

HKIA Annual Awards 2011

Fact Sheet

香港建築師學會全年境內大獎 HKIA Medal of the Year of Hong Kong	建築師 Architect
香港理工大學教學酒店綜合大樓 Teaching Hotel Complex, The Hong Kong Polytechnic University	許李嚴建築事務有限公司 Rocco Design Architects Ltd.

建築項目: 香港理工大學教學酒店綜合大樓

建築師: 許李嚴建築事務有限公司

位置: 尖沙咀東科學館徑 17 號

地盤面積: 4,000 平方米

合約總值: 港幣十一億二千二百萬

業主: 香港理工大學

落成日期: 2010 年 10 月

發展內容: 教育/商業/住宅

設計概念:

教職員宿舍原有的用途將被保留，成為大學酒店管理系和教學酒店(262 房間) 的一部份。基地以一個玻璃中庭貫穿南北，視覺上及空間上向西面開放，中庭內各層相互呼應卻又不相互干擾，大樓的建築設計反映着香港的獨有現象，把本質上看似互相矛盾的功能溶為一體。讓公眾、學生和教職員，在一個帶有記憶烙印的環境中，相互交流學習。

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Project Name:	Teaching Hotel Complex, The Hong Kong Polytechnic University
Architect:	Rocco Design Architects Ltd.
Location:	17 Science Museum Road, Tsim Sha Tsui East, Kowloon.
Site Area:	4,000 sq. m
Contract Sum:	HK\$1,122 Million
Client:	The Hong Kong Polytechnic University
Completion:	October 2010
Development Content:	Mix-Use (Educational/Commercial/Residential)

Design Concept:

The Teaching Hotel for The Hong Kong Polytechnic University retains the original staff residential function, but subsumes it into an overall composition that now comprises a 262-room hotel as well as a teaching complex. The site is opened up horizontally both visually and spatially with glass atria at various levels allowing visual permeability connecting either sides of the site.

In the process of fulfilling the client's aspiration, the architecture reflects Hong Kong's unique phenomenon whereby seemingly conflicting uses are amalgamated into an integral whole. The site's memory will linger on, and when staff move back into their quarters in due course, they would hopefully embrace a new environment enriched by its interaction with other uses.

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香港建築師學會全年境內大獎 HKIA Medal of the Year of Hong Kong	建築師 Architect
屏山天水圍文化康樂大樓 Ping Shan Tin Shui Wai Leisure and Cultural Building	香港特別行政區政府建築署 Architectural Services Department, HKSAR Government

建築項目: 屏山天水圍文化康樂大樓

建築師: 香港特別行政區政府建築署

位置: 元朗天水圍聚星路一號

地盤面積: 5,474 平方米

合約總值: 港幣五億九千九百五十萬

業主: 香港特別行政區政府康樂及文化事務署

落成日期: 2011 年 5 月 31 日

發展內容: 室內運動設施及圖書館

設計概念:

屏山天水圍文化康樂大樓為樓高十層並設有地庫的中密度發展項目。本館採用雙大樓設計，把南座的圖書館及北座體育館分開，從而方便不同使用者需要。體育館樓高五層，內有一個二十五米乘二十五米的室內暖水泳池及一個可用作兩個籃球場的多用途運動場。游泳池位於體育館之首層，室內運動場則位於游泳池之上。一樓設有四個多用途活動室、兒童遊樂室及相關辦公室。

圖書館為八層高的多層式設計，設有獨立出入口及電梯。館內設有兒童圖書館、青少年圖書館、成人圖書館、多媒體圖書館、參考圖書館、自修室、各式活動室、報章及刊物閱覽區、電腦及資訊中心與相關辦公室。

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Project Name:	Ping Shan Tin Shui Wai Leisure and Cultural Building
Architect:	Architectural Services Department, HKSAR Government
Location:	1 Tsui Sing Road, Tin Shui Wai, Yuen Long
Site Area:	5,474 sq. m
Contract Sum:	HK\$ 599.50 Million
Client:	Leisure and Cultural Services Department, HKSAR Government
Completion:	31 May 2011
Development Content:	Indoor Game Facilities and Library

Design Concept:

The project is a medium-rise development having 10 main levels including one basement. It accommodates two main blocks which are a public library and an indoor recreation centre. The public library block locates at the south side of the site and with 8 storeys of public library which includes entrance foyer with check-in/out counters, children's library, young adult library, adult library, multi-media library, reference library, students' study room, extension activity room, newspaper and periodicals area, computer and information centre, and associated offices. The indoor recreation centre locates at the north side of the site and with 5 storey high. It comprises one indoor swimming pool with 25x25m located, one main games arena, 4 multi-function rooms, children play room and associated offices.

