



**BUILDING
SURVEYOR
AWARDS 2017**

RESULTS OF BUILDING SURVEYOR AWARDS 2017

Innovation

Building Passive Design

Sustainability

Expert Witness

Maintenance Management

Site Planning

Project Management

Facilities Management

Table of Contents

1 Grand Award

- ▶ DUNBAR PLACE

2 Idea & Approach Award & Sustainability Award

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

3 Value Enhancement Award

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

4-6 New Development

Winner (Client / Client's Representative)

- ▶ DUNBAR PLACE

Merit (Client / Client's Representative)

- ▶ Kowloon Commerce Centre
- ▶ Maxim's Centre

Merit (Consultant)

- ▶ Redevelopment Project at 101 Parkes Street

Finalist (Client / Client's Representative)

- ▶ 18 On Lan

7-10 A&A and Conversion

Winner (Client / Client's Representative)

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

Winner (Consultant)

- ▶ 133 WAI YIP STREET

Merit (Client / Client's Representative)

- ▶ Black Box Theatre, Tai Po Civic Centre
- ▶ The Alteration Works at Tuen Mun Children and Juvenile Home

Merit (Consultant)

- ▶ Popway Hotel
- ▶ Renovation of the Hong Kong PHAB Association Jockey Club PHAB Camp

Finalist (Consultant)

- ▶ 299 QRC
- ▶ Kingsquare
- ▶ Noble Square

11-13 Maintenance and Rehabilitation

Winner (Client / Client's Representative)

- ▶ Planned Maintenance of Star Ferry Car Park

Winner (Consultant)

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

Merit (Client / Client's Representative)

- ▶ Refurbishment of Causeway Bay Community Centre's External Facade

Merit (Consultant)

- ▶ Repair & Rehabilitation Works at 105 Parkes Street

Finalist (Client / Client's Representative)

- ▶ Tin Shui Wai Sports Centre

Grand Award

DUNBAR PLACE

Address

23 Dunbar Road, Ho Man Tin, Kowloon

Project Description

DUNBAR PLACE is a single-tower residential building of 22 storeys. Its design concept takes inspiration from tradition apothecary cabinets interlocking form.

To accomplish such concept, metal cladding with perforated grass pattern in the form of protruding balconies and bay windows at different angles are adopted. The grass pattern softens the hardness of facade and blends in with the landscape design.

It was completed in 34 months on time, within budget and well received by buyers. It has attained excellent construction safety records and attained "Platinum" rating in Beam Plus final assessment. It was also the pioneer project governed by the Residential Properties (First-hand Sales) Ordinance.

Contribution of Building Surveyor

The Project Management team of DUNBAR PLACE is formed by 3 Building Surveyors and 1 MEP engineer. DUNBAR PLACE is therefore a good showcase to demonstrate how Building Surveyors can be a competent Project Manager of a development project. As the in-house Project Managers, we acted as the conductor and coordinator among different building professions to develop and execute strategies that optimize the design, construction and future operations. We are heavily involved in the entire development process from site acquisition, selection of consultants / contractors, design, budget, programme, tender, construction, handover to maintainability and even down to marketability.

Category

New Development

Group

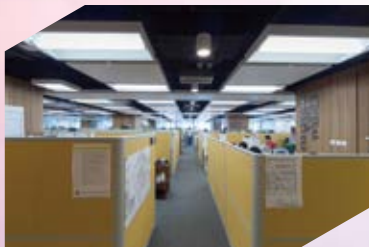
Client / Client's Representative



Idea & Approach Award & Sustainability Award

Category
A&A and Conversion

Group
Client / Client's Representative



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

Address
1/F, Main Block, APB Centre, 9 Sung Ping Street, Hung Hom, Kowloon, Hong Kong

Project Description

The renovation project adopted a holistic approach on sustainable design, green construction, environmental friendly operation and maintenance to transform an existing storeroom into a green workplace. Sustainable and innovative design strategies, such as real time energy use display, radiant cooling system, indirect LED lighting, automatic control for building systems, water efficient fixtures, reusing old furniture, sustainable materials and flexible layout were integrated to create a low carbon, green, healthy and modern indoor environment for office occupants. With the application of BIM from design to operation, the project had successfully demonstrated the feasibility of practical sustainable A&A works.

Contribution of Building Surveyor

The success of the project was greatly attributed to the involvement of building surveyors who act as project managers leading the design and build contractor and a team of professionals including specially engaged sustainable design consultant, BEAM consultant and BIM consultant to work closely to achieve a green workplace. The success of this project is highly recognized by the industry and has achieved various awards.

The project was successfully completed and highly appreciated by the end users. Majority of the occupants have positive feedback of being healthier, more comfortable and efficient at work in this new working environment.

