

The H Collection

Urban redevelopment projects by Henderson Land

Interview with
Mr Kevin S K Ng, Deputy General Manager
Project Development (2), Henderson Land Development Co Ltd

Please tell us about Henderson Land's concept and implementation of urban redevelopment.

Henderson Land is a forerunner in urban renewal. Other than large-scale project development, we are also deeply involved in developing smaller sites since the company's inception in the 70s. In the process, our project teams have accumulated invaluable experience in tackling problems arising from smaller sites, such as design constraint, maximize of floor area, reasonable distribution of space within a building in proportion to its available usable area and most of all, enhancement of the living environment. Our main objective is to utilize our professionalism to make the best use of any site for the benefit of our customers.

What is the latest development of the urban renewal projects?

Over the years, Henderson Land has acquired a sizable stock of smaller sites in the urban areas. What I mean urban areas are the districts on Hong Kong Island and those in the Kowloon Peninsula which are the most densely populated areas in the Hong Kong region. These sites are different in sizes ranging from approximately 4,000 square feet to 20,000 square feet each.

Currently, there are some 37 urban redevelopment projects of such kind are under various stages of planning and construction. These projects, upon completion will provide a total GFA of approximately 2.88 million square feet.



It is expected that more redevelopment projects will be in the pipeline in the coming years.

What are the objectives of the newly launched The H Collection?

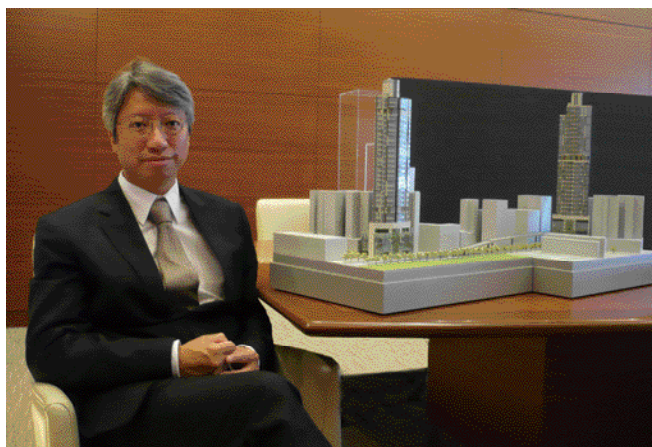
‘The H Collection’ is best described as the DNA of Henderson Land’s urban redevelopment projects. Through long-term collaboration and knowledge sharing with innovative and experience architects, designers, consultants, contractors and the builder’s trade, we have derived a very efficient project implementation strategy which covers every aspect of the planning, design, engineering and construction of smaller size project in a densely populated area. As a result, it is a norm that each individual project of The H Collection, irrespective of location and physical identity, will always offer high standard of sophistication and quality to justify their investment. The genetic effect of The H Collection is being carried and deeply embedded in each project – setting new benchmark in urban redevelopment.

What are the chromosomes of The H Collection DNA and their extent in the delivery of Henderson Land’s redevelopment projects?

It was in 2009, in view of the rising

demand in private housing, Henderson Land began to formulate long term strategy for redevelopment projects with a more systematic and sustainable approach. The supply of residential sites in urban areas is scarce and expensive, and those available for redevelopment are mostly smaller sites. Therefore, it is important that each project has to be carefully planned in order to maximize its overall value.

We have assembled a team of experts, including very experience architects, designers, consultants, contractors and property managers to work together. Under the leadership of our project



Mr Kevin S K Ng, Deputy General Manager
Project Development (2), Henderson Land Development Co Ltd

Newly acquired urban redevelopment projects with entire or majority ownership

1	30-38 Po Tuck Street and 36 Clarence Terrace, Western District
2	45-49 Boundary Street and 189-195 Sai Yeung Choi Street North
3	186-188 Tai Po Road, Sham Shui Po
4	1-7A Gordon Road, North Point
5	75-81 Sa Po Road, Kowloon City
6	186-198 Fuk Wing Street, Sham Shui Po
7	59-63 Wing Hong St and 88-92 King Lam St, Cheung Sha Wan
8	25 Robinson Road, Mid-Levels
9	565-577 Fuk Wah Street, Cheung Sha Wan
10	23-33 Shing On Street, Sai Wan Ho
11	208-210 Johnston Road, Wanchai
12	352-354 Un Chau Street, Cheung Sha Wan
13	2-12 Observatory Road, Tsim Sha Tsui
14	62-72 Main Street, Ap Lei Chau
15	89-95 Shek Pai Wan Road, Aberdeen
16	11-33 Li Tak Street, Tai Kok Tsui
17	50-56 and 58-64 Ma Tau Kok Road and
16	2-168 Pau Chung Street, To Kwa Wan
18	450-456G Queen's Road West, Western District
19	4-6 Tin Wan Street, Aberdeen
20	12-14 Tin Wan Street, Aberdeen
21	9-13 Sun Chun Street, Tai Hang
22	21-39 Mansion Street and 852-858 King's Road, North Point
23	19-21 Shing On Street and 15 Tai Shek Street, Sai Wan Ho
24	57-69 Ma Tau Wai Rd, 2-20 Bailey St & 18A-30 Sung Chi St, To Kwa Wan
25	38-40A Hillwood Road, Tsim Sha Tsui
26	456-462A Sai Yeung Choi Street North, Sham Shui Po
27	1-19 Nam Cheong Street, Sham Shui Po
28	342-348 Un Chau Street, Cheung Sha Wan
29	11-19 Wing Lung Street, Cheung Sha Wan
30	196-202 Ma Tau Wai Road, To Kwa Wan
31	79-83 Fuk Lo Tsun Road, Kowloon City
32	8-30A Ka Shin Street, Tai Kok Tsui
33	1-15 Berwick Street, Shek Kip Mei
34	21-27 Berwick Street and 212-220 Nam Cheong Street, Shek Kip Mei
35	3-4 Yiu Tung Street, Shek Kip Mei
36	7-8 Yiu Tung Street, Shek Kip Mei
37	7-7G Victory Avenue, Homantin

Existing redevelopment projects

38	68 Boundary Street
39	19-21 Wong Chuk Hang Road
40	45-47 Pottinger Street and Ezra's Lane, Central
41	25 La Salle Road, Kowloon Tong
42	29 Lugard Road, The Peak
43	8 Wang Kwong Road, Kowloon Bay
44	14-30 King Wah Road, North Point
45	Yau Tong Bay

(Source: Henderson Land Development Co Ltd Annual Report 2011)

development team, we study each site very carefully before adopting a development plan which is the best from the end-users perspective.

