouses became obsolete and vacant in Kwun Tung, suffered from shrinkage and economic slowdown for the years to come. Soon, the closure of Kai Tak, replaced by a bigger, modern airport elsewhere left Kwun Tong with no meaningful economic purpose except a white elephant with superfluous supply of unoccupied buildings awaiting their next life. For another two decades or more that followed, nothing major transpired until finally a turnaround of mindset for the Government to re plan Kwun Tong as a commercial business district. Kwun Tong has a new life again it seemed. Yet the visionary new life bestowed upon Kwun Tong District faces many challenges one of which is the injection

Through active engagement, the project provides and sets up a work platform for communication and collaboration among stakeholders for a common goal.

of new spirit, image, outlook and others. Inevitably, there comes an anticipated confrontation of new and old business and people embedded in the new and the existing lifestyles. It is not easy for a shrinking yet populated town to deal with such change. Luckily, statistics has shown that the town is not as deprived as it could be, there are abundance of people for one. More importantly, for those who have resided there for a generation or two, there is a sense of identity and belonging which are evident from an outsider. There are familiar streets, corners, trees, every now and there is the faded glory of the place for instance, an old cafe or a daily supplies shop. Speaking of the populace, there are a host of established residential enclaves – the famed Yue Man Fong (Square) for example is one of the agglomerations of old settlers of Kwun Tong. Besides the older generation who have populated, the “fong” is neighbor to a great number of public housing built as late as the 90s.

THE RESEARCH

So what is the prime objective of the

research? As it has been reviewed in the foregoing discussion, the crux of the exercise deals with the contemporary understanding of social capital. In simple terms, ‘social relationships are resources that can lead to the development and accumulation of human capital... (Google).’ At the working level, ‘Social Capital is the effective functioning of social groups through interpersonal relationships, a shared sense of identity, a shared understanding, shared norms, shared values, trust, cooperation, and reciprocity (Wikipedia).’ The case of Kwun Tong presents a research challenge for everyone involved – the project team functioning as researcher and facilitator, interacting with the stakeholders. Through active engagement, the project provides and sets up a work platform for communication and collaboration among stakeholders for a common goal. It is hope that the case of Kwun Tong District leads to a human-oriented, methodological derived template that is sound, workable, and most importantly, transferrable for other districts, or cities within or beyond that of Hong Kong. 



The affordable wet market that supports community



LAU, SUNNIE S. Y.

Director of Smart City Research and Industry Collaboration, MIT HK Innovation Node, MIT

Ms. Sunnie S.Y. Lau, Director of Smart City Research and Industry Collaboration at the MIT HK Innovation Node of Massachusetts Institute of Technology. Also served as an Adjunct Assistant Professor, University of Hong Kong, Faculty of Architecture. Born and raised in Hong Kong, graduated with a B.A in Architecture from University of California, Berkeley; and later on obtained her M.Arch, and Certificate in Urban Design from M.I.T. Her international experiences begun with renowned architectural practices prior to postgraduate study at the M.I.T.; she worked with Morphosis Architects L.A., MVRDV Rotterdam, on international competitions, cultural projects and large scale urban developments. She also participated in the presentation drawings for the West Kowloon Cultural Competition when she was working at the Office for Metropolitan Architecture (OMA Asia) – Hong Kong. Recent experience covered TFP Farrell and Herzog de Meuron - in the design development of the M Plus Museum.

Her academic study focuses on Smart City, urban masterplanning, urban mobility and infrastructure, architectural typologies with an interest in creative and innovative sustainable design strategies. She believes firmly in bridging professional and academia by active teaching engagements (concurrent appointment from HKU DoA & DUPAD) such as HKU M.Arch Design Studio, M.Arch thesis, Master of Urban Design Thesis, Urban research-oriented design seminar – “Urban Mobility and Smart Infrastructure”, and the MIT B.S. Arch. Undergraduate Design Studio. More recently, she has been a regular design critic besides instructor at the architecture and urban design programs at local and Mainland Schools (HKU, CUHK, Tsinghua University, China Academy of Art, Tongji University, etc).

In 2017, She was invited to be the Co-Curator & Exhibitor of the Hong Kong Shenzhen Bi-City Biennale Of Urbanism\Architecture (Hong Kong).

Her current research-oriented practice - SOSArchitecture Urban Design Studio Ltd. covers a wide range of works; which includes but not limited to smart urban furniture (Infrastructures), urban place-making (with community engagements), masterplanning, adaptive reuse and urban regeneration projects in Hong Kong, Mainland China.



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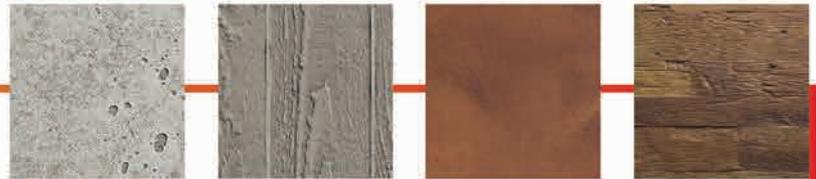
acoustic baffle and glasswool ceiling

FABRATEx
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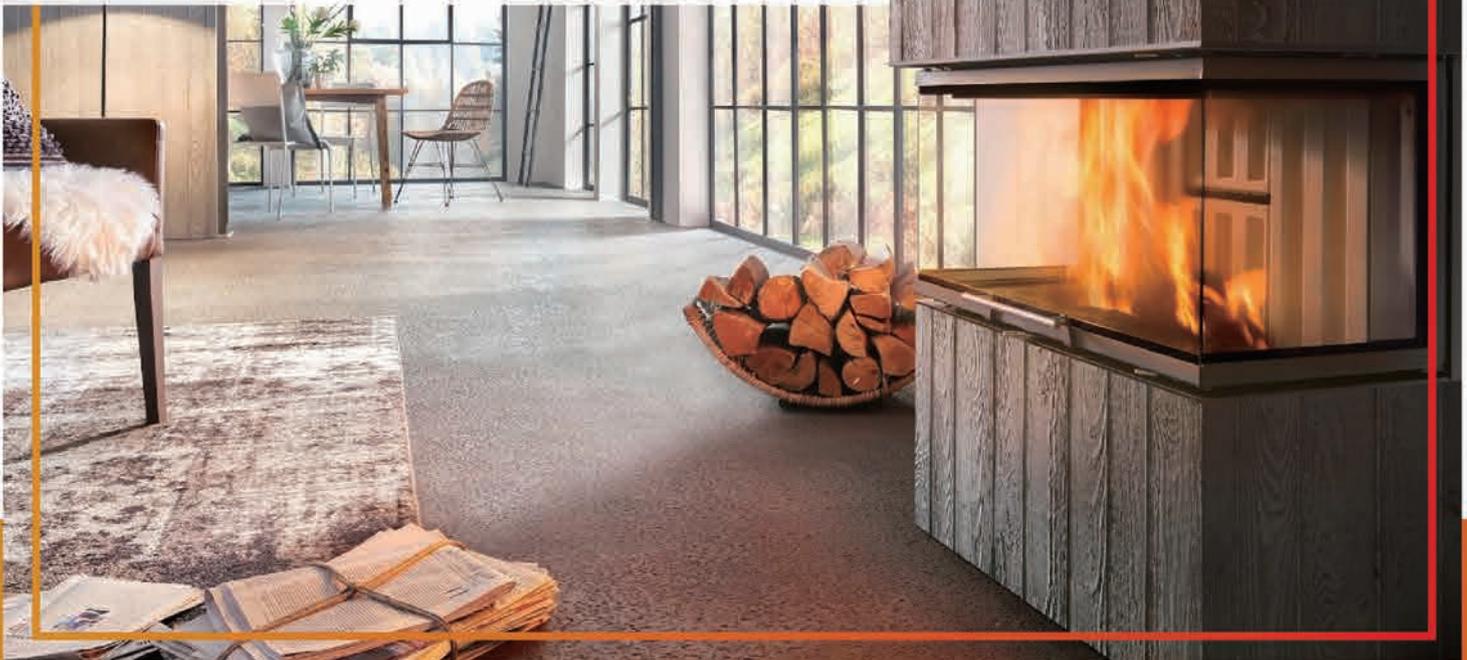
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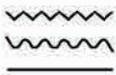
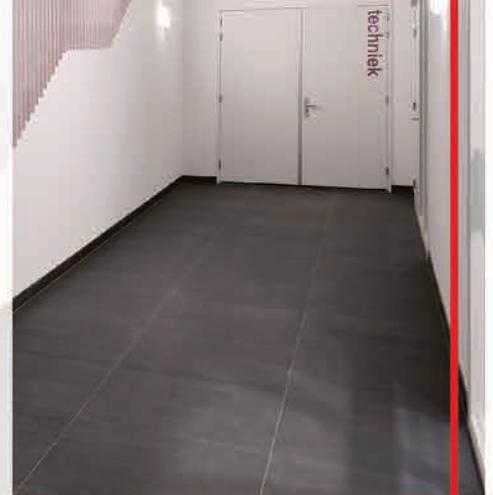
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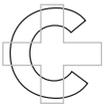
Hong Kong grey

ENVIRONMENT & SUSTAINABILITY



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Mr. Donald Choi, Executive Director & Chief Executive Officer, Chinachem Group expressed that Chinachem Group fully supports the exhibition to promote local art and multimedia creation

HKIA ARCHITECTURE EXHIBITION “ISLAND__PENINSULA” GRAND OPENING IN LOS ANGELES 20 September 2019

Organized by The Hong Kong Institute of Architects with Create Hong Kong (CreateHK) of the Government of the Hong Kong Special Administrative Region as the Lead Sponsor and fully supported by Chinachem Group, the Los Angeles Architecture Exhibition “Island__Peninsula” was officially unveiled today (20th September 2019) at the Outdoor space at Oasis, Westfield Century City of Los Angeles. The exhibition will last until 2nd October 2019.

The 14-day public exhibition, under the theme of “Island__Peninsula”, is The Hong Kong Institute of Architects’ first exhibition in Los Angeles which aims to introduce the unique Hong Kong Architecture to Los Angeles. The Exhibition is set in an attempt to compare the contrasting city fabrics of Hong Kong and Los Angeles and to dissect the four core values underneath the unique “Hong Kong-style” Architecture, namely “Glamor, Efficiency, Orderliness and Constant Change”, which give rise to the 14 ways of “Hong Kong-style” Architecture. The exhibition is presented indifferent island and peninsula landscapes, creating four sections of core values, each with its own characteristics. A total of 16 exhibits cover all sorts of development foundation

of “Hong Kong-style” Architecture and displayed in 14 “islands” and “peninsulas”. All exhibits are not only infiltrated with architectural elements, but also literature and new media art which make the exhibition the first of its kind!

The Honorable Mr. Edward YAU, GBS, JP, Secretary for Commerce and Economic Development, the Government of the Hong Kong Special Administrative Region (HKSAR Government) was the Guest of Honor of the Grand Opening of the Los Angeles Architecture Exhibition today. Other officiating guests are Mr. Felix LI, President of The Hong Kong Institute of Architects; Mr. Victor TSANG, Head of CreateHK of the HKSAR Government, representative of the Lead Sponsor; Dr. Patrick LAU, Deputy Executive Director, Hong Kong Trade Development Council; Dr. Pang Yiu-kai, Chairman of The Hong Kong Tourism Board;

Mr Ivanhoe Chang, Director of the Hong Kong Economic and Trade Office in San Francisco; Architect Helen LEUNG, Chairlady of HKIA “Island__Peninsula” Steering Committee; Mr. Marvin CHEN, Immediate Past President of The Hong Kong Institute of Architects; Mr. WONG Hung Han, Chief Operating Officer of Chinachem Group; and Mr. Thomas CHEUNG, Chairman of L.A. Exhibition Selection Committee. Other guests include the Co-Chief Curators Architect SO Kwok-Kin and Mr. CHANG Hoi-Wood, along with other members of the

curatorial team, working partners and the Hong Kong exhibiting teams, etc.

Mr. Felix LI, President of The Hong Kong Institute of Architects stated that “This Exhibition will be an insightful and inspiring exchange and dialogue between the architects of the cities of Los Angeles and Hong Kong. We would like to express our greatest appreciation to the sponsors, as well as contributions from all supporting organizations.”

Mr. Victor TSANG, Head of CreateHK, congratulated The Hong Kong Institute of Architects for successfully organizing its first exhibition in Los Angeles, and introducing the “HongKong-style” Architecture there.



HKICM President Cr SHUM Hau-tak, Daniel delivering the welcome speech.

GRAND AWARDS TO RECOGNISE CONSTRUCTION PROFESSIONALS IN NEW WORKS AND A&A 15 January 2020

Organised by the Hong Kong Institute of Construction Managers (HKICM), the biennial Construction Management Awards (CMA) 2020 is now open for nominations. The CMA was first launched in 2016 and has since become one of the most prestigious awards in the construction sector. The Awards aim to recognise construction management teams’ and practitioners’ achievements, maintain professional standards and foster advancement in the industry.

The highest achievements in CMA are

the Grand Awards with an Excellent Construction Team Award presented to both the New Works and A&A categories. Cr Shum Hau-tak, Daniel, President of HKICM explained, "As we go into the third edition of the CMA, we would like to pay tribute to the contribution of construction professionals in their own unique practice areas. The committee has therefore decided to give out the Excellent Construction Team Award for New Works and A&A each."

In addition, a brand-new Engineer Award has also been introduced in the Team Categories. CMA 2020 Organising Committee Chairman Cr Za Wai-gin, Tony said, "We have added the Engineering Award to honour structural, civil engineering, and ABWF works for providing effective construction solutions. The works can be anything from planning, procurement, documentation, site supervision, commissioning to operation."

The Hong Kong construction elites handle more than 1,000 construction projects every year and oversee the planning, design, and construction for project completion. The CMA provides a platform for nominees to showcase their unparalleled expertise in project and financial management, complexity and innovation, time management, and EHS.

Official award details, eligibility, and submission information can be found at <http://www.hkicm-cma.com>

NEW WORLD'S ADRIAN CHENG IS CHANGING

16 January 2020

Culture for Tomorrow, a non-profit organisation founded by cultural entrepreneur Mr Adrian Cheng, Executive Vice-Chairman and General Manager of New World Development and Founder of K11 Group, presented the 1-day Sustainability Forum 2020: Activating Change in a New World Order today,

16 January 2020. The forum brought together over 30 international and local experts, academics and business leaders for an in-depth discussion on climate change and sustainability, with the aim of driving collaborative actions in the areas of architectural innovations and offering holistic solutions to build businesses and communities. The forum was held at the triple-platinum-certified green and healthy building, K11 ATELIER King's Road.

The global climate crisis is already starting to trigger multiple negative effects on the planet, putting at risk all the species that inhabit the Earth, including us! Australia's devastating bushfires are just one of many examples. They are causing massive damage to human lives, wildlife and property, along with severe problems of air quality and public health. As a result, our society needs a new way to live and to do business. A way that copes with global climate change and other environmental challenges to build a sustainable future.

Adrian Cheng said, "Our first Sustainability Forum brought together a number of key business leaders to inspire and build knowledge on sustainable living. We recognise that sustainability is, and must remain, a top business priority for the Group if we are to be in a position to create shared value and provide long-term benefits for our shareholders and other stakeholders in the community."

"We are building a collaborative culture that will convene like-minded changemakers to drive sustainability and social progress to create a win-win situation for corporations and society." With its cross-sector and cross-generational dialogues, the forum was a reference point for sustainability, with prominent speakers from around the world sharing their knowledge and expertise to radically rethink cities, redefine cultures and communities, and realign finance and technology for the purpose.

Under the "New World Sustainability Vision 2030 (SV2030)", New World Development references the United



Nations' Sustainable Development Goals to standardize property development and management practices, establish targets such as carbon intensity reduction by 50% based on 2015 levels and infuse its synergistic ecosystem businesses with the elements of Green, Wellness, Smart and Caring, to provide long-term benefits for everyone in the community. Its achievements are recognized by its listing on the Dow Jones Sustainability Asia Pacific Index and a top ranking on the Global Real Estate Sustainability Benchmark, among others.

Mr Peter Bakker, President and CEO of the World Business Council for Sustainable Development (WBCSD) presented a keynote speech on how WBCSD is working with over 200 leading businesses to accelerate the transition to a sustainable world. Mr Bakker said, "It's great to see more business here in Asia focused on sustainable development, equipped with targeted goals and concrete actions. Well-designed cities and mobility systems are a crucial element to achieve our vision of a world in which more than nine billion people can live well, within the limits of the planet. We are excited to work together with NWD to accelerate the transformation of our urban systems and achieve resilient, healthy and sustainable cities for all."

New World Development shares the same vision and announced that it is the first real estate company in Hong Kong to join the World Business Council for Sustainable Development (WBCSD).



"The Hong Kong Institute of Surveyors Best Development and Conservation Award 2020" briefing session drew over 40 participants to attend, including developers, construction professionals, surveyors and the media.

AWARD-WINNING SUNSHINE INSURANCE FINANCIAL CENTER TOPS OUT IN BEIJING

26 February 2020

Woods Bagot's Beijing studio and Sunshine Insurance celebrated the topping out of the new Sunshine Insurance Financial Center on January 21, 2020. The 205-meter tall building is located on the East Third Ring Road and Guanghua Road adjacent to the iconic China Media Group headquarters and China World Trade Center.

Challenging the conventional square footprint common to most towers in the CBD, Sunshine Insurance's ground-level podium takes inspiration from a lotus flower with a bulbous form and an open ceiling that highlights plantings in the garden. The tower reaches skyward from a regular square base on the ground level and gradually ascends to an oval shape on top. The shape of the building rotates upward to create maximum long-distance view for the upper level offices and a 360-degree response to its surroundings. The tower's façade follows the route of the sun, on which the sunbeam is cast and reflected throughout the day.

"The unique design strategy resolves the site's limitation as we attempt to maximize the project's value given a compact site area with other office towers nearby. As a result, we offer this one-of-a-kind commercial building to the stakeholders and the future Beijing CBD community," Jean Weng, China Director, said.



The awardees

THE FIRST HKIS BEST DEVELOPMENT AND CONSERVATION AWARD 2020 IS NOW OPEN FOR APPLICATION

16 January 2020

The Hong Kong Institute of Surveyors ("HKIS") is launching the first HKIS Best Development and Conservation Award 2020 ("BDCA"). This year's theme, "Surveying Excellence in Development and Conservation" addresses BDCA as a pioneering award that recognises exceptional achievements and excellence of construction projects related to both development and conservation.

Sr Winnie SHIU, President of the HKIS, said, "It is the first time ever for the HKIS to host an award in the name of the Institute, I am privileged to be the one bringing together the six divisions and paying tribute to the surveyors who have made substantial contributions in sustainable development and conservation."

Not only will the BDCA support the Sustainable Development Goals 2015 set by the United Nations, but also promotes

the professional image of surveyors from the various divisions; recognises their untiring efforts contributed to development and conservation; and raises the public awareness of conservation in development projects.

The Award is designed to address the contribution of surveyors from various backgrounds throughout the development cycle, BDCA's five award categories are named after each stage: (1) Planning; (2) Pre-construction; (3) Construction; (4) Sales & Leasing; and (5) Post-occupation.

Sr Alexander Lam, HKIS BDCA 2020 Organising Committee Chairman, added, "The Award focuses on the use and application of surveying knowledge and/or professional expertise across the disciplines in the respective phases within the project development cycle, of which brought about economic, environmental and social sustainability."

Details on the award categories, the latest jury panel, and further information can be found at <http://www.hkisbdca.com.hk/>.

"This is such an important milestone the team has achieved. This project is very different from other commercial office towers we did in the past. Not only because of its prime location, but the design of the building also fits in the overall dynamic of the CBD urban environment."

The 42-story development is comprised of offices, multi-functional event space and business amenities spanning 90,000 square meters. Scheduled for completion in the Fall of 2020, the project is targeting a LEED gold rating.



QUALITY BUILDING AWARD 2020

19 June 2020

Quality Building Award (QBA) 2020, a biennial award co-organized by nine built environment institutions in Hong Kong, received a record high of 49 submissions over six award categories. The categories include residential (single or multiple), non-residential (commercial or government/institution/community), renovated/revitalized, and overseas buildings. This year marks the award's 10th anniversary.

Winners will be announced on 19 June 2020 at the QBA Dinner Awards Presentation Ceremony at Grand Hyatt Hong Kong with leading industry stakeholders in attendance. For the first time in the award's history, the best project will not only receive the "Quality Excellence Award", but also a perpetual trophy – the "Excellence Cup". The trophy will have the winning project's name engraved, and will

be kept by the winning team until the next award commences in two years' time.

"We appreciate that an increasing number of built environment professionals remain committed to transforming the community with heart and care," said Ir Peter Mok, Chairman of the QBA 2020 Organizing Committee. "We hope introducing a perpetual trophy will help immortalize our industry's accomplishments as part of Hong Kong's built environment legacy".

Mr Yu Tak Cheung, JP, Chairman of Jury Panel, said: "Besides local projects, we are delighted to see an increase of submissions from projects outside Hong Kong. With most of QBA's jurors being based in the city, we believe this reflects positively on Hong Kong's lasting status as a respected world city with trusted professional standards."

Award details can be found at www.qba.com.hk.

REDISCOVERING LANDSCAPE - EXPLORING OUR MOUNTAIN, WATER AND OUR CITY

30 November 2019 - 30 September 2020

AaaM Architects were invited by Hong Kong Museum of Art (HKMOA) and lead artist & architect Billy Tam to create a trilogy urban artwork for the reopening of the museum after four years of renovation. "Rediscovering Landscape" trilogy is located in Salisbury Garden at the end of Nathan Road, a major business street in the heart of Kowloon Peninsula and marks the entrance art square for HKMOA. With a series of spatial experiences and journey of exploration, the installation trilogy including "Immersion", "To engage, to compose" and "Transcendence", opens up the dialogue between the Victoria Harbour, the world famous skyline and the mountainscape behind. The artworks will be exhibited outside the museum all through the year.



"Immersion" lies at the end of the main axis of the Kowloon Peninsula, marking the beginning of the trilogy. The undulating installations lead people from the concrete jungle to imaginary mountains, and raise the curtains for a hanging scroll, which one can step into and explore. The line-drawn curved frames outline tiers of peaks from a distance and hollow waves close up, which are in dialogue with the skyscrapers across the harbour.

"To engage, to compose" continues the three-chapter journey. Affinity is created by gradually shrinking the hills and transforming the outdoor space into a rockery display commonly seen in classical landscaping.

"Transcendence" although being the finale of the installation trilogy, it raises the curtain for a series of art appreciation experiences at the HKMOA with abstract spatial elements – searching for mountains in the city and connect the people. The mountains and waterways share a common origin. There are peaks in the water and water on the peaks. Transcendence explores the inseparable relationship between mountains and waterways. Peaks that rear up from their base are suddenly floating in mid-air, and they come together to form rivers with shadows and waves. Rediscovering Landscape shares a common pulse with the preceding line-drawn mountainous terrain, and shares a common nature with Victoria Harbour. It is a medium that links the city with the harbour.



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電話 : (+852) 2322 8869
傳真 : (+852) 2326 8923

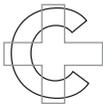
CONSTRUCTION⁺

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powerglass®, one of the very first transparent display devices, has revolutionized the building materials and lighting sector by combining thin-film LEDs and ITO glass, perfecting fascinated lighting effects without wires, and produced patterns by using any number of LEDs within the size limitation.

Keio Holding Ltd.

Proud of its legacy, Keio is rooted in tradition yet keen to embrace change to further expand and diversify the company profile.

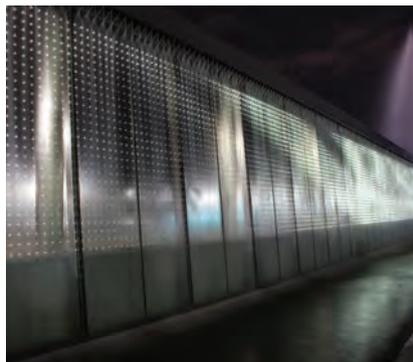
Integrated Engineering Solutions Provider

Keio started as a MEP specialized contractor in 1983, specializing in Electrical & ELV, Mechanical, Plumbing & Drainage and Fire Protection Systems. With over thirty years of solid heritage, Keio has established itself as a leading integrated engineering solutions provider.

Track Record

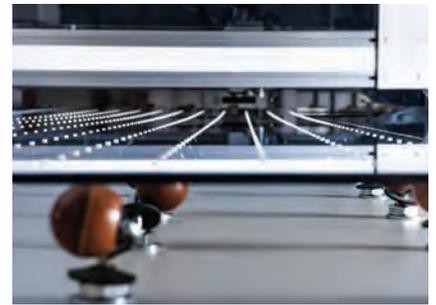
Keio has partnered with numerous renowned developer, main contractor and MEP consultant, across commercial, residential, hospitality, retail, education, infrastructure and industrial sectors.

The company has completed over 600 projects over the years, namely, ICC, IFC2, HSBC, Hong Kong Jockey Club Shatin and Happy Valley Racecourses, Hong Kong Ocean Park Marriott Hotel, Ocean Terminal Extension and Equinix Data Centre amongst many.



Way to Success

Keio is capable of supporting customers from preliminary planning to project completion. Our goal is to assist



our customers to streamline project management which increases productivity and grants them maximum leverage.

Keio believes that the completion of a project is only the beginning of a long term relationship. Our team provides accurate yet cost effective maintenance solutions to customers which are vital to the growth of every business.