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香港建築師學會全年境外大獎 HKIA Medal of the Year outside Hong Kong	建築師 Architect
種子教堂 CHURCH OF SEED	構詩建築設計有限公司 O STUDIO ARCHITECTS LIMITED

建築項目: 種子教堂

建築師: 構詩建築設計有限公司

位置: 中國廣東省惠州市

地盤面積: 1,200 平方米

合約總值: 人民幣二百九十萬元

業主: 明豐(惠州)農業有限公司

落成日期: 2010 年 11 月 29 日

發展內容: 宗教 / 文化

設計概念:

種子教堂面積約 280 平方米，可容納 60 人，坐落於羅浮山的秀美山巒與湖光之中。設計的概念由一顆種子開始 – 種子是聖經福音書中的聞名比喻。平面圖以種子的有機意象作為起點，畫出一條圍合內部的曲線牆體，然後牆體一分為三：面向東南的牆體引入十字架開洞，為教堂內部引入早晨的曙光；面向西面的牆體厚實無窗，遮擋烈日，並放置樓梯通向屋面梯級式花園；面向北面的牆體增厚而形成衛生間和後勤用房。梯級式的屋面結構造就了向北開天窗的可能性，為教堂內部引入柔和的日光。訪者首先從北面尺度較小的入口進入教堂內部，而梯級式的屋面結構由北向南逐步增高，令內部空間由單層入口處演變成 12 米高的莊嚴敬拜空間。訪者步出教堂後，順著梯級式花園舉步而上，可到達觀景平臺，遠眺羅浮山景色。

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Project Name: CHURCH OF SEED

Architect: O STUDIO ARCHITECTS LIMITED

Location: Huizhou, Guangdong Province, PRC.

Site Area: 1,200 sq. m

Contract Sum: RMB 2,900,000.00

Client: Mefull (Huizhou) Agricultural Co. Ltd.

Completion: 29 November 2010

Development Content: Religious / Cultural

Design Concept:

Situated within the beautiful landscape of Luofu Mountain, Church of Seed has an area of 280m² and can accommodate 60 people. The design concept is triggered by the form of a seed - a famous metaphorical element in the Gospel stories. A curve line follows the outline of a seed and marks the enclosing wall element, The curve is then split into three parts: the south east facing wall has a cross shape opening which introduces morning sun into the interior; the west facing wall is solid and blocking the afternoon sun; the north facing wall is thickened to accommodate toilet facility. The stepping roof terrace allows diffuse northern daylight into the interior and provides a dramatic headroom increment (3 – 12 meters) from the main entrance towards the worshipping space. Visitors can walk up to the stepping roof terrace, arrive at the observation deck and enjoy the distant view of mountain and water.

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香港建築師學會境內優異獎 HKIA Merit Award of Hong Kong	建築師 Architect
One LaSalle	綜匯建築設計有限公司 Integrated Design Associates Limited

建築項目: One LaSalle

建築師: 綜匯建築設計有限公司

位置: 香港九龍塘喇沙利道 1&1E

地盤面積: 1,076 平方米

合約總值: 港幣\$110 百萬

業主: 新高發展有限公司

落成日期: 2009 年 3 月 31 日

發展內容: 住宅

設計概念:

本項目位處九龍塘喇沙利道，基地面積為 1,076sq.m。地積比率為 3 倍。本建築風格與毗鄰的低密度建築設計比較，是一種突破，亦成為該區的地標。該項目的概念是建立一個現代化的豪華住宅，為香港獨有的風格。

本項目樓高 8 層，每層為 2 個單位，共 14 個單位，地庫設有停車場。透過 Terracotta、石材、鋼材和清澈的玻璃及為簡單但具心思的外牆設計。配合地面園林花園、藝術長廊、及一個座落於水池上的電梯大堂，心靈得以洗滌。加上玻璃升降機升降時突出了與周圍的環境的聯繫，使住戶進入寧靜的私人生活空間，亦為帶來豪宅的感覺。

