



THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會

News Clipping

Client / Product: The Hong Kong Institute of Surveyors

Publication: Construction+

Date: 27 July 2017 (Thursday)

Page: Special P39-45



SPECIAL FOCUS

SPECIAL FOCUS: BUILDING SURVEYOR AWARDS 2017

The Building Surveyor Awards 2017 (BSA 2017) presentation ceremony-cum-gala dinner, organised by the Hong Kong Institute of Surveyors Building Surveying Division (HKIS BSD), was held on 8 June at JW Marriott Hotel Hong Kong.

The event was graced by guest of honour Ir Hon Chi-keung, Permanent Secretary for Development (Works), Development Bureau, Hong Kong SAR government. President of the HKIS Sr Thomas Ho Kwok-kwan, HKIS BSD Chairman Sr Daniel Chang Wai-ip, Chairman of BSA 2017 organising committee and past HKIS BSD Chairman Sr Robin Leung Chi-tim, judges and other guests also attended the ceremony.

Since its inception in 2015, the awards recognise building surveyors for their constructive contributions and important roles in new developments, alterations and additions (A&A) and conversion works, as well as maintenance and rehabilitation of existing buildings. From October 2016 to February 2017, BSA 2017 accepted nominations from clients/clients'

representatives or consultants with the involvement of building surveyors in these categories.

Three special awards—Sustainability Award, Value Enhancement Award and Idea & Approach Award—were also introduced this year to commend preeminent building projects for outstanding performance in terms of sustainability, economic and social values, and idea, technology and/or innovation.

The jury panel, comprising academicians and renowned industry professionals, assessed the 19 finalist projects according to six criteria, which include expertise of building surveyors, design, project management, sustainability, value management, and innovative idea and approach. Winner and merit awards were presented for each category.

BCI Asia Construction Information Ltd was a media partner for the BSA 2017.

GRAND AWARD Dunbar Place



IDEA & APPROACH AWARD AND SUSTAINABILITY AWARD Renovation of 1/F, Main Block, APB Centre, Architectural Services Department



VALUE ENHANCEMENT AWARD Major Renovation Works at No. 37 Repulse Bay Road, Repulse Bay, Hong Kong





NEW DEVELOPMENT

Winner:

Dunbar Place

Dunbar Place is a 22-storey residential tower building in Kowloon, which borrows its design concept from the interlocking form of traditional apothecary cabinets. Metal cladding with perforated grass patterns, in the form of protruding balconies and bay windows at different angles, are adopted. The grass patterns soften the hardness of the façade and blends in with the landscape design.

The building, by Swire Properties Ltd, was completed on time in 34 months, attaining excellent construction safety records and a Platinum rating in the BEAM Plus final assessment. It was also the pioneer project governed by the Residential Properties (First-hand Sales) Ordinance.

The project management team—comprising Sr Kelvin Ng, Sr Frederick Kong and Sr Maggie Yung—coordinated the development and execution of strategies to optimise the design, construction and future operations of the building.

This project is also the BSA 2017 Grand Award winner.



Perforated grass patterns on the balconies and bay windows on the façade

Merit Awards:

Maxim's Centre

This new 27-storey grade A office tower in Kowloon houses the headquarters of Maxim's Caterers Ltd, comprising general offices, training centres, conference areas, executive floors, gymnasium and staff food court. Typical floors are designed with an open plan layout for spatial flexibility and functional use.

Building Surveyors Sr C. K. Lau, Sr Alex Wong Loi-fat and Sr Susan Ang played an active role in managing the whole development process, from the feasibility studies to fit-out works. They also assisted in changing the land use from industrial to office and obtaining the occupation permit.



Maxim's Centre also achieved the Platinum rating in BEAM Plus for new buildings

Redevelopment Project at 101 Parkes Street

Five blocks of old residential buildings were redeveloped into a composite residential and commercial building, which consists of a three-storey commercial podium and a 22-storey residential tower with 114 residential units.

The Freevision Ltd project team—comprising Sr Vincent Ho, Sr Ivan Law and Sr Stephanie Au—acted as the authorised person and lead consultant for the project, collaborating with engineers, consultants and designers on the design, government submission, contract procurement, project supervision and management services.



Redevelopment of five old blocks into an integrated development



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Kowloon Commerce Centre

The Kowloon Commerce Centre (KCC) is Sun Hung Kai Properties Ltd's effort in revitalising the Kwai Chung industrial district into the city's commercial landmark with good infrastructure and design.

The project team—led by Sr Robert Chan Hong-ki, Sr Robert Seng Hok-hung and Sr Soei Ma Yuen-tung—demonstrated 'vertically integrated teamwork approach' for efficient communication and development progress among internal and external workforces.