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METERSQUARE - WE BUILD COMMUNICATION AND PRODUCTIVITY

MeterSquare, established in 2018, is a start-up team with founders of strong commercial and operations background, and software engineers with domain expertise in workflow and communication mobile application. Together, we aimed at providing a fully integrated, multi-functional and cloud-based solution to enhance communication and boost productivity in the building and construction industry.

M² FOR INSPECTOR AND CONTRACTORS - INSPECT

M² Inspect is designed to streamline the communication of defect inspection, checking and reporting among stakeholders in the construction process. All the inspection tasks are organized around checklists, timelines and trades and this makes it easy for all to stay on top of things and optimize their work. It brings transparency, visibility and clarity about the defect status and updates to the entire project team and this ensures all defects are being timely and precisely evaluated, communicated, followed-up, and rectified.



M² FOR HOME OWNERS - HANDOVER



A lot of the times upon handover of a unit, homeowners may find numerous defects such as small scratches on walls, incorrectly fitted caulking in bathroom or sinks, etc. Traditionally, the whole handover and

defect rectification process could be tedious and take up to months to complete as there are lots of paperwork and numerous stakeholders involved.

M² Handover automates the unit handover process and facilitates the communication starting from pre-handover workshops to defect tracking and rectification.

M² FOR FIELD WORKERS - PROJECT COMMUNICATION SUITE

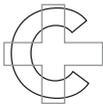
Our Project Communication Suite solution offers a lite yet holistic approach to cover communication needs for site workers, project managers, and back-office administrators. Examples are:



- Assign and receive tasks through Task Management with implementation deadlines such that project completion time is more predictable.
- Dynamic form-builder allows administrators to set up different kinds of Forms, from simple checklists to permits to work.
- Project Files keeps and secures all important and latest documents on the cloud.

Task Management aligns and collaborates team effortlessly it allows project managers to create task assignments to contractors or field workers including information such as the description, location, and due date. The assignee can view right from their mobile device their task lists, and report progress status upon completion. It facilitates collaboration between teams, as well as tracks the progress of specific tasks.

MeterSquare Limited
Email: info@etersquare.io
Website: www.etersquare.io



REVOLUTIONARY RENDERING SOLUTION - AUGREEN LIGHTWEIGHT PLASTER (AC075)

CaSO (HK) Engineering Company Limited is in the construction field for more than 14 years and supplied AUGREEN Block Wall System as the internal partition walls to the HK & Macau market. From last year, CaSO developed a new lightweight plaster with CRUPE, which is a gypsum specialist in Switzerland, and soft launched it to the market.

COLLABORATION OF CASO & CRUPE

CRUPE utilizes its expertise and experiences on additives to pinpoint the unpleasant issues of cracking and de-bonding found on conventional wall render surfaces and turns AUGREEN Lightweight Plaster a modern high-performance plaster into reality.

What's more important, AUGREEN Lightweight Plaster is now applying the Construction Innovation and Technology Fund (CITF) and the contractors who use AC075 can grant subsidy from CIC in the coming projects.

SIX MAJOR BENEFITS OF AUGREEN LIGHTWEIGHT PLASTER (AC075)



Light Weighted

Our plaster is 50% lighter than the traditional cement/ sand mortar, which requires two layers of application, while the AUGREEN Lightweight plaster can be applied up to 25mm each layer.



High Coverage

At the same thickness, only half of pre-mixed material is required to cover the same area when compared to most of the pre-mixed cement/ sand product in the market.



Crack Resistant

Gypsum does not shrink, de-bond or crack. The flatness of our plaster is superior, maintenance costs can be significantly reduced.



Strong Adhesion

Using spraying method, the plaster holds on to the substrates better due to its higher adhesion. Saved up to 8-10% through using our plaster.



AUGREEN Lightweight Plaster
Model Number: AC075
Packing: 25KG



Low Wastage

When compared to traditional cement/ sand mortar, AUGREEN Lightweight Plaster has a stronger adhesion, approx. 20-30% higher.



Environmentally Friendly

Using desulfurization gypsum as the core raw material. It is more environmentally friendly and easy to apply.



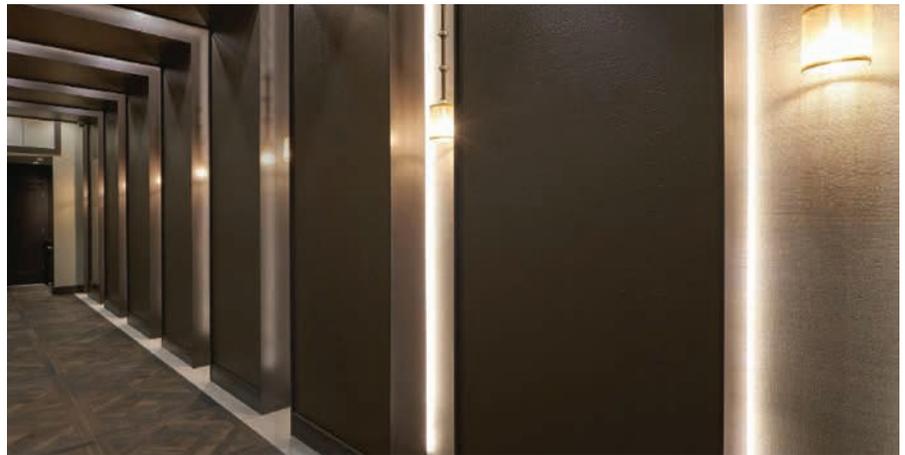
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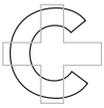
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GROHE ICON 3D

"Every innovation always starts with a bold vision. To re-think what is possible is for us only a question of perspective. With GROHE Icon 3D, we are entering the future of product design as we are now able to create designs that at first appear impossible. By embracing the still-emerging technology of 3D metal-printing, we are pushing the boundaries of design and truly shape the future of water." - PAUL FLOWERS, Chief Design Officer





JOEL CHAN

JOEL CHAN is the President of HKIUD. Mr. Chan puts great emphasis in aesthetics, environmental conscious and social inclusive design with many award winning projects. He is a pioneer in advocating zero carbon design and put carbon neutral approach into real practice. Mr. Chan is actively involved in practice affairs promoting topics of public interest including environment/inclusive design and speak in various symposium and seminars.

What led you to pursue a career in architecture and urban design?

Like many practicing professionals, we all fascinating in drawing and playing blocks since childhood. We all believe that Design can make a different. Deep fascination with the architect's vivid imagination arose me in a large interest in urban design and architecture. The rapid development of the urban areas puts a huge strain on urban designers and architects to build not only functional but also a city environment and building with quality and design.

How did your prior roles and experiences help you in the work at HKIUD?

Having practice for more than 30 years, I can see the major issues in our governance and planning system. We should continue our efforts in advocating the mainstreaming of urban design in major government

decisions on built environment. It is also important for urban design to drive city vision and to be integrated with public policy in shaping a more sustainable development of Hong Kong and cities in the region.

Stepping into its 10th anniversary, The Hong Kong Institute of Urban Design (HKIUD) aims at enhancing the liveability of Hong Kong by promoting urban design excellence in education, research and practice. Can you share with us a significant accomplishment to this end?

Since the establishment in 2010, the Hong Kong Institute of Urban Design (HKIUD) has raised the public awareness of the Urban Design by organizing different kinds of Urban Design related activities and getting recognition for the Urban Design Professional Discipline. We have

become a recognised voice in design and development matters in Hong Kong by participating in the Harbourfront Commission, Land and Development Advisory Committee, public forums, seminars, legislative council meetings and other activities related to urban development and design.

Every two years, the institute organise International Conference on on various urban design related issues. The first conference was held in 2012, to explore how urban design issues could be best integrated into public policies to guide the actions of both the public and private sectors. The second conference was held in 2014, it's the first Hong Kong-Barcelona Urban Exchange: A Dual approach to Waterfront Regeneration Symposium to share and discuss the experiences and

challenges encountered in the urban development of both cities. The third conference was held in 2016, on the theme of 'Betterment of the City'. It explored how cities can be maintained and could reinforce the best of its urban characteristics – its diversity, drama, vitality and eclectic mix of uses. The fourth conference was held in 2018 to provide an excellent platform for the exchange of ideas like walkability, active living environment, transport modes, social participation, healthcare, mixed-use development, etc. all under the broad scope of 'Inclusive Urban Design'.

In 2014, 2016, 2018 and 2019, HKIUD has organized HKIUD Urban Design Awards. It aims to recognise urban design related projects with outstanding performance and contributions in promoting excellence in Urban Design.

In 2018, we have contributing in the tertiary education level by accrediting the postgraduate degree courses Master of Urban Design in the University of Hong Kong (HKU) and the Master of Science in Urban Design in the Chinese University of Hong Kong (CUHK).

To strengthen the collaboration with the Greater Bay Area, we are setting up the Greater Bay Area Urban Design Alliance with other Urban Design Organisations from Guangzhou, Macau, Shenzhen and Zhuhai. Myself as President of HKIUD and our past Presidents were also being invited to be a member of the Jurors of the international urban design competitions organized in China.

What are some of the highlights since your appointment as President of HKIUD? What do you aim to achieve during your term?

From September 2018 to early 2020, the number of Full members drastically increased by 30% from 149 to 190. We have established a list of Registered Urban Design Practices in early 2019 and until end of 2019, twenty both local and international Urban Design firms have been included in the list and some more internationally renowned Urban Design,



HKIUD Inauguration

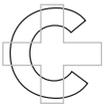
HKIUD brings together various professional bodies committed to improving the quality of urban design in Hong Kong.

Planning, Landscaping and Architecture companies had shown their interest and applications are now under processing.

From time to time, we will be organising urban design dialogue for Hong Kong urban design firms, young members and students, we have been arranged visits to Hassell, RLP, Aedas, Farrells, DLN, LWK and P&T. This is to provide a platform for information sharing on urban design issues in Hong Kong.

HKIUD brings together various professional bodies committed to improving the quality of urban design in Hong Kong, and to foster greater awareness of the challenges involved in building a smart, resilient and liveable urban environment. The production of an URBAN DESIGN PROTOCOLS / COMPENDIUM is an important part of this process, and comes at a crucial time when Government is implementing large-scale harbourfront development, urban renewal initiatives and an ambitious housing programme. The Compendium is intended as a wide ranging and practical document, drawing on creative thinking and current best practice in Hong Kong and other cities that have some relevance to the local situation.

In 2020, we will be expanding our network to Greater Bay Area. With the mission of elevation of urban design standard and



Urban Design Awards Exhibition in Shenzhen



Conference 2018

improvement of the livability of the cities in the Greater Bay Area, the Hong Kong Institute of Urban Design is now taking lead to cultivate a culture of academic and professional exchanges in urban design knowledge and practical experience, in collaboration with Urban Design Organisations from Guangzhou, Macau, Shenzhen and Zhuhai to establish the Greater Bay Area Urban Designer Alliance. This is the first official event which HKIUD successfully organized in China.

The development of the Greater Bay Area is a key strategic planning in the country's development blueprint, how will it provide significant opportunities to the professional and expert in Hong Kong?

Currently there is no mutual professional qualification recognition in Urban Design between China and Hong Kong. The establishment of the Greater Bay Area Urban Design Alliance aims to provide a good opportunity to set the procedure for professional discipline across the border. This is a professional platform for promotion of collaboration among urban design professionals, practices and organizations in the Greater Bay Area of a background of urban design, architecture, landscape design, town planning and engineering. The proposed Greater Bay

Area Urban Designer Alliance address the global trend of main streaming urban design in city development especially in China that urban design is playing an important role in improving the livability, sustainability and identity of city.

Major events include a signing ceremony of the 5 founding Institutes from Hong Kong, Guangzhou, Macau, Shenzhen and Zhuhai, an International Conference, Greater Bay Areas Urban Design Awards, Publication, the subsequent Awards Exhibition and study tours. This is the first urban design related international conference on Greater Bay Area and the first Greater Bay Area urban design awards. Upon inauguration of the Greater Bay Area Urban Designer Alliance every two years, major cities (Hong Kong, Guangzhou, Macau, Shenzhen and Zhuhai) in Greater Bay Area would take turn to take lead to organize the events including Conference, Awards and Exhibition to discuss the common urban design issues in Greater Bay Area. The first inauguration year will take place in Hong Kong. The event aims to create business opportunity for urban designers, architects, landscape architects, engineers and planners to enter into the mainland urban design market through the professional discipline of Urban Design. 



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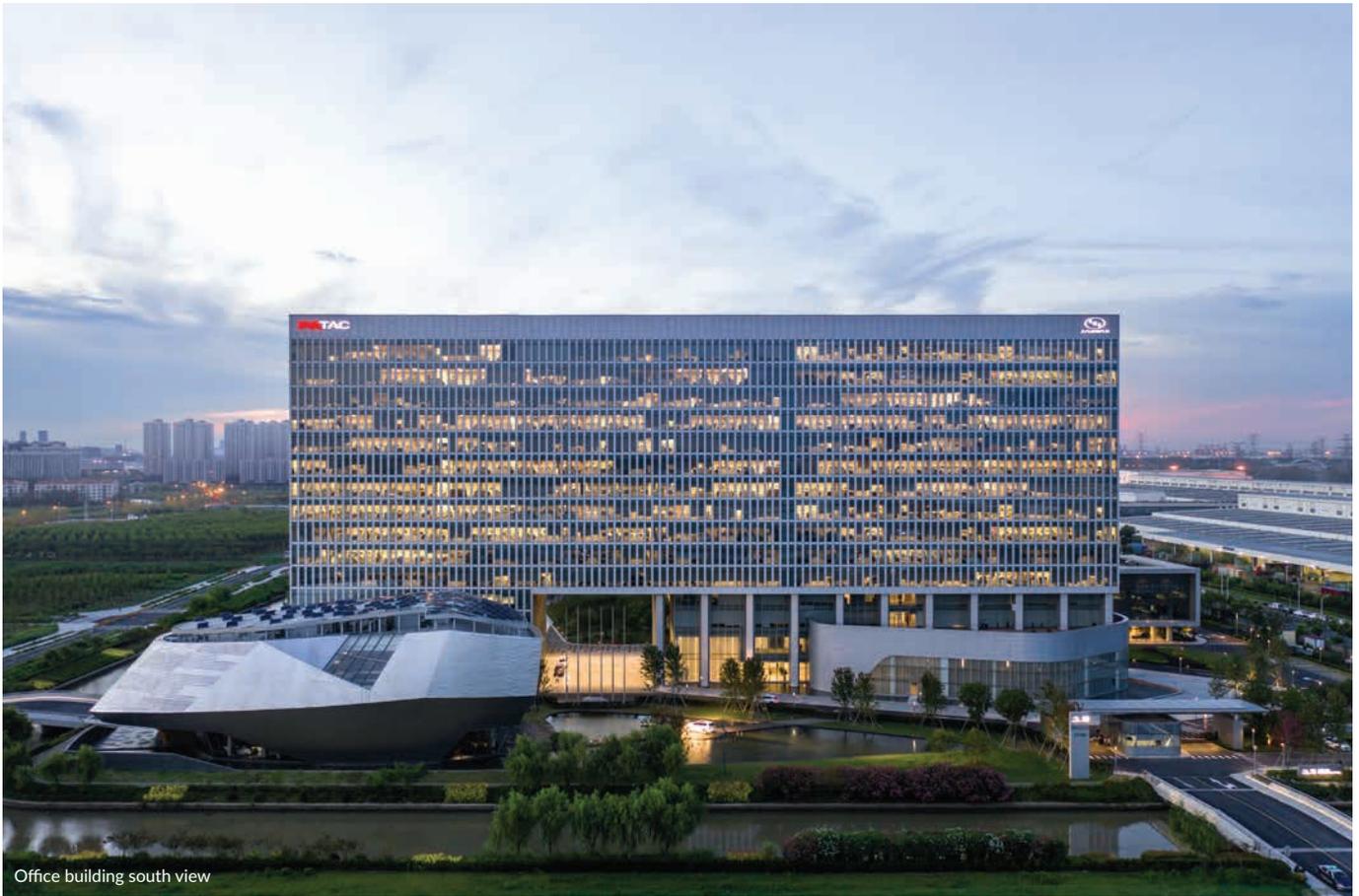


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Office building south view

SHANGHAI GENERAL MOTORS & PATAc JINQIAO R&D CAMPUS

The collaboration with Tongji Architectural Design Group, B+H designed the Shanghai General Motors & PATAc Jinqiao project as a next-generation R&D campus that showcases the latest trends in the automotive industry and promotes innovation. Our vision lies in creating an educational and inspirational working environment with optimal circulation flow that creates synergies, sparks creativity, and increases efficiency.

MATER PLANNING

Located at the north of Jufeng road, between Shenjiang road and Outer ring elevated road in Jinqiao Area, Pudong New District. The campus consists of an office building that accommodates 4800 staff; featuring a design centre, a Cadillac showroom, a staff canteen, an aero wind tunnel lab, and other supporting facilities.

Each office building in the campus zone has a different level of

security control. Low-security level such as Cadillac showroom located near the building entrance in the south zone; the high-security level such as the design centre located in between the area and the medium-security level is at the back of the campus in the north zone.

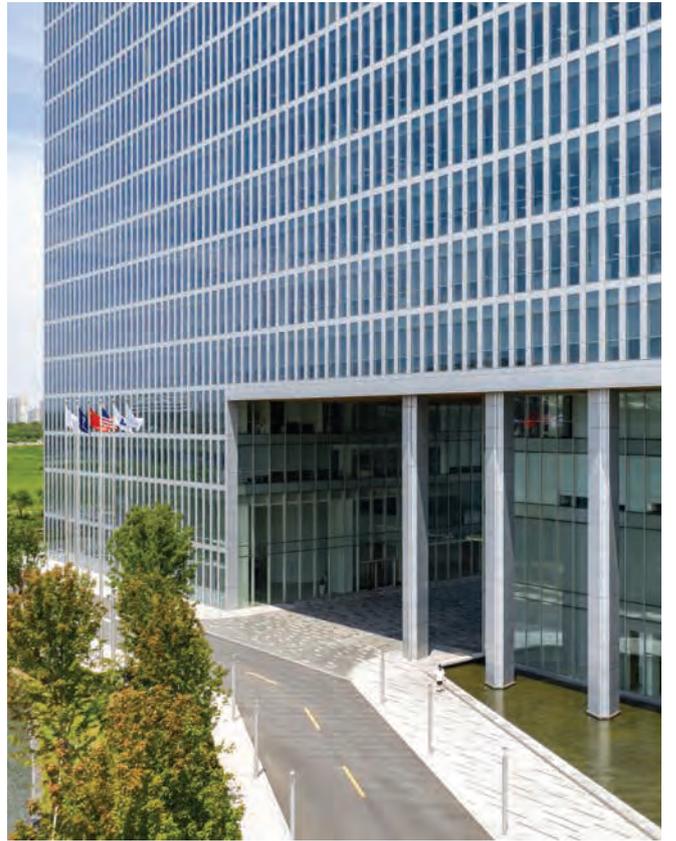
CONCEPT ARCHITECTURE DESIGN

Our design mirrors GM's company philosophy - "push the limits of transportation and technology," with individual buildings presenting the same elegance as the company's vehicle products, which features a well-balanced, streamlined and elegant exteriors.

The iconic feature of the campus is the rectangular office building. The interior design blends harmoniously with the context of the surroundings. It symbolizes the power of human intelligence and engineering. The limpsness and



Detail



Entrance of the office building



Office building and staff canteen



Aerial view of the campus

visual permeability bring natural light into the office area. This characteristic provides a perfect setting for the interior landscape and opens up the building towards the entrance.

The various building materials used in the campus project includes glazing, stone cladding, and aluminum mullions. The concept behind these follows by GM's car product principle "classic and durable". The silver facades of the office building contrast with the dark-clad design centre, which is in the north of the building

A covered walkway interconnects the staff canteen building, the office building and the design centre. People can directly go to the outdoor space enclosed to encourage interactions among the community. At the same time, transparent building materials provide staff with a spectacular view to enjoy the campus surrounds by the river. 

PROJECT DATA

Project Name
Shanghai General Motors & PATAC Jinqiao R&D Campus

Location
Shanghai, China

Completion Date
2019

Site Area
127,690 square metres

Gross Floor Area
106,900 square metres

Client/Owner
Shanghai General Motors & PATAC Limited

Authorized Person
Jecy Huang

Executive Architect
Tongji Architectural Design (Group) Co., Ltd.

Design Architect
B+H Architects; Gensler

Interior Design Firm
Tongji Architectural Design (Group) Co., Ltd.

Principal Designer
David Stavros, James Liu

Civil & Structural Engineer
Tongji Architectural Design (Group) Co., Ltd.

Mechanical & Electrical Engineer
Tongji Architectural Design (Group) Co., Ltd.

Landscape Architect
Tongji Architectural Design (Group) Co., Ltd.

Images
B+H Architects
(Photographer: Zhang Yong)

BRAVO HOT

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You can now make tea, coffee and other drinks in a few seconds.*



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Video

E-SPORT STADIUM

This project was to develop the world's first multipurpose E-Sports Stadium in ChongQing Province and to make China become one of the top pioneer E-Sports countries. It is crucial to facilitate line broadcasting within the arena to house 10,000 audiences with Hi-Tech Technology and support various E-Sports related programs and ancillary facilities.

The design concept comes from a pair of "Flying Keyboards," which purposely projects an asymmetrical beauty. It symbolizes two parties in competition, revealing the competitiveness and synergy beyond the tournaments. The synergy and energy involved in the tournaments suggested an Imbalanced motion, which attains a sense of equilibrium similar to the concept of "Yin and Yang." The concept of "Yin and Yang" that two opposing and contrary forces are interconnected to achieve equilibrium between the competitors in E-Sports tournaments. The Uprising and Uplifting form of "Flying Keyboards" attains juxtaposition, thus well redefining the Imbalanced Tension in harmony.

The transformation of Zhongxian has stimulated the local tourism sector. It has attracted a large number of investors to invest in Zhongxian, which improved employment growth and resolved the population issue where the Zhongxian population has been down under the poverty line below 3% since 2016.

The dilemma of either 'Architecture in City' or 'City in Architecture' is a tough decision for Zhongxian Province on location planning. After severe considerations for the current city environment, tranquility, the ecology of the Zhongxian, and the tourism impact on the Yangtze River. The development team and Zhongxian province government decided to locate the E-Sports Stadium at the Zhongxian outskirts against the Yangtze River.



Ariel view of E-Sport Stadium



Zhongxian, Chongqing, has a geographical disadvantage; the city has a steep geographic landscape that requires additional planning on a new formation, new leveling, the existing terrain, and extra groundwork into a safe and buildable landscape. Given the geographical disadvantage of the construction site, a construction consultancy team and Sichuan Province structural steel production were hired to participate in the project. The construction consultancy team cooperates with the Sichuan steel contractor to develop the strategic design plan that involves a 24/7 duty fast track construction and a safety plan within the two months.

The Sichuan steel team is responsible for producing and transport 32000 tonnes of steel to the E-Sports Stadium. This vast quantity of steel delivers through individual vehicular access, which built around Rocky Mountains. This delivery access method reduces the time delay in particular traffic congestion during rush hours. It is a remarkable breakthrough in material transportation along the sloping hillside and achieved zero fatal accident occurrence.

A simultaneous construction and innovative programming system developed purposely to foster fast-track construction. It has a record-breaking of building a 7,000-seats E-Sports Stadium in only eight months. The central governance, the collaborators, and the architectural consultancy team worked together from the schedule of accommodation, end-user requirements, marketing campaigns, and activities arrangement to architectural design, architectural features, all construction details, including construction management to site supervision.

The programming system will continue to run as the E-Stadium marketing tool to increase tourists' awareness and attract business investors in the local recreational and hotel development.

The E-Sports Stadium at Zhongxian, Chongqing, can be an excellent case study of stadium architecture, with the following factors taken into consideration:

Economical Impacts

Economic sustainability and potentials are crucial to city new development.

Geographical + Environmental Impacts

Every architecture is uniquely designed for a specific architectural purpose – different designs and planning to fit the landscape and terrain of the site. The lesson learned thus is "City in Architecture or Architecture in City."

Socio-cultural Impacts

Programming and strategic planning have to be tailor-made for different countries or regions. It is crucial to respect



E-Sport Stadium Model

local culture and minimize negative impacts in all aspects, environmentally, ethically, and socially.