We work closely with architects and consultants to ensure that our basic design principles are being injected into the planning and design of each project, which covers the smallest detail. This system has greatly increased our efficiency in developing more small sites at the same time. This exercise eventually will speed up the process of urban renewal as well as to ease the acute shortage of high quality private housing in the urban area.

From our experience, we know very well that it is not difficult for us to build the 'hardware', our ultimate goal is to consolidate the team's experience and contribution to ensure that the best chromosomes are being recreated in the DNA of all The H Collection projects.

How would you describe The H Collection as a whole and what is the planning and design principle behind it?

Glamorous, sensational, prestigious and practical – these are the words I would use to describe The H Collection.

Other than complying with local building regulations, the following distinct architectural design features are carefully planned and constructed to offer exceptional value to The H Collection:

- High-end façade design to project a sense of prestige
- Ample natural light and pleasant view by using large size glazing
- Flush floors levels of interior and balcony to expand living space
- Concealed external piping with integrated vents and flues at the top of the bay window's outdoor air-conditioning unit
- Integrated lighting design and green features for all public areas
- Highly refined building materials, fixtures and finishes throughout the building, etc.

Finally, I would like to present to you some of our latest urban redevelopment projects which offer you the first encounter of a whole new "city living" life style – The H Collection.

High Point

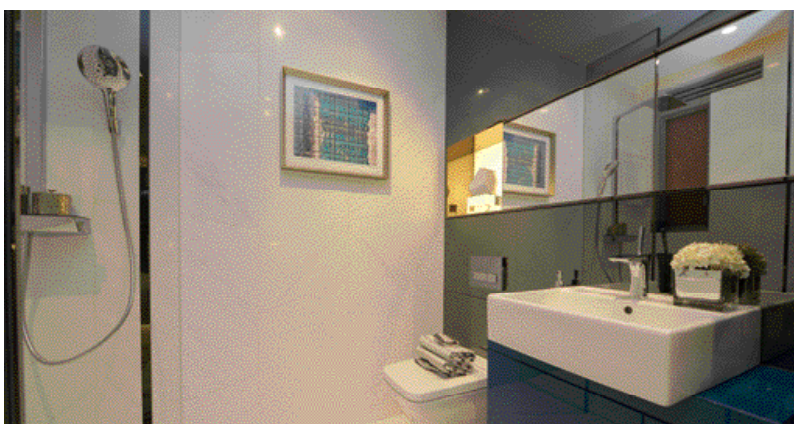
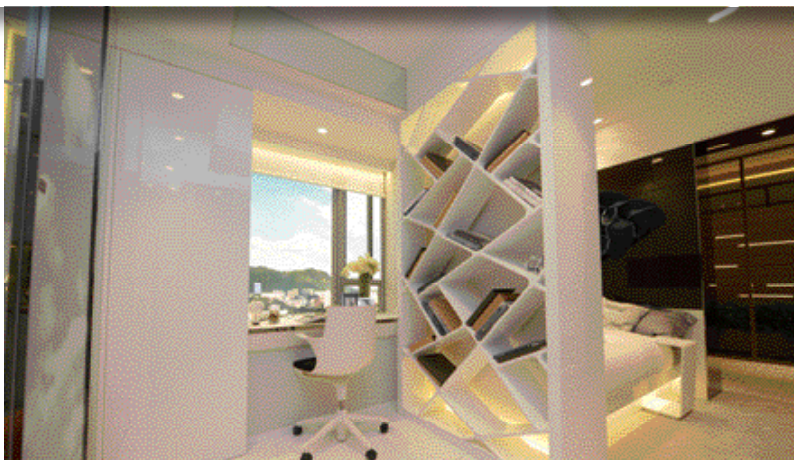
Situated at 188 Tai Po Road, Cheung Sha Wan, Kowloon, High Point is a single tower residential building offering 138 high quality units, including one-bedroom studios, two-bedroom units together with third floor and top-floor premium private flat roof units. All units feature open kitchen and flexible living space designed to meet discerning lifestyle of the new generation.

The main entrance lift lobby has a majestic 8-meter high ceiling. A portion of the ground floor is allocated for shops. 2/F is the residence clubhouse and podium garden. Residential floors start from 3/F and there are 28 residential storeys.

Designed by Andrew Lee King Fun & Associates Architects, the project is expected to complete in February 2015.



Master layout plan



Excellence is not achieved by chance, it is in our DNA.



Constructing buildings and infrastructure in
Hong Kong, China and South East Asia for
over 50 years. Hip Hing Construction —
the contractor you can trust.



協興建築
HIP HING CONSTRUCTION

新創建集團成員 Member of NWS Holdings

www.hiphing.com.hk



THE REACH (Tai Tong, Yuen Long)

with the compliments of

**Hsin
Yieh**



ARCHITECTS & ENGINEERS LTD.
興業建築師樓有限公司

ARCHITECTURE • MASTERPLANNING & URBAN DESIGN

www.hsinyieh.com



The highly articulated facades with massive crystalline glass and eye-catching colour palette of grey, white and copper, reveal depth and material layering to form a coherent design



High West

Located at 36 Clarence Terrace, Sai Ying Pun, Hong Kong Island, High West is a 30-storey residential building which offers 133 units with GFA ranging from approximately 400 sq ft to 1,200 sq ft. A 3 m to 3.45 m high ceiling creates spaciousness. The single tower block adopts a dual frontage construction design. Rich layering of materials and dynamic exterior lines are applied on both facades. Large glazing with grey, white and copper tones form a distinctive portal design. The project is scheduled for completion in December 2014.