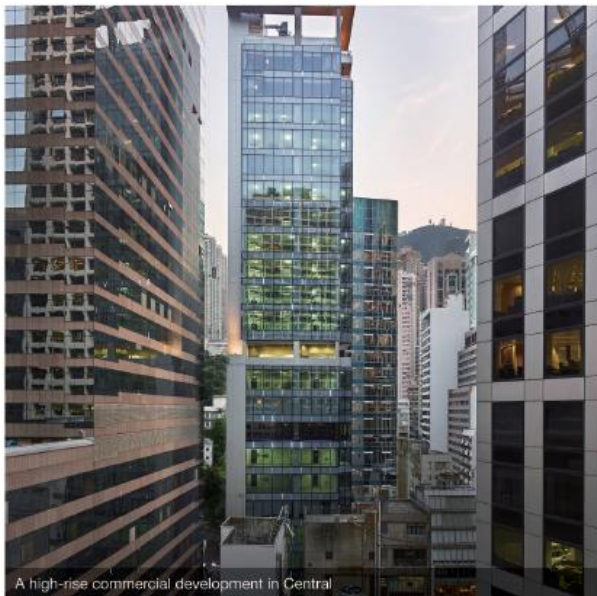


The KCC triggered a series of redevelopment in its neighbourhood

Finalist:

18 On Lan

Building surveyors: Wendy Hui, Billy Ng and Rodman Luk



A high-rise commercial development in Central

A&A AND CONVERSION

Winners:

Renovation of 1/F, Main Block, APB Centre, Architectural Services Department

This renovation project adopted a holistic approach on sustainable design, Green construction, environmentally friendly operation and maintenance to transform an existing storeroom into a Green workplace.

Real-time energy use display, radiant cooling systems, indirect LED lighting, automatic control for building systems, water efficient fixtures and other features were integrated to create a low-carbon, healthy and modern indoor office environment. Building information modelling was used from design to operation.

Building surveyors Sr K. P. Leung, Sr T. K. Chan and Sr Eric Poon led the design-and-build contractor and a team of professionals, including a specially engaged sustainable design consultant, BEAM consultant and BIM consultant.

This project is also the BSA 2017 Idea & Approach Award and Sustainability Award winner.



From storeroom into a Green workplace



133 Wai Yip Street

133 Wai Yip Street is a wholesale conversion project from an industrial building to a commercial landmark, with offices, restaurants and ground floor shops at Kowloon East. The 14-storey building, with a gross floor area of 18,000 square metres, is located at the junction of Wai Yip Street and Lai Yip Street.

Sr Raymond Chan, Sr Kenny Tse and Peggy Lam, of Raymond Chan Surveyors Ltd, managed this conversion project. With the cooperation between client, design team and consultant team, this project was successfully completed in 2016, while meeting benchmarks in time, cost, quality and sustainability.



A wholesale conversion from industrial to commercial

Merit Awards:

Black Box Theatre, Tai Po Civic Centre

The existing function room block of Tai Po Civic Centre was converted into a black box theatre for professional performances. The special performance requirements of the Black Box Theatre, such as the lighting and noise controls, were achieved within the original budget, through careful assessment, material selection and construction details.

With the concerted efforts of Sr Kong King-wah and the project team, the theatre was successfully completed in time with minimum disturbance to the existing building fabric.



A simple and unadorned performance space with dark-coloured walls

Popway Hotel

An office building built in 1989 has been successfully transformed into a chic 63-room hotel, with the addition of a two-storey extension and new underground sprinkler tanks, a curtain wall and LED panels.

Sr K. S. Ng and Sr Wallace Lai, of Fruit Design & Build Ltd, acted as authorised person, quantity surveyor, building services engineer and licensing consultant of this project, managing and resolving the technical hurdles encountered during the conversion process.



A new charming landmark in Tsim Sha Tsui

The Alteration Works at Tuen Mun Children and Juvenile Home

This project improved the temporary holding facility in the home to create a secure, safe and pleasant environment for children, in accordance with international standards for detention facilities. The work included provision of segregation facilities, installation of toilet facilities in the temporary holding rooms and construction of an external fence.

Building surveyors Sr Dennis Law Kar-cheuk, Sr Jimmy Lau Sui-lung and Sr Wilfrid Kam Wing-yin ensured compliance of the final design and tender specifications with legislative requirements, client's expectation and quality standards, and monitored contractor's site management according to the house rules of the facility.



Creating a safe and secure environment for juveniles in detention

Renovation of the Hong Kong PHAB Association Jockey Club PHAB Camp

This project involved the alteration and additional works to the existing club house block and dormitory block of the Pokfulam PHAB Camp, including facilities for the disabled, upgraded dormitory rooms and the addition of a half-storey for activity rooms, two lifts and a fire escape link bridge to meet the latest standards.

Building surveyors Sr Nathan Lee and Sr Jo Lau were involved in managing the project, from the cost engineering and improvisation of design scheme to formulating tendering strategies and performing contract administration.