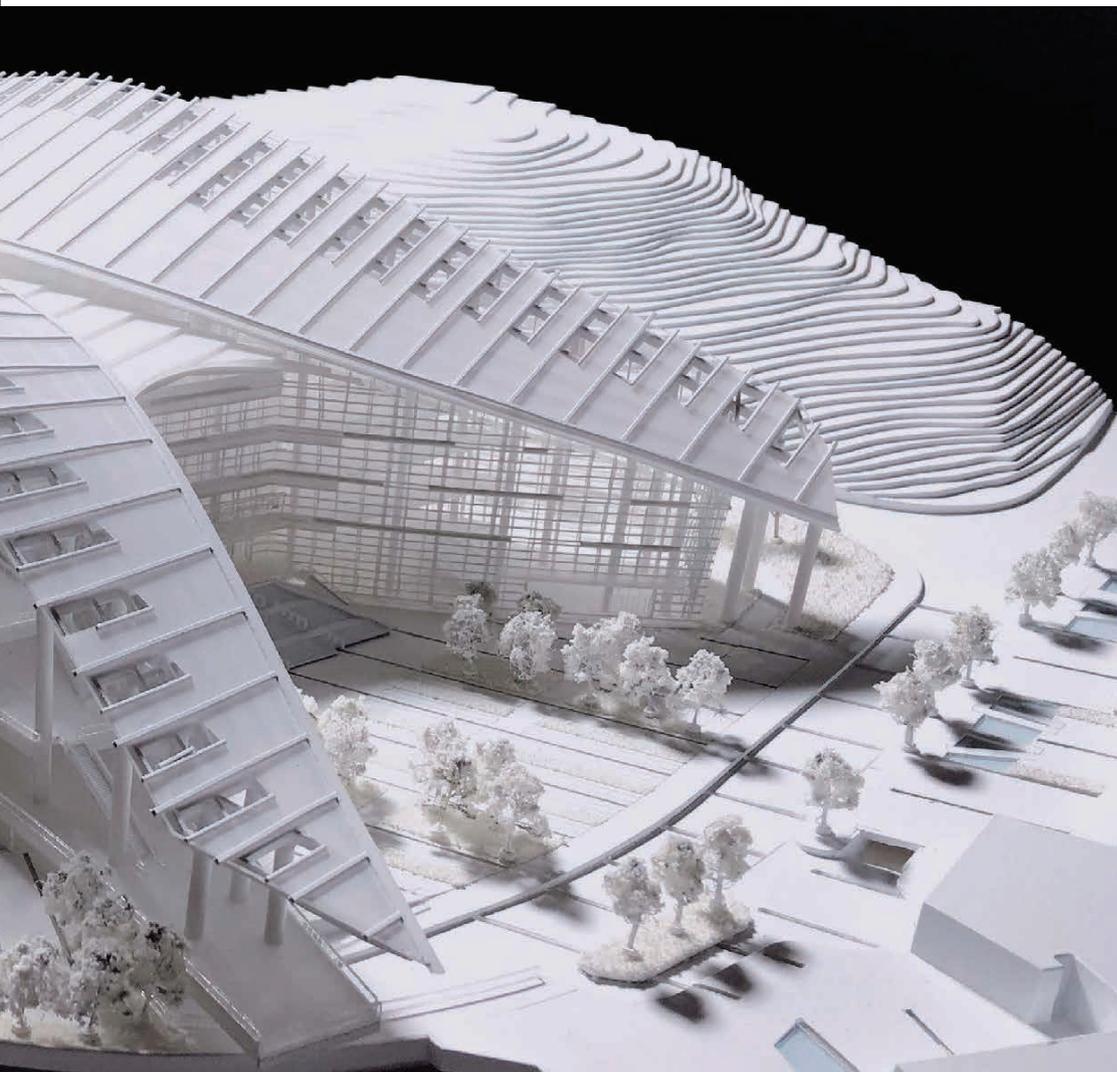
Lasting Result Impacts

Comprehensive market analysis on the city planning to evaluate the appropriate design tools for different needs in different regions to maintain a sustainable operation and face-lifting of a city.

Media Impacts

Media coverage and media collaboration are efficient ways to promote a sustainable operation plan. Collaborating with the live broadcasting channels to raise public awareness on increasing the number of audiences to generate profits.

The E-Stadium "Case Study" can be adaptable to many other provinces in China, and other developing countries or cities like Dubai, Abu-Dhabi, Korea, and many European Countries. ©



PROJECT DATA

Project Name

E-Sport Stadium

Location

Chong Qing Zhong Xian

Status of Construction

Completed

Completion Date

December, 2017

Site Area

74,000 squares metres

Gross Floor Area

115,000 squares metres

Building Height

73 metres

Client/Owner/Developer

Chong Qing Zhong Xian
District People's Government

Executive Architect

BARRIE HO Architecture
Interiors Ltd.

Design Architect

BARRIE HO Architecture
Interiors Ltd.

Interior Design Firm

BARRIE HO Architecture
Interiors Ltd.

Civil & Structural Engineer

Architectural Civil Engineering
Design Institute Co. Ltd
Hang Zhou, China

Mechanical & Electrical Engineer

Architectural Civil Engineering
Design Institute Co. Ltd
Hang Zhou, China

Lighting Consultant

Architectural Civil Engineering
Design Institute Co. Ltd
Hang Zhou, China

Landscape Architect

BARRIE HO Architecture
Interiors Ltd.

Green Building Consultant

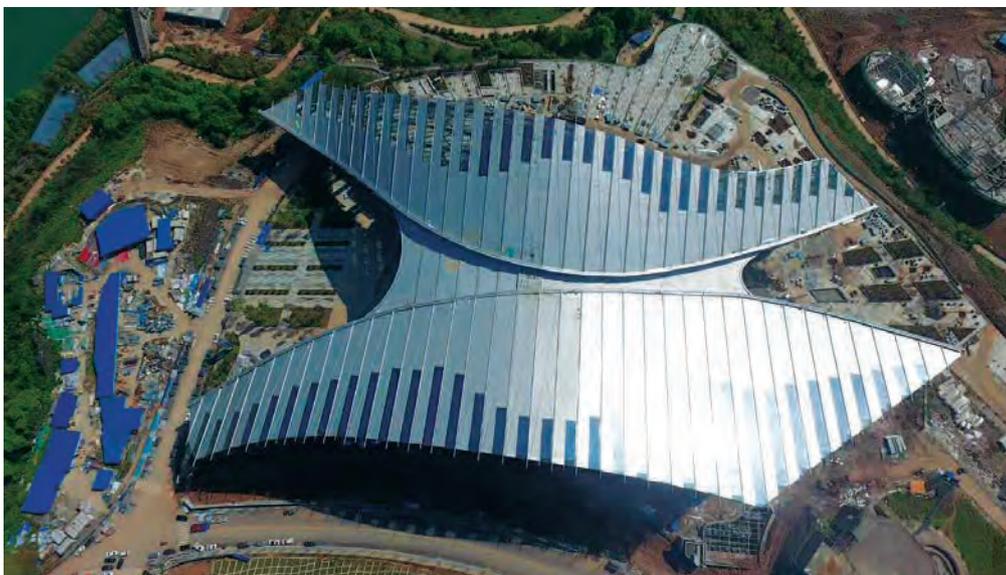
Architectural Civil Engineering
Design Institute Co. Ltd
Hang Zhou, China

Main Contractor

China State Construction
Engineering Corporation

Interior Fit-Out Contractor

China State Construction
Engineering Corporation



Ariel view of E-Sport Stadium



Features the vertical creative city concept



Sky garden

K11 ATELIER KING'S ROAD

In line with the company's SV2030 and contribution to a sustainable society, New World Development also presented the first Vertical Creative City concept in Island East – K11 ATELIER King's Road. This is an urban office redevelopment project with a total gross floor area of 487,500 sq. ft., comprising 22 office floors, an exhibition space, and food and beverage outlets.

Smart technology, green design, art and craftsmanship are fused with architecture to support a lifestyle of comfort and sustainability. The building provides a total of 6,700 sq. m. of greenery which is equivalent to 220% the site area or the size of 26 standard tennis courts. The greenery absorbs up to 4,000,000 g of CO₂ per year, an amount similar to the absorption capacity of 180 trees.

K11 ATELIER King's Road is committed to improving environmental health and the personal well-being of building users. It is also the first building in Hong Kong which received

final Platinum certifications of the WELL Building Standard™ and US LEED® as well as the provisional platinum certification for Hong Kong BEAM Plus.

As the incubator of cutting-edge technologies and a greener and healthier future, K11 ATELIER King's Road offers close to 70 sustainable items ranging from indoor air with enhanced air filtering, water quality above World Health Organization standards, fitness facilities, and healthy dining options, to leisure activities focused on personal growth and mindful living.

The inspirational building offers a remarkable entrance from a patented design "CEILINGGREEN®" to introduce greenery to the underside of a building at the ground floor. This provides a green landscaped area equal to the size of four tennis courts without sacrificing the common space for the streetscape and neighbourhood.

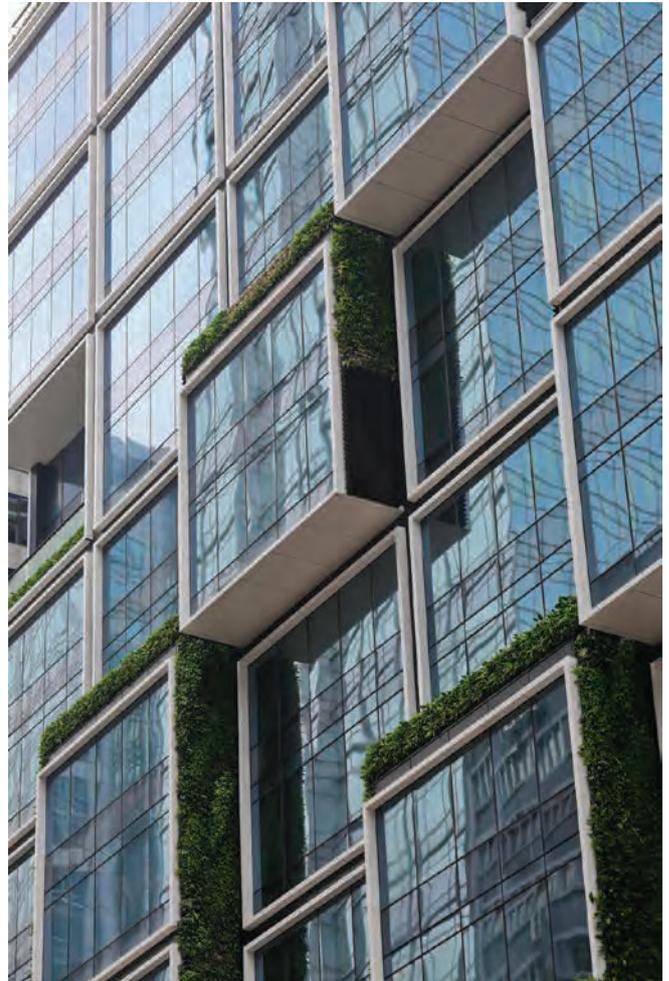
The podium is also set back from three streets to increase the

street “canyon” with additional greenery offering up to 52% coverage of the whole floor area. Raising the podium to 9.2 meters has increased also visual and physical transparency between the streets. The 3D façade profile and greenery create visual comfort for the surrounding buildings and pedestrian areas as well as its users.

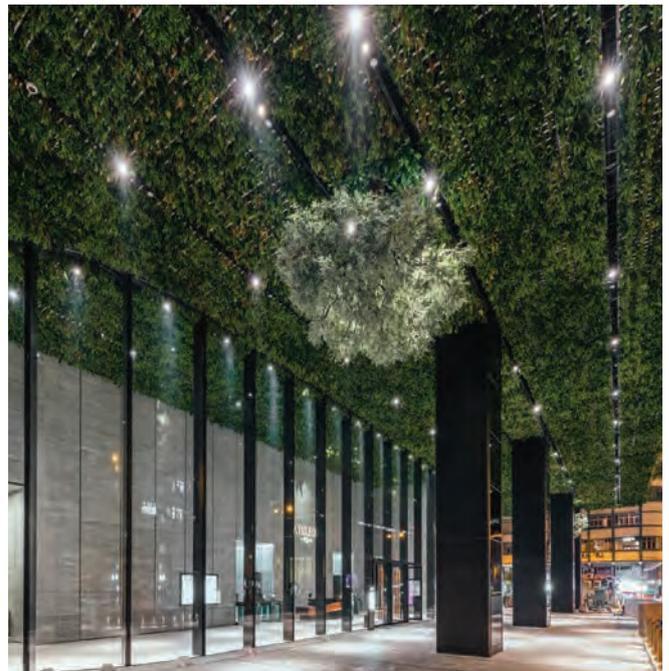
K11 ATELIER King’s Road is also equipped with the largest hybrid Photovoltaic & Thermal (PVT) Panel in Asia and Australia. This 220sq.m. facility co-generates both electricity and hot water, contributing 1.3% of total building energy use or 77,000kWh energy per year, equivalent to fully charging about 7 million smart phones.

More sustainability design features include:

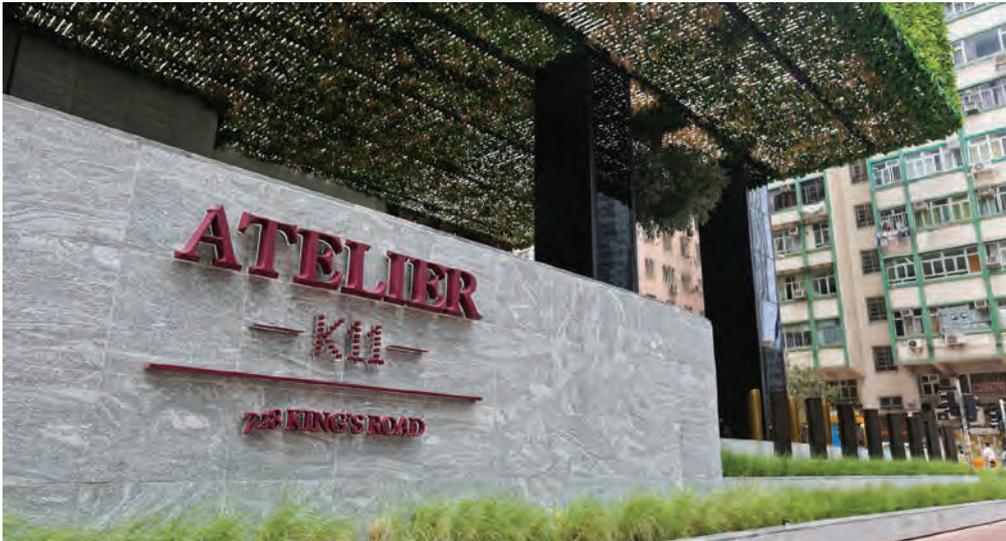
- Architectural Massing Design in Respect to the Surrounding Context. The building constructed in a low-zone and high-zone level according to the views. Breaking down the massing into cubes of smaller scale mitigates the visual impact on the surroundings.
- Rooftop Sky Garden: A massive rooftop terrace offers a 170m jogging path, and over 20 plant species in the garden to maintain biodiversity. 70 sq. m. of the plants are edible.
- Environmental Efficiency: a 3kW wind turbine on the roof convert wind power to electricity for landscape lighting. And estimated 65% of irrigation water is saved through rainwater harvesting and the use of water-efficient systems.
- An innovative microclimate modifying wind screen is installed on the roof garden to improve year-round comfort. Computational Fluid Dynamic (CFD) simulation is applied for verification.
- Extensive Greenery: 90% of the main roof area is covered by greenery and landscaping to minimise the heat-island effect. Total around 6,700 sqm of greenery in the development, equivalent to 220% of the lot area or the size of 26 tennis courts, helps improve the micro-climate in this high-density context.
- Engaging the Building Occupants and Neighbourhood: 25,000 sq. ft. of exhibition space provides a versatile space for displays, artwork and artistic installations. It also acts as an incubation hub for budding creative professionals, as well as hosting activities to engage the neighborhood.
- Caring Facilities: Each floor is equipped with a nursing room to provide a family-friendly, inclusive and caring environment. 



Exterior



Ceilinggreen



King's road



PVT



Planting

PROJECT DATA

Project Name
K11 ATELIER King's Road

Location
728 King's Road, North Point, Hong Kong

Completion Date
September 2019

Site Area
3,019 square metres

Gross Floor Area
45,290 square metres

Building Height
25 storeys with 3 levels of basements

Owner
New World Development Company Limited

Authorized Person
P & T Architects & Engineers Ltd.

Design Architect
P & T Architects & Engineers Ltd

Interior Design Firm
ESKYIU Limited

Civil & Structural Engineer
C M Wong & Associates Ltd

Mechanical & Electrical Engineer
Ove Arup & Partners Hong Kong Limited

Lighting Consultant
Sirius Lighting Office (HK) Limited, Speirs + Major LLP

Landscape Architect
P Landscape Co. Ltd.

Green Building Consultant
Ove Arup & Partners Hong Kong Limited

Main Contractor
New World Construction Company Limited

Interior Fit-Out Contractor
Success Base Group Holding Limited

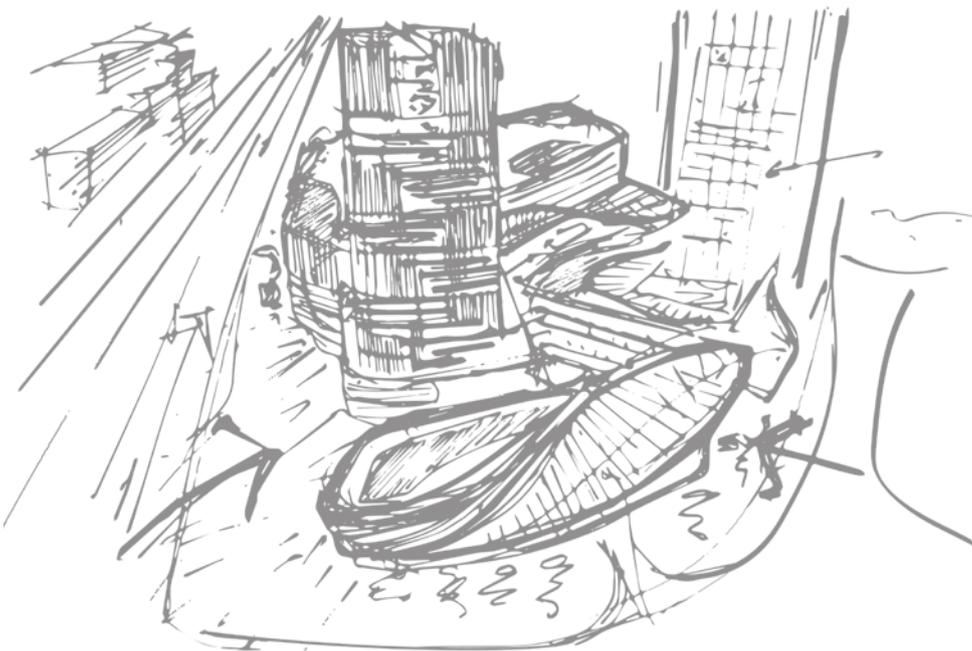
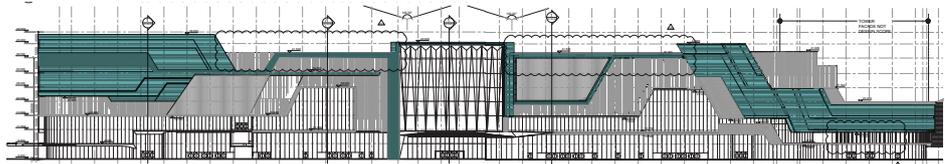
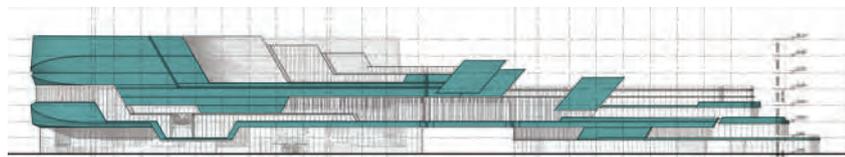


ZHENGSHEN TAIGUGANG COMMERCIAL DEVELOPMENT

Zhengshen Taigugang, a future luxury mixed-use development which is located at the center in Nanchang. The project included 2 mega Malls with 280,000m², retail street, 5-star hotel, SOHO, Office Tower, Residential and public space in form of terraces and gardens. The bespoke facade transforms and connects different functional spaces as a seamless journey. With excellent site access, this new mixed-use development will soon be in the spotlight and become future retail destination for the city. Construction is underway and set to be a new crown jewel for Nanchang once it fully opens in summer 2020.

The architectural concept beings with the unique geographical characteristic of the Nanchang Delta. Towers and podiums are being symbolic elements as the mountain and plateau along the Gan River, while the dynamic movements of the pedestrian are being captured and expressed throughout

the design of the landscape, continuous seamlessly with the building envelope. The podium design for the department store at Plot A and B share a similar architectural expression. Rather than using an oversize-lack-of-flexibility-LED display for advertisement, the main entrance of Plot A features a 45m tall x 40m wide hanging gallery as a city "Art-scape", in which will be used for periodic art display for the local or national artists. Those displayed work will become part of the façade elements and unique identity of the commercial complex. Podium of Plot B is rather "fluid" and "elegant" to allow creativities take place for the high fashion tenants. There are three major towers consist of a 5-star hotel, SOHO Loft, and Office. The form of the tower has been studied carefully to reduce the massive volume and enhance the overall proportion. The clubhouse and restaurant will be occupied at the rooftop of the tower to enjoy spectacular views of Nanchang.



PROJECT DATA

Location

Nanchang, Jiangxi, China

Gross Floor Area (sqm)

280,000 sqm

Awards

Asia Property Award 2019 -
Highly Commended
Best Retail Architectural
Design and Best Mixed Use
Architectural Design

Architect Firm

JAO

THE ONE HENNESSY, THE NEW HENNESSY



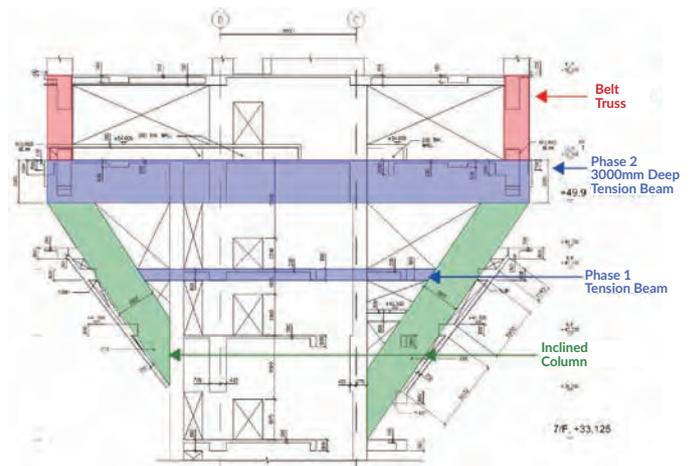
INTRODUCTION

CR Construction Company Limited (CRC) commenced work on the iconic new 32-storey commercial office tower for Bonny Ace Limited (Subsidiary of Chinachem Group) in November 2016. Construction of this landmark new Wan Chai development completed in February 2019.

The One Hennessy form is unique. Constructing a single 150-meter high premium Grade A office building with an inverted pyramid structure at its core, the team had to operate in a congested working space with limited site access for five months of temporary works. The space was so limited that even finding room for tool, materials and machinery was logistically challenging. Therefore, CRC's role in designing and implementing active work schedules, logistic plan and fostering team spirit are the prime contributing factors to the successful delivery of this project.

INVERTED PYRAMID STRUCTURE

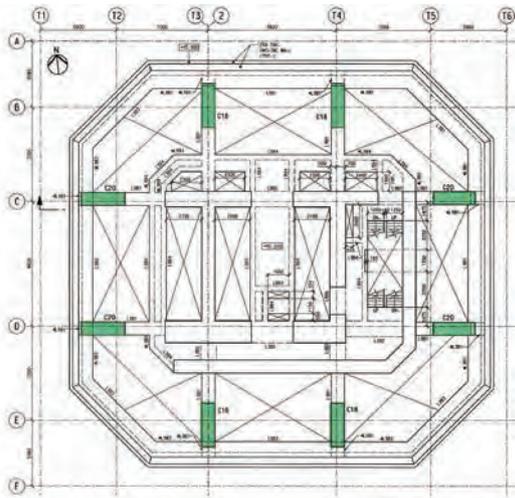
The One Hennessy has its unique building structural system. The inverted pyramid structure is located between 7/F and 10/F where 8 nos. of inclined mega-size columns are connected to 7/F central core wall at one end and 10/F 3m deep tension beams at the other. Specially designed timber formwork was used for the construction of transfer structures including the



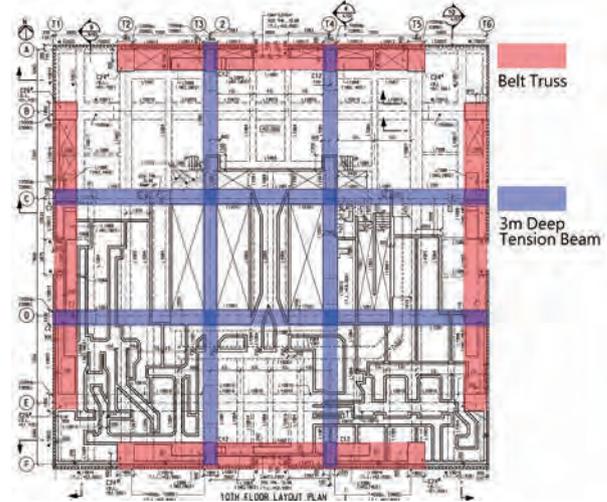
Inverted Pyramid Structure

inclined columns, 3m deep tension beams and the belt truss, which is supported by a combination of heavy-duty scaffolding (i.e. Ring-lock) and traditional scaffolding. The falsework was supported by a custom-designed temporary steel deck at level +31.75mPD.

Inclined Column



9th Floor Layout Plan



Tension Beams & Belt Truss

TEMPORARY STEEL PLATFORM

Traditional falsework would occupy all the space from 3/F podium down to basement floor (foundation floor), not only suspending the progress below the transfer structure but also involving a huge amount of falsework material on-site. Therefore, a temporary steel platform was used. The platform consists of main girder (i.e. UB914x305x289 kg/m and UB1016x305x437 kg/m) which is spanning between the concrete grade C60 core wall and steel post (UC356x406x340 kg/m) with moment-resisting connections. The main girder supports the decking (FSP III) to provide a flat surface for the falsework erection.