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Project Name:	One LaSalle
Architect:	Integrated Design Associates Limited
Location:	1&1E La Salle Road, Kowloon Tong, Kowloon, Hong Kong.
Site Area:	1,076 sq.m
Contract Sum:	HK\$110 million
Client:	Poly Rising Development Limited
Completion:	31 March 2009
Development Content:	Residential

Design Concept:

The project is to re-develop a site of approximately 1076sq.m with plot ratio of 3 at LaSalle Road, Kowloon Tong. The design challenge is to create a landmark residential building from low-rise buildings of the neighborhood. The concept of the project is to create a modern and luxurious residential development which is unique in character in Hong Kong.

The proposed 8-level-high tower comprises 14 residential units with 2 units per floor, and 1 level of basement car park. Created with simplicity on external materiality, the building is envisioned as an architectural statement of terracotta, stone and steel & glass facade, lifts and lobbies. Unique landscape elements as reflective pool and lawn on the ground level, provides tenants relaxing spatial experience and defines luxury in itself.

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香港建築師學會境內優異獎 HKIA Merit Award of Hong Kong	建築師 Architect
拔萃男書院 新翼 DBS New Complex	周德年建築設計有限公司 Thomas Chow Architects Limited

建築項目: 拔萃男書院 新翼

建築師: 周德年建築設計有限公司

位置: 九龍旺角亞皆老街 131 號

地盤面積: 7,400 平方米

合約總值: 港幣一億六千五百萬

業主: 拔萃男書院

落成日期: 2011 年 6 月 10 日, 2011 年 12 月 13 日

發展內容: 學校用途

設計概念:

在拔萃男書院的校園裡建於 1929 年的主樓毗鄰，在尊重現有歷史建築的前題下，新翼的設計探索現代建築表現的可能性。

新翼包括交響樂音樂廳，教堂，信息科技圖書館，課室，學生活動和藝術展覽空間。在斜坡上的新翼，被現有的大樹所圍繞。樹木和建築所形成的開放和通風環境，給學生一個舒適的學習環境。

新翼尊重校園裡的歷史建築，它的主立面也呼應舊建築長廊的 2.9 米高控制線。日光通過窗戶帶入空內空間。大堂和後台的旋轉門，讓歷史建築可從室內瞥見。外部主要為灰色和白色，與校園的色調互相配合。

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Project Name: DBS New Complex

Architect: Thomas Chow Architects Limited

Location: 131 Argyle Street, Mongkok, Kowloon, K.I.L. 6737

Site Area: 7,400 sq.m

Contract Sum: HK\$165 million

Client: Diocesan Boys' School

Completion: 10 June 2011 , 13 December 2011

Development Content: School

Design Concept:

Within the school campus, close to the existing main building built in 1929, the new additional phase explores the expression of contemporary architecture without challenging the heritage facades.

The extension specifications required an orchestral music concert hall, a chapel, an IT library, classrooms, student activities and art exhibition space.

Sitting on the slopes, the buildings are carefully articulated around big trees which are cherished by the school and the neighborhood. The trees and the architecture is one open and airy environment, where students getting together and learning here would be very comfortable.

New elevations respect the height of the old building, it also accept the existing arcade opening of 2.9 meter as the horizontal controlling line.

Daylight is brought into the spaces including the concert hall, filtering through slit openings on the walls and roofs.

Revolving doors and panels at the ground foyer and stage backwall control views from both sides. It allows a glimpse of the heritage facade from the new phase.

The external tone is grey and white, in harmony with the rest of the campus. The interior finishes are plaster walls, slate and wood floors, with a modern stain glass feature and an oak paneling stage back wall.

