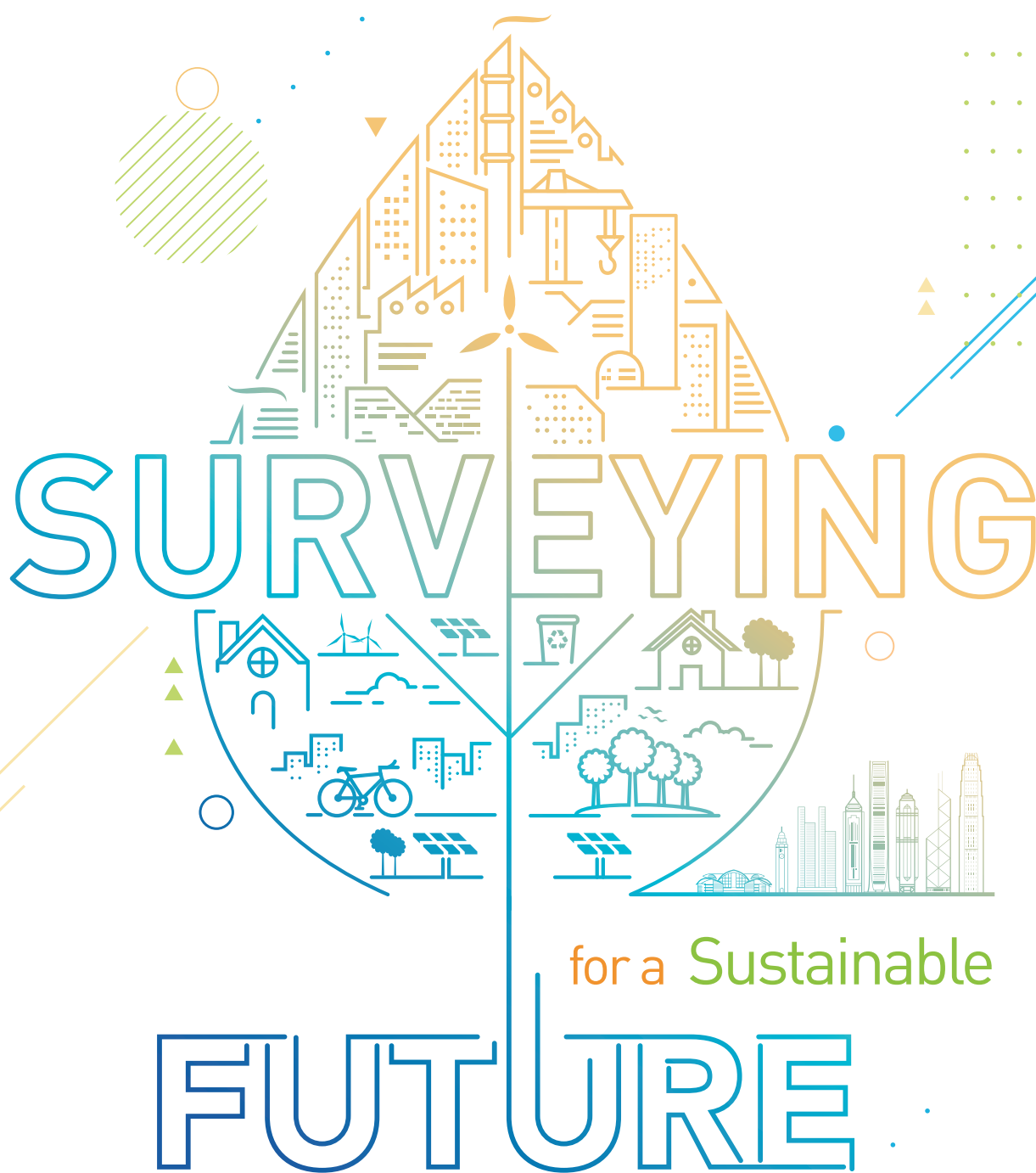


HKIS Awards 2024

Presentation Ceremony



創新專業測量 實現可持續未來



友興工程建設有限公司
Yau Hing Engineering Construction Ltd



Telephone: 3904 0752
Fax: 3904 0753
Email: yauhing18@gmail.com



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Message from HKIS President



Sr Francis LAM

President

The Hong Kong Institute of Surveyors

On behalf of The Hong Kong Institute of Surveyors (HKIS), I am honored to convey our deepest appreciation to all participants of the esteemed HKIS Awards 2024. HKIS is pleased to welcome our distinguished Guest of Honour, The Honourable CHEUK Wing Hing, GBS, JP, the Deputy Chief Secretary for Administration of HKSAR.

This year is the launch of the HKIS Awards, transforming from “Best Development and Conservation Award”, we embrace the theme “Surveying for a Sustainable Future”, which underscores the commitment to acknowledging the invaluable contributions of surveyors in fostering a resilient and sustainable environment for our city. This year’s focus aligns with the broader global agenda, reinforcing the United Nations’ Sustainable Development Goals and their integration within the Environmental, Social, and Governance frameworks of numerous institutions across Hong Kong.

The ultimate objective of the HKIS Awards is to amplify public awareness of the pivotal role surveyors play in shaping Hong Kong and the Greater Bay Area development trajectory, including their involvement throughout the entire lifecycle of the built environment, encompassing the planning stage to the post-occupation stage. It is our hope to inspire the upcoming generation, invigorate the surveying industry, and encourage a continuous influx of dynamism and relevance.

I would like to take this opportunity to express my gratitude to all the Project Teams here tonight whose dedication and commitment to excellence have enriched the competitive landscape of the awards. I am also deeply grateful to our esteemed jurors whose meticulous evaluation and discerning judgment were instrumental in identifying the pinnacle of excellence among the nominations. My heartfelt appreciation also extends to our sponsors, whose generosity has significantly contributed to the ceremony’s grandeur. Particular recognition must go to the awards organising committee, ably led by Sr Prof Winnie SHIU, for their meticulous planning and steadfast leadership throughout the HKIS Awards 2024 preparations.

Once again, I extend my warmest congratulations to all the laureates. Your collective efforts embody the essence of professional excellence and underscore the vital importance of surveying in constructing a sustainable and prosperous future for Hong Kong.

Message from Guest of Honour



The Honourable CHEUK Wing-hing, GBS, JP

Deputy Chief Secretary for Administration
Hong Kong Special Administrative Region

中華人民共和國香港特別行政區政府
政務司副司長辦公室
Deputy Chief Secretary for Administration's Office
The Government of the Hong Kong
Special Administrative Region
of the People's Republic of China



政務司副司長 卓永興
CHEUK Wing-hing, GBS, JP
Deputy Chief Secretary for Administration

Message

I would like to extend my warm congratulations to the Hong Kong Institute of Surveyors (HKIS) on the launch of the HKIS Awards 2024. The inauguration of the Awards at the 40th Anniversary of HKIS marks the beginning of a new chapter, and will serve as a standing testimony to the great achievements by the surveying profession in Hong Kong.

The theme of the HKIS 2024 Awards is "Surveying for a Sustainable Future". This echoes with the Government's determination to drive the sustainable development of Hong Kong, in particular our commitment to achieve carbon neutrality by 2050. The celebration by the HKIS 2024 Awards of the innovation and success illustrated by the finalist development projects is certainly a source of inspiration and will set lasting examples for the industry and the society as a whole to raise awareness of sustainable development.

I am pleased to note that the finalists come from professionals in a wide spectrum of background, including the private sector, non-governmental organisations, public organisations and Government departments. This goes to show that stakeholders from all sectors will join hands and spare no efforts in promoting the green and sustainable development of society.

Once again, my warm congratulations to the HKIS on the launch of the HKIS Awards 2024 on its 40th Anniversary. I wish HKIS and its members every success in their future endeavours.

(CHEUK Wing Hing)
Deputy Chief Secretary for Administration
Hong Kong Special Administrative Region

Message from Chairlady, Organising Committee



Sr Prof Winnie SHIU

Chairlady

HKIS Awards 2024 Organising Committee

Past President [2019/20]

The Hong Kong Institute of Surveyors

As the Hong Kong Institute of Surveyors celebrates 40 years of service, the HKIS will present the Inaugural HKIS Awards to recognise remarkable contributions of surveyors to development projects. This is a milestone achievement as it marks the first time an award is named after the Institute. The Awards have proven to be a tremendous success.

Since calling for applications a year ago, we have been delighted to receive enthusiastic response from all of our six surveying disciplines. Apart from high level of participation, it is reassuring to witness the outstanding performance of fellow surveyors. More specifically, surveyors have creatively used innovative technologies to solve problems posed by Covid and market situations.

It is even more encouraging to witness surveyors adopting novel ideas to meet Environmental, Social and Governance (ESG) targets. Thriving on the theme 'Surveying for a Sustainable Future' and aligning with the United Nations' Sustainable Development Goals (UNSDGs), all entries that have entered the final round demonstrate strong commitment to meet the Development Goals, such as: Climate Action; Industry, Innovation and Infrastructure; Affordable and Clean Energy; Sustainable Cities and Communities.

As always, winners gain recognition through hard work and superb performance. After selection by the First Screening Committee, 32 entries have entered the final round. One-fourth of them will become Grand Awards winners further to Juror's selection; the others will be Merits winners and Finalists. The best Grand Award winner will garner the HKIS Excellence in Surveying Award, whereas the Innovative Surveying Award will be given to the finalist with outstanding quality in innovative surveying technology. Since all prizes are important honours in the industry, all surveyors who enter the final round will be recognised.

Among the categories of Planning, Pre-construction, Construction, Sales and Leasing, and Post-occupation, we are particularly thrilled by the vast number of superb entries from the Construction category. Taking into consideration the varying nature of the projects and our aspirations for a fair comparison, the Jury Panel has made the decision to categorise these entries into three specific subgroups under Construction. They are: Building, Infrastructure, Alterations and Additions Works. With these, we may evaluate each category on an equal basis. Each subgroup would have its Grand Awards, Merits and Finalists. In the years to come, we hope there will be more subgroups to reflect the variety of projects undertaken by surveying professionals.

We are also pleased to have set up the award category for projects outside Hong Kong, under which an entry from the mainland has become one of the finalists.

On behalf of the Organising Committee, I would like to extend a big thank you to our Past Presidents, some of them retired, for spending time and effort to meticulously go through all entries and shortlist them during First Screening. May I express my sincere gratitude to our Jurors, who have spent a precious weekend visiting sites across the territory, and attended presentations on consecutive days to make decisions on the ultimate winners. To Members of the Organising Committee, it has been my pleasure working with you from formulating judging criteria to seeing completion of the Awards. Last but not least, may I thank our respected sponsors, without whom this landmark event would not be possible.

Building on current success, we aim to bring the biannual HKIS Awards to further heights. Other than project-based awards, there can be a wider range of accolades such as Young Surveyors Award and Professional Services Award for HKIS in future. Potentially, we can make this an occasion to celebrate both team and individual efforts in the surveying industry on the Institute's level.

As HKIS marches towards the fifth decade, let us continue to take surveyors to the centre stage in the spirit of Inheriting HKIS Values.

Congratulatory Messages



The Honourable John KC LEE, GBM, SBS, PDSM, PMSM

Chief Executive

Hong Kong Special Administrative Region

I am pleased to congratulate the Hong Kong Institute of Surveyors on the launch of the HKIS Awards to recognise the achievements of the surveying professionals.

More than 30 skilled project teams have been selected as finalists for the Awards, which feature six categories and are open to all types of development, from residential and commercial to government, institution, community and industrial projects. The theme of the Awards – “Surveying for a Sustainable Future” – reflects the Institute’s efforts to prioritise sustainability and contribute to a green environment. This is very much in keeping with the commitment made by our Government – to reduce our carbon emissions by 50 per cent before 2035 and achieve carbon neutrality before 2050. To realise these ambitious goals, the Government has been adopting green and smart initiatives in planning new development areas and encouraging the application of green innovation and technology in private projects.

Surveyors have a crucial role to play in sustainable city development. The Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023, now being reviewed by the legislature, as well as the proposed minority owners’ support centre, call for heightened support from the surveying industry. Your efforts are also essential in responding to the massive scale of maintenance and rehabilitation work required for Hong Kong’s aging buildings.

This year marks the 40th anniversary of the Institute, whose membership exceeds 10,000 professionals and students. I congratulate the Institute on its anniversary, and look forward to our continuing cooperation in the years to come. My congratulations, as well, to the finalists and the winners of the HKIS Awards 2024. Together, we will realise our sustainability goals and help build a better Hong Kong for us all.

Congratulatory Messages



The Honourable CHAN Mo-po, Paul, GBM, GBS, MH, JP
Financial Secretary
Hong Kong Special Administrative Region



Message from Convenor of Jury Panel



Sr LAU Chun Kong, JP

Past President [2015/16]
The Hong Kong Institute of Surveyors

On behalf of the HKIS Awards Jury Panel, I congratulate all the awardees on your extraordinary achievements and well-deserved recognition as winners of the HKIS Awards 2024.