With the temporary steel platform, the number of scaffolds (3/F to 7/F) was minimized which means the max. height of scaffold is also reduced, from (18.9mPD to 52.9mPD) to (33.125mPD to 52.9mPD). The platforms also created extra space to store machinery, tools and materials. The on-site logistics is smoother and less material was delivered on-site, thus CO2 emission in the logistics process can be reduced as well.

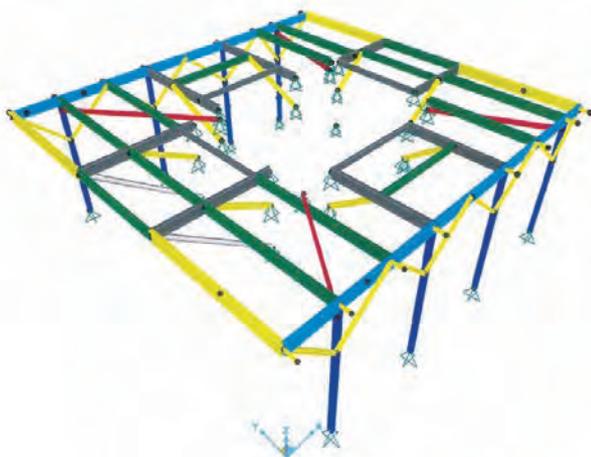


Image of Temporary Steel Platform in 3D

GENERAL METHODOLOGY FOR THE CONSTRUCTION TEMPORARY STEEL PLATFORM

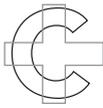
The key components of the temporary steel platform consist of:

- A. Vertical posts;
- B. Main girders;
 - Type 1: Supported by diagonal bracing fixed on core wall
 - Type 2: Supported by spanning between core wall and vertical posts
- C. Secondary beams;
- D. FSP III sheet piling decking;
- E. Diagonal bracing between core wall and vertical posts

After installation of vertical posts and its temporary bracing, 8 groups of falsework (Ring-lock system) tower are erected directly below all the main girders to act as temporary support. The main girders are situated by following the final setting out and level. After confirmation of setting out and level for main girders, the end of Type 2 is fixed to vertical posts according to approved drawings. Then the secondary beams are erected spanning between all the vertical posts and main girders following by the installation of sheet piling decking.

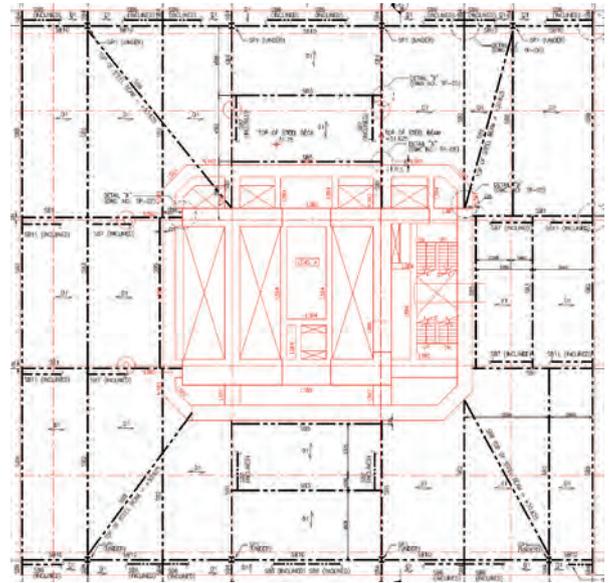
In conjunction to the installation work of the secondary beams, the concreting works for the core wall are continued, and cast-in anchor bolt at 5/F, 6/F and 7/F is installed once the core wall reached the relevant floor level. After completion of concreting works, final checking of the setting out for cast-in anchor bolt is performed following by the installation of the baseplate. Upon the completion of concreting works at 7/F, main girders are connected to the core wall through the designed baseplate. Lastly, all the diagonal bracing is installed correspondingly.

The temporary falsework and the temporary bracing for vertical posts are not removed until all the steel members have been fully installed, and the relevant core wall has obtained its design strength (C60).

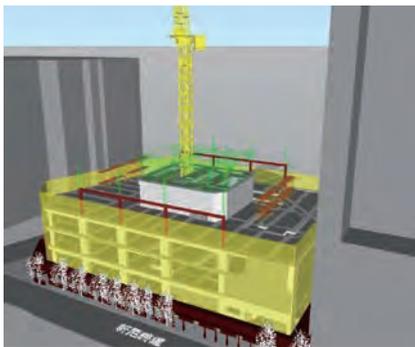


BUILDING INFORMATION MODELLING

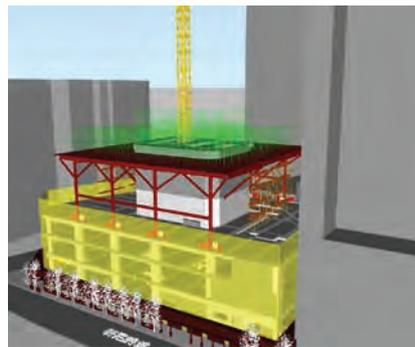
Spanning between core wall and vertical posts, the main girders would inevitably penetrate some of the RC structure outside core wall, which makes the temporary steel platform design works complicated in order to avoid damaging structural bearing elements. For a better understanding of the structure conditions outside core wall, Building Information Modelling (BIM) was fully utilized to demonstrate the spatial relationship between members of the temporary steel platform and parent RC structure for a more accurate and feasible design. BIM also visualised construction method of the whole inclined structure construction process, which helps improve project planning as well. **C**



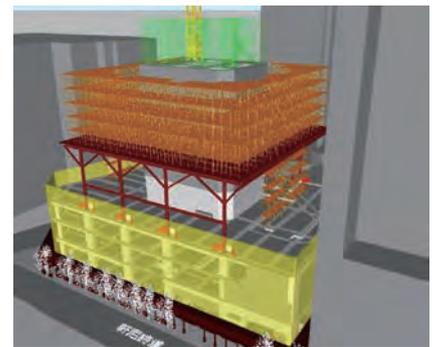
Extend of Temporary Steel Platform at 7/F



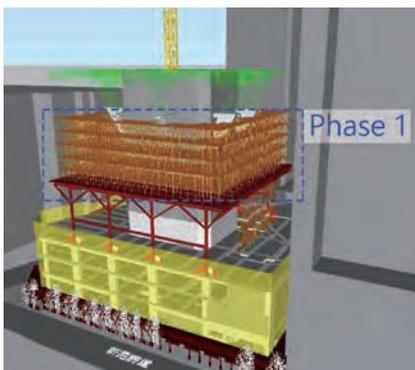
1. Start erection of steel post for temporary steel platform once 3/F RC works has been completed and achieved minimum 40% of its designed characteristic strength of reinforced concrete.



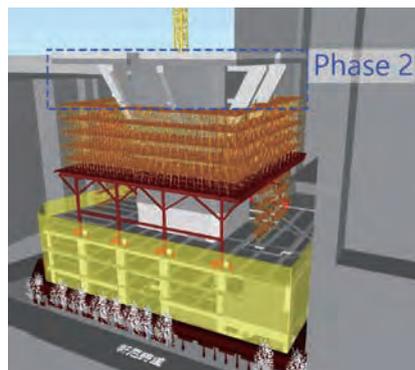
2. Installation work of the temporary steel platform until fully complete, while the core wall continues to construct.



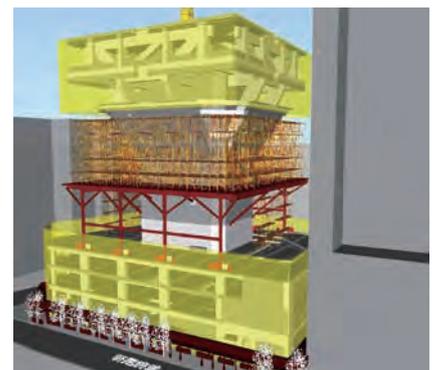
3. Erection of formwork and falsework in accordance to approved falsework layout.



4. Holding period until phase 1 obtained its design strength of 60MPa while the core wall construction continues.



5. Holding period until phase 2 transfer structures obtained its design strength of 60MPa.



6. Construction of belt trusses and the associating hanger columns.



1st Editor:
Mr. GUAN Manyu
Chairman of CR Construction
Company Limited

Mr. Guan has approximately 20 years of experience in the construction industry. He was admitted as a 1st class registered constructor in specialty of construction engineering in Ministry of Housing and Urban-Rural Development of

the People's Republic of China in November 2007 and a senior engineer in specialty of construction engineering in Zhejiang Province Human Resources and Social Security Department in December 2009. He is responsible for overall business development as well as financial and strategic planning of the company.



2nd Editor:
Mr. SHEN Kai
Business Development
Department Manager of CR
Construction Company Limited

Mr. Shen has approximately 8 years of experience in the construction industry. He was admitted as a 1st class registered constructor in specialty of construction engineering in Ministry of Housing and Urban-

Rural Development of the People's Republic of China in April 2015 and an engineer in specialty of construction engineering in Zhejiang Province Human Resources and Social Security Department in September 2015. He is responsible for the project cost management of the project.



ViP System

THE INTERNET IN THE SERVICE OF VIDEO DOOR ENTRY MONITOR SYSTEMS.
 COMPATIBLE WITH H.264 FORMAT.

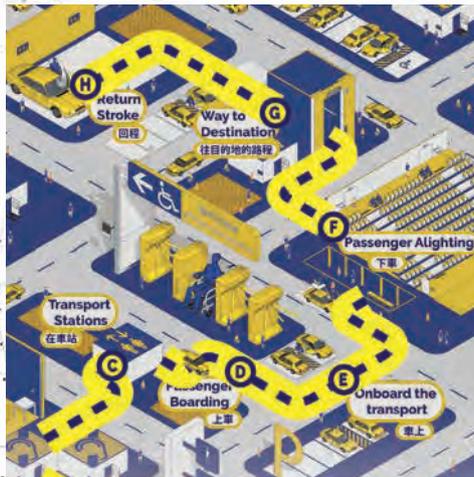
Maximum extension, no limit to the number of users, risers, control panels and conversations.
 Can be used with fibre optic cables. Ideal for large residential complexes with high demand for
 integration (access control, control panels, anti-intrusion, video surveillance, intercom function).
 Self-diagnosis function to check system status.

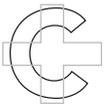
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INNOVATIVE URBANISM





PRIORITISE GREEN NOT GREY



Cleaning and refurbishment of the Old Ford Locks on the River Lea, London has reinvigorated the surrounding area.

Green infrastructure, not road infrastructure, should form the guiding framework of both new and augmented planned areas as the best way to shape the pattern of development. Investing in green infrastructure not only contributes to the environment but also creates direct and indirect positive regional effects (Vandermeulen, Verspecht, Vermeire, Van Huylenbroeck and Gellynck, 2011). The components of green infrastructure can be cultural, ecological, developmental, agricultural or recreational and include both managed and unmanaged greenspace (McMahon, 2000; Foster, Lowe and Winkelman, 2011). Together with 'blue' landscape elements linked to pool and pond systems, artificial basins or water courses, they form a 'green-blue

system' that can set clear parameters providing 'go/no go' areas for growth. Green infrastructure can act to protect essential ecological processes and systems, preserve working landscapes and resource-based industries, perform environmental services such as managing stormwater, recharging groundwater, reducing the urban heat island effect and cleaning air and water (Benedict and McMahon, 2002).

Green space needs to be at the heart of city planning, not an afterthought and it all needs to be connected in order to allow flora and fauna to thrive and allow people to move comfortably through it. Cities need green networks without being severed by roads or buildings. Re-planning to link existing green space and waterways with newly created environmental corridors, the bigger the better, should be a starting point in upgrading cities. In identifying green and blue infrastructure resources it is essential to recognise that linkage is key for connecting natural areas and features and for connecting people and programs. Systems need to be designed that function at different scales, across political boundaries and through diverse landscapes

The EU Green Infrastructure Strategy, adopted in 2013, highlights actions necessary to be carried out under



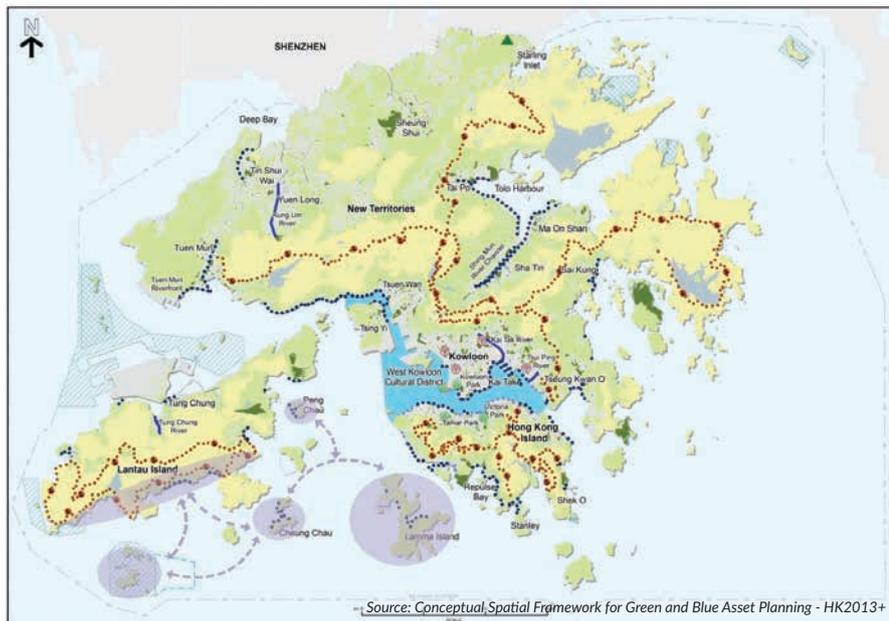
Seoul's Cheonggyecheon urban renewal stormwater project 'daylights' the previously enclosed city stream

the European Commission including integrating green infrastructure into key policy areas, improving the knowledge base and encouraging innovation in relation to green infrastructure whilst assessing opportunities for developing a trans-European Green Infrastructure Network (TEN-G). During the 2014 - 2020 programming period, it was estimated that green infrastructure would likely receive EU finance amounting to approximately €6,397 million by public EU funds through various funding mechanisms, namely: LIFE+; the European Regional Development Fund (ERDF), the European Social Fund (ESF) and the Cohesion Fund; the European Agricultural Fund for Rural Development (EAFRD); and the European Fisheries Fund (EFF). Initial assessments of the exploratory work suggest that operating at an EU scale rather than at Member State level significantly improves the benefit cost ratio, contributes to social priorities in addition to the environmental priorities, and importantly can also assist to attract private investment 'The Multifunctionality of Green Infrastructure (European Commission, 2012)'

Funding green infrastructure upfront, as a primary public investment using a full range of available financing options, and grounding its programs in sound, scientific land-use practice, can it seems, promote a sense of community (Bomans,



The London Olympic Park development is part of a huge network incorporating previously neglected rivers, polluted water channels and derelict industrial sites



HK2030+ aims to form a “Green and Blue System” network in the form of parks, countryside, riverfronts, waterfronts, wetland, green and blue infrastructure, and other water bodies as the core and to be supplemented by eco-corridors. But no detailed planning exists.

Steenberghen, Dewaelheyns, Leinfelder and Gulinck, 2010), help reduce crime, fear of crime and anti-social behaviour (Kuo and Sullivan, 2001) as well as promote opportunities for community involvement and cultural diversity (Coley, Sullivan and Kuo, 1997; Seeland, Dubendorfer and Hansmann, 2009). It can further provide opportunities for exercise, sport, active recreation and improve health as a result of increased physical activity such as walking and cycling (Seymour, Wolch, Reynolds and Bradbury, 2010) and it becomes an essential means to help protect, recreate or rehabilitate landscapes, historic sites or habitats lost or damaged by previous development. Subsequent improvements in environmental quality can facilitate better air and water quality and contribute to improved drainage and flood control. **G**

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Mr. Barry Wilson
 Vice President
 (External Affairs), HKIUD
 Founding Director,
 Barry Wilson Project Initiatives

SMART AND SUSTAINABLE CITY



A smart and sustainable city is made up of two main components. A smart city is an urban area that uses advanced technologies and systems to manage assets, resources and services efficiently. Smart city concept integrates information and communication technology to enhance quality, performance and to reduce costs and resource consumption. And a sustainable city is a city designed with consideration for social, economic, environmental impact and climate resilient, without compromising the ability of future generations to experience the same.

The goal of a sustainable city is dedicated towards the minimisation of required inputs of energy, water, food, waste, output of heat, air pollution, water pollution and methane emission. An ideal sustainable resilience city should be able to offer an enduring way of living across the domains of ecology,

economics, politics and culture. Innovative city planning solutions must involve considerations of both smart and sustainable concepts.

There are challenges in most of the cities, such as energy consumption, pollutions, car dominated, lack of public realm, population growth, aging society, resources, etc. The increase of the efficiency of a city could reduce our carbon-footprint and thus could enhance a more sustainable city.

Greenhouse gases emitted by human activities alter the Earth's energy balance and thus its climate. Our carbon footprints remain one of our biggest concerns in the previous decades (WHO, 2009). Greenhouse gases emission of Hong Kong mainly comes from building constructions, and transportations according to HKEMSD (HKEMSD, 2018). Hong Kong is one of the densest

metropolitan city in the world, its population density shows that it is 9 times denser than New York (Bertaud, 2003). Comparing to other cities, Hong Kong has 114.4sq/m green area per capita with is further more than other cities such as Singapore 36.3sq/m, New York 53sq/m, and London 72sq/m green area per capita (United Nations, 2018). An efficient city with denser city centres and more green spaces could be more sustainable than cities with lower density and less green. To achieve sustainable growth, Hong Kong shall grow with its nature, density, transportation systems and urban structure.

PUBLIC INFRASTRUCTURE AND CITY MAKING

Topography of Hong Kong makes the city grow uniquely with high-density and in a linear fashion along its waterfront. With such density, only 7% of the population use private motorized vehicles (LSE Cities

2014) and this makes Hong Kong one of the most transport efficient cities in the world. Urban development of the Hong Kong Island is a great example of a smart and sustainable model. With the MTR Hong Kong Island line as a base, developments of a mixed function of office/commercial and residential along the entire line generate a sustainable city with good catchment of 500m between each station/hub. Mode of transport is very relevant to sustainability and transport constitutes 31% of Hong Kong's energy usage (HKEMSD, 2018). Railway system is only contributing a small portion to Hong Kong's overall transport energy consumption. However, it is one of the most efficient modes of transportation within the city. And one significant fact is that ridership of public transport in Hong Kong is way more than any other cities. (World Bank, 2018) Thus, future growth of Hong Kong shall engage closely with these facts and potentials. Future developments will be more sustainable if we integrate with this extensive transportation network of Hong Kong.

With the right planning autonomous vehicles will be a game changer for sustainable cities. They have the potential to support a better quality of life, economic growth, health, safety and social connections. They offer convenient and affordable mobility to everyone, regardless of where they live, their age or ability to drive. They could also improve the way that our existing places and routes work, while offering new potential for more valuable land and additional homes and jobs. There is enormous potential for a new generation of living streets and communities, designed for vehicles, but most importantly putting people first.

MULTI-LAYERED CITY

Density in Hong Kong generate new opportunity. Elevated and underground pedestrian network assist in the segregation of people and vehicles. Multi-layered city is the outcome of the density of Hong Kong.

HUMAN COMFORT AND PUBLIC REALM

It is also important to enhance human comfort within the city during the growth period. Hong Kong has easy access to its phenomenal landscapes by public transport and hiking trails and is one of the greenest cities in the world with blue and green nearby. Connections between the coastline and the green parks on the mountains should be strengthened. Green systems within the urban cityscape reduce energy consumptions both directly and indirectly. Green pockets and gardens could activate these connections and at the same time provide human comfort to the people of the city as well as developing Hong Kong into a climate resilient city.

CONCLUSION

To conclude, it is important to enhance lower carbon footprint and human comfort during the growth of Hong Kong. Because of its density, Hong Kong has grown into a compact city with a good mass-transit railway system. Traffic oriented developments and the concept of multi-layered city should be enhanced. Multi-layered network of blue green should also be engaged into the dense urban fabric in order to develop Hong Kong into a smarter and more sustainable city with a higher quality of living. 📍

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6. *World bank, TOD IMPLEMENTATION RESOURCES & TOOLS, 2018*
7. *World Cities Culture Forum 2020, Mayor of London, BOP Consulting*



Mr. Stefan Krummeck
Vice President
(Professional Development), HKIUD
Director, Farrells

HONG KONG, WALKING A COMPLEX CITY KEEP YOU MIND HEALTHY? STREET DESIGN, WALKABILITY AND CONNECTIVITY



Smart city concept integrates information and communication technology to enhance quality, performance and to reduce costs and resource consumption

Hong Kong is a walking city. Hong Kongers are walking more than city dwellers anywhere else in the world. In Hong Kong, walking is the main way of moving between public transport modes which are used by 90% of the population. Hong Kong has also adapted walking to a typhoon-prone sub-tropical climate and the city's hilly terrain. At times, these conditions make walking in Hong Kong close to a 3D Sudoku puzzle. Hong Kong has evolved into a volumetric mode of development. It is broadly defined as incorporating multiples mode of movement at different levels: below ground, at ground and above ground, combining both outdoors and indoors, mingling public, quasi-public and private ownerships, which are yet publicly accessible. Such urban development can be found in other world cities around mass transit urban rail stations. What makes Hong Kong distinct is the very high density, the topography and the landform that is tightly constrained by water and hills.

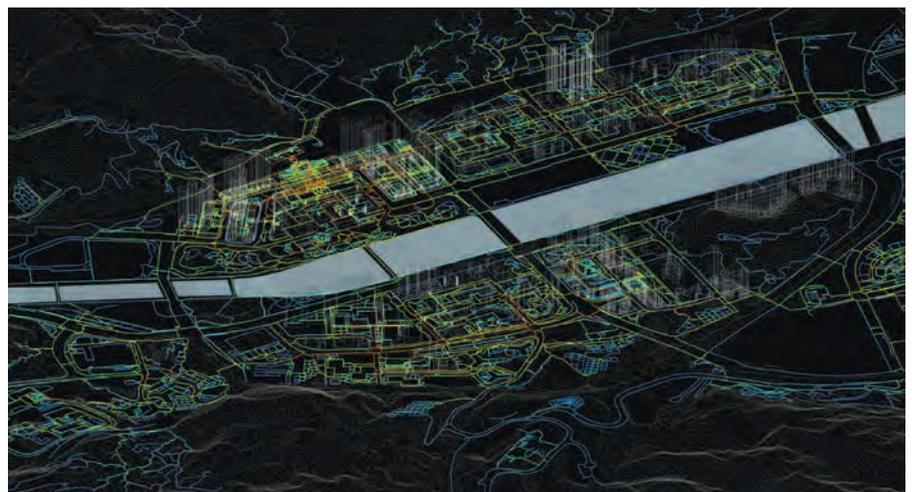
In world cities, like London and New York, a re-balancing of the outdoors street

space allocation is taking a pedestrian-first approach. Such approach changed from a movement focus to a placemaking focus – the street economic and social life supported by street design. In London, it has recently been rebranded 'Healthy Streets'. London has relatively low density compared to Hong Kong's. Yet the 'City of London' or 'the Square Mile', which is

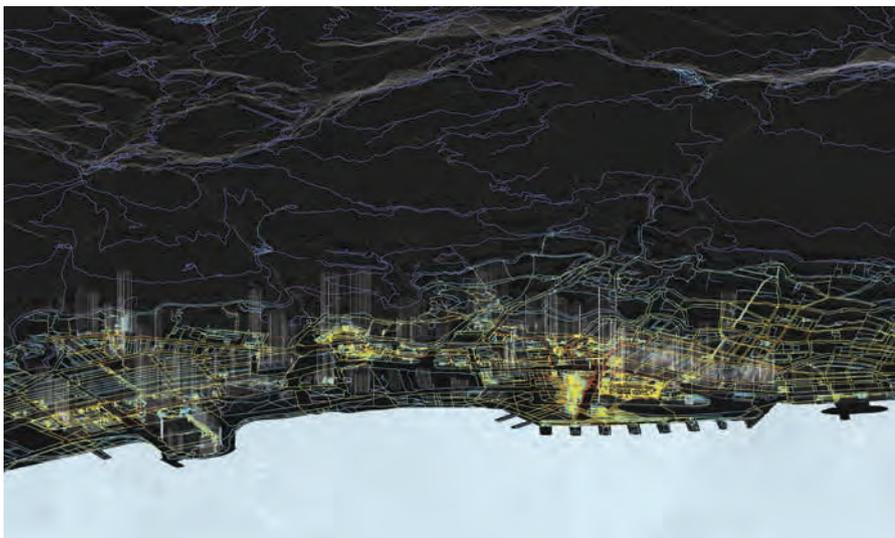
both its original historic centre and CBD, has a density approaching Hong Kong's. The City of London has a wide-ranging policy initiatives and tools for outdoor public realm, walkability and street design. Manhattan which has density comparable to Hong Kong, but on a flat landform and a street network that is not comparable to Hong Kong's, has also implemented a wide range of active mode-friendly policies and a few well-known iconic realisations of these policies. Other initiatives, like the Barcelona's "superquadra" have given rise to what has been called experimental urban design. Yet none address both outdoors and indoors volumetric conditions.

The HK government vision for Walkable Hong Kong is about making it connected, making it safe, making it enjoyable and making it smart is ambitious.