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香港建築師學會境內優異獎 HKIA Merit Award of Hong Kong	建築師 Architect
香港城市大學邵逸夫創意媒體中心 Run Run Shaw Creative Media Centre, City University of Hong Kong	利安顧問有限公司 Leigh & Orange Limited

建築項目： 香港城市大學邵逸夫創意媒體中心

建築師： 利安顧問有限公司

位置： 香港九龍塘達康路 18 號

地盤面積： 7,674 平方米

合約總值： 約港幣三億五千萬

業主： 香港城市大學

落成日期： 2010 年 11 月 15 日

發展內容： 學院建築

設計概念：

邵逸夫創意媒體中心的建築外形是根據其獨特的地形而設計，活像一座由山坡塑造出來的水晶體。

多變與獨特的形態、光學及物料而構成多個與別不同的空間，為學術研究及創作締造了一個互動式的學習環境。

這座九層高，總面積為 23,600 平方米的建築可容納約 2,500 名學生及大學職員教師。多個獨立及開放式的教學室和公用空間均有其獨一無二的形狀。貫穿中心內的課室、實驗室及其它設施如錄音室、放映室、表演場地及多功能劇場等與其他分隔的區域，都以互動空間的概念而設計。為了促進更多的即席交流、合作、學習與討論，公共走廊及教室的設計亦有別於一般傳統，使人覺得更寬敞及和諧。

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Project Name:	Run Run Shaw Creative Media Centre, City University of Hong Kong
Architect:	Leigh & Orange Limited
Location:	18 Tat Hong Ave, Kowloon Tong, Hong Kong
Site Area:	7,674 sq.m
Contract Sum:	Approx. HK\$350 million
Client:	City University of Hong Kong
Completion:	15 November 2010
Development Content:	University Building

Design Concept:

The building consists of lecture theatres, screening theatre, screening rooms, moving image labs, sound dubbing theatres, creative studios, media labs, TV studio, recording studios, research labs, special teaching classrooms, general classrooms, clusters of academic offices and studios, exhibition areas, event spaces, function room, staff common room, cafe, roof gardens and external plaza area.

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香港建築師學會境外優異獎 HKIA Merit Award outside Hong Kong	建築師 Architect
隱舍 INNHOUSE	歐華爾顧問有限公司 The Oval Partnership Ltd

建築項目: 隱舍

建築師: 歐華爾顧問有限公司

位置: 中國雲南省中國昆明世博生態城

地盤面積: 7,123 平方米

合約總值: 人民幣九千五百萬

業主: 雲南世博興雲房地產有限公司

落成日期: 2011 年 12 月 9 日

發展內容: 旅舍

設計概念:

“隱舍”(INNHOUSE)坐落於昆明市郊覆蓋著茂密樹林的山地上，可以俯瞰山谷和整個城市景觀。這處隱於林間的小型生態旅舍僅為旅者提供十七間體驗式客房。依托起伏的山勢並融合場地保留的樹木，四座高低錯落的 L 形建築以村落的形式聚集，形成通過曲折步道聯接並面向山谷的系列半開放庭院。每座單元建築分為三個體量，即兩個翼和半開放垂直上落空間，並通過景觀廊橋連接。客房設計是林間風景的延續。起居和臥室的一側面向山谷和庭院，設計開敞通透並結合深遠出挑的景觀露台。較為私密的衛浴一側與起居空間通過木質的特徵牆分隔，系列豎窗引入較為微妙的光線。旅舍大量採用複合竹木等自然環保素材表現樸實簡約的形態。建築充分利用被動設計自然通風和採光，並同時融入多項可持續元素保護自然環境，如分水嶺策略、太陽能技術、中水雨水回收、高保溫圍護、生態多樣性等措施協助拓展當地日益興起的生態旅遊視野。

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Project Name:	INNHOUSE
Architect:	The Oval Partnership Ltd
Location:	Kunming Expo eco-town, Kunming, Yunnan Province of China
Site Area:	7,123 sq.m
Contract Sum:	RMB 95 million
Client:	HEXY Horti-Expo Xing Yun Real Estate Co Ltd
Completion:	9 December 2011
Development Content:	Guest House

Design Concept:

“INNHOUSE” is set on a forested hill with sweeping views of green valley and Kunming city scape. This eco guest house is conceptualized as a traveler village with only 17 guest suites in a cluster of four L shape structures linked by natural trails and courtyards at various levels. Designed with landscape and preserved trees, the timber cladded building with reconstitute bamboo decking is simple and largely devoid of decorations. Each building has two wings which are connected to a semi open lift lobby by a bridge. Guest suite is an extension of the landscape. Integrated with cantilever balcony, the living and bedroom side is open and could overlook the landscape. With subtle lighting through a series of vertical windows, the more private bathroom end is behind feature partition wall and forms box within box. Primary sustainable technologies applied include passive design to maximize day lighting and natural ventilation, watershed conservation, solar thermal, rainwater and grey water collection, well insulated envelope, reconstituted bamboo, biodiversity and building intelligent control to minimize the project’s environmental impact and inspire local emerging eco tourism industry.