The theme for this year's awards – Surveying for a Sustainable Future – recognises surveyors' efforts in creating a sustainable future, locally, nationally and internationally. The Awards celebrate the remarkable achievements of different projects that embody principles of sustainability, environmental protection, social responsibility, and long-term resilience in line with the Sustainable Development Goals set by the United Nations.

The calibre of submissions in each of the six award categories was exceptionally high this year, making the selection process intensely competitive. The entries stood out for their innovation, excellence in design and construction, and positive impact on communities.

The Jury was thoroughly impressed by the breadth and depth of your work, agreeing that these projects embody Hong Kong Surveyors' effort, dedication, and commitment to excellence. Your projects serve as shining examples of the transformative power of the built environment. We applaud your vision, creativity, and devotion to elevating the standards of our profession.

It is my great honour to be the Convenor of the HKIS Awards 2024 Jury Panel and work with the outstanding Jury Panel members. Thank you, fellow Jury Panel members, for your diligence in identifying the winning projects and recognising the extraordinary achievements of Hong Kong Surveyors. Special thanks go to the Organising Committee of HKIS Awards 2024 for arranging these meaningful awards to encourage more sustainable practices in the industry and promote a more sustainable future for Hong Kong.

Please join me once again in congratulating all HKIS Awards 2024 winners. I look forward to hearing about many more of your successes. Your award is a testament to your impressive talents and a well-deserved source of pride.

Messages from Members of Jury Panel



Sr Prof CHAU Kwong Wing

Chair Professor, Department of Real Estate and Construction,
The University of Hong Kong;
Past President (2009/10), The Hong Kong Institute of Surveyors

It is with great pride and enthusiasm that I extend my heartfelt congratulations to the winners of the HKIS Awards 2024. The theme of this year's awards, "Surveying for a Sustainable Future," is a testament to the surveying profession's unwavering commitment to shaping a more livable and environmentally-conscious built environment.

I am deeply inspired by the innovative solutions and remarkable achievements showcased by the award recipients. Your dedication and expertise have played a pivotal role in driving the transformation of our city, ensuring that development and conservation efforts are seamlessly integrated to create a sustainable future.

I extend my heartfelt congratulations to all the winners and the organising team. This celebration of excellence and innovation is a testament to the power of the surveying profession to shape a more sustainable and livable future for all.

**Listed in alphabetical order by surname*

Messages from Members of Jury Panel



Dr CHEUNG Tin-cheung, SBS

Chairman

Hong Kong Green Building Council

On behalf of the Hong Kong Green Building Council (HKGBC), I would like to offer my warmest congratulations to the Hong Kong Institute of Surveyors (HKIS) for the success of the Hong Kong Institute of Surveyors Awards 2024 [HKIS Awards 2024]. It is also my honour to have served on the Jury Panel.

With the theme “Surveying for a Sustainable Future”, the HKIS Awards 2024 aims to recognise surveyors’ efforts in creating a more sustainable future and celebrating exceptional achievements in development projects that prioritise sustainability. This goal of recognising and promoting sustainability aligns with the missions of the HKGBC as we are dedicated to promoting the standard and development of sustainable buildings in Hong Kong. We wholeheartedly appreciate the significant contribution of the HKIS Awards 2024 in fostering broader industry participation in building a sustainable living environment.

May I take this opportunity to congratulate the Organising Committee, the Award Winners, and every individual who has contributed to the success of the HKIS Awards 2024. I also wish the HKIS ongoing success in promoting sustainability for the built environment.

**Listed in alphabetical order by surname*

Messages from Members of Jury Panel



Ar. Prof Ada FUNG, BBS

President

Hong Kong Alliance of Built Asset &

Environment Information Management Associations

Chair

Hong Kong Chapter of buildingSMART International

It is my honour to be a member of the judging panel for this prestigious award, the HKIS Awards 2024 organised by the Hong Kong Institute of Surveyors (HKIS).

Congratulations to the awardees and participants of this HKIS Award! It gives me great pleasure to see so many brilliant submissions with exemplary performance in the respective categories.

I applaud the ingenuity and creativity on the part of the Organisers of HKIS. This award gives recognition to the efforts of Hong Kong Surveyors in development projects that prioritise sustainability and contribute to a greener environment in line with the United Nations Sustainable Development Goals.

I have high hopes that this will encourage more practitioners towards eco-friendly, people-friendly, and resource efficient practices, thus shaping a sustainable future for Hong Kong.

**Listed in alphabetical order by surname*

Messages from Members of Jury Panel



Ir HO Chi Shing

Chairman
Hong Kong Quality Assurance Agency

As a member of the esteemed jury panel for the HKIS Awards 2024, I am delighted to extend my heartfelt congratulations to all the award recipients. Their dedication to sustainable development and environmental protection is commendable and inspires our industry.

The innovative strategies and professionalism showcased in their projects underscore the pivotal role of surveyors in shaping a sustainable future. Their efforts align perfectly with our theme for 2024, "Surveying for a Sustainable Future."

Acknowledging their success, let us remember that our journey towards a sustainable future continues. I am confident that the HKIS will continue to promote sustainability and professionalism in surveying.

Once again, my heartiest congratulations to all the awardees on their outstanding accomplishments!

**Listed in alphabetical order by surname*

Messages from Members of Jury Panel



Prof LING Kar Kan, SBS

Vice Chairman, Hong Kong Housing Society
Director, Jockey Club Design Institute for Social Innovation of
The Hong Kong Polytechnic University

Congratulations to all the distinguished awardees of The Hong Kong Institute of Surveyors Awards 2024! As a juror, it gives me great honor to acknowledge and celebrate the outstanding achievements as Hong Kong Surveyors.

The HKIS Awards plays a vital role in recognising and appreciating the remarkable accomplishments of surveyors in our industry. It serves as a platform to showcase the exceptional work carried out by surveyors, highlighting their expertise, innovation, and dedication.

Under the theme "Surveying for a Sustainable Future," the HKIS Awards 2024 celebrate the exceptional achievements in development projects that prioritise sustainability and contribute to a greener and more eco-friendly environment, in alignment with the United Nations' Sustainable Development Goals.

I extend my heartfelt appreciation to all the participants for their exceptional submissions. Each entry demonstrated a commitment to sustainable practices and a vision for a better community.

To the awardees, your achievements are a testament to your unwavering dedication, expertise, and passion for driving positive change. Your exceptional and innovative work serves as an inspiration to fellow professionals and aspiring surveyors alike.

May your success continue to inspire and motivate others to embrace sustainable practices, contributing to a brighter and more sustainable future for Hong Kong.

**Listed in alphabetical order by surname*

Messages from Members of Jury Panel



Sr LO Pui Yiu, Sapphire

Assistant Director of Lands
Lands Department, HKSAR Government

Congratulations to the successful organisation of the HKIS Awards 2024 – Surveying for a Sustainable Future.

It is with the great pride and distinction that we gather today to recognise the remarkable achievements of the award winners for the excellent and exceptional work of SURVEYORS in the industry contributing to planning, pre-construction, construction, sales and leasing, and post-construction within project development cycles. The project submission materials and team presentation of each and every finalist demonstrates the professionalism of the team members, the challenges they encountered and overcome, the untiring efforts they made, the innovative solutions, creativity and commitment to environmental sustainability they ploughed in throughout the project process.

It is my great honour and pleasure to be part of this prestigious Award. As one of the jurors, it was a challenging mission and witnessing the dedication, passion, professionalism and forward-thinking of surveyors in their endeavors as displayed in their quality submissions and presentations was truly gratifying. My heartfelt congratulations to all the award winners and merits holders on their well-deserved recognition and my gratitude to the HKIS Awards organising committee for the marvelous work they have done.

**Listed in alphabetical order by surname*

Messages from Members of Jury Panel



Dr TANG Shuk Ming, Winnie, MH, JP

Founder and Honorary President
Smart City Consortium

It is my great pleasure and honour to be one of the Jurors for the HKIS Awards 2024 and I would like to congratulate the Hong Kong Institute of Surveyors for successfully organising such a meaningful and prestigious Awards.

The HKIS Awards 2024 is truly a great platform to showcase the remarkable work of surveyors in the industry and recognise their contribution to sustainable development. I can see the dedication and tireless effort that talented surveyors have made through their projects. Indeed, it was an amazing journey to witness how they leverage on their surveying knowledge and professional expertise to achieve sustainability and contribute to a greener and more eco-friendly environment, in line with the Sustainable Development Goals set by the United Nations.

I believe that sustainable development is the common desire for all, and I do hope there will be more innovative and sustainable practices in the industry so that we could co-create a sustainable and smart future for Hong Kong together.

Once again, I would like to extend my heartfelt congratulations to all awardees! Wishing you all even more success and many more accolades in the future!

**Listed in alphabetical order by surname*

Messages from Members of Jury Panel



Mr WONG Chuen Fai, JP

Commissioner for Climate Change
Environment and Ecology Bureau, HKSAR Government

Congratulations to all the winners of the HKIS Awards 2024, which celebrate the remarkable achievements of Hong Kong Surveyors in shaping a sustainable future for our city.

The theme of this year's awards, "Surveying for a Sustainable Future", highlights the efforts of Hong Kong Surveyors in promoting sustainability and creating a greener environment. These awards align with the Government's sectoral drive on decarbonisation, particularly in the construction and infrastructure industry. To this end, the Government has established the Office of Climate Change and Carbon Neutrality early last year to strengthen co-ordination and promote climate action in the whole community. The Council for Carbon Neutrality and Sustainable Development has also been formed to strengthen participation in low carbon transition by different sectors of the community.

Hong Kong is actively working towards becoming a low-carbon city through the implementation of our Climate Action Plan 2050. Our target is to achieve carbon neutrality before 2050, with an interim target of reducing our carbon emissions by half before 2035 as compared to our 2005 level. Electricity generation, transport, and waste are the primary sources of carbon emissions in Hong Kong. The building stock in Hong Kong accounts for about 90% of our electricity consumption. It makes the "energy saving and green buildings" a very important strategy in Hong Kong's climate actions. The construction and building sector, where surveyors belong to, plays a crucial role in achieving our decarbonisation targets in this area.

We appreciate the dedication and innovation shown by our surveyors in integrating sustainability principles into their development projects, from planning to post-occupation stages. Through the adoption of green building standards, energy-efficient technologies, and sustainable day-to-day operational practices, surveyors contribute significantly to our fight against climate change and the realisation of a sustainable future for Hong Kong. Let us continue to collaborate and strive towards a sustainable, low-carbon future for our city.

**Listed in alphabetical order by surname*

Messages from Members of Jury Panel



Prof YEH Gar On, Anthony

Chair Professor

Department of Urban Planning and Design, The University of Hong Kong

Congratulations to all the distinguished awardees of The Hong Kong Institute of Surveyors Awards 2024! As a juror, it gives me great honor to acknowledge and celebrate the outstanding achievements as Hong Kong Surveyors.

The HKIS Awards plays a vital role in recognising and appreciating the remarkable accomplishments of surveyors in our industry. It serves as a platform to showcase the exceptional work carried out by surveyors, highlighting their expertise, innovation, and dedication.

Under the theme "Surveying for a Sustainable Future," the HKIS Awards 2024 celebrate the exceptional achievements in development projects that prioritize sustainability and contribute to a greener and more eco-friendly environment, in alignment with the United Nations' Sustainable Development Goals.

I extend my heartfelt appreciation to all the participants for their exceptional submissions. Each entry demonstrated a commitment to sustainable practices and a vision for a better community.

To the awardees, your achievements are a testament to your unwavering dedication, expertise, and passion for driving positive change. Your exceptional and innovative work serves as an inspiration to fellow professionals and aspiring surveyors alike.

May your success continue to inspire and motivate others to embrace sustainable practices, contributing to a brighter and more sustainable future for Hong Kong.

**Listed in alphabetical order by surname*

Messages from Members of Jury Panel



Ms YU Po Mei, Clarice, JP

Director of Buildings
Buildings Department, HKSAR Government

I wish to extend my warmest congratulations to all the winners of the HKIS Awards 2024 for their remarkable achievements and their contributions to the building industry and to our environment.

The theme of this year's Awards, "Surveying for a sustainable future", not only highlights the pivotal role of the surveying profession in creating a sustainable environment, but also reflects the common desire of our society for a sustainable and livable city. With this consensus, the Government is committed to continue fostering the city's sustainable development. This year, we at the Buildings Department (BD) will be implementing the new gross floor area concession mechanism to promote green buildings; facilitating the use of innovative building materials and technologies through a newly established pre-acceptance mechanism; and supporting and continuing to incentivise the adoption of Modular Integrated Construction. BD will also be launching Stage 3 of the Electronic Submission Hub to help us save paper, efforts and time in plan submissions and processing. All these initiatives involve Innovation and Technology, which are also the main focus of the Awards.

I therefore applaud the Hong Kong Institute of Surveyors for their vision and immense efforts in organising this meaningful Awards, to give recognition to the unsung heroes and heroines in the building industry. Only by engaging all of us can we truly make a positive impact for a sustainable future.