Street design and pedestrian routes that are direct, continuous, permeable, safe, clean, spacious, with a range of vibrancies are amenable to design attributes of the built environment that are well understood by urban designers and a new generation of transport planners, they are alas, mostly in 2D. Legibility in 3D,



Pedestrian spaces Wanchai to Sheung Wan



Distinctiveness, attractiveness, enjoyment are more intangible dimensions



Shatin Indoor and Outdoor

distinctiveness, attractiveness, enjoyment are more intangible dimensions. These dimensions pose problems for urban designers and planners seeking to understand how Hong Kong people enjoy the city's space, whether for mandatory activities or optional or social activities. The complex character and liveability of Hong Kong is manifold and much harder to characterise than most cities that are flat and less dense. For example, it is known that very dense urban living has adverse effects, and that living near green spaces has been found to be strongly

beneficial. Most of Hong Kong has both in proximity. Cultural and geographical characters deeply influence cognition abilities and mental health, revealing that the complexity of Hong Kong and its daily navigation impact and stimulate human cognition and highlights the importance of urban design on human cognition and brain function. This has significant implications for an ageing society. Street design and walkability in Hong Kong require a people-centred approach facilitated by smart elicitation techniques. 

HKIUD

The University of Hong Kong, FoA, and DUPAD contribute to liveable and healthy walkable Hong Kong, making it smart. The first 3D complete map of the pedestrian network will serve as the backbone of the Common Spatial Data Infrastructure for pedestrian. The Built Environment Application Platform enables 3D advanced outdoor street design and indoor pedestrian way design evaluation by simulating Hong Kong's pedestrian cognitive preferences.

Mr Alain Chiaradia and his team members, Professor Christopher John Webster, Dr Guibo Sun and Dr Chinmoy Sarkar, Dr Lingzhu Zhang, Department of Urban Planning and Design, are developing systematic measurement of street quality through multi-sourced urban data combining AI image analysis, LBS data and including spatial cognition preferences.

<https://www.arch.hku.hk/researchcentre/centre-for-healthy-high-density-cities>

UNIVERSAL DESIGN GUIDELINES FOR MACAO SAR



Visualization of the guidelines

THE UNIVERSAL DESIGN GUIDELINES FOR MACAO SAR GOVERNMENT

In order to improve the accessibility of the built environment, the Macao SAR Government appointed The Hong Kong Society for Rehabilitation with AD+RG as the consultant to review the Law 9/83/M “Suppression of architectural barriers” and to draft the Universal Design Guidelines for Macao SAR

Government. After a series of meetings with the stakeholders, exchange field trip to Hong Kong and other technical meetings with the government departments, The Guidelines have been finalized in February 2018. Two briefing sessions were arranged to introduce the Guidelines to the Macao SAR Government departments and the professionals in the building industry.

The theme of the Guidelines’ cover has a selected contrast color, which was designed to enhance the attractiveness of government guidelines publication, so interest may arise from the laypeople. Furthermore, the cover utilised a standardised colour combination which considers accessibility for visually-impaired people.

TO ENABLE EVERYONE TO READ THE GUIDELINES – VOICE READING

Readers with print impairments are enabled by using Voiceeye code at the top corner of every page to access printed information for the Universal Design Guidelines. The text could be magnified displayed in high contrast, or listened as an audio.

TO VISUALIZE THE GUIDELINES – ISOMETRIC DIAGRAM SYSTEM

Instead of traditional methods (plans and sections) which may alienate laypeople, isometric diagrams were fully utilised as an easy way to communicate with readers and to maximize the accessibility of understanding the universal design standards.

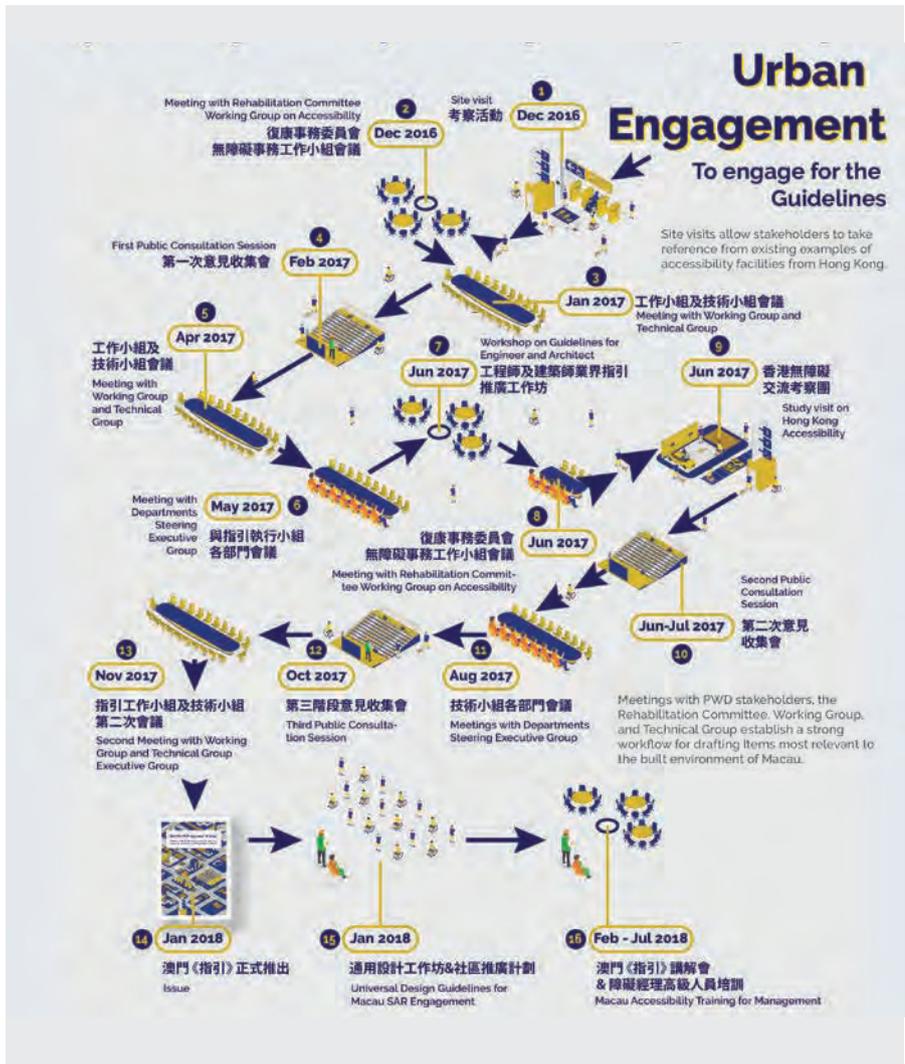
URBAN ENGAGEMENT – TO ENGAGE FOR THE GUIDELINES

Site visits allow stakeholders to take reference from existing examples of accessibility facilities from Hong Kong.

Meetings with PWD stakeholders, the Rehabilitation Committee, Working Group, and Technical Group establish a strong workflow for drafting items most relevant to the built environment of Macau.

TO HIGHLIGHT THE GUIDELINES – GOOD CONTRAST AND COLOUR ACCESSIBILITY

Contrast and colour use are vital to accessibility especially for users with visual impairments. With the colours of the foreground and background being considered for the code presentation, the



Travel Chain Analysis

Urban engagement

Guidelines were designed with colours that give little to no visual difficulties to readers. The colour contrast, which struck a balance between functionality and aesthetic strike, is suitable for presentation on both digital monitors and prints.

ACCESSIBILITY CONSIDERATION OF URBAN JOURNEY – APPLYING “TRAVEL CHAIN ANALYSIS”

The concept of “Travel Chain Analysis” was applied in the process of designing the standards. Designers need to consider the accessible elements from the beginning of a journey to its destination, as well as any nodes between the two points. These include the streets, the transport vehicles, the drop-off point, the

destination building’s interiors, and the function of the destination itself.

While architects are responsible for the accessibility in the two ends of the travel chain, the process spreads across many disciplines. Urban design would be considered in how people may move easily and efficiently in the outdoor urban environment, whether they’re on-foot or onboard vehicles.

During engagements, stakeholders are taught on travel chain analysis so they know that the development of the guidelines are based on a user-based approach. **C**

INNOVATIVE URBANISM



The hyper-density urbanism model may have its drawbacks.

Megalopolis may be one of the preferred or unavoidable urban development models in future. The 2018 Revision of the World Urbanization Prospects published by the Population Division of the United Nations Department of Economic and Social Affairs (UN DESA) has forecasted that 68% of the world population would live in cities by 2050. The report further predicts that by 2030, there would be 43 megacities with more than 10 million inhabitants. As the world continues its rapid urbanization, the hyper-density cities appear to be inevitable. However, the hyper-density urbanism model, despite its economical effectiveness and centralised governance efficiency, may have its drawbacks.

In the article, Population Density under Social Pathology, published in Scientific

American, the ethologist and behavioural research scientist John Calhoun talks about over-population effects on the breakdown of normal social structure. Calhoun's whole life was devoted to the scientific study of the behaviours of habitants under over-population condition, and demonstrated that over-population, overcrowding could lead to disruptive violent behaviours.

In my presentation, using Hong Kong as an example, I shall share some observations on the issues of hyper-density living and why we need to be on guard of overcrowding and congestion. Rem Koolhaas's Delirious New York is about a retroactive manifesto for Manhattan, where Koolhaas sees New York as a stage for the terminal phase of the western capitalistic urbanism. I

would suggest that Hong Kong has gone further than New York on that path and has become the ultimate experimental lab of capitalist urbanism --- its goal is to achieve business development at all costs with a hyper-density urban model for commercial efficiency and expediency. As architect and designer, we need to be conscious about the inherent danger of overcrowding and physical congestion in Hong Kong; it is not just the high density because it could be good depending on the supporting infrastructure, but it is the lack of personal space and the perception of overcrowding in public places, where one can never escape the crowds and is constantly under involuntary stress. The perpetual pressure of under constant surveillance and unavoidable ceaseless social interaction become a shared social disaster waiting to happen.

Innovative urbanism is about designing an urban environment that is healthy, liveable and suitable for the whole community to prosper. It is not just about economic efficiency and creating a playground for the elites or technological savvy inhabitants. As architect and custodian of our physical environment, we need to be aware that over congestion and involuntary interaction in people

daily lives could lead to an unexpected breakdown of social structure and there is also a danger of us becoming an unintended accomplice to contagious diseases and violent crimes. Innovative urbanism is about social equity and how people can live harmoniously together by putting the humanity back into our 21st century technologically advanced cities. **C**



Donald Choi
Vice President (Local Affairs), HKIUD
Chief Executive Officer,
Chinachem Group



Hong Kong has become the ultimate experimental lab of capitalist urbanism.



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K11 MUSEA DONUT PLAYHOUSE

The K11 MUSEA is located in the heart of Hong Kong. In this composite shopping centre the three-storied “Donut Playhouse”, connected by slides from ground floor to basement, is designed to be the very first kids-oriented shopping arcade in the city.

“Donut Playhouse” consists of three main zones: Body, Mind and Soul. From the simple perspective of a kid, the basic elements of point, line and plane were manipulated to support different purposes given to the zones: a space for exercise, a space for learning and a space for performance respectively. Kid’s development was nurtured through introspection, exploration and discovery in enhancing the physical, mental and spiritual quality. Public facilities including concierge, seating, and directory are all catered for kid’s ergonomics. The family washrooms are all catered for easy access of adult’s and kid’s height: cubicles, washing islands and “Co-wee-wee” zone in the male washroom are specially designed to provide user-friendly, fun and out-of-expectation experience for building closer human relationships, it’s both a recreation of the childlike and a manifestation of the child’s pride.

BODY: PHYSICAL AND ACTIVE

An energetic and organic play zone and family cafe aims to unleash energy, provoke physical workout, provide space for relax and recharge. Besides the brightness and joy it brings, the yellow tone effectively stimulates muscle and enhances hand-foot coordination development of kids.

MIND: MENTAL AND CALM

Mind zone is designed as an open learning hub that workshops and lessons are made available to parents and kids. This organic landscape in green has an effect of stimulating the memory of children. Relatively small sized seats and tables in different shapes provide flexibility for end-users to cater for different activity needs; kids can even sit on the reading zone padding freely, adding fun and arousing their interest of learning.



Main entrance





Family Cafe

SOUL: EGO AND INTERACTIVE

Soul Zone contains a mirrored tree as display device with a digital ring hoisting in the air. Whenever parents and kids finish their artworks in the workshops, their pieces of work will be posted simultaneously on the ring. The little artists or writers can go under the ring and see others' and their own workpieces displaying. All to evoke creativity and ego expression through multi-media interactions.

We believe an ideal kids arcade shall not be a theme park, but go beyond reality and provide spatial experience for imaginations. We aimed to create a kidscape for edu-shopping that incorporated a sense of magic and playfulness for kids and parents. 



Female family washroom



Mind zone



Locker room

PROJECT DATA

Project Name
K11 MUSEA Donut Playhouse

Location
Hong Kong

Completion Date
Oct 2019

Gross Floor Area (sqm)
200 squares metres

Client
New World Development
Company Limited

Interior design
Panorama Design Group

Design Director
Horace Pan

Design Team:
Wendy Lam, Rachel Wong,
Katy Lau

Images
Ng Siu Fung



Mantra Fix



Mantra Tree



Mantra Ceiling



Mantra Wall

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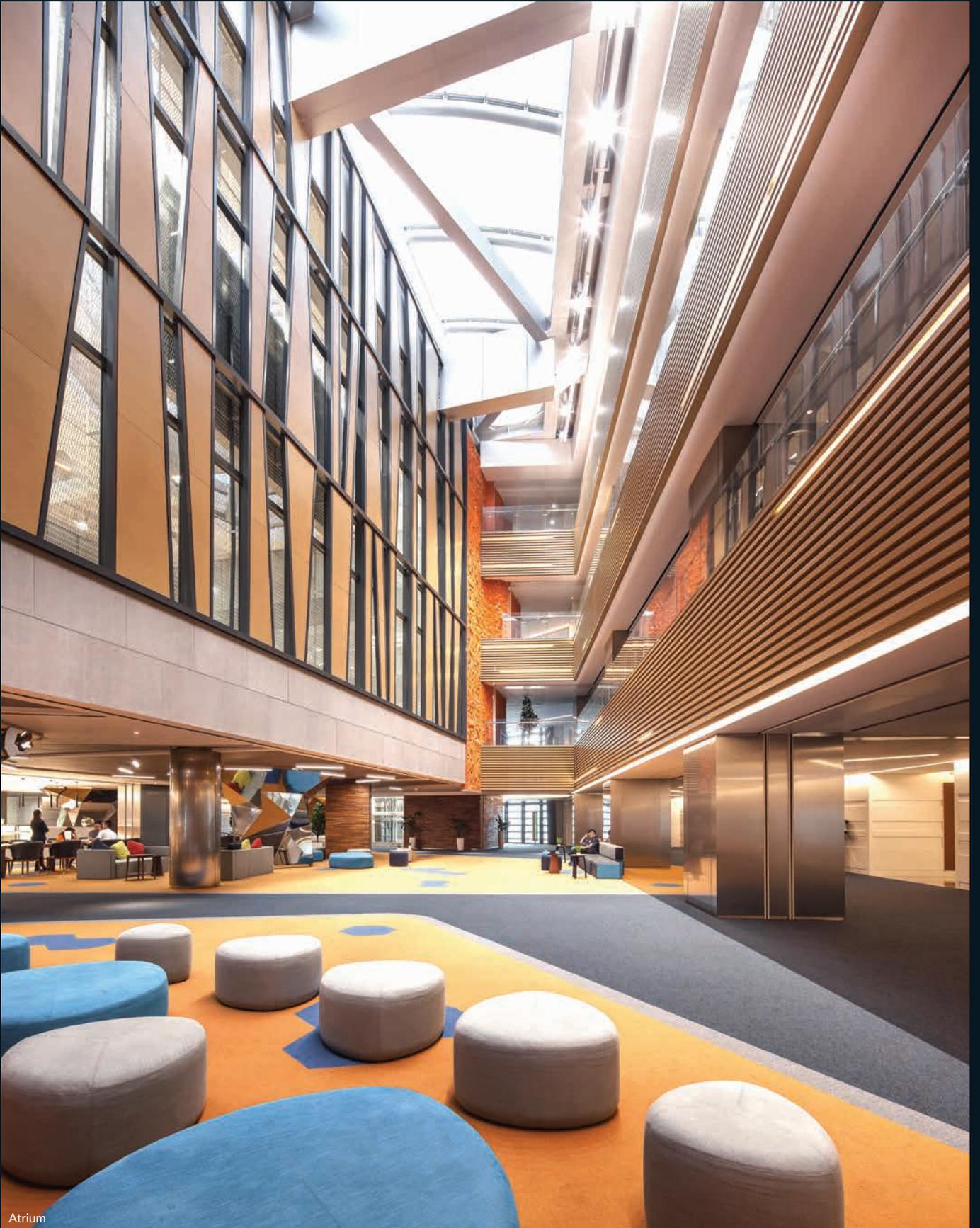
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Atrium



Atrium

TENCENT SEAFRONT TOWERS - DESIGNING VERTICAL CAMPUS FOR FUTURE INNOVATORS

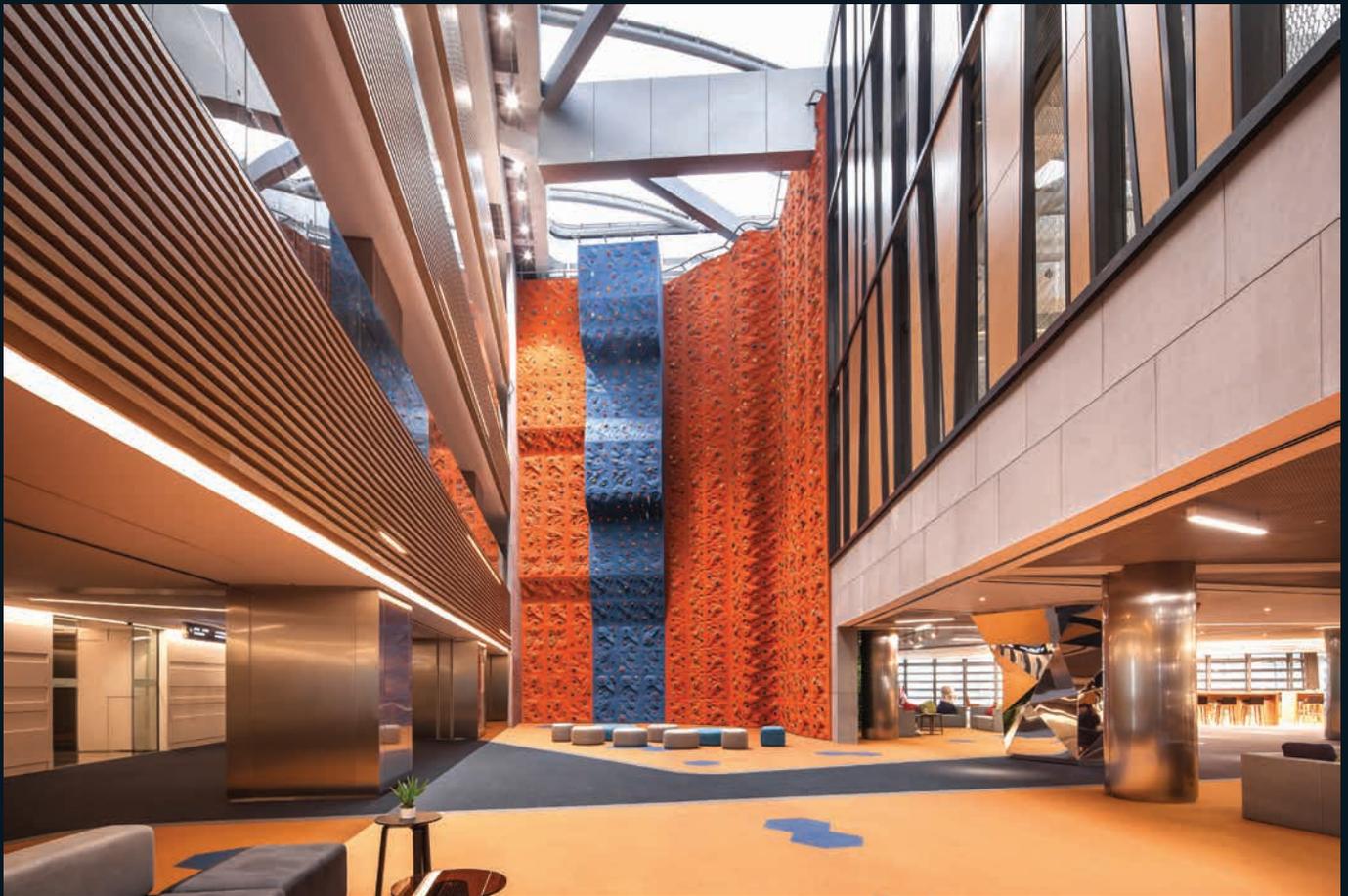
Tencent is China's most prominent social media platform, including the well-known messenger application, WeChat. The company recent vast business expansion has made themselves become one of the most valuable companies in Asia. Tencent has operations from video games, artificial intelligence, to movie entertainment. It is in a highly innovative industry with top talent who is young, dynamic, and smart. Our client's vision lies in promoting its global reach to create a vibrant and collaborative working environment that fosters innovation, inspiration and sparks creativity.

Tencent's twin Seafront Towers (rising 50 and 39 storeys) serve as the new home for the tech conglomerate's 12,000 employees and stand as city landmarks. Working as an interior designer, B+H worked closely with the client and architect to adapt the concept of a vertical campus to reflect Tencent's community-focused culture. Reminiscent of a university campus, this vertical campus offers amenities for work and fun. Tencent's mostly millennial talent will find a

pleasant workplace environment – part lifestyle hub and part social village – within an ergonomic and modern building. The towers are connected by sky bridges, where people can interact between two buildings to create synergies and generate fresh ideas. Each sky bridge has a unique theme.

HEALTH LINK

The middle bridge (L21-25) hosts the health link with sports, social, healthcare, and meeting facilities. Spaces facilitate physical activity and networking with a focus on balancing body and soul. Interiors are designed to harvest a close team culture in an unpretentious creative campus environment. The atrium is in a vertical cliff design, which brings fresh air and natural light through the central skylight. The focal point is a vertical four-storey rock climbing wall. In the centre of the bridge lies a full basketball court, which can transform into an event space for lectures, shows, and concerts. Other features include a gym with panoramic views, ping pong tables, various playrooms, and a specific floor dedicated to conference use.



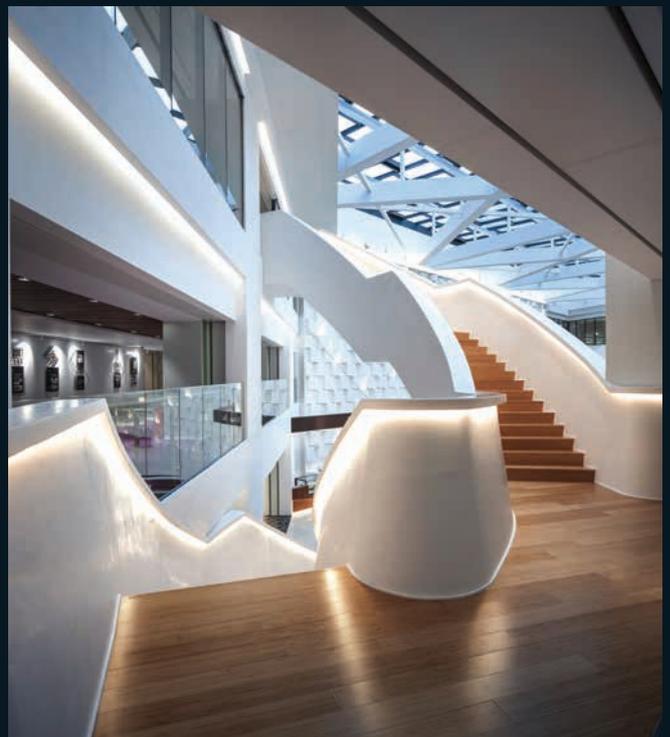
Climbing wall

KNOWLEDGE LINK

The knowledge link is the topmost bridge (L35-38) connecting the North and the South Towers. It is composed of over four floors dedicated to the theme of knowledge sharing. Tencent College revolves around a large daylight atrium as the focus of the design. We applied indoor landscape at the base of the atrium, for air filter purpose and to create an oasis scenery for staff who spends most of their working time with a computer or on electric devices. The knowledge link also houses training space, a dining hall, an education centre, and meeting rooms. A wide range of facilities at casual zones with flexible layouts and amenities that enable staff to reconfigure the space easily.

SWIMMING POOL

The swimming pool located on L39 in the North Tower. Inspired by daybreak, space is clad in a mosaic of tiles, forming an abstract image of clouds. A mirrored tensile fabric suspended from the ceiling reflects the water, pool, and swimmers while helping to reflect natural light throughout the space. 



Staircase



Reception area



Lounge

PROJECT DATA

Project Name
Tencent Seafront Towers -
Designing Vertical Campus
for Future Innovators

Location
Nanshan District, Shenzhen

Status of Construction
Completed 2018

Gross Floor Area (sqm)
800 square metres

Client/Owner/Developer
Tencent

Interior Design Firm
B&H Services

Images
Hu Yijie

DARK MATTER

Seeming to face a state of chaos and darkness, the enlightened wakes up before the dawn. Darkness is extreme, boundless, profound, and far-reaching beyond description. Out of instinct, it is a "space" has many characters that are hard to describe and being named "dark matter". Of course, it does not require any explanation, just as "The divine law can be known, yet it may not be the law well-known to you." This kind of indescribable feeling happens to have a past and future.