Value Enhancement Award

Category
Maintenance and Rehabilitation

Group
Consultant



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

Address
No. 37 Repulse Bay Road, Repulse Bay, Hong Kong

Project Description

This is a major renovation project of a fully occupied high-rise luxurious residential development situated at Repulse Bay. The renovation includes 3 towers' external walls, communal drain and water pipes, podium's clubhouse and lobbies, driveway, swimming pool and other outdoor facilities. Serious water seepage was found on the external walls and in internal pipe ducts. Clubhouse was underused and in poor condition. Swimming pool was leaking and usually closed. The major challenge in this project was to relocate the pipework from internal pipe duct to the external wall, and to carry out the renovation works while the building was still occupied.

Contribution of Building Surveyor

As Project Manager and Building Surveyor in this renovation project, we helped the owners identify their needs by conducting condition survey and diagnosing building defects; to recommend the remedial proposal and renovation design; to manage the construction works by suggesting contract procurement method and supervising the construction works. Through this revitalization process, we aim at increasing the building sustainability and longevity by eradicating building defects, improving living conditions, enhancing energy efficiency and ease of maintenance. Cooperation between the owners, management office and our office was the key contributing to the success of this project.

New Development

New Development

Winner



Client / Client's Representative

Project: **DUNBAR PLACE**

Applicant: Swire Properties Limited

Address: 23 Dunbar Road, Ho Man Tin, Kowloon

Winner

Client / Client's Representative

DUNBAR PLACE
Swire Properties Limited

Merit

Client / Client's Representative

Kowloon Commerce Centre
Sun Hung Kai Properties Limited

Merit

Client / Client's Representative

Maxim's Centre
C K LAU & Associates Limited

Merit

Consultant

Redevelopment Project at 101 Parkes Street
Freevision Limited

Finalist

Client / Client's Representative

18 On Lan
Henderson Land Development Company Limited

Jury Panel's Citation

“ *DUNBAR PLACE* is an exemplary project with due emphasis on quality and environmental design. High quality residential units are created with open views, natural lighting and ventilation. The project well demonstrates the ability of the project manager to effectively integrate input from multi-disciplinary professionals. The crucial skills to negotiate and synthesise competing demands deserve a winning recognition.” **By Sr LEUNG Koon-kee, JP**

“ *The DUNBAR PLACE* is an outstanding and impressive example of the various skillfully-balanced efforts on time, cost and quality of a prestigious project by a professional building surveyor.” **By Ir Allan CHAN Sau-kit**

“ *An impressive demonstration of the leading role of Building Surveyor in developing this outstanding residential project from inception to completion. The robustness of an integrated project management is exemplified in the quality of the deliverables which make the building uniquely identifiable from its surrounding peers. The deliberate efforts of the thematic architectural design, orientation and massing to respond to externalities, green initiatives and sustainability are delightful and commendable. There are still potential to increase greenery and trees at ground and podium to enhance the genuineness and naturalness of the 'grass in the wind' motif so nicely pitched.*” **By Prof. John NG Cheuk-ye**

New Development

Merit



Client / Client's Representative

Project: Kowloon Commerce Centre

Applicant: Sun Hung Kai Properties Limited

Address: 51-53 Kwai Cheong Road

Merit



Client / Client's Representative

Project: Maxim's Centre

Applicant: C K LAU & Associates Limited

Address: 17 Cheung Shun Street,
Cheung Sha Wan, Kowloon,
Hong Kong

Merit



Consultant

Project: Redevelopment Project
at 101 Parkes Street

Applicant: Freevision Limited

Address: 101 Parkes Street, Kowloon

Finalist



Client / Client's Representative

Project: 18 On Lan

Applicant: Henderson Land Development
Company Limited

Address: 18 On Lan Street, Central, Hong Kong

A&A and Conversion

Merit

Consultant

Popway Hotel
Fruit Design & Build Limited

Winner

Client / Client's Representative

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

Merit

Consultant

Renovation of the Hong Kong
PHAB Association Jockey Club
PHAB Camp
Ample Surveyor Services Limited

Winner

Consultant

133 WAI YIP STREET
Raymond Chan Surveyors Limited

Finalist

Consultant

299 QRC
Brighspect Limited

Merit

Client / Client's Representative

Black Box Theatre,
Tai Po Civic Centre
Architectural Services Department,
HKSAR Government

Consultant

Kingsquare
CBRE Limited

Consultant

Noble Square
Centaline Commercial

Merit

Client / Client's Representative

The Alteration Works at Tuen Mun
Children and Juvenile Home
Architectural Services Department,
HKSAR Government

A&A and Conversion

Winner



Client / Client's Representative

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

Applicant: Architectural Services Department, HKSAR Government

Address: 1/F, Main Block, APB Centre, 9 Sung Ping Street, Hung Hom, Kowloon, Hong Kong

Consultant

Project: 133 WAI YIP STREET

Applicant: Raymond Chan Surveyors Limited

Address: 133 Wai Yip Street, Kwun Tong, Kowloon



Jury Panel's Citation

“Achieving breakthrough has always been the never-ending pursuits of mankind. Our professional Building Surveyors innovatively blended the state-of-the-art technologies and no-frills designs that created a highly environmental-friendly office and converted a dilapidated industrial premises to a modern commercial building.” **By Sr Victor SO Hing-woh, JP**