**Listed in alphabetical order by surname*

First Screening Committee



Sr KAN Fook Yee, GBS
HKIS Founding President



Sr LAM Chun, Daniel, SBS, JP
HKIS Past President,
1986/87



Sr Prof LEUNG Shou Chun
HKIS Past President,
1990/91



Sr WU Moon Hoi, Marco, GBS
HKIS Past President,
1991/92



Sr CHEUNG Ho Sang, Albert, JP
HKIS Past President,
1992/93



Sr LAU Ping Cheung, GBS, JP
HKIS Past President,
1996/97



Sr Prof NG Hang Kwong, Francis, BBS
HKIS Past President,
1999/2000



Sr Prof WONG Bay
HKIS Past President,
2010/11



Sr KWOK Chi Wo, Simon
HKIS Past President,
2013/14

**Listed in year of presidency*

About the HKIS Awards 2024

CATEGORIES

1

PLANNING

2

PRE-CONSTRUCTION

3

CONSTRUCTION
- BUILDING
- INFRASTRUCTURE
- ALTERATION AND ADDITION

4

SALES & LEASING

5

POST-OCCUPATION

6

PROJECT OUTSIDE HONG KONG



The HKIS Awards endeavors to acknowledge and recognise the outstanding achievements of Hong Kong Surveyors. The Awards serves as a platform to showcase the exceptional work of surveyors in the industry and promote their professional image.

With the theme “Surveying for a Sustainable Future”, the HKIS Awards 2024 aims to recognise the efforts of Hong Kong Surveyors in creating a sustainable future. The Awards celebrate outstanding achievements in development projects that prioritise sustainability and contribute to a greener and more eco-friendly environment, in line with the Sustainable Development Goals set by the United Nations. By highlighting the important role of surveyors in sustainable development, the Awards strives to encourage more sustainable practices in the industry and promote a more sustainable future for Hong Kong.

The shortlisted projects will be awarded with the following award types:

Types of Award*	Description
HKIS Excellence in Surveying Award	HKIS Excellence in Surveying Award will be presented to the project with outstanding OVERALL quality that is judged to be the BEST among all the Grand Award Winners.
Grand Awards	There will be a Grand Award Winner[s] for each award category. This is the highest recognition to projects at the category level.
Merits	There will be recognition of merit[s] for each award category.
Finalists	There will be recognition of finalist[s] for each award category that has passed the first screening and finished the Finalist Presentation to Jury Panel, and/or completed site visit. # Site visit is applicable to Hong Kong Construction and Post Occupation Award Categories only. # Finalist qualification will be usurped if the project team is unable to conduct site visit or present at the Finalist Presentation to Jury Panel.
Special Award*	Description
Innovative Surveying Award	One award will be given out among all shortlisted projects, which have completed the finalist presentation to the Jury Panel, to recognise the project's outstanding quality in innovative surveying technology.

**The HKIS Awards 2024 Organising Committee reserves the right not to bestow an award if the Jury Panel deems that no application is worth receiving that particular award. The decision of the Jury Panel shall be final.*

HKIS Awards 2024 Judging Criteria

Projects within Hong Kong

Projects must be within the Hong Kong Special Administrative Region and can be in any respective stage within the project development cycle listed below:

Awards Categories	Judging Criteria
Planning	<ul style="list-style-type: none"> • Project Inception & Project Planning • Land Administration • Town Planning Approvals, Statutory Approvals and Engagement with Local Public Bodies • Sustainability Values, Processes, and Impact • Innovation and Technology
Pre-construction	<ul style="list-style-type: none"> • Resources and Financial Arrangement • Design Development • Procurement • Sustainability Values, Processes, and Impact • Innovation and Technology
Construction - Building - Infrastructure - Alteration and Addition	<ul style="list-style-type: none"> • Value and Cost Management • Project Management • Construction Management • Sustainability Values, Processes, and Impact • Innovation and Technology
Sales & Leasing	<ul style="list-style-type: none"> • Marketing Concept Development • Sales and / or Leasing Strategies • Marketing Management • Sustainability Values, Processes, and Impact • Innovation and Technology
Post-occupation	<ul style="list-style-type: none"> • Value Enhancement • Property/Facility Management • Sustainability Values, Processes, and Impact • Innovation and Technology

Projects outside Hong Kong

Applied project must be outside the Hong Kong Special Administrative Region. Applied project can be in any respective stage within the project development cycle listed below. All projects, regardless of their stage in the project development cycle, will be judged collectively.

Awards Category	Project Development Cycle
Project outside Hong Kong	<ul style="list-style-type: none"> • Planning • Pre-construction • Construction • Sales & Leasing • Post-occupation

List of Awardees

Planning Category

GRAND AWARDS

AIRSIDE

Kwun Tong Town Centre Project (K7)

MERIT

A Legacy Reimagined,
A Story Retold – Ming Wah Dai Ha Redevelopment

FINALISTS

KT Marina

Monaco

The Salvation Army Lai King Home Redevelopment Project

*List of awardees is displayed in alphabetical order

Grand Award

Planning Category

AIRSIDE

Nan Fung Group

Description

AIRSIDE is the first private development project in Hong Kong to attain five top green building certifications, including LEED Platinum. Its design, inspired by textiles, pays tribute to both its developer's history and Hong Kong's legacy.

With a dedicated commitment to sustainability and the community, AIRSIDE sets the stage for a greener and more vibrant future for Kai Tak.

AIRSIDE is a grade A office and retail development located on a comprehensive development area site and also the heart of former Kai Tak Airport site. It is a 200m high, 1.9 million ft² mixed-use commercial development in the Kai Tak area which consists of a 32-storey Grade A office, a multi-storey retail complex, a public transport interchange, an all-weather landscaped elevated walkway, car parking facilities and basement retail with an underground shopping street directly connected to Kai Tak Station. All are coupled with cascading greenery, open-air rooftop, terraces, surrounding grounds and extensive 6,400 m² of greenery spaces for activities and respite.

The vision of the project is to create a place for "Wholeness, a people-oriented environment, socially inclusive community with exemplar environmental performance and innovative sustainable features. It will certainly be a new landmark for Kai Tak community and brings in greening, entertainment and job opportunities which makes the neighbourhood a better living space.

AIRSIDE is designed to function on differing levels and scales of perception and expression. It is a strong focal point for the wider area, with the monumental tower having a clear presence and being a reference point on the Kai Tak Station Square, yet the building is designed to operate at the human scale; by subdividing the large retail block part with setback gaps in the façade. The mass is broken down into smaller components, creating an impression of several blocks in unison, rather than a single unified structure. It has the presence of several singular objects that together create a wholeness. The main feature is a gradual play in height. The retail blocks rise up carefully in steps from the Kai Tak River Promenade and transit to the main volume: The upper portion of the tower, which expresses verticality through a mirrored shape, tapered prism that connects the ground to the sky.

Grand Award

Planning Category

AIRSIDE



Grand Award

Planning Category

Kwun Tong Town Centre Project (K7)

Sino Group

Chinese Estates Holdings Limited

Description

The Kwun Tong Town Centre project is one of the redevelopment projects announced by the Land Development Corporation in 1998, as part of the HKSAR Government's broader efforts to rejuvenate older districts and enhance their liveability. Occupying a site area of more than 500,000 ft² and affecting 1,653 property interests and 3,139 people, this multi-billion-dollar project is the largest single project and most complex initiative ever undertaken by the Urban Renewal Authority (URA). This project plays a pivotal role in supporting the government's Energising Kowloon East and CBD2 initiatives. When fully redeveloped, the area will serve not only as a town centre for the residents of Kwun Tong but also as a meeting hub in East Kowloon, creating long-term social, economic, cultural and environmental values.

During the initial stage of this mega redevelopment project, Knight Frank advised the URA on the project's financial feasibility and acted as the Domestic Valuation Consultant for resumption. Subsequently, Knight Frank and Wong Tung & Partners Limited were appointed by the joint venture developer comprising the URA, Sino Group and Chinese Estates Holdings Limited as the Architect and the Land Consultant respectively for Grand Central in development areas 2 and 3.

To realise a sustainable and inclusive town centre, the project team has fully embraced the "people first, district-based, public participatory" approach and incorporated sustainable development principles for this unprecedented project. Stakeholders' needs and aspirations have been considered since project inception, which is crucial to securing the unwavering support from the Kwun Tong community. Drawing on robust government relations and market-leading expertise, the project team has skilfully navigated multiple challenges in a timely manner, and minimised environmental impact and disruption to residents. Traffic conditions and pedestrian flow have been enhanced to levels previously unseen in the Kwun Tong Town Centre.

Demonstrating a seamless integration of nature and humanity with sustainability innovations and designs, Grand Central in the development has obtained the Final Platinum rating certification under BEAM Plus New Buildings [Version 1.2]. It has received numerous accolades from home and abroad, including the Hong Kong Green Building Council's Green Building Award 2021 – Grand Award in the "New Buildings: Completed Projects – Commercial" category, for having breathed new life into a well-established community while preserving the unique characteristics of the old Kwun Tong Town Centre.

Grand Award

Planning Category

Kwun Tong Town Centre Project [K7]



Merit

Planning Category

A Legacy Reimagined, A Story Retold – Ming Wah Dai Ha Redevelopment

Hong Kong Housing Society

Description

Established in 1948, the Hong Kong Housing Society (HKHS) is an independent and not-for-profit organisation providing quality housing for the people of Hong Kong. With the support of the Government, we have implemented various housing schemes to meet the needs of niche markets. For over seven decades, we have been serving our community with a social mission, consistently striving to be a world-class housing solution provider and innovator with leadership in quality, value for money and management.

The Redevelopment of Ming Wah Dai Ha

Ming Wah Dai Ha [MWDH] is a redevelopment project in Shau Kei Wan with the vision to address the double ageing challenge and to provide more affordable and quality housing within the community. The composition of the building elements and the design provision of various facilities are carefully considered to promote the concepts of intergenerational living, such that MWDH is a people-oriented project that holistically benefits the community from the past to the future.

A three-phased redevelopment plan has been adopted, with the land instrument and lease conditions tailor-made to suit the phased redevelopment. With a fresh land exchange application, the original tenure of MWDH was extended. The lease extension respects the rights of existing tenants and allows flexibility in the redevelopment process. Efforts have also been made by lobbying the government to achieve a nominal premium to ensure the project's financial viability.

Redevelopment does not mean ignoring the past. Within the new development, significant building elements will be preserved in-situ to retain collective memory from the past. Sustainability is also a major consideration of the project, where construction waste recycling and usage of regional materials are implemented to reduce waste throughout the construction cycle. Innovative technologies have also been applied to the project, such as the use of modular construction and building information modelling.

This pilot project, meticulously planned and executed, seamlessly integrates the past with the present. As a people-oriented project, it has fostered a liveable community that embraces cultural, environmental and financial sustainability. Our work, putting together as MWDH, materialises our belief of “情繫明華 薪火相傳” and establishes a precedent of upcycling other mature estates within Housing Society's portfolio.

Merit

Planning Category

A Legacy Reimagined, A Story Retold – Ming Wah Dai Ha Redevelopment



Finalist

Planning Category

KT Marina

*K. Wah International Holdings Limited
Wheelock Properties (Hong Kong) Limited
China Overseas Land & Investment Limited*

Description

KT Marina is a prominent residential development situated at the former Kai Tak Airport Runway in Hong Kong. It is jointly developed by K. Wah International Holdings Limited, Wheelock Properties (Hong Kong) Limited and China Overseas Land & Investment Limited.

KT Marina occupies a prime location at the intersection of tradition and innovation, as Kai Tak has been revitalised and transformed into the second Central Business District (CBD2) as part of the government's initiatives and city planning for Kowloon East. Being in close proximity to Victoria Harbour and Kai Tak Sky Garden, KT Marina seamlessly integrates the surrounding harbour and green spaces with its internal landscape design, creating a captivating "Garden in the City" concept and fostering a vibrant "Victoria Harbour Living Circle" ambience.

KT Marina offers a total of 2,138 high-quality apartments with a wide range of unit types. The development is divided into two phases and will be completed in 2025.

The architectural design of KT Marina embraces a futuristic aesthetic, employing curtain walls that not only provide a transparent appearance to the buildings but also offer breathtaking vistas of Victoria Harbour allowing abundant natural light to illuminate the interior spaces. Moreover, the placement and orientation of the residential towers have been carefully considered to optimise the views from every unit, ensuring that residents can fully appreciate the stunning surroundings.

The low-rise block situated along the waterfront features a contemporary and iconic design characterised by horizontal and vertical curves reminiscent of a luxurious super yacht. Through a cascading arrangement, the upper half of the low-rise floors features expansive platforms and semi-open spaces, creating a multi-level extension to the surroundings and providing an enhanced connection to the sea.