We "gaze" at civilization from the history of the West with Eastern peace and poetry. "All pearls, big or small, fall into the same plate." The entire creation seems to cast different pearls into the same dark and chaotic emptiness, which naturally and organically from a series of independent space systems. Such kind of systems originates from the Eastern, poetic, and aesthetic "landscaping awareness." Landscaping techniques of Chinese literary scholars such as connection, leaking, and space permeation relations are employed to create a substantial dark space out of the spatial tempo of the whole exhibition pavilion, just like in a dark dream. We seem to walk and loom in a free and easy "garden." While "walking in the park," we "wake from a dream." It is an "awakening" dream. The "dark matter" is what "wakes us up from the dream."

There is a limited capital budget to complete this project. We have had a short construction period with many design considerations for a public building, and to meet strict transition requirements for fire protection.







We have used all local materials including steel mesh, timber, foam material and gypsum in this project.

We appreciate the royal treasure passed down from the history of the West from the perspective of Eastern spatial ideology, with a lofty sentiment that "the achievement of general costs many lives" and a firm determination that "to wear the crown, bear its weight." Only with a desire to conquer the world and the confidence to show disdain for everything can one take the throne and enjoy the glory as a king and the unique charm of royal jewellery. It is a "metaphor" of the peace of a king after the final fierce battle, condensing at this moment the great determination of "never return if the enemy is not conquered". In the face of a battlefield still filled with the smoke of gunpowder, it seems in a dream looking at the peaceful sunset. Galloping "battle steed," traces of "iron heels," looming "hellfire," and many more. There are all "metaphors" of the last sigh of the monarch. Just as a Chinese idiom goes, "Treat talents fairly and well to win their heart." 





PROJECT DATA

Project Name
Dark Matter

Location
Shenzhen Museum of
Contemporary Art and Urban
Planning

Status of Construction
Completed

Client/Owner/Developer
Shenzhen Nine Elephants
Cultural & Creative Co., Ltd

Authorized Person
Deve Build

Executive Architect
Yu Feng

Design Architect
Yu Feng

Interior Design Firm
Deve Build

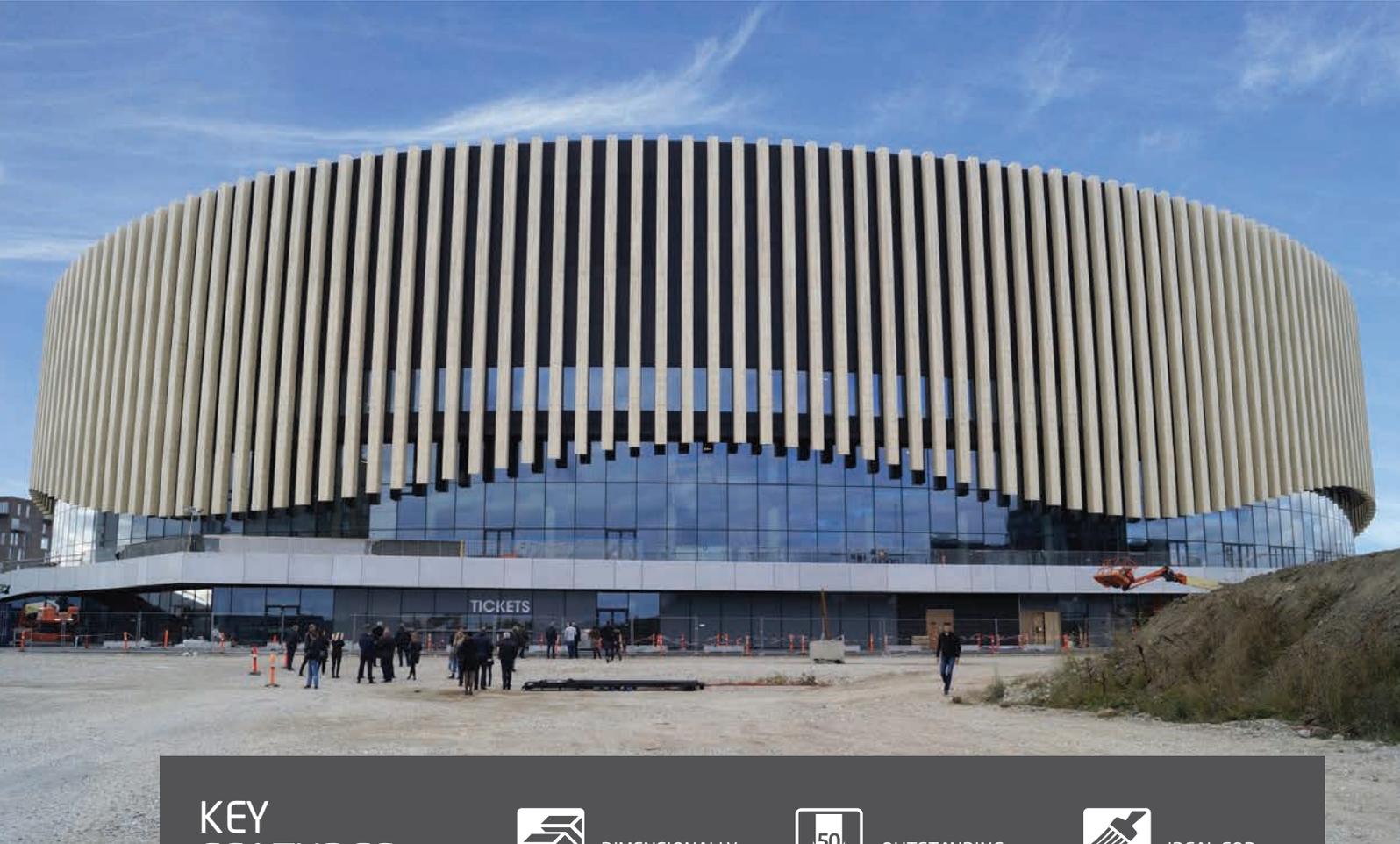
Principal Designer
Yu Feng

Main Contractor
Shenzhen Hongxiang
Decoration Design
Engineering Co., Ltd

Images
Nine Elephants Culture

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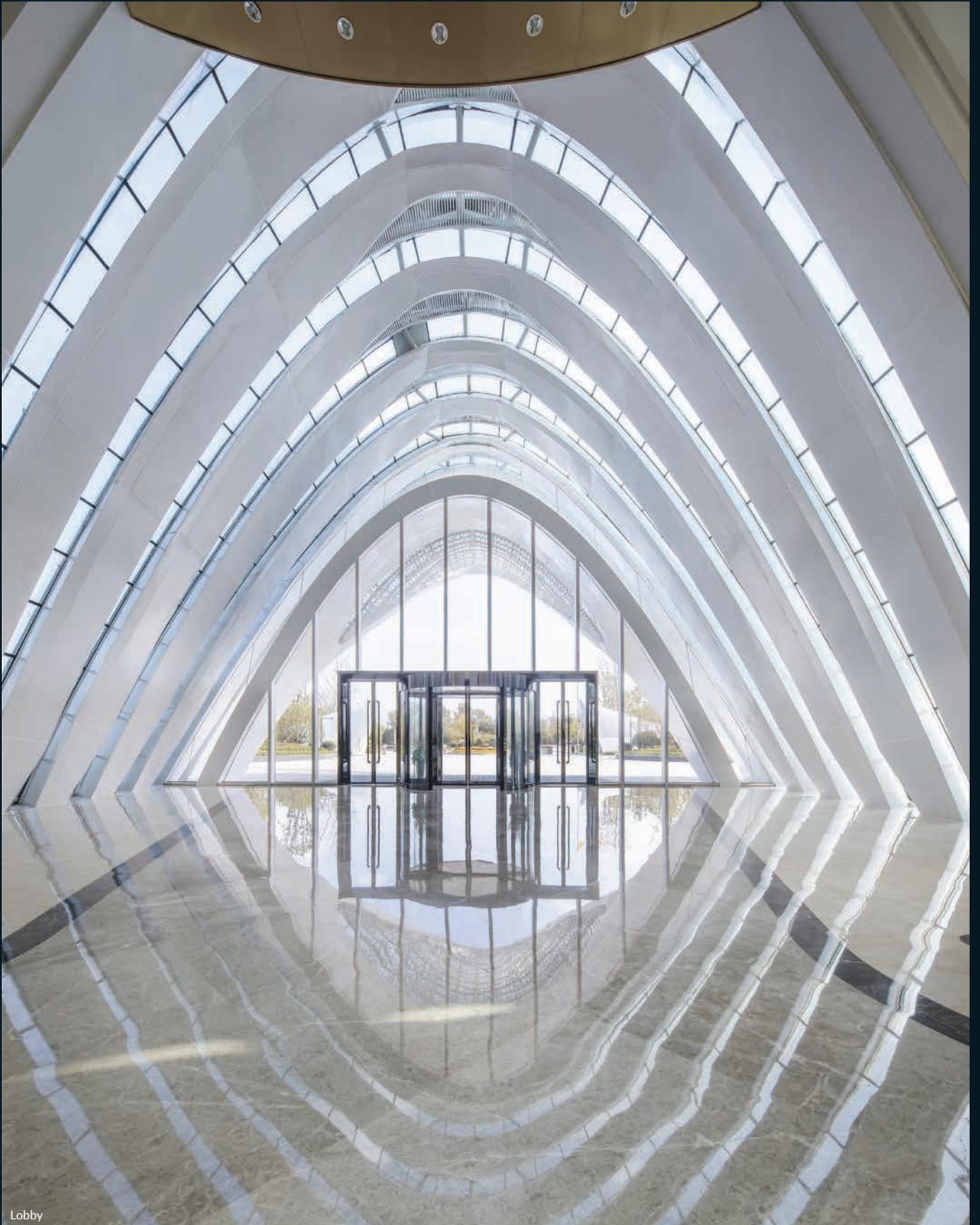
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Lobby



Exterior view

ZHENSHI HEADQUARTERS, TONGXIANG, ZHEJIANG PROVINCE

Challenge to design an energetic physical workplace that tells the rich history of an organization with resonating changes in different generations of leadership, employees as well as the local community.

Starting in 2016, B+H worked with Zhenshi Group to develop an interior design scheme for its new headquarters in Tongxiang, Zhejiang Province. The new headquarter building is not only a statement; it symbolized the great accomplishment achieved over the past 50 years. This redesign project is brand rebuilding, and a celebration gift from the company founder to the son; representing the successor of the company transfer the leadership to the next.

The new corporate headquarter is a high-end workplace that offers a range of facilities to support a productive working environment and spark creativity. A single coherent design gesture flows from the exterior into the interior with a refined modern touch, demonstrating this company embraces a sense of community.

The interior design revolves the concept of sailing. The founder represents the old generation of leadership, is likened to a classic yacht. At the same time, the son is young and energetic, like a speed boat. This concept inspired by the characteristics of both the classic yacht and contemporary speedboat. We envisioned an environment in which all members to cooperate, to contribute in their way and be prepared for any situations at work to utilize the latest technologies to navigate the global market in the manner of a boat crew onto the open sea.

The mood created by this design concept is that of a time when a few adventurous men navigate to the ocean to explore new countries and treasures. The design of the executive lounge thus takes on a figurative meaning that charts the journey that every manager makes in their daily routine: teambuilding, decision making, and exposing themselves to potential risks. In the end, they can navigate the boat into a safe harbour and enjoy a well-deserved rest. The executive office embodies a timeless design while making a statement of efficiency and innovation. The boat

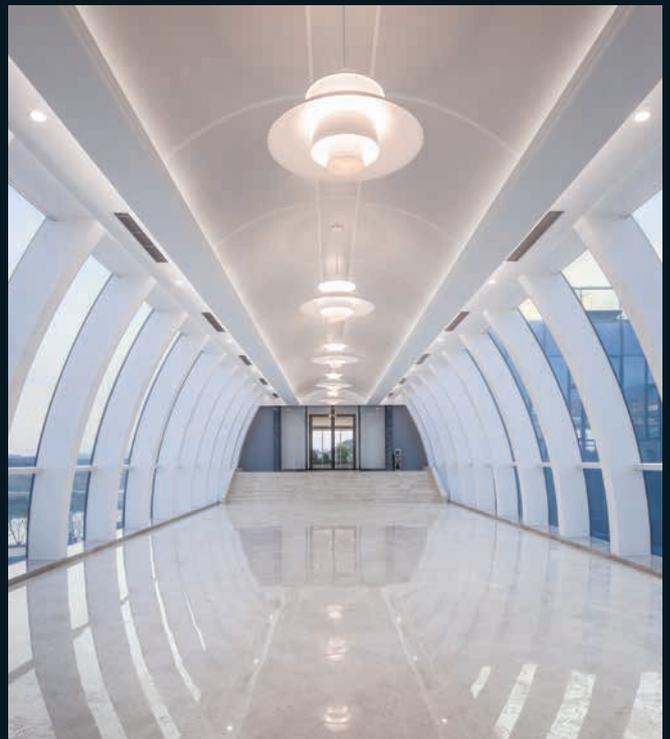


Executive office

control room is a place where decisions are made, and the route is defined.

The spatial design at the lobby incorporates a welcoming lounge space with modernity, utilizing elements one would find on a luxury yacht. The use of premium wood materials melds with the shades and tones of a contemporary sailing boat, creating the lightness of a sail in the wind. An elegant colour palette enhances the smooth surfaces, reflections, and subtle textures. Soft curves not only encourage the visual sensations but also modulate the speed in navigating the space, all going back to the elements of a beautiful boat cruising on the sea.

Our designers worked closely with the client to create a flexible and casual workspace environment within the building that reflects Zhenshi's company culture of caring and commitment to its staff. Other facilities include staff gyms, a swimming pool, and a multi-functional hall that could turn into a full basketball court. 



Hallway



Exterior view

PROJECT DATA

Project Name

Zhenzhi Headquarters,
Tongxiang, Zhejiang Province

Location

Tongxiang, Zhejiang Province,
China

Completion Date

2018

Site Area

33,000 square metres

Gross Floor Area

65,000 square metres (GFA);
33,000 square metres
(Interior Design Area)

Building Height

170 metres

Client/Owner

Zhenzhi Group

Authorized Person

Jecy Huang

Executive Architect

Hangzhou Architectural Design
and Research Institute Co., Ltd

Design Architect

GN international Group

Interior Design Firm

B+H Architects

Principal Designer

Simone Casati

Civil & Structural Engineer

Jianxue (Shanghai)
Architectural and Engineering
Design Institute Co., Ltd

Mechanical & Electrical

Engineer

Jianxue (Shanghai)
Architectural and Engineering
Design Institute Co., Ltd

Lighting Consultant

Zumtobel

Landscape Architect

GN international Group

Main Contractor

Jujian Construction Group

Interior Fit-Out Contractor

Guangtian Group

Images

B+H Architects
(Photographer: Hu Yijie)

MY MEAT RUN LABORATORY

"My Meat Run Laboratory" is a modern vegetarian restaurant that provides fusion vegetarian cuisine and buffet salad bar to clients who need a "meat-run" menu. Restaurant located near the D2 exit of Lai Chi Kok MTR station. Provides a range of Hong Kong-style food including stir-fried spaghetti, vegetarian BBQ pork rice, deep-fried vegetarian chicken, some of which is vegan, and others could be made vegan upon special request. The lunch menu changes weekly. Dishes with meat menu all made from plant ingredients and taste like real meat.

The brief design of "My Meat Run Laboratory" is a concept from an old-school fashioned college with vintage furniture and lightings. The interior design idea combines a biology and chemistry laboratory. From the physical parts, the client would need a seating plan with a maximum of 100 ppl included four-seats, single-seat, 6-8 ppl table, and some face-to-face couple seat. At the social parts, "My Meat Run Laboratory" aims to attract more levels of awareness from teenagers, undergraduate students, and vegetarians. The environmental idea designed to develop a laboratory with a real recycled high school classroom interior for clients to experience a time travel journey while dining. That vintage classroom furniture all refurbished from abandoned school furniture in the period of the '80s to '90s.

In this project, W Interiors Design Limited takes parts in spacing planning, interior design, lighting, Engineering Project Management planning, including the outlook and

Bird view plan







Seating area with buffet-bar design

interior manuscript with also 3D rendering. The challenges to fit in all different sizes of tables and seats based on the real abandoned classroom furniture and, at the same time, to meet the target of having a maximum of 100 clients seating to dine inside the restaurant. Design development and design output to the management office is the highest cost involved in this project; there are regulations of all scales, including the lightings, pumping, and electricity. It is crucial to ensure the design idea meet within these regulations.

To cooperate with the contractors and suppliers to perfect the design and build out the concept step by step in stages.

This project takes approximately three months for design stages, including design development, design modification, interior construction planning, parties' collaboration, and space planning. Two extra weeks for document submission to all different management parties for official approval; The construction time takes approximately one and a half months. The whole progress takes up to four to five months. The completion was in June 2019, and the business has been run smoothly ever since. 📍



Table design



Shop entrance

PROJECT DATA

Project Name

My Meat Run Laboratory

Location

D2 Place, Cheung Sha, Wan, Kowloon

Status of Construction

Completed

Completion Date

June 2019

Site Area

10,000 square metres

Gross Floor Area

10,000 square metres

Building Height

10 ft

Interior Design Firm

W Interiors Design Ltd.

Principal Designer

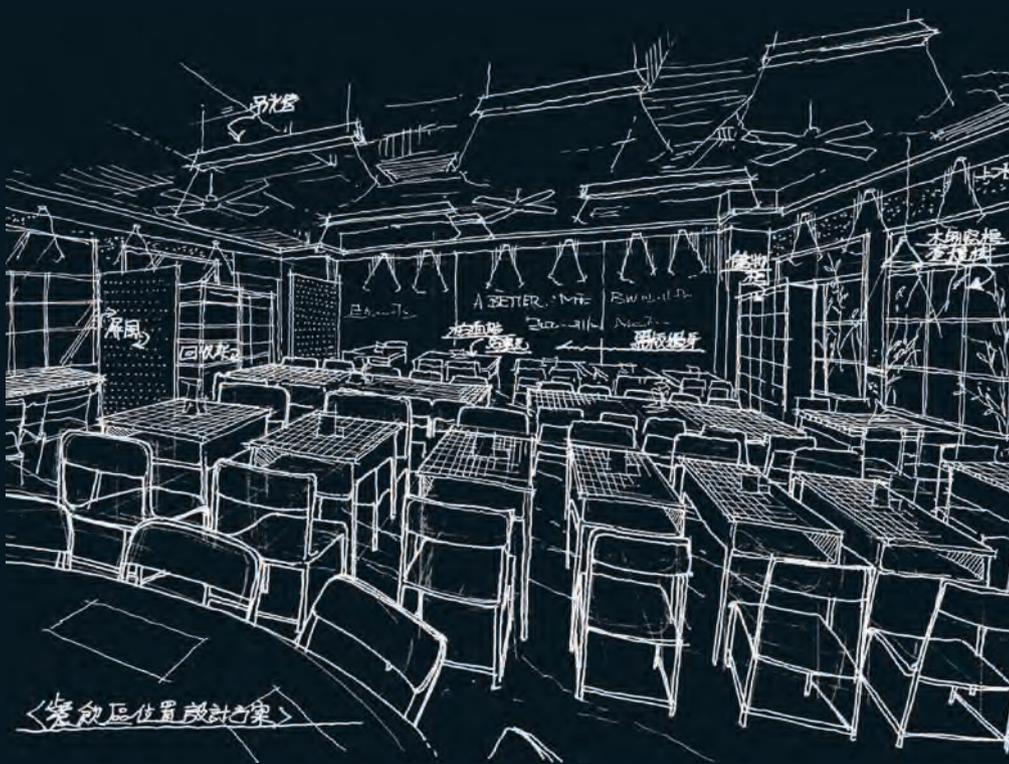
Will Tsang

Lighting Consultants

Will Tsang

Interior Fit-Out Contractor

Will Tsang



Seating plan manuscript



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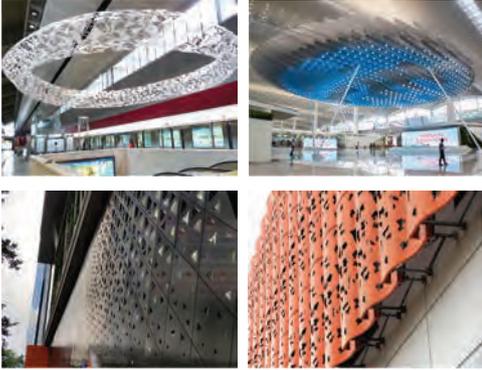
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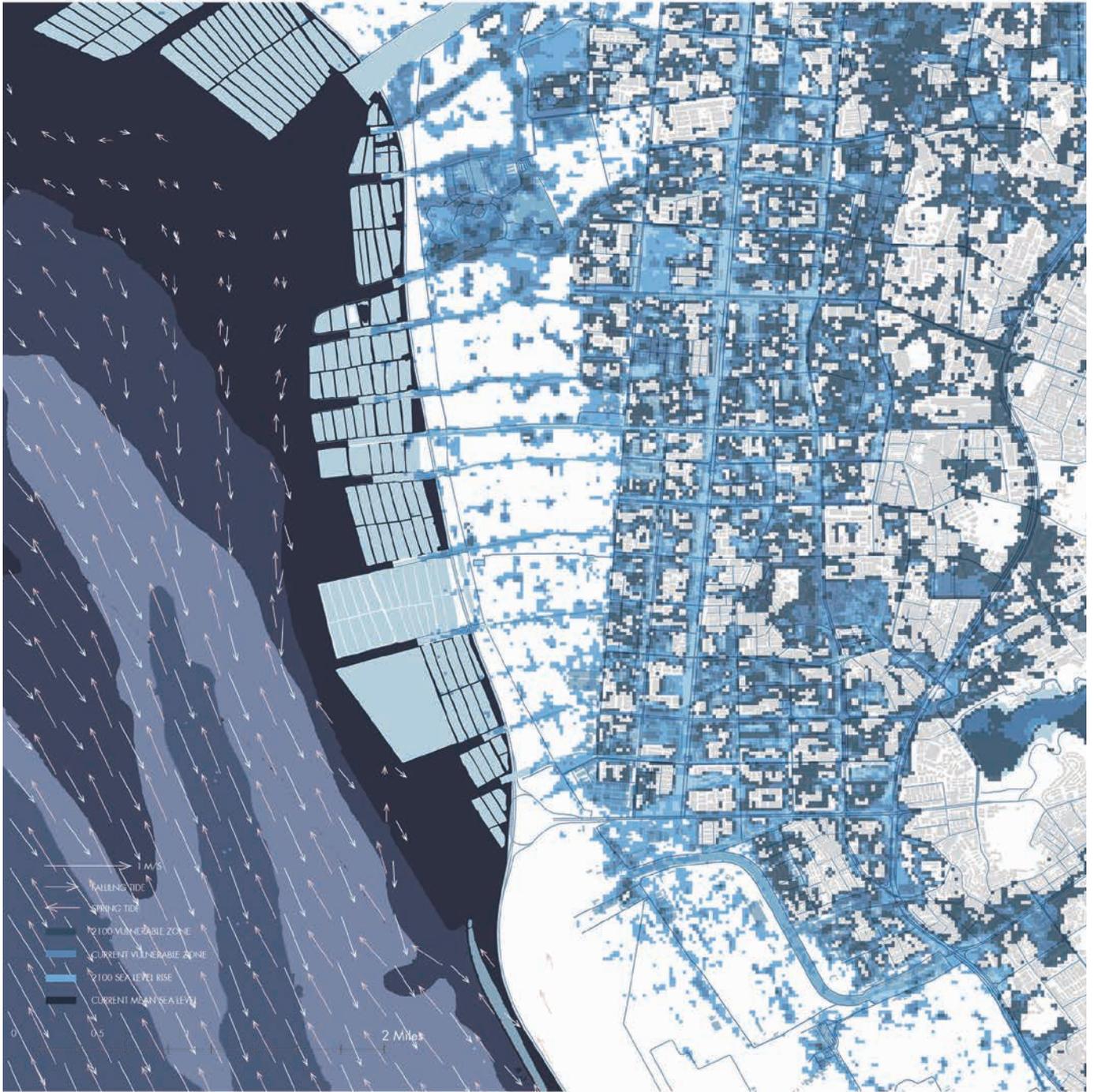
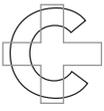
WWW.PROGRAM.COM.HK