Large glazing and the flush floors levels of the interior and balcony create an 'extended room' effect that expand the living space outwards to increase the overall feeling of spaciousness



A sliding door system has been adopted to maximize the operable door-to-balcony ratio. External sliding door tracks optimize the internal usable floor area and increase flexibility



Master layout plan





The Gloucester (left) and Mira Moon (right)

The Gloucester

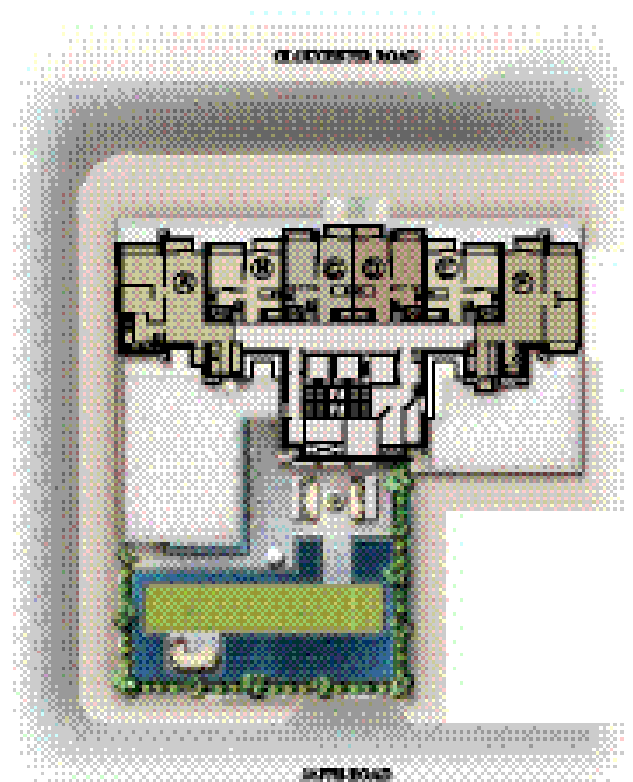
Located at 212 Gloucester Road, The Gloucester boasts full seaview units topped by an aquarium-style heated skypool. Standing at 160 meters high, its 34 floors provide 177 luxury apartments ranging from 500 sq ft to 4,000 sq ft in size and offering multiple layout options from one- to five-bedroom units plus a six-bedroom luxury penthouse, all with 3.5 meter-high ceilings. Due for completion in April 2013, The Gloucester has already been awarded the BEAM Society of Hong Kong's coveted Platinum accreditation.