KT Marina offers residents an enriching "Active Lifestyle" through its outstanding clubhouse facilities. These include 3 swimming pools – 50m Grand Pool, 25m Sky Pool and 25m Indoor Wellness Pool, a spacious 6,000 ft² 24-hour interactive gym, multi-functional full ball court, and a sprawling 15,000 ft² children's play area. With these exceptional amenities, KT Marina offers a well-rounded, sustainable and enjoyable lifestyle to enhance the wellbeing of its residents.

Finalist

Planning Category

KT Marina



Finalist

Planning Category

Monaco

Wheelock Properties (Hong Kong) Limited

Description

Wheelock Properties, a leading property developer in Hong Kong, is dedicated to crafting extraordinary living experiences for our valued customers through quality building, design, and thoughtful service guided by our living concept, “The Spirit of Living”.

Our flagship development, MONACO, is an iconic residential development project at Kai Tak Harbourfront, featuring the Victoria Harbour with south-facing seaview. With the geographical advantages, MONACO, as the pilot project of the MONACO series, is planned with synergy to strive for the best of all stakeholders. To embrace “The Spirit of Living” the notion of Wheelock Properties, it seeks to establish a contemporary, sustainable living environment and distinctive landmark in the central of Kai Tak – the iconic emerging hub in Kowloon East highly regarded by the market under the “Energizing Kowloon East” initiative. The design concept of the MONACO series was inspired by the luxurious harbourside living in Monaco, the coastal country situated alongside the Mediterranean Sea.

Strategic surveying plays a pivotal role in recognising the immense potential of the Kai Tak Site. A multi-disciplinary team of professionals collaborated to unleash the maximum potential of the site through comprehensive feasibility studies, visionary and expert-unified valuation, refinement of Master layout Plan and flat mix to meet the diversified market demand in the new community. The proactive approach contributed to the successful acquisition of the site through a share deal in 2018, solidifying Wheelock’s position as one of the leading developers in the Kai Tak area.

MONACO development is committed to fostering a happier and healthier harbourside community by emphasising sustainability, a people-centric approach and vibrant communal spaces. In planning the MONACO Series, the disposition of tower blocks is precisely planned to promote optimal natural light, penetration of prevailing winds and maximisation of landscape areas for the residents and their neighbourhood, reflecting Wheelock’s commitment to balancing social needs with commercial interests. The residential clubhouse of MONACO features diverse social, entertainment and facilities to create an enjoyable living environment. Going beyond the names, MONACO elements are delicately immersed into the design of clubhouse, unit features and common areas of the development to promote “Monaco Resort-Lifestyle” in Kai Tak.

The success of the MONACO series underscores the dedication, creativity, and perseverance of Wheelock Properties. We remain steadfast in our commitment to excellence, innovation, and customer satisfaction, contributing to the advancement of Hong Kong’s real estate industry and the betterment of society.

Finalist

Planning Category

Monaco



Finalist

Planning Category

The Salvation Army Lai King Home Redevelopment Project

The Salvation Army

Description

The planning study is to redevelop the existing Lai King Home [comprising of 3 blocks of 3-storeys] into 2 blocks of 7-storeys new building.

Besides expanding the current service places for Day Activity Centre ["DAC"], Hostel for Severely Mentally Handicapped Persons ["HSMH"] and maintaining the Residential Respite Service ["RRS"] and Extended Care Programme ["ECP"], new welfare services such as Hostel for Moderately Mentally Handicapped Persons ["HMMH"], Integrated Vocational Rehabilitation Services Centre ["IVRSC"], and Care & Attention Home for Severely Disabled Persons ["C&A"] will also be provided.

The proposal has incorporated the following design considerations:

1. The positioning of the dormitory/habitable space would avoid directly facing Kwai Tsing Highway due to noise source from the cargo terminal and the highway;
2. The dormitory is in a staggering arrangement with window opening to the sides of the room to satisfy fresh air intake for the dwelling while meeting noise compliance standards;
3. A mature tree, *Ficus elastica* at the southwest portion of the Site will be retained with adequate building setback to ensure healthy growth of the tree;
4. Provision of not less than 20% greenery coverage at multi-levels such as the green deck at the first floor, roof garden and the green terraces of every floors;
5. Provision of a large green deck at the first floor to create a public realm to encourage community engagement;
6. Provision of building separation of at least 15m wide between the dormitory blocks to allow view corridor and breezeway;
7. Adoption of terraced design for the dormitory floors for better air flow and permeability;
8. Provision of setback from Lai King Hill Road to create a wider street canyon.

Finalist

Planning Category

The Salvation Army Lai King Home Redevelopment Project



List of Awardees

Pre-construction Category

GRAND AWARD

Proposed Composite Development at 28 Tonkin Street

MERITS

8 Castle Road

Central Market

Monaco

Public Rental Housing and Subsidised Sale Flats Development at Queen's Hill Site 1, Fanling

FINALISTS

Central Asia Hub Phase 3 Expansion

WWF HK Mai Po Infrastructure Upgrade

*List of awardees is displayed in alphabetical order

Grand Award

Pre-construction Category

Proposed Composite Development at 28 Tonkin Street

Chinachem Group

Urban Renewal Authority

Description

The First Private Residential Project to Adopt Modular Integrated Construction (MiC) by Private Developer.

This project aims to create a greener environment and enhance the quality of life in the district of the city by integrating humanistic design and technologies. We are keen to bring positive impact to society through our corporate philosophy that puts equal priority on People, Prosperity and the Planet. It will be a pioneer in the construction industry in Hong Kong by achieving the following:

- The first private residential MiC project
- The first MiC project with concrete composite wall
- The first MiC project with curtain walls installed in factory
- The first adoption of ultrasonic scanning for non-destructive testing
- The thinnest concrete composite wall

The project is a composite development comprising one residential tower, a retail podium, an urban plaza, a clubhouse and a sky garden. The majority of works were carried out in MiC factories so the waste generated during the construction process could be reduced to a minimum. MiC brings better workmanship and quality control by allowing workers and quality assurance team to carry out their work in a safe location, instead of at height. This project has also achieved:

- A 65% reduction in construction noise
- A 65% reduction in construction waste
- A 60% reduction in traffic loading
- A 70% reduction in on-site labour
- A 80% reduction in on-site lifting
- A 35% reduction in the risk of heat stress for the workers

Many eco-friendly construction methods and materials are used, including Enertainer instead of a diesel generator, low carbon concrete, etc. These contribute to a reduction of 2,088 tonnes carbon dioxide emission [equivalent to 2,000 round-trip air flights from Hong Kong to New York]. This project has achieved a provisional Platinum BEAM Plus rating.

MiC requires a higher level of technical expertise and better coordination of different work trades. In order to cater to the special nature of MiC, the procurement strategy including the tendering procedure and assessment method, was specially designed to engage a full team of experts, contractors, and suppliers altogether in the early stage of the project.

This project will serve as a benchmark for the construction industry in Hong Kong, encouraging widespread adoption of MiC in the future. This, in turn, has the potential to yield substantial benefits for the city.

Grand Award

Pre-construction Category

Proposed Composite Development at 28 Tonkin Street



Merit

Pre-construction Category

8 Castle Road

Henderson Land Development Company Limited

New World Development Company Limited

Description

A Bespoke Revival of Heritage, Luxury, and Refined Living.

The 8 Castle Road project, situated in the heart of Hong Kong's Mid-Levels, is a remarkable residential development that aims to redefine the city's luxury living experience. This ambitious undertaking is a collaboration between two of Hong Kong's most esteemed property developers, Henderson Land Development Company and New World Development Company Limited, showcasing their commitment to creating a truly exceptional living environment.

Designed to evoke the grandeur and elegance of Italian castles, the project features two towers that embody a harmonious blend of heritage and modern sophistication. The development's practical area spans over 10,000 ft², covering a total gross floor area of 472,067 ft², offering residents a spacious and exclusive living experience.

Assembled under the guidance of an exceptional project management team from Henderson Real Estate Agency Limited, the development boasts a remarkable roster of renowned design professionals. The project's principal designer, Antonio Citterio, and the executive architect, Ronald Lu & Partners, have meticulously crafted the architectural and interior elements, seamlessly blending traditional elegance with contemporary design sensibilities.

The attention to detail is further exemplified by the involvement of prestigious firms such as Rider Levett Bucknall for quantity surveying, BTR for executive interior design, and the renowned Jean Louis Deniot, Lilian Wu and AB Concept for the flat designs. The project also benefits from the expertise of Ove Arup & Partners Hong Kong Limited, who have provided comprehensive engineering solutions for sustainability, building services, IT, and home automation.

The 8 Castle Road project is a testament to the developers' commitment to enhancing the lives of Hong Kong residents through innovative technologies and a harmonious blend of aesthetics. With its elegant entrances, luxurious amenities, and tailor-made spaces designed for privacy, this residential complex offers an exceptional living experience for elite individuals seeking the pinnacle of elegance and exclusivity in the heart of Hong Kong.

Merit

Pre-construction Category

8 Castle Road



Merit

Pre-construction Category

Central Market

Rider Levett Bucknall Limited
Urban Renewal Authority

Description

This fourth generation Central Market building is a Grade III historic building construed in 1939 and was regarded as one of the most advanced fresh food markets at the time, serving shoppers from all social classes. The building has been vacant and in disrepair for over a decade, with signs of multiple structural defects. Urban Renewal Authority was commissioned to revitalise Central Market as a part of the “Conserving Central” initiative proposed by the HKSAR Government by restoring the building’s character and key elements while introducing new elements to fit its new function.

To tackle this challenging project, the Urban Renewal Authority has brought in the best in the field to handle different aspects of the project including AGC Design Limited as the Architectural Lead Consultant and Conservation Architect, ARUP as the Structural consultant, AECOM as the Building Services consultant, Rider Levett Bucknall Limited as the Quantity Surveyor, Architectural Preservation Studio from New York as the Architectural Design Expert on Creative Adaptive Reuse of Reinforced Concrete Building, Earthasia as the Landscape Architect, Global Virtual Design and Construction Limited as the BIM consultant, Shui On Construction Limited as the Contractor and the Chinachem Group as the Operator who seamlessly collaborate to deliver.

Under various site and time constraints, the project team has opted for a minimum intervention approach to preserve this historic building while maintaining the accessibility of a 24-hour public passageway and public toilet throughout the whole construction period. Since 2018, the team has also proliferated the use of higher dimension BIM (4D, 5D and 6D) applications to ensure effective project management and seamless cross-functional communication. Leveraging the use of digitalisation certainly enhances our service delivery efficiency and reliability during COVID for proper progress.

Multiple smart features have also been applied to promote sustainable concept and provide an approachable, energetic and gregarious place for the community. The Team has provided quality technical and management services throughout the whole design, construction and delivery process, while upholding the sustainability design principles and maintaining the project cost within a fixed budget.

Merit

Pre-construction Category

Central Market



Merit

Pre-construction Category

Monaco

Wheelock Properties (Hong Kong) Limited

Description

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Merit

Pre-construction Category

Monaco



Merit

Pre-construction Category

Public Rental Housing and Subsidised Sale Flats Development at Queen's Hill Site 1, Fanling

Hong Kong Housing Authority

Description

Queen's Hill Site 1 in Fanling used to be abandoned barracks situated in rural area surrounded by hills and villages with limited accessibility. Now, it is transformed into a modern high-density prosperous residential community.

Queen's Hill Site 1 development comprises construction of seven domestic blocks for Public Rental Housing providing 8,865 no. of domestic flats and six domestic blocks for Subsidised Sale Flats providing 3,222 no. of domestic flats, three semi-basement carparks, a 1-to-4-storey retail facilities, a public transport terminus with landscape deck above, an integrated community hall cum social welfare block, three kindergartens, a footbridge, main access road and other government-funded facilities.

Arcadis provided full services on quantity surveying practice in both pre- and post-contract stages including preparation of tender documents, tender analysis, cost planning and cost control, certification of payment, valuation of variations and settlement of final account.

Arcadis provided cost advice to project team in exploring every design option to facilitate establishment of sustainable design approach including passive design, design for maintenance, reusing existing building materials, reducing waste, energy-saving measures and greenery options.

Arcadis also provided advice on procurement strategies and contract provisions to overcome obstacles including uncertainty of government funding, limited access of the site and existing grave in proximity to the site.

With commitment to achieve sustainable future, Arcadis developed a proprietary electronic tendering system to streamline tendering process, automate addendum processing, replace dissemination of hard copy, and hence provide positive impact to the construction industry.

With continuous effort among the project team, Queen's Hill Site 1 development achieved Platinum/Gold in BEAM Plus rating, addressed the United Nations Sustainable Development Goals and at the same time ensured that the total project expenditure is within budget.

Merit

Pre-construction Category

Public Rental Housing and Subsidised Sale Flats
Development at Queen's Hill Site 1, Fanling



Finalist

Pre-construction Category

Central Asia Hub Phase 3 Expansion

Turner & Townsend Limited

Description

Turner & Townsend is an independent professional services company specialising in program management, project management, cost and commercial management and advisory across the natural resources, real estate and infrastructure sectors.