METALWORK MANUFACTURER & CONTRACTOR

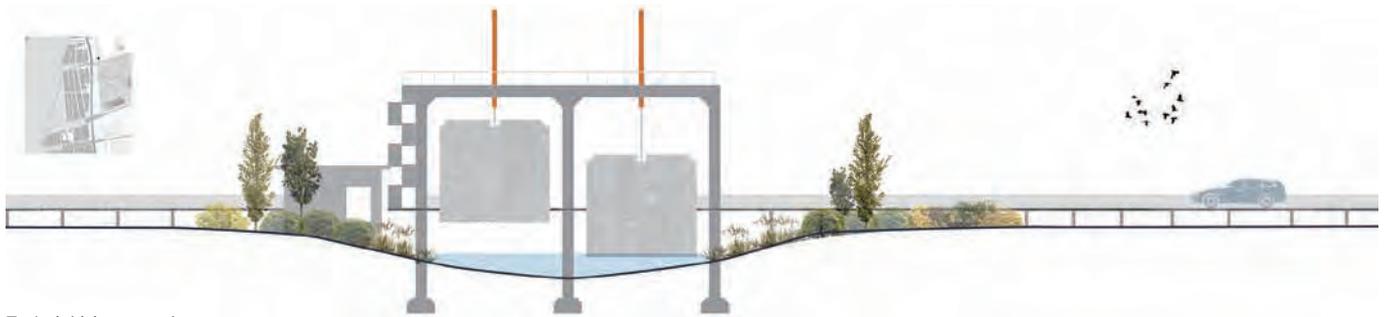
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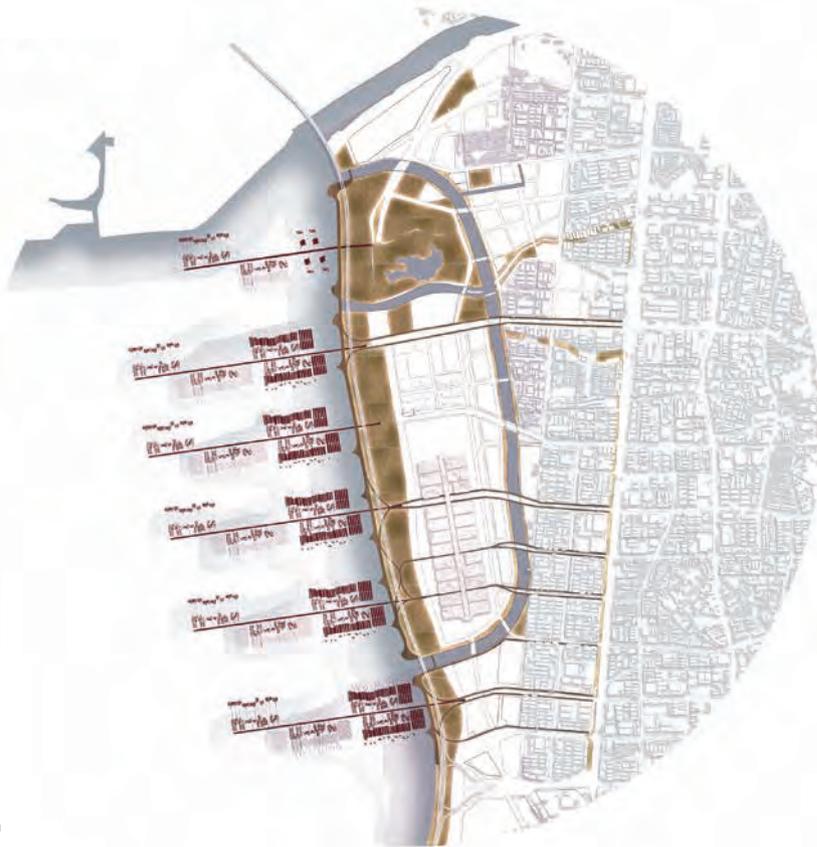
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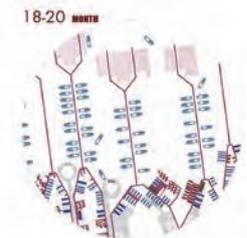
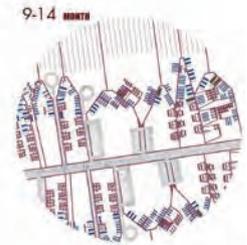
Issue of sea level rise



Typical tidal gate section



Concept plan



SHAJING OYSTER COMMUNITY ACTING AS WATER INFRASTRUCTURE

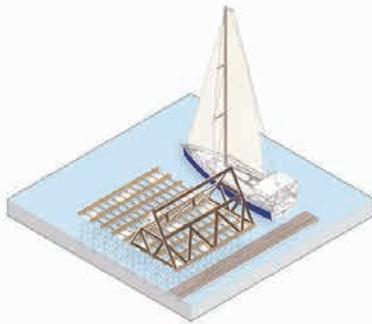
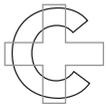
Global warming results rise in sea level, and an intensify extreme climates such as typhoons and storms. The climate change can bring threats to water infrastructure system, and affect people's daily living. In China, the Pearl River Delta area (PRD), estimated the sea level to rise 0.5 meter in 2050, and further 2meters in 2100.

Shajing Oyster farming has a long history in Bao'an District since the Song dynasty. Traditionally, Shajing oyster farming has two culture techniques, including bottom cultured in the upper intertidal zone, and raft cultured utilised in the subtidal region. The oyster farming land originally belonged to the fisherman. However, due to land reformation process, the Shajing oyster production declined drastically and forced by the stakeholder to relocate to Lau Fau Shan, Hong Kong, to continue the oyster farming business or closed down the shellfish industry.

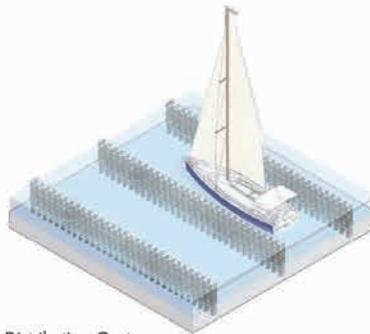
The second development of oyster farming started from the cooperative movement back in 1965. It was formed by oyster farmer association, and used longline technology from Japan. However, the industrial development polluted the oyster farmland, and the Shajing oyster farming industry forced to relocate, including Taishan, Huidong, and Yangjiang.

Various site analysis has illustrated reclamation is harmful to aquaculture such as flooding. The reclaiming process can cause reducing tidal prism while increasing the wave energy, which results in a more substantial threat. Not only it can cause river deposition, and cause inner flooding of the urban areas; the reclaimed land occupies plenty of wetlands decreases the water-absorbing capability and the wastewater purification capability.

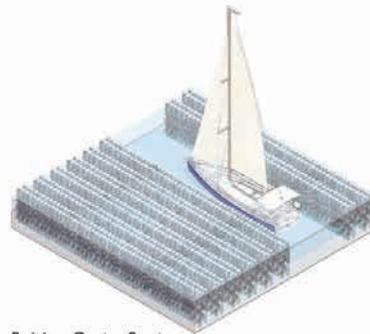
Nowadays, "the Greater Airport" proposal will continue land



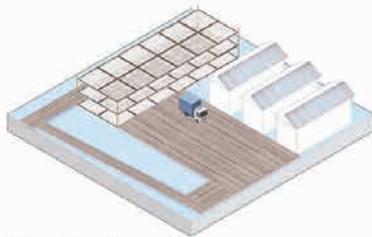
Oyster Farming Raft System



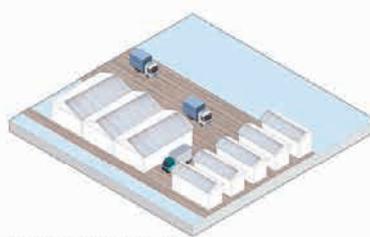
Distributing Oyster



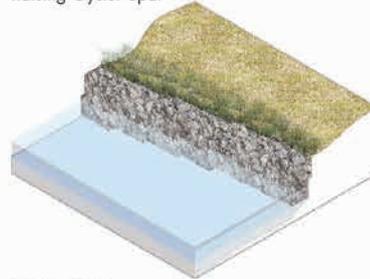
Raising Oyster Spat



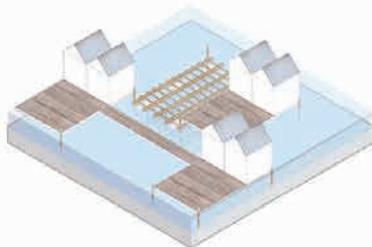
Drying Oyster



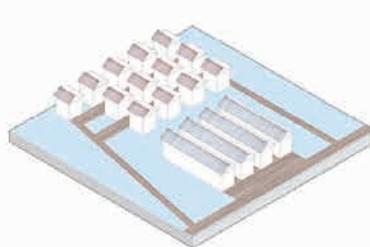
Processing Oyster Sauce



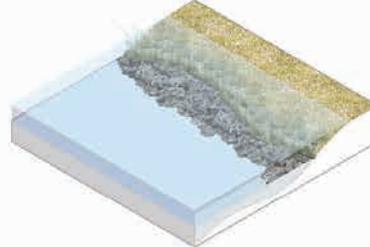
Gabion Wall



Oyster Restaurant



Oyster Farmer Live & Work



Oyster Reef



Wetland Park Activities



Jogging trail



Expressway, Oyster Transport and jogging trail intersection

Results and discussions

reclaiming. The local government has started remediation on the polluted rivers, and the aquatic product company expects less shipment. The fishery research institute is studying new technology to raise Shajing oyster in an artificial environment, which brings hope and revitalisation for oyster farming and shellfish industry. According to the research written by Antonio B. Rodriguez et.al, the oyster reef can outpace sea-level rise, allowing Bao'an district to use collected oyster shell as organic water infrastructure protects the urban area from coastal flooding.

In my proposal, the life cycle of the oyster will become a strategy: the concrete post during spat season will behave as breakwaters intervening and reducing energy wave. During grow-out season, the raft system connected to the platform

will bring visitors a new travelling experience. After the maturity of the oyster cycle, the fisherman can select to recycle the older oyster shell, by collecting them along the shoreline. The oyster recycles habitat enables nutrients absorption, and develop the growing seawall simultaneously.

The recycled shell technique can be used in the urban area where the water channel edges touch the ground. With the oyster farming industrialisation and localisation process, all the threatened water infrastructure in Baoan district can be resolved. This strategy can apply to the whole Pearl River Delta, and to the coastal line cities to become water resilient to sea-level rise. Through the above methods, the local aquaculture industry, the sea level problem and the entire city can be more adaptive to climate change. 📍



Hydrophilic Platform

Open Floor

Widened Watercourse

1st Floor as Adaptive Skatepark

Multifunctional Green Space

1st Floor as Open Theater

PROJECT DATA

Project Name
Shajing Oyster Community
Acting as Water Infrastructure

Location
Shen Zhen

Site Area
75 kilo metres

Gross Floor Area
75 kilo metres

Building Height
20 metres

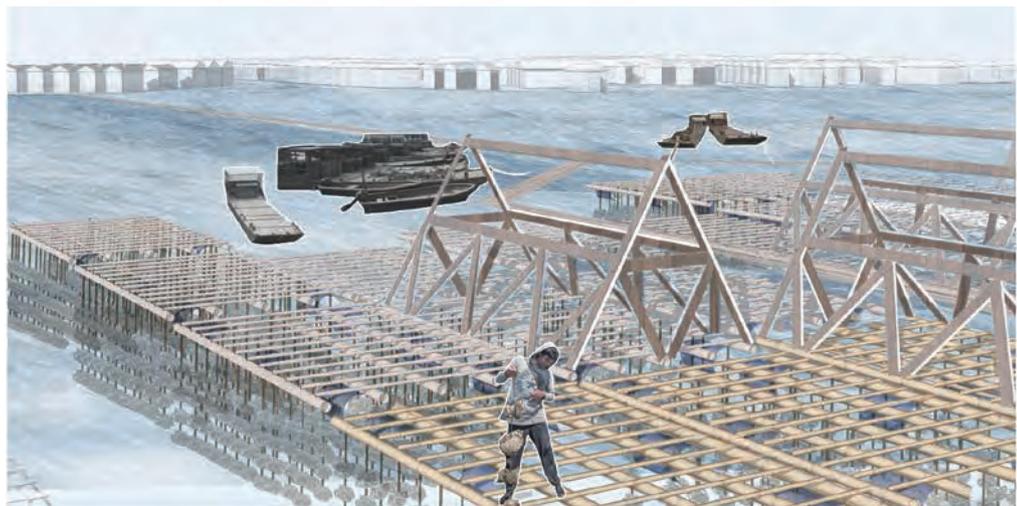
Number of rooms/units
25,000 units created above
the water

Client
Oyster Farmer

Landscape Architect
Jenny, Liu Yijun

Student Name
Jenny, Liu Yijun

Images
Jenny, Liu Yijun



Life cycle as strategy



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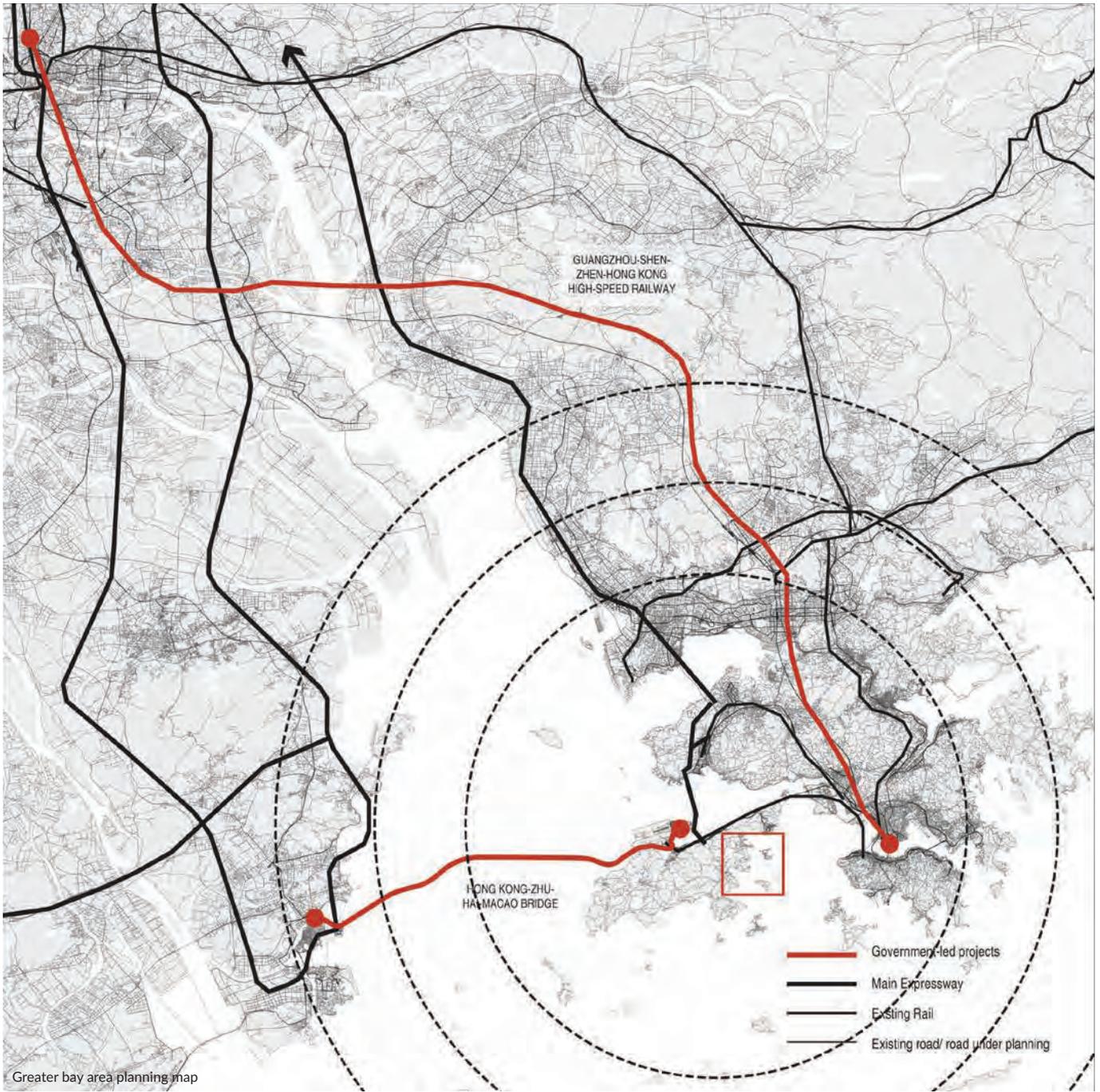
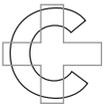
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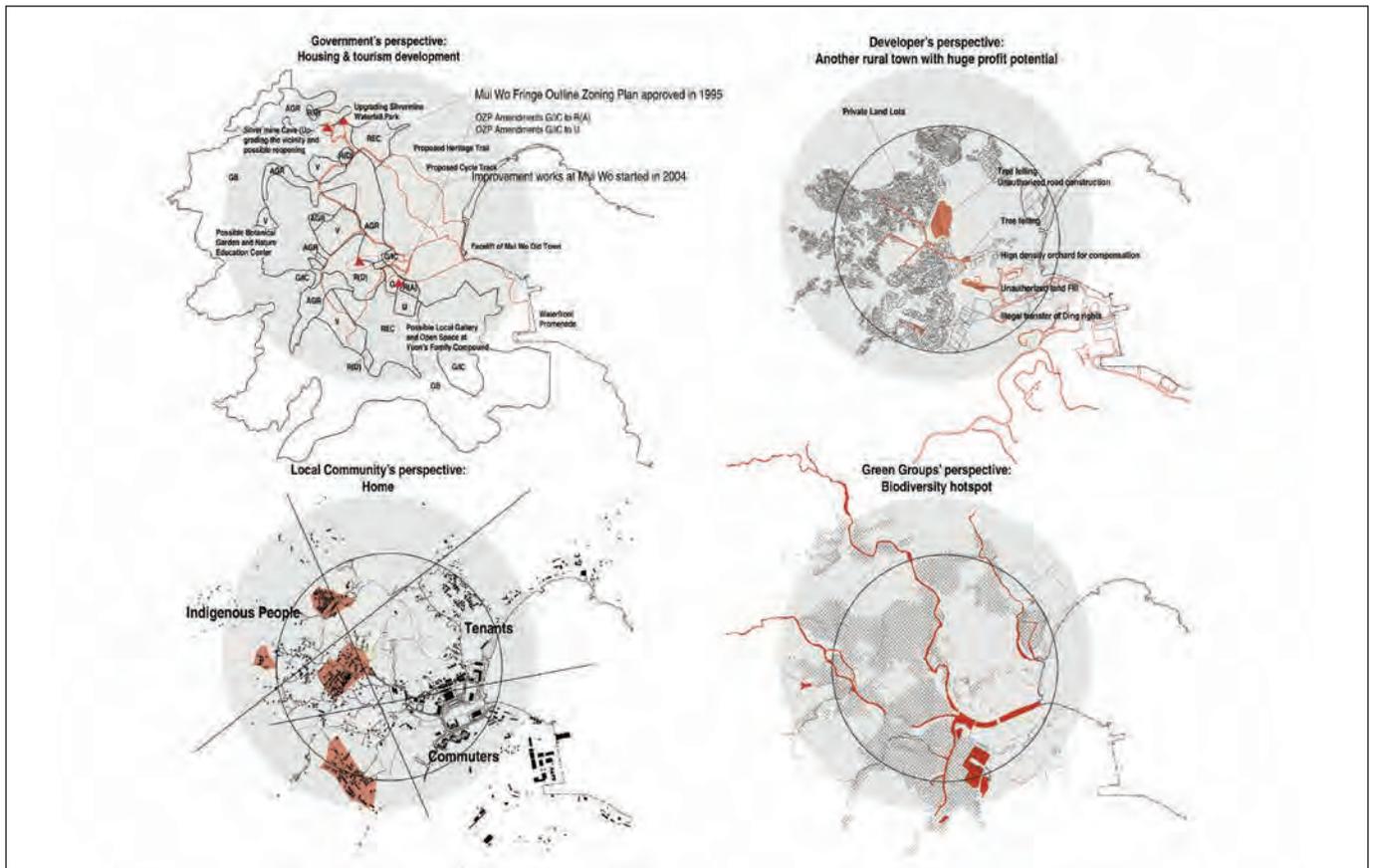
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MUI WO IN METROPOLIS

Resilient landscape strategies for coastal community responding to SLR and development uncertainty.



Future Mui wo in different perspectives

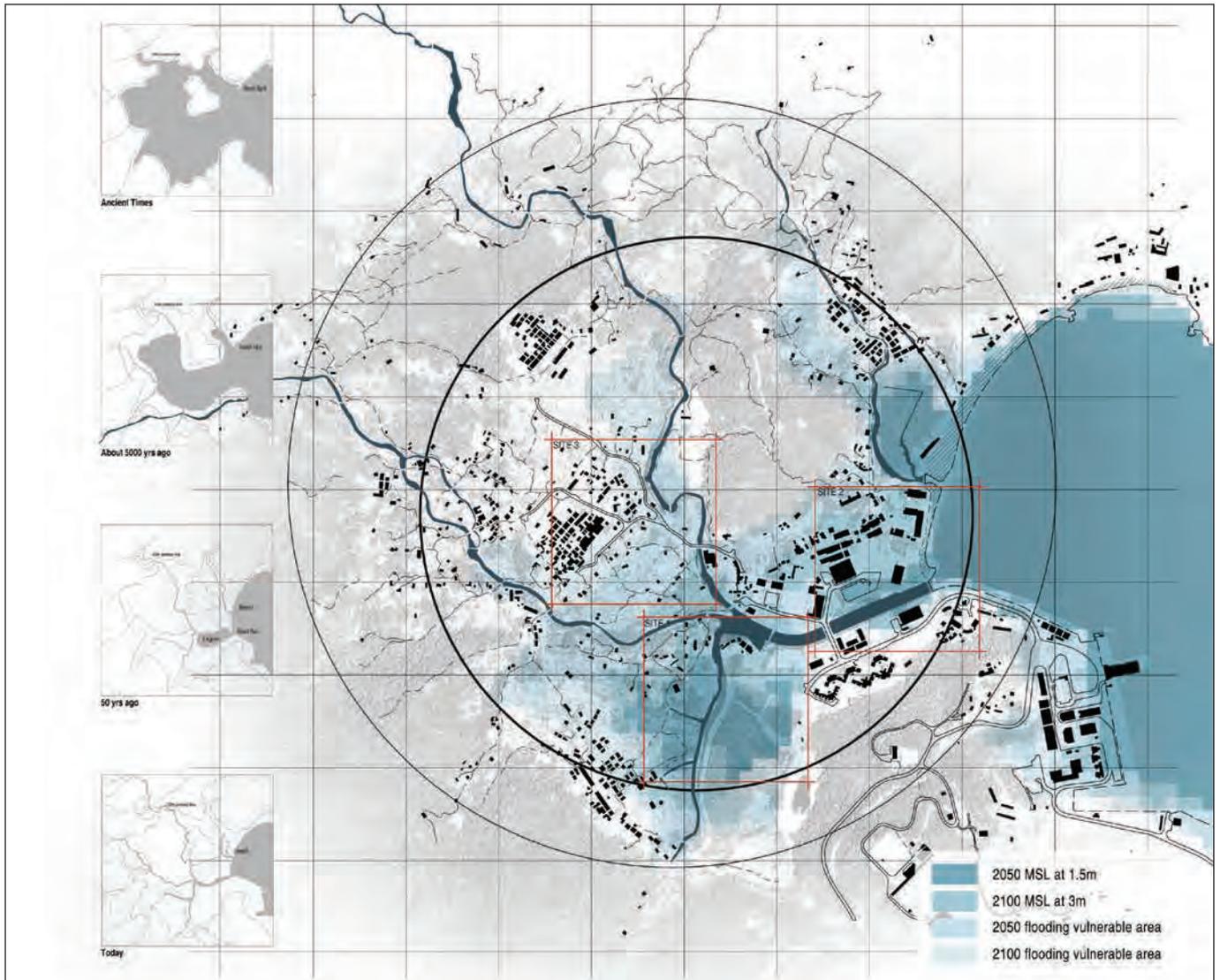
There has been the construction of large-scale government-led projects in recent years. Projects include the Hong Kong-Zhuhai-Macao Bridge and the Hong Kong International Airport three-runway system and the development of Lantau island has once again become the focus. With its strategic location, Lantau island will strengthen Hong Kong's "double gateway" position and takes Hong Kong into the future "Guangdong-Hong Kong-Macao Greater Bay Area," a developing multi-integration strategy for the Pearl River Delta region under the China's "Belt and Road" scheme. The cooperation and interconnection within the specific area are significantly accelerated.

Under this context, "East Lantau Metropolis" was introduced in 2014 by the Hong Kong government, suggesting more than 1700 hectares of land should reclaim for accommodating more population and enhance economic development. Four to five supporting bridges and tunnels constructions to connect East Lantau Metropolis with Lantau Island and Hong Kong Island. According to the government's city planning, Mui Wo will become one of the new connection points and redevelop the 'underutilized land' in Mui Wo to accommodate more population. The HK government plan to begin the construction in 2025 and estimate the first group of residents to move in by 2032.

However, in 2014, ELM has controversies and opposition with various social groups on the Mui Wo redevelopment project. Multiple forms of protests and social surveys conducted by different marketing agencies demonstrated the future uncertainty of the project.

In Hong Kong, land reclamation projects generally take a minimum 6-7 years to go through the process of a feasibility study, public participation, and Environmental Impact Assessment, and many more. For controversial projects like ELM, the environmental impact had already begun before the actual construction. Ever since the East Lantau Metropolis and Lantau development plan proposed in 2014, few of the large-scale ecological destructions have arisen, including tree felling, unauthorized landfilling, and roads paving, have been reported in Mui Wo. Furthermore, the new Small House applications process has approved four times faster than before. New housing development will introduce over 1500 new residents to the rural town when the housing units are available.