Project Architect
Dennis Lau & Ng Chun Man

Design Architect and Interior Designer
AB Concept

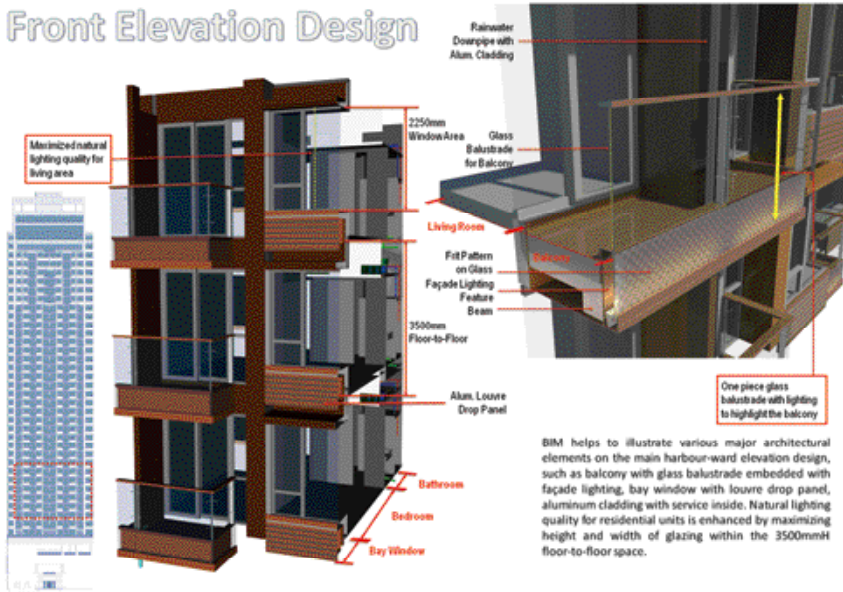
E&M Engineer
J Roger Preston Ltd

Main Contractor
Heng Lai Construction Co Ltd



Master layout plan

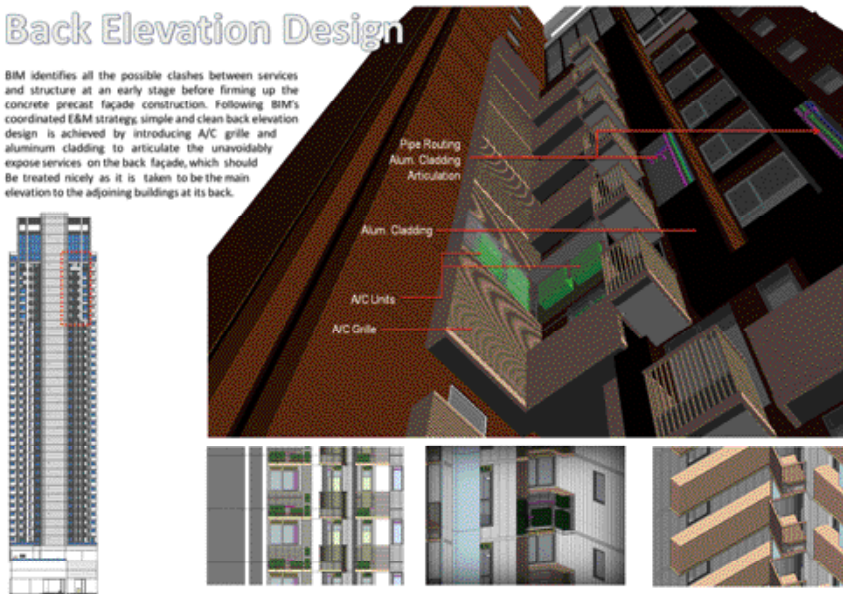
Front Elevation Design



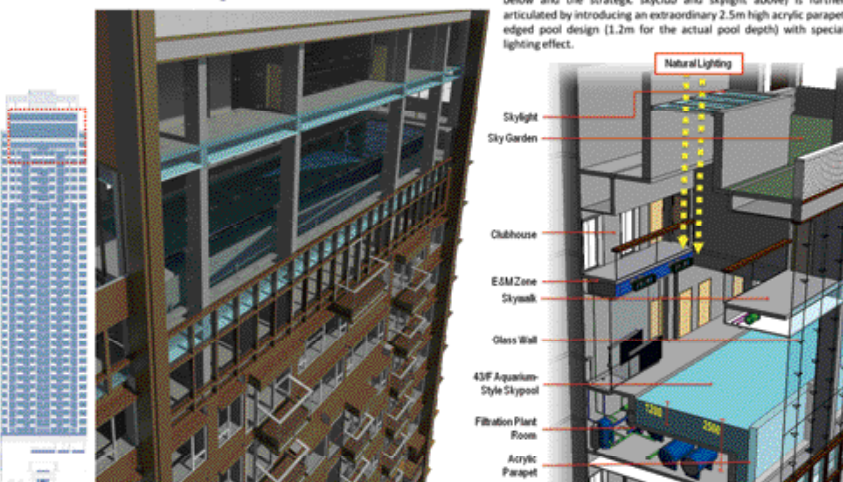
Mira Moon

A new boutique hotel developed by Henderson Land at 388 Jaffe Road, Wanchai. Upon completion the, the hotel will be operated by The Mira Hong Kong and 91 luxurious suites will be added to the group's hotel portfolio.

Back Elevation Design



Aquarium-Style Skypool at Tower Top





Hill Paramount



Henderson Centre, Beijing



Centre Point



IFC



Union Hospital



The Beverly Hills



Miramar Shopping Centre



Grand Promenade



Shenyang IFC



Four Seasons Place



Double Cove



The Gloucester



The Arch of Triumph, Changsha



JRP
澧信



JRP, a leading M&E Consultancy group in the Asia Pacific region. With 50 years of practicing experience, we take pride in the diverse portfolio of prestigious projects we have completed.

JRP is committed to contributing our expertise and experience for improving the built environment. We aggressively take part in sustainable engineering design, responding to the increasing demand of Green buildings within the region.



T (852) 2590 9333

F (852) 2590 9897

E Info@jrp-group.com W www.jrp-group.com

Level 11, Tower 1 Millennium City 1, 388 Kwun Tong Road, Kowloon, Hong Kong



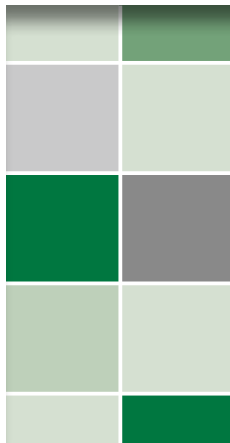
High Park

Location: 51 Boundary Street, Kowloon
 Usage: commercial/residential
 Site area: 5,880 square feet
 GFA: 52,919 square feet
 No of residential units: 59
 Status: under construction



High Park Grand

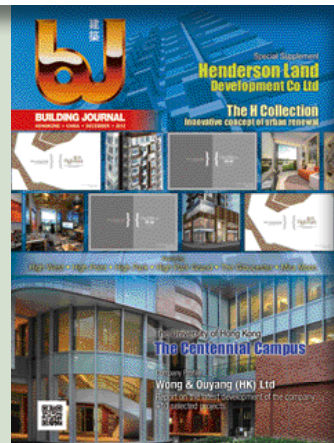
Location: 68 Boundary Street, Kowloon
 Usage: commercial/residential
 Site area: 6,750 square feet
 GFA: 60,750 square feet
 No of residential units: 41
 Status: under construction