Our first established in Hong Kong in 1977 and our exposure to its diversity of cultures, locations and aspiration to stride forward onto the global stage has excited our business since we set up operations. We have a strong local team of over 200 staff spread across Hong Kong and Macau, our offices have collective experience in providing a thorough understanding of the local construction market to the real estate and infrastructure sectors, which is our main focus of business development. We have successfully delivered over 1,000 projects in over the past 47 years.

DHL Aviation (Hong Kong) Ltd is expanding their business in Asia with the expansion of their existing Central Asia Hub (CAH) facility at Hong Kong International Airport. The project is intended to meet this expansion target with the introduction of a new Phase 3 building to their CAH Facility. This proposed Phase 3 building will interface with the existing Phases 1 & Phase 2 completed in 2004 & 2007 respectively, to expand their Mail Handling System (MHS). The upgrading of this existing premises shall become a world class logistic facility in an increasingly competitive logistic market.

Turner & Townsend provided the Cost Management Service from the initial briefing stage through to completion. We were validating the project budget from Day 1 of our appointment and such experience has proven to be extremely important. We had helped to rectify the shortfall inherited from the previously prepared project budget and reset the baseline for cost planning. Through extensive VE and design development we had steered the project cost back on the Client's original budget.

We also provided strategic procurement advice to DHL by drawing upon our inherent local experience. With the joint effort from the Client and the Project Team, we were able to select a procurement arrangement for the optimal outcome that suits the Project and the Client's budget approval process. In addition to the above achievement, our team strives for excellence and resolute commitment in the delivery of project deliverables had resulted a closeout of the final account within the committed timeframe.

Finalist

Pre-construction Category

Central Asia Hub Phase 3 Expansion



Finalist

Pre-construction Category

WWF HK Mai Po Infrastructure Upgrade

World Wide Fund for Nature Hong Kong

Description

The project proponent is the World Wide Fund for Nature Hong Kong [“WWF-Hong Kong”], which has been managing the 211.7ha of the Mai Po Reserve [MPNR] since 1984. Being a leading and responsible non-government organisation, WWF-Hong Kong aspires to bring this nature classroom and laboratory to an even broader society, and transforms Mai Po into the 21st Century Nature Classroom. To realise WWF aspiration to transform Mai Po into a first class learning institute and to build a future in which humans live in harmony with nature, WWF proposes a project to upgrade the infrastructure of Mai Po so that capacity of the education program will be enhanced.

Thanks to a funding of HK\$347 million from the Hong Kong Jockey Club Charities Trust, the Mai Po Nature Reserve Infrastructure Upgrading Project kicked off in 2018. The Project comprises the following components:

1. Peter Scott Field Studies Centre [PSFSC]
2. Mai Po Education Centre [MPEC]
3. Wooden Footpath from PSFSC to MPEC
4. Repairing of Existing Tower Hide
5. Construction of two New Tower Hides

The project has enhanced the capacity for wetland training and research. The new facility provides space for community forums and workshops, enabling groups to collaborate in addressing threats to biodiversity and the protection of Deep Bay wetlands and the East Asian-Australasian Flyway. Moreover, the emphasis on education focus on empowering the younger generation to speak up for nature. The new centre features dedicated learning and activity areas to promote outdoor education. During Hong Kong’s summer, these areas will remain accessible, even during rainstorm warnings. In addition, the project prioritises visitor comfort as well as barrier-free access while minimising their impact on the surrounding environment in order to provide a pleasant experience for all.

All the above project component abovementioned are non-typical buildings with environmental-oriented design. As the Quantity Surveyor of the project, Arcadis has provided the best advice for feasibility studies, procurement, value engineering and other cost aspects for the project, successfully support the team on the contract administration with substantial cost savings.

Finalist

Pre-construction Category

WWF HK Mai Po Infrastructure Upgrade



List of Awardees

Construction (Building) Category*

GRAND AWARD

Hong Kong Palace Museum

MERITS

Inland Revenue Centre in Kai Tak Development

North Lantau Hospital Hong Kong Infection Control Centre

FINALISTS

Kwu Tung North Multi-welfare Services Complex

New Territories (Shatin) Forensic Medicine Centre

Tenacity Residence: Ying Wa Street Modular Transitional Housing for The Society for Community Organization

**Due to the varying nature of the job projects and our desire for a fair comparison, the jury panel has made the decision to categorise Construction Category into 3 specific sub-groups: Building, Infrastructure, and Alteration and Addition. This classification will enable the awards evaluated in each category on an equal basis.*

*List of awardees is displayed in alphabetical order

Grand Award

Construction (Building) Category

Hong Kong Palace Museum

West Kowloon Cultural District Authority

Description

Hong Kong Palace Museum [HKPM] is an important art and cultural facility situated in the Hong Kong West Kowloon Cultural District. HKPM is dedicated to showcasing the rich cultural heritage of China, promoting traditional Chinese culture, advocating dialogue and exchange among other world civilisations.

Rider Levett Bucknall Ltd. [RLB] – one of the largest quantity surveying consultant in the region who provided full consultant QS service and offered fresh perspectives to bring the HKPM to life. RLB involved also in many projects in the West Kowloon Cultural District such as Xiqu Centre, Free Space and Art Park.

Designed by Rocco Design Architects Associates Limited, the architecture of HKPM aims to cater for the functional needs of a modern museum in the context of Hong Kong while embodying the unique spatial experience of sequential courts in the imperial palace in Beijing. It employs contemporary architectural language to articulate Hong Kong's unique East-meets-West cosmopolitan culture and emphasises the importance of public spaces and enhancing interactions among visitors.

With the team's dedicated effort in full design co-ordination for this unique building, works commenced in 2018. However, due to the social events in Hong Kong and global pandemic COVID-19 waves, the team experienced an extraordinary challenge with lots of uncertainties in achieving the project scheduled time and cost budget. Notwithstanding the scale and complexity of HKPM, the team successfully integrated and partnered with each other in resolving problems promptly within limited timeframe and overcame delays caused by social events and COVID-19. HKPM was topped out in June 2020 and opened to the public in July 2022 as scheduled. The Museum's Grand Opening coincided with the 25th Anniversary of the establishment of the Hong Kong Special Administrative Region, a milestone in the city's history.

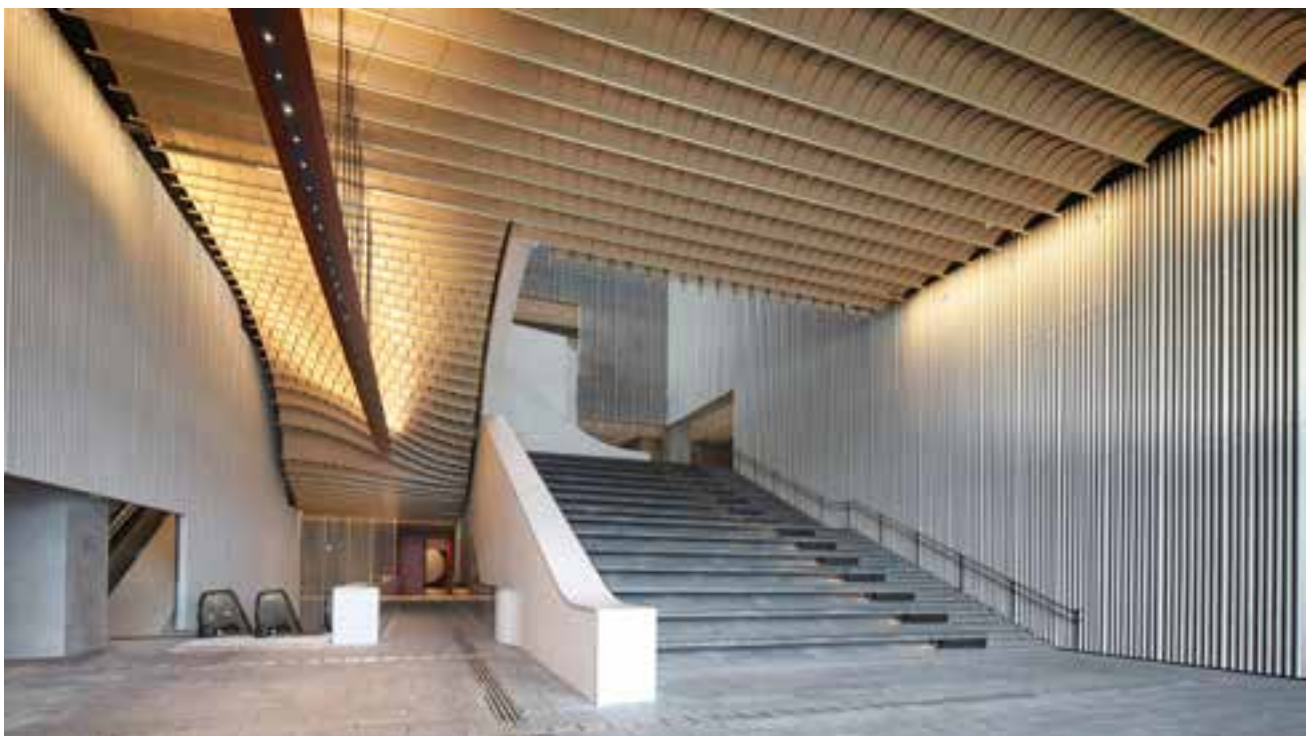
The Hong Kong Palace Museum is built upon a simple principle: to draw on the strengths of Hong Kong to support the Palace Museum's aim of telling the stories of the Forbidden City. Despite the unprecedented challenges faced by Hong Kong in the past five years, its guiding principle has kept us together and allowed us to overcome many obstacles. Our efforts come to fruition as the Museum opened its doors.

To bring the Hong Kong Palace Museum to life, the team are honoured to have witnessed the making and completion of such an ambitious and meaningful project. We are proud to balance time, beauty and budget on this spectacular building.

Grand Award

Construction [Building] Category

Hong Kong Palace Museum



Merit

Construction [Building] Category

Inland Revenue Centre in Kai Tak Development

Architectural Services Department

Description

The Inland Revenue Centre (IRC) is a government office building located in the Kai Tak Development Area with site area of about 9800m² and adjacent to the Trade and Industry Tower (TIT) and the MTR Kai Tak Station. The Architectural Services Department is the works department for the IRC project and Hip Hing Engineering Co., Ltd. is the main contractor for delivery of the project under design and build procurement mode.

The IRC is an 18-storey high building with one storey of basement and ancillary car parking facilities. The external landscape design in the IRC forms a Green Hub on ground level which provides a precious open space to blend with the surrounding built community. The footbridge connection to the adjacent Trade and Industry Tower also forms an aboveground linkage system in Kai Tak Development Area which enhances the connectivity in that area.

The IRC represents a dignified identity of the Inland Revenue Department with the adoption of modern workplace layout in which the provision of cellular offices in the periphery of the building is minimised to allow penetration of more natural lighting into most of the office space. Co-working spaces and communal areas are integrated into the office area to enhance collaboration, promote creativity and facilitate communication.

An innovative curtain wall design with tilted glazing panels was applied in the IRC to minimise the potential glare which may be generated from the sunlight reflected from IRC to the surrounding buildings. The construction of IRC has also widely adopted innovative construction methods including modular construction, MiMEP, robotics and BIM technology to enhance buildability and site safety.

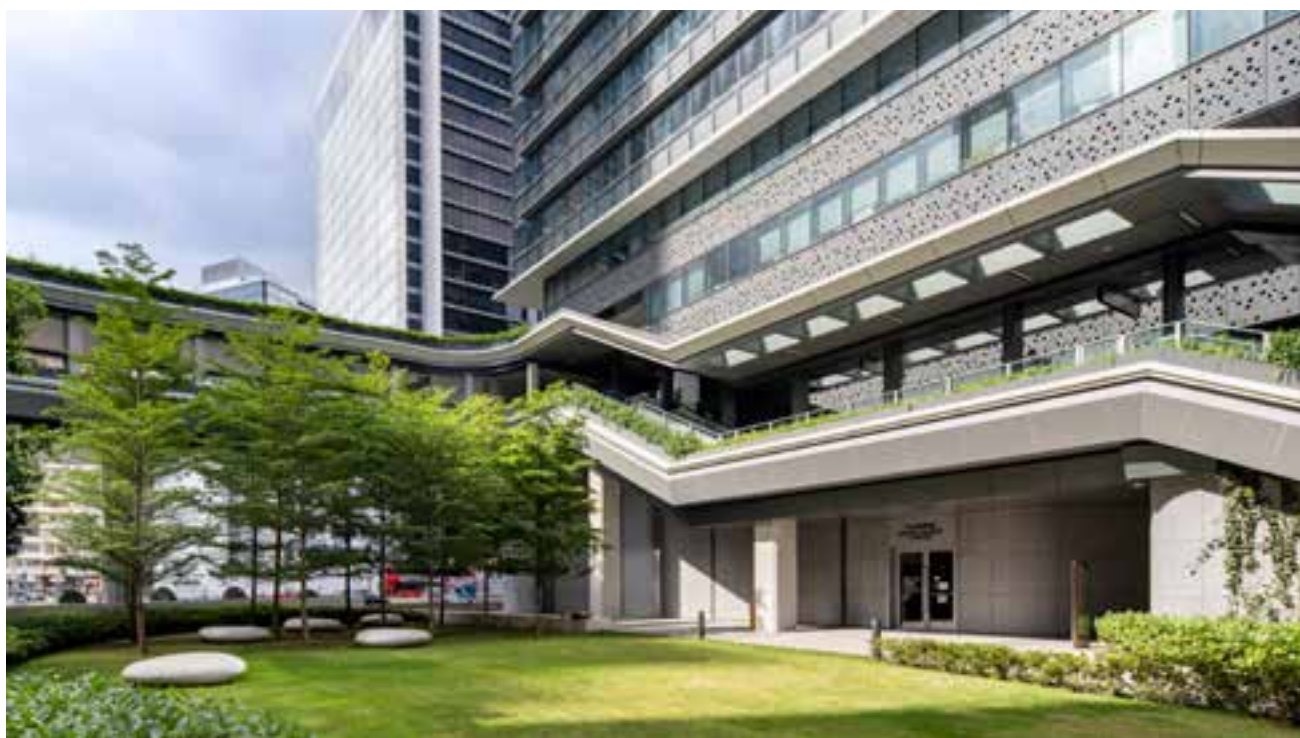
The IRC adopted various renewable energy technologies and green features including the provision of green roof with modular planter design to minimise the heat island effect in the vicinity of the IRC and installation of PV panels on the roof to generate electricity by sustainable solar energy. A total of more than 30% greenery coverage is designed for the IRC project which together with the vertical greening at the building façade forms a green ribbon design to connect with the adjoining building. This brings the greenery to the urban environment and allows the general public to enjoy the sustainable community and green environment.