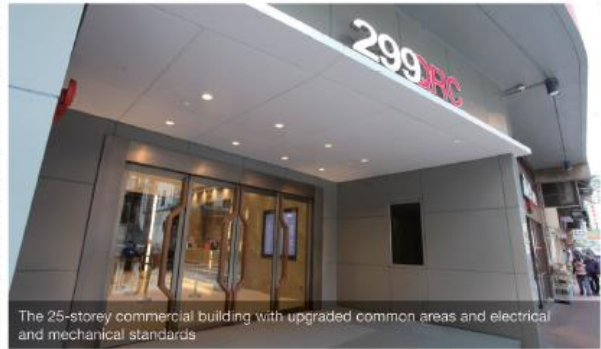


New activity rooms with disabled facilities

Finalists:

299 QRC

Building surveyor: Sr Lee Kwok-chuen



The 25-storey commercial building with upgraded common areas and electrical and mechanical standards

Kingsquare

Building surveyors: Sr James Law Sheung-ping, Sr Andrew Lam Wai-keung and Sr Gary Wong Chun-bong



A 51-year-old purpose-built restaurant converted into a landmark shopping centre

Noble Square

Building surveyor: Sr Samson Chu



Increased retail space, with a new vertical lifting platform and air-conditioning plant, among others



MAINTENANCE AND REHABILITATION

Winners:

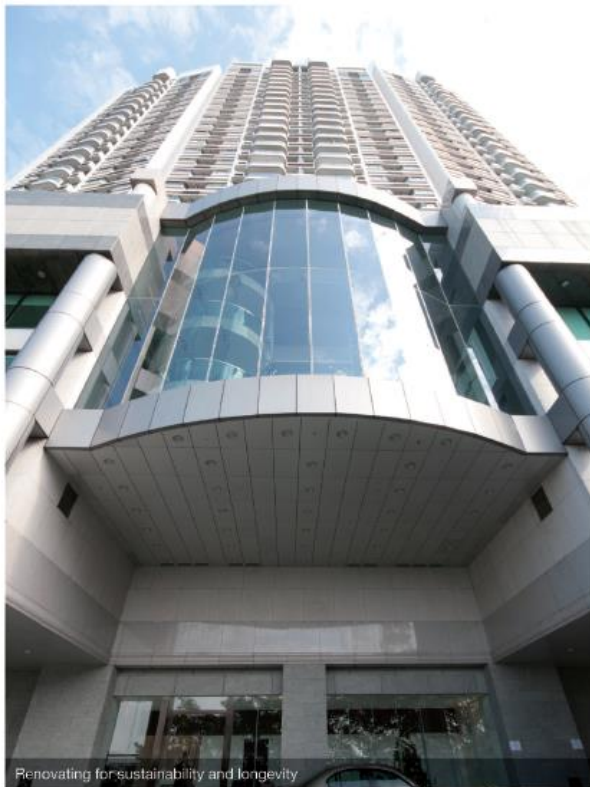
Major Renovation Works at No. 37 Repulse Bay Road, Repulse Bay, Hong Kong

This renovation project involved a fully occupied high-rise luxurious residential development at Repulse Bay. The renovation included three towers' external walls, communal drain and water pipes, podium's clubhouse and lobbies, driveway, swimming pool and other outdoor facilities.

Serious water seepage was found on the external walls and in internal pipe ducts. The clubhouse was underused and in poor condition. The swimming pool was leaking and usually closed. The major challenge in this project was to relocate the pipework from the internal pipe duct to the external wall, and to carry out the renovation works while the building was still occupied.

As project manager and building surveyor in this renovation project, Sr Lam Kai-hang and team conducted a condition survey and building defects diagnosis; recommended the remedial proposal and renovation design; and managed the construction works.

This project also won the Value Enhancement Award.



Renovating for sustainability and longevity

Planned Maintenance of Star Ferry Car Park

The Star Ferry Car Park, built in 1957, has been suffering from a leaking roof in the past decade. As a long-term solution to the persistent water leakage, the roof was sprayed with a protective screed and colour coating on its existing substrate.

Some of the challenges faced by the building surveyors—Sr Lee Sin-wah and Sr Mok Kwok-kit—included the design and material selection for the re-roofing works, and the time and site constraints. The works were successfully completed on time, with minimal disturbance to the car park operations, and the new colour coating brought a refreshing look to the car park.



A new look with no more leaky roof

Merit Awards:

Refurbishment of Causeway Bay Community Centre's External Façade

The community centre's external façade was refurbished under a very tight schedule, with special care taken to avoid affecting services for the centre's special users (such as the young children, people with disability and senior citizens).

Building surveyors Sr Paul C. K. Lau and Sr W. Y. Yau were involved in assisting in the formulation of practical design solutions and maintaining close communication between the project team and stakeholders from inception to completion.



The community centre with its refurbished façade



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**Repair & Rehabilitation Works
at 105 Parkes Street**

This project involved renovation to the external wall, replacement of water pipes, structural strengthening, and repair works such as concrete spalling repair and water seepage repair.

Freevision Ltd—with Sr Vincent Ho, Sr Ivan Law and Sr Marco Cheung—were involved in appraising the condition of the premises and proposing the most appropriate building repair and renovation. They contributed their expertise in different areas, such as defect diagnosis, maintenance technology, project management and building control, from design to completion.



The renovated three-storey pre-war tenement building

Finalist:

Tin Shui Wai Sports Centre

Building surveyor: Sr Michael C. S. Kwan



New modern look with façade features

Andreu World

Nub
by Patricia Urquiola



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