In the next coming issue of BUILDING JOURNAL

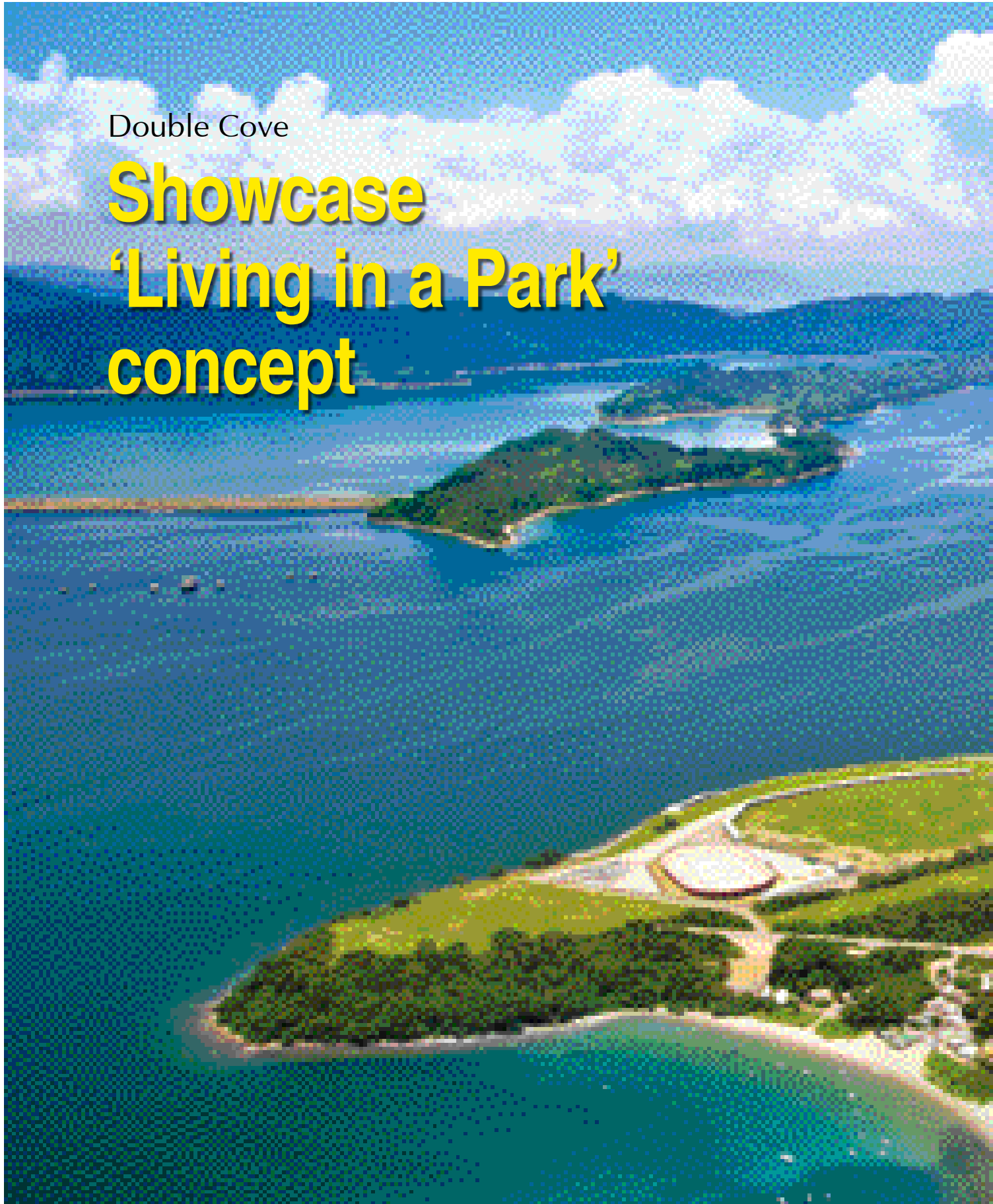
Henderson Land Development company profile - part 2

- Henderson Metropolitan
- Shanghai 688
- Tai Tong 526
- Wong Chuk Hang Road project
- High Place
- 39 Conduit Road