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香港建築師學會境外優異獎 HKIA Merit Award outside Hong Kong	建築師 Architect
曦軒酒店 XiXuan Spa Hotel	RAD Ltd.

建築項目: 曦軒酒店

建築師: RAD Ltd.

位置: 中國杭州

地盤面積: 7,265 平方米

合約總值:

業主: 杭州西溪投資發展有限公司

落成日期: 2011 年 5 月

發展內容: 酒店

設計概念:

40 首詩是設計起點。

一如歷代詩人，我們親身體驗西溪濕地，尋找靈感，擷取天然元素，與酒店要求重組，創作功能外的新體驗。

首層先凝造明亮、通透空間，再上二、三層是更私人、錯落的感觀世界。

這樣的高低層安排亦象徵著詩詞的連繫，當中一個旋轉型圖書館昇起，貫通各層。

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Project Name: XiXuan Spa Hotel

Architect: RAD Ltd.

Location: Hangzhou, China

Site Area: 7,265 sq.m

Contract Sum:

Client: Hangzhou Westbrook Investment Co. Ltd.

Completion: May 2011

Development Content: Hotel

Design Concept:

40 poems are what constituted our design brief.

Like the poets and intellectuals that for centuries have visited XiXi wetland for artistic reflection and creation, we looked at the context as source of inspiration.

We collected natural elements, studied and combined them with the hotel requirements to create new experiences that go beyond just function.

The first level manifests the wish for bright, transparent open space, while the second and third levels provide a more private and introspective aesthetic world.

These lower and upper zones are then symbolically connected by words, a spiraling library rising from the ground and linking all floors.

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會長獎狀 President's Prize	建築師 Architect
觀塘海濱花園第一期 Kwun Tong Promenade, Stage 1	香港特別行政區政府建築署 Architectural Services Department, HKSAR Government

建築項目: 觀塘海濱花園第一期

建築師: 香港特別行政區政府建築署

位置: 觀塘海濱道

地盤面積: 7,340 平方米

合約總值: 港幣\$18.6 百萬

業主: 香港特別行政區政府康樂及文化事務署

落成日期: 2011 年 1 月 11 日

發展內容: 休閒娛樂

設計概念:

觀塘海濱花園第一期的長度為二百米，是整個九百米長之啟德海濱花園發展計劃的第一階段工程，。其設計是以「讓大自然進入都市」作為主題，總建築面積為七千三百四十平方米。項目在二零零九年三月動工，二零零九年底落成。

其設施包括：

- 一. 二百米長的木板行人道。
- 二. 設有水霧、音樂及特別燈飾效果的多用途廣場
- 三. 可容納二百多人的表演場地
- 四. 兒童遊樂場

觀塘海濱花園第一期有超過一半的土地是綠化區，再配合其他設施，我們相信此項目必定能有效地活化及改善觀塘沿海的面貌。

HKIA Annual Awards 2011

Fact Sheet

Project Name:	Kwun Tong Promenade, Stage 1
Architect:	Architectural Services Department, HKSAR Government
Location:	Hoi Bun Road, Kwun Tong
Site Area:	7,340 sq.m
Contract Sum:	HK\$ 18.6 Million
Client:	Lesiure & Cultural Services Department, HKSAR Government
Completion:	11 January 2011
Development Content:	Leisure and Recreational

Design Concept:

Kwun Tong Promenade Stage 1 (the Project) has a length of 200m. It is the phase 1 of the whole Kai Tak Promenade Redevelopment Project, which is 900m long in total. Its design theme is "to bring Nature into our City". The total construction area is 7,340 s.m. The construction work started in March 2009 and completed in December 2009.

The scope of the Project includes:-

- a 200m long boardwalk;
- a multi-purposes plaza with mist, music and special lighting;
- a performance area with a 200-person spectator stand; and
- a children play area

Over half of the site is green area. Coupled with the variety of facilities in it, we believe the Project could effectively revitalize and improve the seafront along Kwun Tong.