The IRC has been awarded a certification at the Final Gold rating under the BEAM Plus New Buildings scheme by the Hong Kong Green Building Council.

Merit

Construction [Building] Category

Inland Revenue Centre in Kai Tak Development



Merit

Construction [Building] Category

North Lantau Hospital Hong Kong Infection Control Centre

Bureau of Public Works of Shenzhen Municipality

Description

North Lantau Hospital – Hong Kong Infection Control Center (HKICC), the Hong Kong's first hospital built with MiC [Modular Integrated Construction] and the world's first all-MiC negative-pressure isolation hospital, is a "Mission Impossible" project to be built within 120 days, from 23 September 2020 to 20 January 2021. It is a miraculous feat in the construction history in HK. A hospital of similar level and capacity built using conventional building methods would typically require four years to complete.

The Hong Kong government, supported by the Central Government of People's Republic of China, instructed us to fast-track build an 816-bed negative-pressure isolation hospital to enhance the public hospital capacity when Hong Kong's pandemic situation worsened during mid-2020.

It is a Design & Build project, with Shenzhen government as the client and represented by the Bureau of Public Works of Shenzhen Municipality. China State Construction Engineering [HK] Limited [CSHK] was appointed as the main contractor and the Architectural Services Department [ArchSD] was appointed as the project manager for the HKSAR Government.

We adopted a synchronous three-prong approach, including early design with users' engagement on stringent infection control measures; off-site MiC factory production in Zhuhai, China, and on-site construction and assembly.

We worked round-the-clock, with all staff worked in two shifts while subcontractor workers worked in three shifts.

With determination to complete works safely and on time, this miraculous project was completed through innovative concepts including DfMA, MiC and digitalisation technologies and seamless inter-department cooperation.

Since operated in mid-February 2021, HKICC has greatly enhanced HK's resilience to combat the COVID-19. This project acts as the pilot of site management with digitalisation and technology highlighted in "Construction 2.0" in Hong Kong, setting a new frontier for upcoming healthcare facilities. The success of this project has brought tremendous social value to Hong Kong and the industry.

Merit

Construction [Building] Category

North Lantau Hospital
Hong Kong Infection Control Centre



Finalist

Construction [Building] Category

Kwu Tung North Multi-welfare Services Complex

Architectural Services Department

Description

Kwu Tung North Multi-welfare Services Complex [MWSC] is located at Area 29 of Kwu Tung North New Development Area. Managed by Architectural Services Department, Shui On Joint Venture is commissioned for the design and construction of the MWSC in December 2019 and it was substantially completed in December 2022.

Spanning on a site area of approx. 10,300 m², the 8-storey MWSC provides gross floor area of approx. 44,000 m². 7 nos. of Residential Care Homes for the Elderly [RCHEs] with a total of 1,750 places for the elderly, a 40-place Care and Attention Home for Disabled Persons, a 50-place Day Activity Centre cum Hostel for Mentally Disabled Persons and other associated facilities are provided. Necessary infrastructures are reserved for the installation of smart RCHE facilities by end-users.

Numerous advanced technologies, including Modular Integrated Construction [MiC] technology and Multi-trade Integrated MEP [MiMEP] are adopted to achieve sustainable design and construction. This resulted in a substantial reduction of construction wastes. Building Information Modelling [BIM] with 5D simulation is implemented to facilitate the design, construction, administration, cashflow monitoring and maintenance works. Besides, “Enerainers” with zero carbon emission is introduced to replace diesel generators to provide power during construction. By adopting tinted and low-E glass panels, the façade of MWSC is designed to provide large vision area for maximising natural sunlight while achieving a low Overall Thermal Transmission Value. Ventilation is enhanced by designing the MWSC in H-shape which maximises cross ventilation through the building. These key design features help deliver a sustainable building for the elderly.

Finalist

Construction [Building] Category

Kwu Tung North Multi-welfare Services Complex



Finalist

Construction [Building] Category

New Territories [Shatin] Forensic Medicine Centre

Architectural Services Department

Description

In Hong Kong, there were only three public mortuaries in service. The New Territories [Shatin] Forensic Medicine Centre is built to replace the previous Fu Shan Public Mortuary which was built in 1989. The new building provides 5 times more body storage spaces in response to the quest of increasing demand due to population growth and the crisis of COVID-19 pandemic of the past years and becomes the largest mortuary building and forensic pathology Hub of the city.

The building provides both forensic pathology and mortuary services works for public use and aims to identify the cause of death for the deceased and accompany the living through the difficult time. It raises the standards in infection control, occupational safety and health standards of a modern public mortuary and reinvents the past image of mortuary buildings with a heartwarming atmosphere.

Insulated cold rooms and autopsy suites at the core offset from the building peripheries to mediate between highly controlled forensic facilities to outdoor ceremonial gardens. Transparency constructed through skylights, open staircases, large windows deconstruct building façades to reach out to the natural landscape. Thoughtful layout planning, humanistic design, accessible facilities, and spaces for rituals and ceremonies can contribute to a seamless and comfortable experience for visitors. It serves as a place to rest, a place for a final meet and a place to remember.

The building incorporates green features in the design such as energy-efficient lighting, renewable energy systems, water conservation measures, and the use of sustainable materials. These environmentally friendly practices reduce the facility's ecological footprint and align with broader sustainability goals.

COVID-19 pandemic has highlighted the importance of efficient and adaptable healthcare infrastructure. By leveraging full cycle of BIM, MiMEP, and other innovative construction methods, the building was completed rapidly to meet the pressing social demand. The project was awarded with Autodesk BIM Award 2021 [Grand Award], HKIBIM Award 2021 [Gold Award] for its pioneer use of advanced construction technologies.

Finalist

Construction [Building] Category

New Territories [Shatin] Forensic Medicine Centre



Finalist

Construction [Building] Category

Tenacity Residence: Ying Wa Street Modular Transitional Housing for The Society for Community Organization

Beria Consultants Limited

The Society for Community Organization

Thomas Chow Architects Limited

Yau Lee Construction Co., Ltd

Description

Tenacity Residence is a two-block 140-unit transitional housing at Ying Wa Street, Sham Shui Po to provide homes with dignity and hope for the future, as well as to respond to the housing shortage issue in Hong Kong and meet the need for emergency short-term housing.

Tenacity Residence offers a supportive community to be built up with practical and cost-effective methods. Opportunising on the existing drainage reserve constraints on site, Tenacity Residence is set back to create a welcoming communal space between our residents and the neighbourhood. Accessible landscapes such as playgrounds and intergenerational play space encourage social interaction among the residents and neighborhood. An urban farming corner is allowed for, fostering a sense of mutual support between residents. All corridors are open and naturally ventilated, reducing the energy required for air-conditioning.

Tenacity Residence is one of Hong Kong's first batch of transitional housing projects built with innovative Modular Integrated Construction (MiC) technology. The adoption of MiC enhances efficiency, shortens the construction period, improves site safety and building quality, and reduces construction waste and nuisance in a sensitive neighbourhood. All units including the stairs, corridors and roof slabs are fully furnished off-site. The pre-finished MiC units are designed to be dismantled and transferred to another location for use, enhancing its long-term sustainability.

Finalist

Construction [Building] Category

Tenacity Residence: Ying Wa Street Modular Transitional Housing for
The Society for Community Organization



List of Awardees

Construction [Infrastructure] Category*

HKIS EXCELLENCE IN SURVEYING AWARD & GRAND AWARD

The Reclamation of Three Runway System Project at
Hong Kong International Airport

MERITS

Enhancement Works for Kwun Tong Sewage Pumping Station

Improvement to Dongjiang Water Mains P4 at
Sheung Shui and Fanling

**Due to the varying nature of the job projects and our desire for a fair comparison, the jury panel has made the decision to categorise Construction Category into 3 specific sub-groups: Building, Infrastructure, and Alteration and Addition. This classification will enable the awards evaluated in each category on an equal basis.*

*List of awardees is displayed in alphabetical order

HKIS Excellence in Surveying Award & Grand Award

Construction (Infrastructure) Category

The Reclamation of Three Runway System Project at Hong Kong International Airport

Airport Authority Hong Kong

Description

To accommodate future air traffic growth, the Airport Authority Hong Kong (AAHK) has been planning to expand the Hong Kong International Airport (HKIA) into a three-runway system (3RS) since 2008. The 3RS Project includes reclamation of approximately 650 hectares of land to the north of the existing island, bounded by approximately 13.4 km of seawall. About 40% of the site lies above the Government's contaminated mud pits (CMPs).

AAHK is utilising Deep Cement Mixing (DCM) technology to strengthen the CMPs. This is the first marine DCM project in Hong Kong and also the world's largest application of DCM in a single project. DCM provides a stable foundation during the land formation process by incorporating cement into the contaminated mud, thus creating cement clusters that strengthen the mud. This approach ensures the retention of the mud, preventing potential leakage and minimising environmental impact in the surrounding waters of HKIA.

Key Achievement

- Avoidance of Disposal: More than 26 million m³ of contaminated mud
- Installation of over 280,000 DCM Columns
- Reuse of 15 million m³ of Public Fill Material
- Reuse over 1 million m³ of Excavated Marine Sediment
- Marine Park Designation: A marine park covering approximately 2,400 hectares will complement the full operation of the 3RS.
- Set up a Marine Ecology Enhancement Fund (MEEF) and a Fisheries Enhancement Fund (FEF), with a total budget of HK\$400 million.
- 100 units of Artificial Reef have been deployed
- Installation of over 1,630 Settlement and Movement Markers, powered by solar panels

During the reclamation process, AAHK has committed to implementing all the mitigation measures proposed in the Environmental Impact Assessment (EIA) report. Additionally, AAHK ensures full compliance with the conditions specified by the Environmental Protection Department. This commitment is carried out in a highly prudent, transparent and professional manner.

Furthermore, AAHK has established a dedicated Internet website for sharing environmental monitoring and audit data, as well as project-related information. (<https://env.threerunwaysystem.com/en/information-centre.html>)

As pioneers in introducing DCM as a sustainable construction technique in Hong Kong, AAHK is pleased to note that DCM has now become the new landmark non-dredged ground improvement method adopted in all recent land reclamation projects. Notably, there have been no adverse settlement issues observed after the operation of the new runway. This success underscores the effectiveness of the sustainability-focused process demonstrated during the delivery of the 3RS reclamation works.

HKIS Excellence in Surveying Award & Grand Award

Construction [Infrastructure] Category

The Reclamation of Three Runway System Project at
Hong Kong International Airport



Merit

Construction (Infrastructure) Category

Enhancement Works for Kwun Tong Sewage Pumping Station

Drainage Services Department

Description

To address the potential sewage overflow into Victoria Harbour caused by upcoming developments, the Drainage Services Department (DSD) embarked on enhancing the Kwun Tong Sewage Pumping Station (KTSPS) by constructing a 16,000m³ underground balancing tank.

The project cleverly combines the need for normally perceived as previously notorious and unwelcomed wastewater treatment facilities with a leisure park with citizens. DSD transformed the sewage facilities into a one-hectare “playful” green deck park by the construction of an iconic landscaped deck [the Deck] above the balancing tank and KTSPS. The project is a successful demonstration of the concept of “single site, multiple use,” providing necessary sewage facilities while enhancing the liveability of a compact high-density city, achieving a win-win situation for all stakeholders.