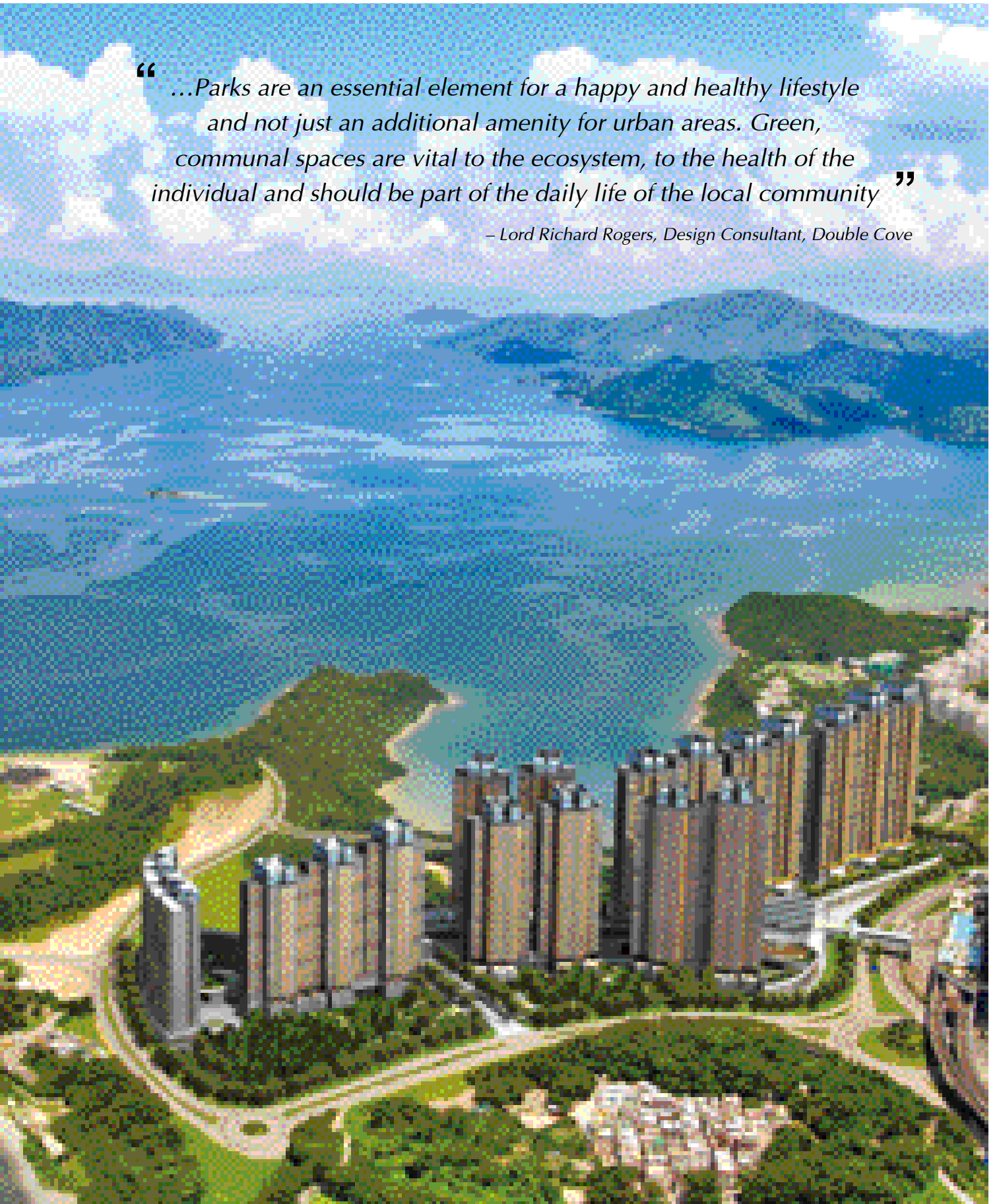
Double Cove

Showcase 'Living in a Park' concept



“ ...Parks are an essential element for a happy and healthy lifestyle and not just an additional amenity for urban areas. Green, communal spaces are vital to the ecosystem, to the health of the individual and should be part of the daily life of the local community ”

– Lord Richard Rogers, Design Consultant, Double Cove





Lying on Hong Kong's only twin-bayed peninsula, the luxurious residential development, Double Cove, a joint development of Henderson Land, New World Development and Peterson Group, is set amidst some of the most beautiful natural scenery in the territory. Spanning over 2,840,000 square feet, Double Cove is one of the largest residential projects in the district.

Double Cove is a showcase of the artistry and innovation of Lord Richard Rogers, one of the most influential architects in the world. Appointed as the project's design consultant, Lord Rogers is committed to taking full advantage of its exceptional setting and natural surroundings to develop a 'sense of place', while creating a masterpiece in the first large-scale residential project in Hong Kong to bear his architectural stamp. Lord Rogers and his team have spent 10 years devising and perfecting the concept, which is centred on the theme, 'Living in a Park'.

Double Cove combines architectural ingenuity with strategic vision to reflect the concept of 'Living in a Park'. The sleek residential towers are stepped in pairs from north to south on the site perimeter, resulting in a self-ventilating landscaped corridor that maximises available space and light to give each residence a greater feeling of space and unmatched field of vision over sea, sky and landscape."

Under construction, Double Cove is a large scale development with a series of buildings around a raised park which



Landscape planning, design concept and surrounding environment





sits above community, retail and leisure facilities. A controlled 24-hour pedestrian footpath runs through the centre of the park with residential towers located along the perimeter. Other spaces are transformed into their own micro-parks, such as the roof of the retail centre which is planted to create a green deck. Even the towers themselves have green spaces incorporated.

Lord Richard Rogers, Chairman of Rogers Stirk Harbour + Partners said, "Lying on Hong Kong's one and only twin-bayed peninsula, Double Cove overlooks sweeping views of Starfish Bay, Wu Kai Sha Beach and Tolo Harbour, and is bordered by extensive woodland and coastline. At Rogers Stirk Harbour + Partners, we are concerned with creating a sense of 'place' that takes advantage of such an amazing, natural setting. We do this by exploring the way people use space and the relationships between the activities going on there. Our design concept, 'Living in a Park', promotes easy access to green spaces and community gathering places. At Double Cove, we have advised on the design of a

master plan and a residential development that focuses a series of buildings around a raised park. We feel strongly that parks are an essential element for a happy and healthy lifestyle and not just an additional amenity for urban areas. Green, communal spaces are vital to the ecosystem, to the health of the individual and should be part of the daily life of the local community."



Creating a sustainable living community

By Dennis Lau & Ng Chun Man Architects & Engineers (HK) Ltd

Set in the sub-urban area of Lok Wo Sha near the Wu Kai Sha MTR station, the Double Cove development aims to set a high standard of promoting sustainable living within the development as well as for the neighbourhood by means of an integrated passive environmental design strategy.

Starting with the sustainable design concept

Project architects Dennis Lau & Ng Chun Man Architects & Engineers have established innovative concepts which form the basis of the sustainable design for the Double Cove development

The concept of 'Living in a Park' and creating a 'walkable community' is conceived by Lord Richard Rogers, design consultant of Double Cove. 'Happy colour' is also used on the building facade to create a visually stimulating building.

Situated in a natural twin-cove peninsula in Wu Kai Sha, the development's twenty-one residential towers are placed in a 'stepped height' profile with layout of the blocks mainly along two curve rows creating visual corridors which enhance

visibility and permeability for better view and natural ventilation.

The typical floor plans of the towers are also designed to maximize the view for each residential unit, providing majority of the units with either the bay facing view or the greenery facing view.

Making the sustainable living community a reality

- Ample green space: about 50% of the site area is designated as 'green area' which includes the existing woodland to be preserved, the creation of the woodland extension plus green roofs, green walls, water features and other landscaped amenity areas.
- Adopted/local species for the landscape area: native species are proposed to be use in the planting design, which are more adaptable to the local climate and environment, requiring less maintenance.
- A walk through the park - open and inviting, for convenience and pleasure: by providing an all-weather 24-hours covered walkway in the middle of the park and connecting this through the shopping arcade, the surrounding neighbours outside the site can have the opportunity to walk through the





development, enjoy the greenery and the retail amenities along the way, making their walk to and from the MTR convenient and pleasurable.

Creating a comforting environment - for the development and for the neighbourhood

- Minimize view obstruction by creating visual corridors for the surrounding neighbours
- Enhance air quality through computer simulations to support site planning and enhance air ventilation from residential flat to district-wide neighbourhood
- Ample planting and water features to reduce heat island effect
- Sustainable design supported by a computational Heat Island Analysis (first time for a residential project in Hong Kong), AVA, BIM and other simulations

Enhance low carbon living - offering facilities that promote sustainable living

- Provision of electric vehicle parking spaces with charging facility encourages use of electric vehicles
- Communal bicycle rental is available to encourage cycling as a sustainable means of transportation
- A 24-hour covered walkway with direct access to the MTR and public transportation connecting to each residential tower encourages healthy low carbon lifestyle
- Hybrid ventilation is adopted for the shopping arcade to reduced energy consumption

Meeting the highest green building label standards - the quality control process

As a quality control process to ensure that the development meets highest green building standard, the development has gone through both BEAM 4/04 Green Building Certification process (obtaining provisional Platinum Rating for Phase 1) as well as the China nation-wide China Green Building Label Certification process (obtaining the 3-Star Rating for Phase 1) both being the highest rating for each of the green building labelling certification standard.