HKIA Annual Awards 2011 Fact Sheet

主題建築獎 - 建築學研究 Special Architectural Award – Architectural Research	建築師 Architect
碳排放量估算的建築設計驗證工具 Carbon Emission Evaluation- An Architectural Design Verification Tool for Domestic Building	香港房屋委員會 Hong Kong Housing Authority

建築項目: 碳排放量估算的建築設計驗證工具

建築師: 香港房屋委員會

位置: N/A

地盤面積: N/A

合約總值: N/A

業主: 香港房屋委員會

落成日期: N/A

發展內容: N/A

設計概念:

香港房屋委員會（房委會），作為最大的公營房屋發展商房存量約 72 萬單位，每年生產約 15,000 個單位，致力推動綠色設計和減少碳排放。房委會不斷提高現有建築物的能源效率和實施本地建築物能源效益守則，以及撰用降低生命週期成本的建築材料。在 2011 年，房委會率先制訂碳排放量估算方法，在設計階段估算新的公共房屋發展的整體碳排放量。是次提交的研究是一個關於碳排放量估算（CEE）的計算模型及房委會作對比設計的建築物基準數字。該計算模型以建築物 100 年的壽命為根據，考慮了建築材料和建築工程的碳排放量，以及在生命週期中對碳排、減碳和吸收碳排的影響。

HKIA Annual Awards 2011

Fact Sheet

Project Name:	Carbon Emission Evaluation- An Architectural Design Verification Tool for Domestic Building
Architect:	Hong Kong Housing Authority
Location:	N/A
Site Area:	N/A
Contract Sum:	N/A
Client:	Hong Kong Housing Authority
Completion:	N/A
Development Content:	N/A

Design Concept:

The Hong Kong Housing Authority (HKHA), being one of the biggest public sector developers and flat owners in the HKSAR with a public rental housing stock of about 720,000 flats and annual production of around 15,000 flats, is committed to green design for the good of the environment. The HKHA has been making endeavors to enhance energy efficiency in new project development through the careful use of materials to reduce the total life cycle cost. In 2011, the HKHA has pioneered in devising a carbon emission estimation methodology to gauge the project at scheme design stage. This paper presents a tailor-made Carbon Emission Estimation (CEE) model together with benchmark figures for HKHA buildings as an architectural design verification tool. The model focuses on the methodology in assessing major aspects of construction materials and building operations which have implication on carbon emission, reduction and absorption from cradle to grave for a building life of 100 years.

HKIA Annual Awards 2011

Fact Sheet

評審特別獎 Jury's Special Prize	建築師 Architect
東匯 18 18 Kowloon East	凱達環球有限公司 Hong Kong Housing Authority

建築項目: 東匯 18

建築師: 凱達環球有限公司

位置: 香港九龍灣宏照道 18 號

地盤面積: 2,700 平方米

合約總值: 約港幣三億一千五百萬

業主: 信和集團

落成日期: 2011 年 1 月 19 日

發展內容: 辦公室, 商店, 停車場

設計概念:

此綜合用途大樓高 28 層，設有辦公樓、商場及停車場。“綠化”是大樓的設計主題，其外立面以綠化元素為設計特色，大樓低層部分的停車場樓層提供大量綠化。此區曾一度是製造業集中地，而大樓位於工業大廈林立的社區中，在設計上著重綠化效果，為鄰近地區帶來清新的綠意，也為大樓用戶和街上行人增添生活雅趣。

HKIA Annual Awards 2011

Fact Sheet

Project Name:	18 Kowloon East
Architect:	Aedas Ltd
Location:	18 Wang Chiu Road, Kowloon Bay, Kowloon, Hong Kong
Site Area:	2,700 sq.m
Contract Sum:	Approx. HK\$315 Million
Client:	Sino Group
Completion:	19 January 2011
Development Content:	Office, Shops, Car Park

Design Concept:

Kowloon Bay, once dependent on manufacturing, is undergoing transformation of rejuvenation. Being located in a community with dense industrial blocks, the design investigates the possibility of providing an environmentally sustainable office design to both the users and the public in such an industrial area. The target is to contribute a greening effect to the neighborhood and enhances the quality of life for users of the building as well as pedestrian on street level.

The final design introduces extensive planting at the car park floors locating at the lower portion of the tower. In addition to the visually greening effect to the neighborhood, the planting also filters the air and improves the air quality of the car park. Hopefully, the suspended particulates in the air can be reduced and the design is able to provide the users of the car park a more pleasant experience of parking.