The Deck offers barrier-free access for users of all physical abilities to enjoy the beautiful sea view. These elements, along with solar panel systems for electricity supply, skylights for utilisation of natural light, rainwater harvesting systems for water conservation, and reclaimed furniture, showcase pioneering solutions that can be replicated in various facilities beyond sewage plants.

To strike the balance between design and construction time, the project team decided to engage a specialist consultant for the Deck design works and implemented the two-envelope system as the procurement method for the play equipment, fitness equipment, surfacing, amenity, and tree house multi-play works of the Project, which involves separate evaluation of “Technical Submission” and “Tender Price Documents” in order to ensure suppliers are competent to complete the tasks and screen out the unqualified tenderers to prevent wastage of resources on assessment.

Through frequent workshops and collaboration among different experts, the team successfully achieved the “playful nature” theme in the Deck. By integrating play elements with the living landscape, children are encouraged to interact with the plantings to stimulate their senses. The Deck itself was designed as a play space, seamlessly integrating play facilities into the architectural form and soft landscape without traditional demarcations of play areas, setting a new benchmark for play spaces.

With the tremendous hard work, the project is honoured to be granted with Grand Award and Special Citation on UNSDGs in Green Building Award 2023 under “New Building Category”, and the Gold Award in the Excellence of Public Development Category from the Hong Kong Institute of Landscape Architect.

Merit

Construction [Infrastructure] Category

Enhancement Works for Kwun Tong Sewage Pumping Station



Merit

Construction [Infrastructure] Category

Improvement to Dongjiang Water Mains P4 at Sheung Shui and Fanling

Water Supplies Department

Description

Water Supplies Department (WSD) has a mission to provide a reliable and adequate supply of wholesome potable water to our customers in the most cost-effective way.

In September 2020, WSD commissioned the Project of “Improvement to Dongjiang Water Mains P4 at Sheung Shui and Fanling”, which involved the replacement of about 5km of glass reinforced plastic (GRP) Dongjiang (DJ) water mains numbered P4 with diameter ranging from 2100mm to 2300mm. The existing GRP pipes of the section of DJ water mains P4 at Sheung Shui and Fanling were laid more than 40 years ago and had deteriorated. In view of the significance of this pipe in the water supply system, which must be kept at a very low risk to failure, there was an imminent need to replace this section of the GRP pipes timely to enhance the reliability of water supply to Hong Kong. The existing DJ water mains P4 had to be shut down for its replacement works. Extra energy would be required for the operation of pumps to rearrange delivery via other DJ water mains in a less optimal operation mode. To reinforce reliability of DJ water supply and save energy, the replacement works were conducted under a very tight schedule to complete within 2.5 years so as to minimise the additional electricity consumption in pumping.

The project team exercised extreme care to ensure the safe operation of the East Rail Line and Fanling Highway during the replacement works adjacent to them. Also, the project team had to deal with high pedestrian flow, high traffic flow, congested underground structures and utilities for the proposed trenchless works. Various innovative surveying techniques and construction methods including point cloud technology, Building Information Modelling (BIM) and large-diameter slip-lining rehabilitation (which was the largest one ever used in Hong Kong), have been deployed to overcome the difficulties. WSD and the Contractor have collaborated to develop viable solutions to overcome the site constraints. Notwithstanding the adverse impact due to COVID-19, the Project was completed two months ahead of the schedule. The success of this Project is the result of the adoption of innovative approach and advanced technology. Also, through the effective collaborative partnerships within the framework of the “New Engineering Contract” (NEC) to tackle site difficulties, the Project has received the NEC Water Contract of the Year Award 2023 in the United Kingdom.

Merit

Construction [Infrastructure] Category

Improvement to Dongjiang Water Mains P4 at Sheung Shui and Fanling



List of Awardees

Construction [Alteration and Addition] Category*

MERIT

Hang Seng Bank Headquarters - Workplace Transformation

FINALIST

Alteration and Renovation Works for Shun Sing Mansion

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Merit

Construction [Alteration and Addition] Category

Hang Seng Bank Headquarters – Workplace Transformation

Hang Seng Bank Limited

Description

The workplace transformation of Hang Seng Bank's Head Office, with floor area of 379,380 ft², draws inspiration from the concept of biophilia, recognising the innate emotional connection humans with nature. By integrating natural elements – Forest, Sky & Ocean into the workplace design, the project creates a harmonious environment that promotes well-being and productivity. This approach reduces stressors and contributes to staff resiliency, resulting in a positive and pleasurable work atmosphere. Furthermore, the adoption of activity-based working [ABW] optimises space utilisation and reduces waste. By creating a paperless office and empowering flexible work arrangements, the transformation of Hang Seng's Head Office enhances sustainability and work-life balance while fostering innovation and collaboration.

The project has implemented an innovative Data Analytics System [DAS] powered by Artificial Intelligence [AI] and Big Data. This cutting-edge software platform enables AI energy optimisation while incorporating a risk control mechanism to enhance the efficiency of the chiller plant and AHU/PAU operations. The DAS provides 24x7 monitoring, minimising the potential for human error and ensuring optimal energy usage. The DAS has already demonstrated impressive results, reducing energy consumption by 321,631 kWh [11.88%] via the HVAC system from May 2023 to October 2023.

The transformation of Hang Seng's Head Office has achieved Green Building Award – Grand Award awards, Quality Building Award – Finalist, LEED Gold, WELL Gold – 1st bank building receive WELL [V2 pilot]. These certifications validate the project's commitment to sustainable design, energy efficiency, and occupant well-being. By incorporating green building principles, optimising indoor air quality, and prioritising occupant comfort, the project creates an environmentally friendly and healthier workspace, aligning with the vision of a sustainable city and community. These accomplishments demonstrate our aspiration to combatting climate change, enhancing staff well-being, and fostering a positive work environment. The project serves as an inspiration for future developments, highlighting the importance of integrating sustainability into the fabric of our cities for a better and more sustainable future.

Merit

Construction [Alteration and Addition] Category

Hang Seng Bank Headquarters - Workplace Transformation



Finalist

Construction [Alteration and Addition] Category

Alteration and Renovation Works for Shun Sing Mansion

Urban Renewal Authority

Description

Shun Sing Mansion, situated at 466 Des Voeux Road West in Kennedy Town, has undergone a transformation from a conventional residential building into a modern co-living housing block. This 28-storey rehousing block, owned by the Urban Renewal Authority (URA), provides transitional housing units for individuals living in inadequate conditions and low-income households requiring community support.

Built in the 1990s, the Property's condition was deteriorating, and its facilities were outdated compared to current building standards. To address this issue, the URA appointed Knight Frank as the Authorised Person (AP) and Project Manager to carry out renovation and alteration works for the Property. This project serves as a reference for other middle-aged buildings between 30 and 49 years old, demonstrating property owners' responsibility for building maintenance and how their buildings can be enhanced and renovated through rehabilitation and retrofitting.

Taking Shun Sing Mansion as a pilot project for circular economy, the URA set clear objectives and specific construction details in its retrofitting strategy with an aim to enhance the building's condition, upgrade its facilities, extend its lifespan, and improve the living environment of its residents. This renovation project included alterations and additions works, transformation of the co-living area, renovation of vacant units, implementation of a Centralised Smart Building Monitoring System (CSBMS), provision of green building facilities, repairs to the external wall, re-layout of the ground floor entrance and lift lobby, demolition of an outdated lift, structural repairs, fire safety improvements, and the establishment of barrier-free access.

The renovated Shun Sing Mansion introduces the concept of co-living to its occupants, with three floors designated as a trial for co-living space. Providing recreational facilities, a common study room, a washing machine room and storage facilities, the Property provides practical support, promotes social interaction and fosters a sense of belonging for its occupants.

Smart building facilities have been incorporated, including the CSBMS, which functions as a centralised platform for managing and monitoring properties. This customised system enables remote monitoring of multiple buildings, with a focus on preventive and predictive maintenance. Real-time data on building conditions can be accessed through mobile devices, allowing property managers to stay informed and take timely actions. With the application of this system, management efficiency has been significantly enhanced, and sustainable building management has been achieved at a competitive cost.

Finalist

Construction [Alteration and Addition] Category

Alteration and Renovation Works for Shun Sing Mansion



List of Awardees

Sales & Leasing Category

GRAND AWARD

One North

MERIT

Monaco One & Monaco Marine

*List of awardees is displayed in alphabetical order

Grand Award

Sales & Leasing Category

One North

Sino Group

Description

Established in 1971, Sino Group comprises three listed companies – Sino Land Company Limited [HKSE: 083], Tsim Sha Tsui Properties Limited [HKSE: 0247], Sino Hotels [Holdings] Limited [HKSE: 1221] – and private companies held by the Ng Family.

As one of Hong Kong's leading property developers with core businesses in property development and investment, Sino Group has grown with the communities it serves. The Group's business interests comprise a diversified portfolio of residential, office, industrial, retail and hospitality properties across Hong Kong, mainland China, Singapore and Australia, and has developed over 250 projects, spanning more than 130 million ft². Core business assets are further complemented by property management services, hotel investment and management, including The Fullerton Hotels & Resorts and other affiliate brands.

With over 11,000 committed staff members, the Group strives to fulfill its vision of Creating Better Lifescapes with a focus on three interconnected pillars – Green Living, Community Spirit and Innovative Design – shaping the cities we call home where people live, work and play. Sustainability is central to what we do as we seek to create value for stakeholders and make business a driver of sustainability for a better future.

One North is the brand-new Grade-A office and retail complex in Yuen Long. The 558,000 ft² premises are comprised of two 14-storey office towers with a total area of about 445,000 ft² and three-storey of retail and dining space which covers an area of approximately 113,000 ft². Leveraging the opportunities brought by the Northern Metropolis and coupled with the benefits of the "Twin Cities" and "Four Circles" models, One North will be a new hub for the Northern Metropolis and represent a gateway to the Greater Bay Area.

One North actively promotes a healthy work-life balance for tenants, who will have access to features including a 20,000 ft² Podium Garden. One North will provide a plethora of retail, hospitality and healthcare services, as well as inviting alfresco dining and leisure areas. Connecting to nearby bicycle trails, the complex aims at providing residents with brand-new leisure, entertainment and wellness experiences. One North has put its tenants' health and wellness needs in mind. The complex also complies with the highest green-building accreditation standards.

Grand Award

Sales & Leasing Category

One North



Merit

Sales & Leasing Category

Monaco One & Monaco Marine

Wheelock Properties (Hong Kong) Limited

Description

Wheelock Properties, a leading property developer in Hong Kong, is dedicated to crafting extraordinary living experiences for our valued customers through quality building, design, and thoughtful service, guided by our living concept, “The Spirit of Living”.

Our flagship development, Monaco One, situated in the heart of Kai Tak Harbour, exemplifies our brand values and philosophy in every aspect. Recognising the prime location advantage facing Victoria Harbour and the future development potential of Kai Tak, we precisely designed a luxurious waterfront residence that embraces sustainable living, wellness, and an exceptional quality of life, drawing inspiration from the essence of Monaco in the Mediterranean.

To meet the diverse demands of various demographics, we conducted extensive market research to tailor diverse unit types, flexible designs, and pricing strategies. Monaco-inspired elements infuse throughout the development, from design details to clubhouse facilities, offering residents a unique lifestyle experience.

Despite the challenges posed by the COVID-19 pandemic, the Wheelock team demonstrated resilience and innovation. We achieved a remarkable 98% sale of available units in the first two rounds of sales, totaling nearly HKD 5 billion. Leveraging strategic online promotions and innovative sales tactics, such as utilising renovated hotel rooms for sales launches, we maintained market interest and achieved outstanding results, instilling market confidence during the pandemic outbreak.

To foster stronger connections with our customers beyond geographical boundaries, we implemented a 3-stage marketing strategy for Monaco One, with a strong emphasis on online promotion and experiential marketing. Additionally, we prioritise long-term customer relationships and after-sales service through initiatives like Club Wheelock, enhancing customer satisfaction with the brand.

As a socially responsible property developer, Wheelock Properties is committed to supporting values of diversity, equality, and inclusion, and has embedded sustainable practices in our business operations. In planning the Monaco Series, we carefully considered overall community development to ensure optimal light, airflow, and landscape for the neighbourhood, reflecting our commitment to balancing social needs with commercial interests. The success of the Monaco series underscores the dedication, creativity, and perseverance of Wheelock Properties. We remain steadfast in our commitment to excellence, innovation, and customer satisfaction, contributing to the advancement of Hong Kong’s real estate industry and the betterment of society.