Awards

Double Cove has attained a remarkable achievement by winning the Green Building Award 2012's Merit Award under the category of New Building - Building under Construction in Hong Kong. The project is also recently shortlisted as one of the Top Three Projects under the "Best Innovative Green Building" category in the International MIPIM Awards 2012.





Block 1, Flat A 39/F



Block 1, Flat A 40/F



Block 2, Flat F 33/F

developers
Henderson Land Development Co Ltd
New World Development Co Ltd
Peterson Group

architect
Dennis Lau & Ng Chun Man Architects & Engineers (HK) Ltd

design consultant
Rogers Stirk Harbour + Partners Ltd

landscape architect
ADI Ltd

environmental design consultant
Ove Arup & Partners Hong Kong Ltd
GB Tech Consulting Ltd
Allied Environmental Consultants Ltd

infrastructural consultant
AECOM Asia Co Ltd

structural engineer
Stephen Cheng Consulting Engineers Ltd

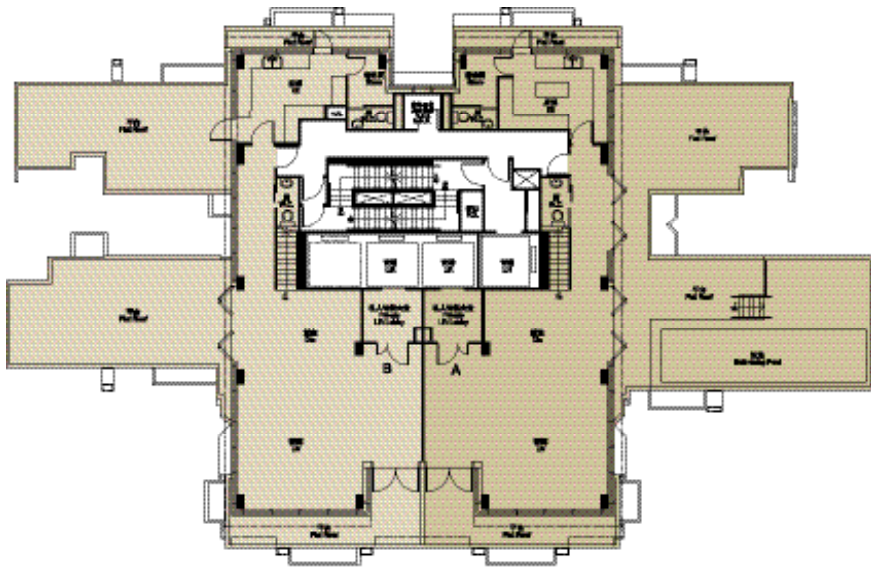
Mechanical & electrical engineer:
J. Roger Preston Ltd

facade consultant:
Ove Arup & Partners Hong Kong Ltd

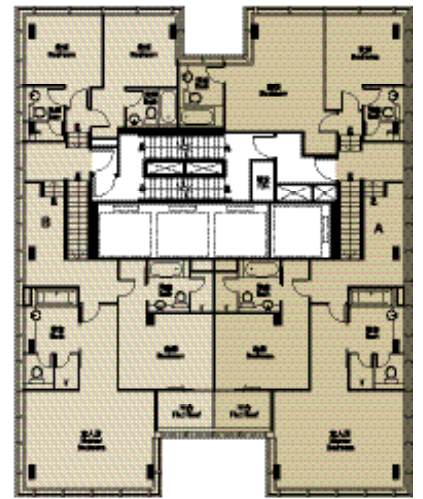
quantity surveyor
Langdon & Seah Hong Kong Ltd

main superstructure contractors
Heng Shung Construction Co Ltd
Hip Hing Construction Co Ltd