“A&A and conversion projects are never simple and straightforward. It demands considerable design talents, up-to-date green building technology, skilful project management and innovative thinking. The award winning projects have fully demonstrated these elements with many creative ideas and excellent team work spirit.” **By Sr WONG Bay**

A&A and Conversion

Merit



Client / Client's Representative

Project: Black Box Theatre, Tai Po Civic Centre

Applicant: Architectural Services Department, HKSAR Government

Address: Tai Po Civic Centre, No.12, On Pong Road, Tai Po, New Territories

Merit



Consultant

Project: Popway Hotel

Applicant: Fruit Design & Build Limited

Address: 117 Chatham Road South, Tsim Sha Shui, Kowloon

Merit



Client / Client's Representative

Project: The Alteration Works at Tuen Mun Children and Juvenile Home

Applicant: Architectural Services Department, HKSAR Government

Address: No. 3 San Shek Wan North Road, Tuen Mun

Merit



Consultant

Project: Renovation of the Hong Kong PHAB Association Jockey Club PHAB Camp

Applicant: Ample Surveyor Services Limited

Address: 75 Pokfulam Reservoir Road, Hong Kong

A&A and Conversion

Finalist



Consultant

Project: 299 QRC
Applicant: Brighspect Limited
Address: 287-299 Queen's Road Central,
 Sheung Wan, Hong Kong

Consultant

Project: Kingsquare
Applicant: CBRE Limited
Address: G/F to 2/F, No. 390-394 King's Road,
 North Point

Finalist



Consultant

Project: Noble Square
Applicant: Centaline Commercial
Address: Wah Kwai Commercial Centre,
 Wah Kwai Estate,
 No. 3 Wah Kwai Road,
 Aberdeen, Hong Kong

Finalist



Maintenance and Rehabilitation

Winner

Client / Client's Representative
 Planned Maintenance of
 Star Ferry Car Park
 Architectural Services Department,
 HKSAR Government

Winner

Consultant

Major Renovation Works at No. 37 Repulse Bay Road,
 Repulse Bay, Hong Kong
 David S.K. Au & Associates Limited

Merit

Client / Client's Representative

Refurbishment of Causeway Bay Community Centre's External Facade
 Architectural Services Department, HKSAR Government

Merit

Consultant

Repair & Rehabilitation Works at 105 Parkes Street
 Freevision Limited

Finalist

Client / Client's Representative

Tin Shui Wai Sports Centre
 Architectural Services Department, HKSAR Government

Maintenance and Rehabilitation

Winner



Client / Client's Representative

Project: Planned Maintenance of Star Ferry Car Park

Applicant: Architectural Services Department, HKSAR Government

Address: No.9 Edinburgh Place, Central

Winner



Consultant

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

Applicant: David S.K. Au & Associates Limited

Address: No. 37 Repulse Bay Road, Repulse Bay, Hong Kong

Jury Panel's Citation

“ The winning projects showcase building surveyors' passion and professionalism in maintenance and rehabilitation of existing buildings. The excellence of the expertise demonstrated and the achievement of the projects, including their contribution to our built environment, are to be praised.” **By Sr Dr. CHEUNG Tin-cheung, JP**

“ The winners in this category have demonstrated persistence in attention to details and skills in overcoming the technical and institutional hurdles of the respective projects. There is a lot to learn in sharing experiences among fellow surveyors which is an essential feature of the BSA.” **By Sr Prof. Daniel HO Chi-wing**

“ Building duplication seems all the more common in grown-up cities across the globe. There is no exception for Hong Kong. It has become a major task for society in dealing with such ever-increasing problems. Our surveyors have an extremely important role to play: be the client / client's representative or consultant. The winners of the Maintenance and Rehabilitation group vividly display outstanding qualities in their projects and deserve the prizes.” **By Sr Prof. Eddie HUI Chi-man, MH**

“ **Planned Maintenance of Star Ferry Car Park** - Technical solution was well developed to address the issues, coupled with carefully planned programme and management skills.”

“ **Major Renovation Works at No.37 Repulse Bay Road, Repulse Bay, Hong Kong** - Full range of Building Surveyor's services were showcased and the enhancement to the property was impressive.” **By Sr Daniel CHANG Wai-ip**

Maintenance and Rehabilitation

Merit



Client / Client's Representative

Project: Refurbishment of Causeway Bay Community Centre's External Facade

Applicant: Architectural Services Department, HKSAR Government

Address: 7 Fook Yum Road, Causeway Bay, Hong Kong

Consultant

Project: Repair & Rehabilitation Works at 105 Parkes Street

Applicant: Freevision Limited

Address: 105 Parkes Street, Kowloon

Merit



Client / Client's Representative

Project: Tin Shui Wai Sports Centre

Applicant: Architectural Services Department, HKSAR Government

Address: No.1, Tin Pak Road, Tin Shui Wai, Yuen Long, N.T.

Finalist