Mui Wo was one of the agricultural towns in the New territories. Prosperous agriculture and transportation accessibility made Mui Wo the most prosperous village on Lantau Island. In 1997, when Tsing Ma Bridge and Tung



Sea level rise projection

Chung Mass Transit Railway line opened in North Lantau, the gateway position of Mui Wo ended. Since then, Mui Wo was left behind by global capital, and the development in Mui Wo came to a stop. Meanwhile, due to a decrease in Mui Wo property prices and low living costs, attracted a group of young urbanites, including artists and professors, to move in and settled on the Island. Island living allows people to (re-)discover the meanings of life on the social, cultural, and artistic front (Tang, 2017). In recent years, with the improved infrastructure, the slow pace of life, and the beautiful rural landscape, Mui Wo attracts a group of commuters and gradually formed a vibrant community.

Furthermore, Mui Wo has a well-preserved ecosystem. Mui Wo has the highest breeding bird diversity on Lantau. Wetlands, abandoned fish ponds, and agricultural lands are essential habitats for water birds and wetland-dependent bird species. Wetlands in Mui Wo are also an amphibian hotspot

recognized by AFCD. More than 80 butterfly species found. Fishes of high conservation importance were recorded in the stream network in Mui Wo. The interactive relationship between the local community and ecosystem contributed to a dynamic and unique landscape system.

On the other hand, as a coastal valley, the topography under 20 meters is exceptionally flat, which makes Mui Wo is very vulnerable to sea-level rise and climate-related disasters. Almost half of the area will submerge by 2050, and the majority of low land is under flooding risk. Extreme weather, coastal flooding, and saltwater intrusion can cause substantial economic loss and change the salinity of soil to affect the agriculture production and ecosystem in the future.

The thesis tries to provide a proactive strategy for coping with the sea level rising, creating more gradients and buffer zone between highlands and lowlands, pre-development areas,

PROJECT DATA

Project Name
Mui Wo in Metropolis

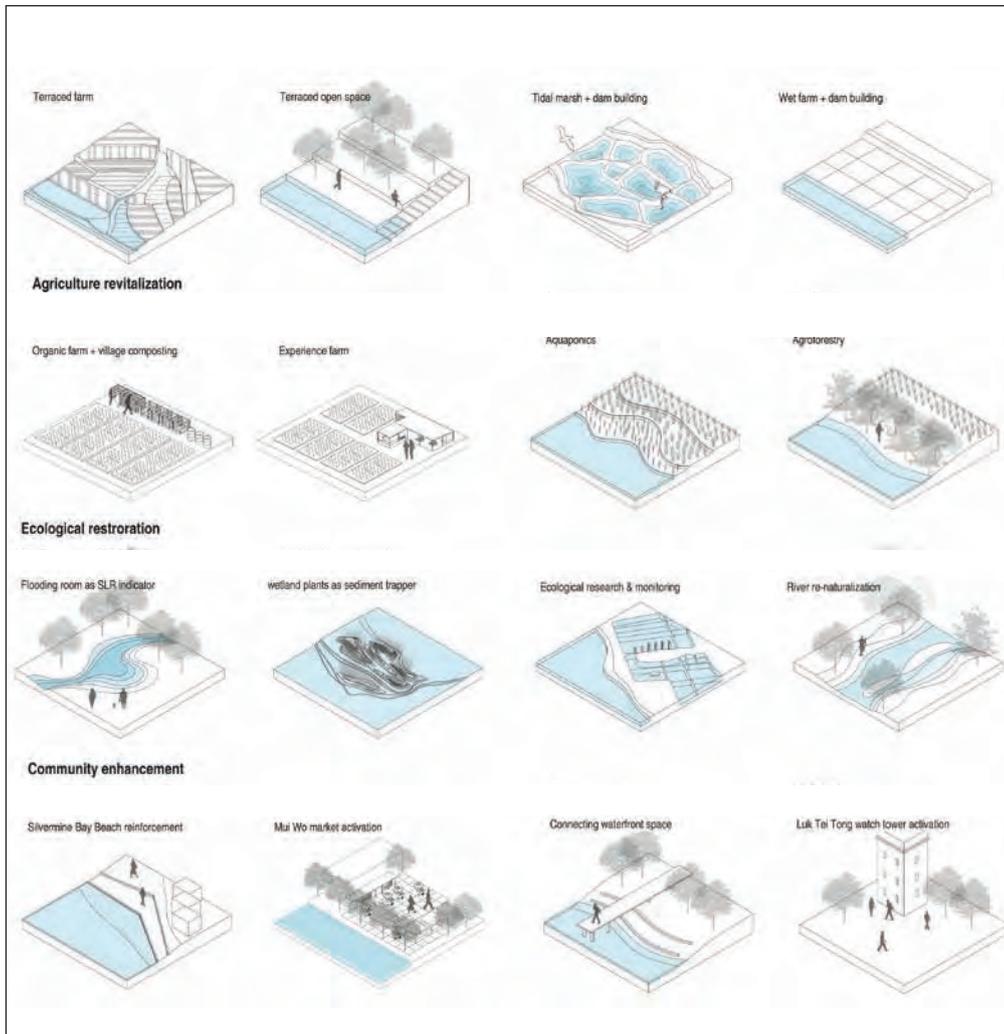
Location
Mui Wo, Lantau island,
Hong Kong

Status of Construction
Unconstructed

Site Area
241 hectares

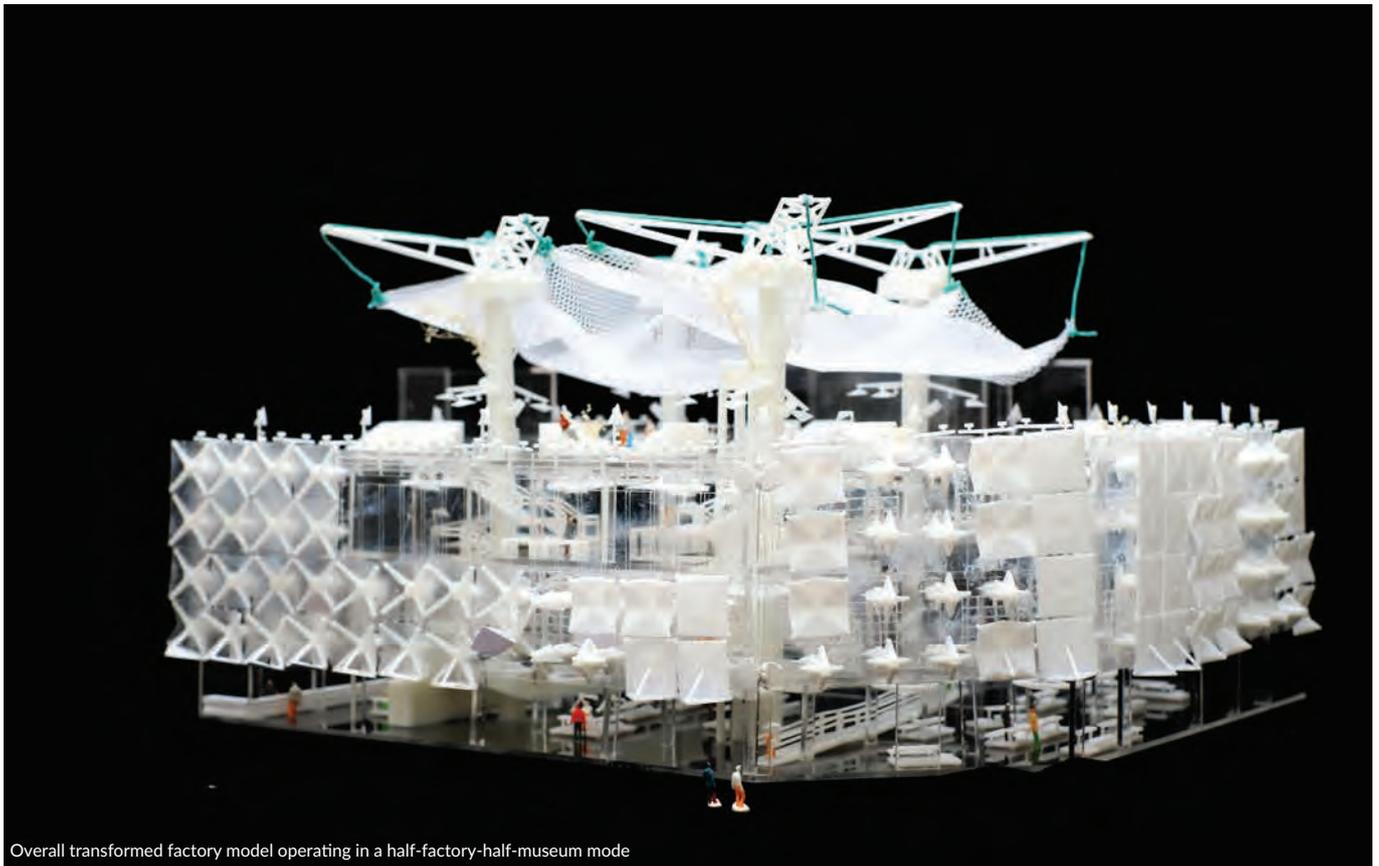
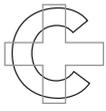
Landscape Architect
Zhou Yifan, Mia

Images
Zhou Yifan, Mia



Topologies of intervention

and conservation areas. Based on the gradients, I suggest different programs based on different land conditions and values. These various programs can simultaneously restore ecology, strengthen the community, revitalize agriculture and economy and provide a buffer zone between development and non-development area. Moreover, these programs can also serve the community and ecology before construction, and reduce the development value of lands and increase the difficulty of the land collection to prevent unauthorized development, and even provide a characteristic development path for local communities. After the development happened, it can also serve as a buffer zone and recreational space to help new and old neighbourhoods. Three sites with high ecological value, economic value, and economic value are selected for site-specific phasing-based detail design. The strategy takes sea-level rise as an opportunity to rebuild a resilient landscape system for the local community to preserve the social and ecological value of the land before the 'metropolis,' moreover, helping Mui Wo exploring its alternative way for future in the 'Metropolis.' 



Overall transformed factory model operating in a half-factory-half-museum mode

HUMAN-MACHINE-ENVIRONMENT ECOLOGY: AN EXPERIMENTAL PERFORMANCE FACTORY FOR THE BLIND IN TO KWA WAN

The project tries to explore the symbiotic relationship between humans, environment, and technology as one ecology by using experimental robotic devices. Through setting up rules of evolution built into an operable architectural system, this proposal imagines scenarios for a cybernetic paradigm and promotes architectural objects as performative, responsive, intelligent, and sentient artifacts.

The project focus on old factory transformation into an experimental performance factory in the To Kwa Wan district. A maneuver of improving the living of the marginalized disabled through technological advancements and environmental

consideration, re-establishing a connection between the factory and its social community.

The targeted redevelop garment factory for the blind located at 19 Mok Cheong Street in To Kwa Wan. It has operated for over half a century. Further discussion on the career prospect of blind workers is required between the blind, the public, and the government, to put the visually impaired into a loss of independence and dignity.

The project tries to understand the site from a social and behavioral perspective by using a bottom-up communication

between the blind workers and the factory. It was first adopted to observe the existing behavioral patterns, through which design strategies are then developed.

The purpose of interviews between the factory workers and legislative counselors is to understand the blind workers' rights and the social status of the factory and its possible future direction from a social perspective. The majority of the interviewees agree that the production line offers a great job opportunity to the blinds to make a living. The project proposes to retain the existing users of the Blind Factory and transform it into a museum-like factory to increase its sustainability. The increased level of transparency aims to achieve a win-win scenario for the government, community, and blind workers.

Sensual experiments carried out for ordinary people to experience how the blind workers working environment is like in the factory. A sewing machine with a unique foot pedal and an eye mask is worn to imitate the real process of blind sewing in the factory. The experiments start from navigating the space, needle threading, sewing with foot pedal, and fabric cutting.

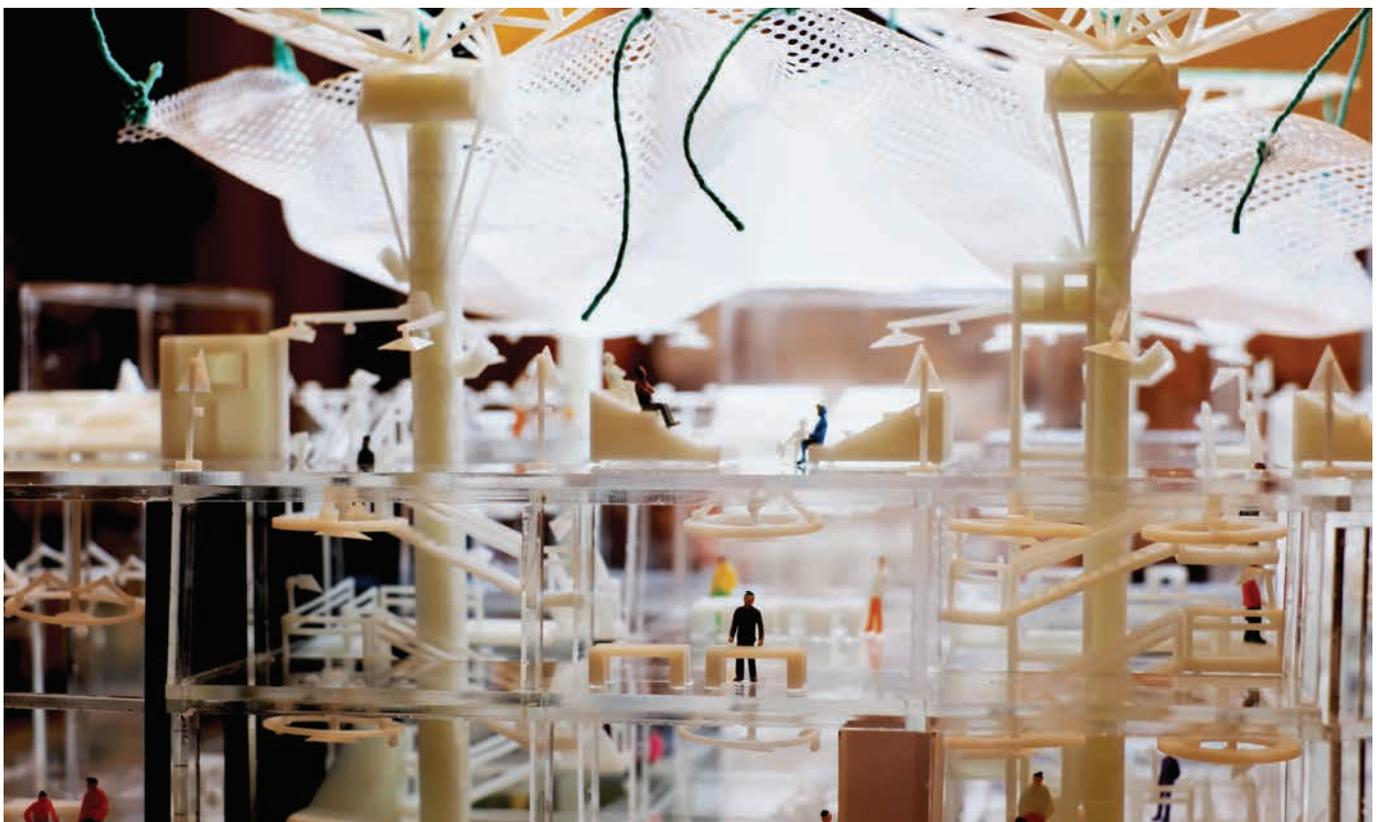
According to the interview research, factory visits, and sensual experiments, increases the community's awareness and understanding of the importance of sound and texture to the

blind people. Appreciation for the sensitivity of the blind is also heightened — design strategies to target these concerns such as amplifying sound and increasing the diversity of texture.

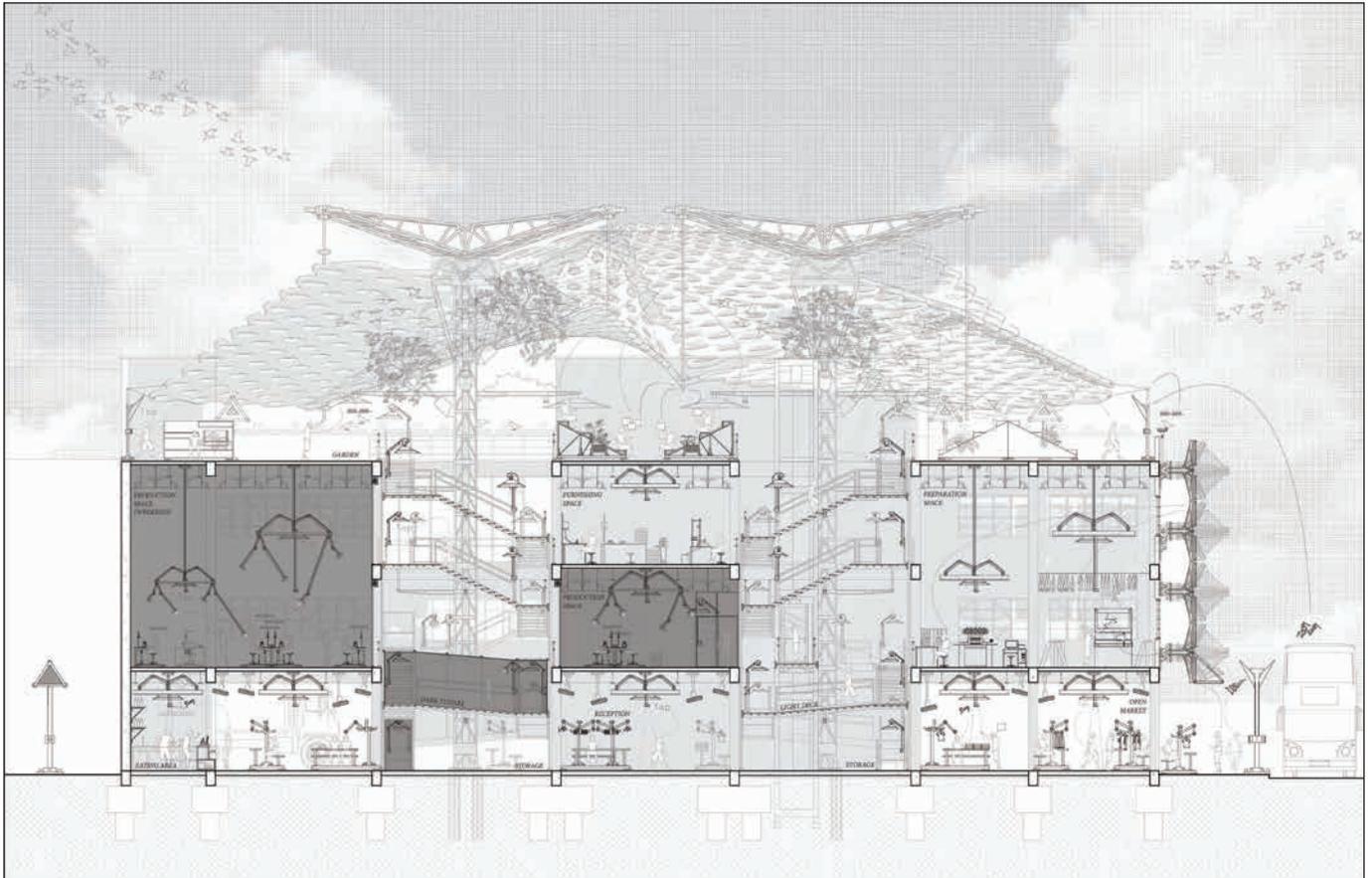
One of the challenges of this project is to test out the impact of the robotic components in the new factory – whether they can effectively increase interactions between the visually impaired and the community; the creation of an interactive installation before transforming it into an architectural scale to gain direct experience.

Three components drive the design of a performative and interactive space for the new experimental garment factory: a weakened visual guide for the community, sound navigation, and texture amplification. The robotic components enhance the communication and open up the Blind Factory by inviting the public to blind sew in a dark environment as a starting point of respecting the visually impaired.

Without making any design changes to the original structure of the existing garment factory, the entire ground floor is opened up like a garment market to enhance the connection with the site context. Movable furniture and booths are placed in the open plan to ensure flexibility of coordination among the blind community. The garment making journey is driven by two main circulations in the middle, with the material contrast between



Main façade of the transformed factory showing the main working space and interactive rooftop garden



Section showing the overall interactive situation and garment production process

the lightweight robotic structure and the original massive concrete structure. The "LIGHT" zone houses area is the preparation space (designing, cutting, and embroidering), and the "DARK" zone houses area is the production space (sewing and side-seaming). The circulation merges again on the 2/F housing, and this is where the furnishing stage of packing, and quality check takes place. Lastly, the rooftop is opened to all the public during weekends as a common area, particularly connecting with the To Kwa Wan community.

The robotic system emphasizes the sound, texture, and movement is embedded and become a critical part of the factory building. These robotic instruments mutated into sound posts along the streets, circulation, structure, and façade, which react, give feedback and remodify the system behavior according to the garment production environment, as well as activities and emotional states of the users.

The project aims to illustrate the possibility of robotic automation to create an ecological living between humans, the environment, and technology. The production of space with a high demand for computation, a greater use of appreciation for the potential of dynamic, and adaptive machines present a unique opportunity for architectural thinking and architectural realization and habitation. 

PROJECT DATA

Project Name

Human-Machine-Environment Ecology: An Experimental Performance Factory for the Blind in To Kwa Wan

Location

To Kwa Wan, Hong Kong

Site Area

3585 square metres

Gross Floor Area

3825 square metres

Building Height

3 storeys

Post Graduate / School

Chinese University of Hong Kong

Student Name

Yeh Yi Hsin, Celia

Programme

Master of Architecture

Instructors

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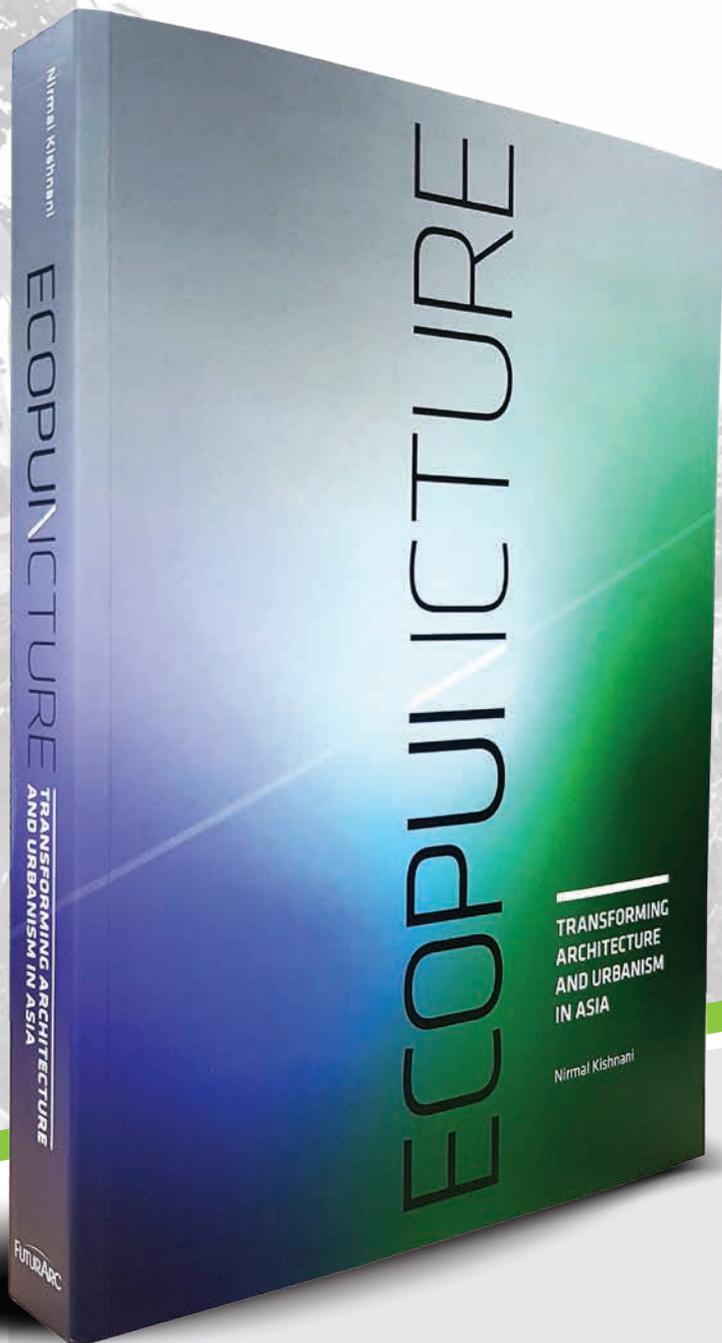


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CONTACT US

Singapore:

P: +65 65386836

E: singapore@bciasia.com

Malaysia:

P: +60 3 76611380

E: malaysia@bciasia.com

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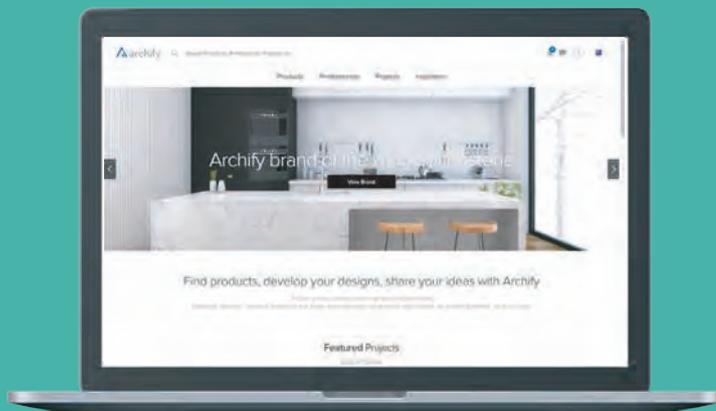
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