Merit

Sales & Leasing Category

Monaco One & Monaco Marine



List of Awardees

Post-occupation Category

INNOVATIVE SURVEYING AWARD & GRAND AWARD

Sustainability Strategy in Road and Tree Inspection by
Advanced Geo-spatial Technology

GRAND AWARD

Maintenance Strategy on ArchSD maintained Man-made Slope

MERIT

CITIC Tower

FINALISTS

Crafting Homes from Empty Spaces – “from Vacant to Vibrant”

Monaco One

*List of awardees is displayed in alphabetical order

Innovative Surveying Award & Grand Award

Post-occupation Category

Sustainability Strategy in Road and Tree Inspection by Advanced Geo-spatial Technology

Highways Department

Description

The Highways Department (HyD) of the Hong Kong Special Administrative Region (HKSAR) Government is responsible for maintaining the public road network of Hong Kong with a total length of over 2,240 kilometres, together with associated ancillary road facilities and around 600,000 trees. Aligning with the HKSAR Government's aim to achieve carbon neutrality before 2050, HyD is committed to adopting effective and innovative applications of advanced geospatial technology in formulating a sustainable strategic maintenance framework for asset management with due consideration of the Environmental, Social and Governance (ESG) principles. The ESG conscious practices can be applied through utilising advanced geospatial technology for (i) minimising resource consumption to reduce environmental impacts; (ii) promoting sustainable facility maintenance practices to facilitate public engagement; and (iii) fostering transparency of information flow to improve local governance. By leveraging the vehicle-based mobile mapping system, GeoAI technology, Geographic Information System (GIS) and remote sensing technology into the existing road maintenance, the intelligent automation and innovative technology enable HyD to improve the overall maintenance efficiency and create resilience-based approach to asset maintenance. The above advanced geospatial technology has been put into practice in road inspection work including automatic detection of discoloured road markings, surface cracks, overgrown tree branches, etc., so as to enhance sustainability value in life cycle costing, sustainable practice in surveying process, innovative technology on operational procedures and business resilience in support of the development of a long term strategy on road and tree maintenance in HyD.

Innovative Surveying Award & Grand Award

Post-occupation Category

Sustainability Strategy in Road and Tree Inspection by
Advanced Geo-spatial Technology



Grand Award

Post-occupation Category

Maintenance Strategy on ArchSD maintained Man-made Slope *Architectural Services Department*

Description

Slope Maintenance Term Contract No. TC F928 targets to deliver Slope and Vegetation Maintenance Services [“SVMS”] on ArchSD’s maintained SIMAR slopes which are in Hong Kong Island and Outlying Islands [South]. It is a 4-year term service contract encompassing routine maintenance services and handling of related matters for over 1,900 man-made slopes plus around 26,000 trees thereon. It aims to maintain slopes and vegetation in a safe, tidy, and hygienic condition as well as to enhance sustainable slope environment for the community. The project is successfully delivered and will continue to thrive through pro-active management and collaboration among different stakeholders.

Aiming to cultivating a greener, safer and ecologically more sustainable slope environment for the community, the project spent tremendous efforts in woodland management as an integral part of the project’s vegetation maintenance by removing invasive, parasitic vines, weeds and unwanted vegetation etc. that compete with other vegetation, hinder the establishment of woodland or weaken biodiversity. It is also the Government’s policy to blend in the slope environment with the surroundings by making them look as natural as possible and harmonising them with the built facilities. In particular, the project actively explores potential slopes suitable for extra greenery by adopting ornamental plant which suits Hong Kong tropical climate that would be sorted according to slope topography and aesthetic harmony with surroundings.

Within the contract area of this project, i.e. Hong Kong Island and Outlying Islands [South], there are slopes at sensitive locations and over 160 nos. of SWTs and/or OVTs which require more intensive care and inspection frequency. Therefore, the project has planned to develop a long-term and continuous monitoring strategy since the tender preparation stage by the use of an innovation approach in order to improve sustainability, productivity and quality of the project. Advance technologies such as Internet of Things [“IoT”] sensors, Light Detection and Ranging [“LiDAR”] scanning, point cloud modelling, drones flying, and online integrated data management platform have been developed to create an efficient and reliable SVMS in innovative and creative ways. The use of biochar with arborcheck is also explored to enhance sustainable growing condition for trees on slope. In overall, the project was successfully delivered and would continue to thrive through pro-active management and collaboration among stakeholders.

Grand Award

Post-occupation Category

Maintenance Strategy on ArchSD maintained Man-made Slope



Merit

Post-occupation Category

CITIC Tower

CITIC Pacific Limited

Description

CITIC Tower is a 33-storey Grade-A commercial building located in the central business hub, surrounded by five-star hotels and shopping malls. The tower features a solar reflective double glazed curtain wall, providing unobstructed views of Victoria Harbour.

With office floor plates ranging from 14,794 to 18,080 ft², CITIC Tower offers spacious and well-equipped workspaces. The building is equipped with advanced systems and technology, and ample parking spaces are available for tenants and visitors. Various dining options can be found in the retail podium, as well as nearby shopping malls and hotels.

At CITIC Tower, we prioritise maintenance, refurbishment management, and occupational safety and health. We have established policies and formed technical teams and safety committees to ensure effective preventive maintenance and safety management systems. Recent renovation projects since 2021 have enhanced the building's G/F lobby, first floor, and fourth floor, improving the overall experience for occupants and visitors.

Operational management, maintenance systems, tenant interaction, and emergency plans are key focus areas at CITIC Tower. In 2023, the tower achieved the "WELL Health-Safety Rating" (WELL HSR) certification from the International WELL Building Institute (IWBI). This certification recognises CITIC Tower's adherence to international standards in areas such as air and water quality management, sanitation protocols, emergency preparedness, stakeholder engagement, and communication.

CITIC Tower demonstrates its commitment to sustainability and community engagement through several initiatives. In anticipation of waste charging, the tower has introduced food waste decomposers to convert organic waste into compost. This reduces solid waste and promotes waste reduction within the community. Elevator systems have been upgraded with environmentally friendly motors and target flow control processes, improving energy efficiency and pedestrian flow management. The replacement of outdated chiller systems with energy-efficient alternatives contributes to overall energy savings. Additionally, RICE Robotics intelligent robots have been introduced for enhanced cleaning and disinfection, ensuring a clean and safe environment for tenants.

CITIC Tower is a modern, sustainable, and safe commercial space that exceeds expectations. Its prime location, state-of-the-art facilities, and commitment to excellence make it a prestigious landmark in the business district. With its exceptional amenities and dedication to providing a superior working environment, CITIC Tower is the ideal choice for businesses seeking a prominent and efficient office space.

Merit

Post-occupation Category

CITIC Tower



Finalist

Post-occupation Category

Crafting Homes from Empty Spaces – “from Vacant to Vibrant”

Hong Kong Housing Authority

Description

To meet the growing demand for public rental housing (PRH) and relieve the pressure on waiting time for PHR applicants, the Housing Authority (HA) has been endeavoured to increase PRH stock. Over the years, other than construction of new PRH development, HA also devoted efforts to contribute the supply by converting the underutilised premises including the empty bays, vacant storerooms, and small group homes to domestic units. These conversion works have not only unleashed the potential supply of residential units, but also greatly enhanced the value and standard of the underutilised premises.

Despite a number of obstacles, including headroom issues, provision of lighting and ventilation to meet relevant requirements, drainage provision, structural issues and constraints under DMC and Land Lease, we were able to produce a proposal which follows relevant statutory and land administration requirements. Considering the need to minimise nuisance, we also adopted innovative measures to mitigate nuisance to residents as far as possible.

Embracing the core values of “Customer-focused” and “caring”, HA did not settle for the conversion of scattered empty bays and storerooms but committed to seeking opportunities for further conversion in larger scale. With the think out of the box belief and sustainability for better future, HA has hundreds of more domestic units in the pipeline.

The conversion was welcomed by the public in view of the additional domestic units that can be generated to meet the keen demand for public housing.

Finalist

Post-occupation Category

Crafting Homes from Empty Spaces – “from Vacant to Vibrant”



Finalist

Post-occupation Category

Monaco One

Harriman Property Management Limited

Description

Harriman Property Management Limited (HPML) is a wholly owned subsidiary of Wheelock and Company Limited. Established in 1968, Harriman is one of the leading property management companies in Hong Kong, demonstrating unwavering commitment and expertise in providing unparalleled services to property owners, tenants, and other stakeholders.

Situated in the Kai Tak City Centre, Monaco One [10 Muk Tak Street] is a luxurious harbourfront residence, designed in synergy with its adjacent site, Monaco [12 Muk Tak Street]. The project offers optimised views and a well-balanced mix of flats, aiming to create a contemporary, sustainable, and innovative living environment in the emerging hub of Kowloon East.

As the property management company for Monaco One, HPML focuses on value enhancement through maximising efficiency and leveraging life-cycle costing. We adopt cost-effective procurement methods and utilises an electronic documentation platform to streamline operations, while prioritising sustainability by extending and expanding resource usage.

To elevate the property's excellence, HPML has implemented innovative features, such as IoT sensors and sump pumps, to improve disaster preparedness. The company also explores adaptive reuse strategies, conducting comprehensive market research and assessments to create new revenue opportunities.

Alongside its value enhancement focus, HPML is committed to promoting sustainability in property and facility management. The company emphasises recycling, the use of renewable energy, and the adoption of energy-efficient technologies to reduce electricity consumption and minimise carbon emissions. Monaco One goes beyond statutory requirements to ensure energy efficiency and quality management, while also providing elevated resident services to enhance the living experience.

HPML's dedication to sustainability extends to empowering communities, implementing sustainable energy solutions, and establishing effective governance. We also embrace innovations and technologies in customer communication, health and safety, operational procedures, and business resilience, continuously improving efficiency and effectiveness.

Driven by its unwavering commitment to sustainability and innovation, HPML is dedicated to integrating these values into every aspect of property management at Monaco One, aiming to reduce environmental footprints, enhance resource efficiency, and promote a sustainable future for the residents of Monaco One.

Finalist

Post-occupation Category

Monaco One



List of Awardee

Project Outside Hong Kong Category

MERIT

Building # 15

*List of awardees is displayed in alphabetical order

Merit

Project Outside Hong Kong Category

Building # 15

Beijing Anye Property Management Co., Ltd.

Swire Properties [China] Investment Company Limited

Description

Beijing Anye Property Management Co., Ltd., a wholly-owned subsidiary of Swire Properties Ltd., acquired Building # 15 through a public auction sanctioned by the Investment Committee. This four-story property, adjacent to Taikoo Li Sanlitun North which is a renowned shopping mall in Beijing, has a total Gross Floor Area (GFA) of 1,835 m². It is a brick and joist structure from the 1960s, reinforced in 2010, featuring an average floor height of 3.1 metres and a maximum room size of 100 m².

Located at the southwest gateway of Taikoo Li Sanlitun North, the property presented an opportunity for redevelopment despite limitations such as floor height and load, spatial constraints, and fire safety requirements. The decision was made to convert it into a high-end retail space for a single tenant, ensuring 100% occupancy. This redevelopment aligns with China's carbon neutrality goals, targeting a 3-Star China Green Building Label and LEED platinum in the Core and Shell category. PEDF system (Photovoltaic/Energy storage/Direct current/Flexibility) was firstly adopted in a commercial building. A direct-current air conditioning system and other DC appliances form the essential part of the PEDF system. The use of BIM (Building Information Modelling) improved collaboration and efficiency. As a single-tenant lease for the entire building, the tenant becomes a unique partner in the sustainable development journey. On their side, the high-performance façade system was adopted for passive building envelope efficiency. Since this project involved demolishing the existing building and constructing a new one, material recycling and upcycling were other targeted goals.

The project commenced in April 2021, with the planning permit obtained in April 2022. Construction works began in June 2022, and the project was completed and handed over to the tenant in July 2023 for their fitting out. The tenant has opened their shop in March 2024.

In conclusion, Swire Properties' redevelopment of Building #15 stands as a pilot project in sustainable property development, demonstrating exemplary performance in innovation, sustainability, and community engagement. This project has recycled over 90% of construction waste materials (approximately 1,700 tons) and reused more than 80% of materials. Furthermore, the building aims to save over 150,000 yuan per year through the PEDF system. Thanks to BIM, CDE, and other smart construction management systems, this project has saved over 500,000 yuan by enabling accurate information and high work efficiency in risk and quality management, project management, cost estimation, lifecycle costing, emission estimations, and logistic optimisation.

Merit

Project Outside Hong Kong Category

Building # 15



Organising Committee

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TEL.: 3706 7603 EMAIL: INFO@CKLAUSURVEYORS.COM



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Head Office 總辦事處

Room 1205, 12/F, Wing On Centre, 111 Connaught Road Central,
Sheung Wan, Hong Kong
香港上環干諾道中111號永安中心12樓1205室
Tel 電話: [852] 2526 3679 Fax 傳真: [852] 2868 4612 Email 電郵地址: info@hkis.org.hk

Beijing Office 北京辦事處

Room 301-B08, 3/F China Merchants Tower,
No. 118 Jianguo Road, Chaoyang District,
Beijing, China [Postal Code: 100022]
中國北京市朝陽區建國路118號
招商局大廈3樓301室B08號 [郵編: 100022]
Tel 電話: 86 [10] 8219 1069 Email 電郵地址: info-bjo@hkis.org.hk

Website 網址: www.hkis.org.hk