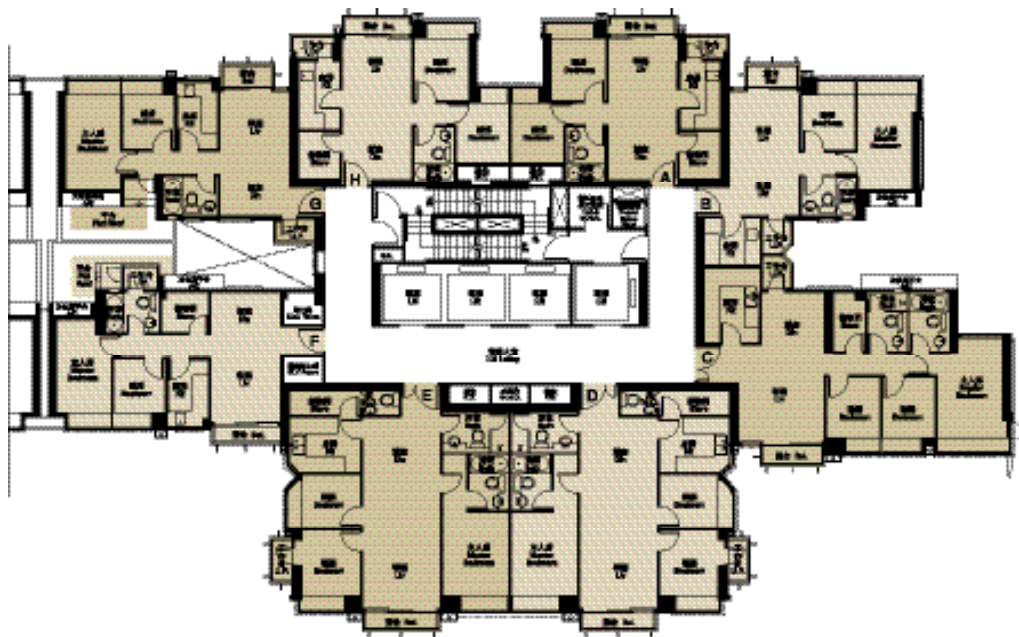
foundation contractor
Vibro (HK) Ltd



Block 1, 39/F floor plan
Lower duplex



Block 1, 40/F floor plan
Upper duplex



Block 1, 3/F floor plan

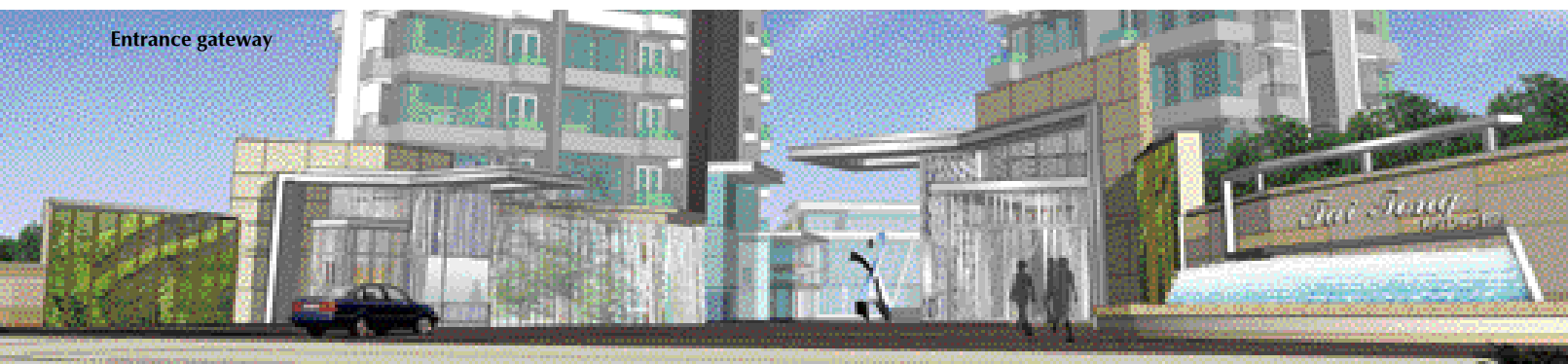


The Reach

The brief is for a well-endowed residential development on a 3.45 ha site amalgamated from irregular village lots. Developed by Henderson Land and New World, the site is located at south of Shap Pat Heung Road in Yuen Long, New Territories. Hsin Yieh was being

selected as architects for the entire project to help bring a youthful life style in a “smart metropolitan” setting to the countryside with due recognition of existing village houses around and within the site, that includes two characteristic local houses to be retained.

In the overall planning, 12 residential



Entrance gateway



blocks, with 25 storeys each, embrace a central open area centered on a multifaceted clubhouse that is not only the focus of all recreational and social activities, but also filters pedestrian movements to surrounding blocks through a series of relaxing percolated spaces and changing vistas amidst reflecting pools, water features and green vegetation.

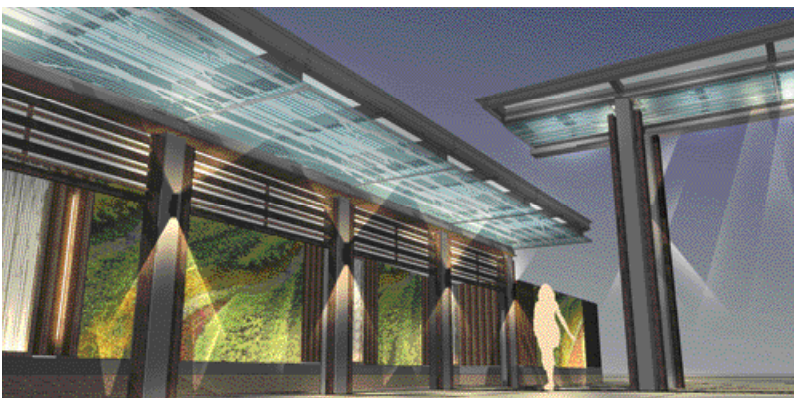
Sitting on water, the clubhouse is a rhythmic assembly of glass boxes of varying heights. The passage to the clubhouse and beyond is marked by a double height iconic glass cube that faces onto a generous entrance sculpture plaza defined on the opposite end by an arched gateway formed by twin residential blocks with an exclusive sky garden perched high above the entrance boulevard. The Arch, on axis with Fung Ki Road, the main N/S thoroughfare from Yuen Long Town, symbolically draws



The diamond pavilion



Entrance gateway to clubhouse



Integrated vertical green fence wall and covered walkway design

the many trappings of urban living to the countryside, and is at once an urban landmark and a balancing focal point within the development.

Special compact and efficient Y-shaped floor plans provide a variety of flat sizes for the residential blocks. Offering more open views than ordinary cruciform shaped plans, the blocks fit comfortably within the very irregular site boundaries. The majority of the 2,580 flats have 2 bedrooms. Larger 3-bedroom flats along the southern boundary enjoy panoramic views of the mountains. In addition, there are top floor duplexes with private pools, and special first floor units with generous private garden decks. Subtle roof features cap the quietly elegant residential facades of extensive neutral glazing backed by a palette of metallic grey and highlighted by sparkling white touches, contributing to a modern metropolitan atmosphere.

This architectural expression is carried to the clubhouse with its full spectrum of activities set in a relaxed indoor/outdoor manner conducive to a unique town and country lifestyle. Its roof top swimming complex is an interesting fifth façade. In the outdoor area, there is children play areas, pet gardens as well as a barbecue garden placed furthest away from the blocks.

The fluidity of ground movements is reflected in free flowing paving patterns and wide boardwalks. A natural theme is



South perspective



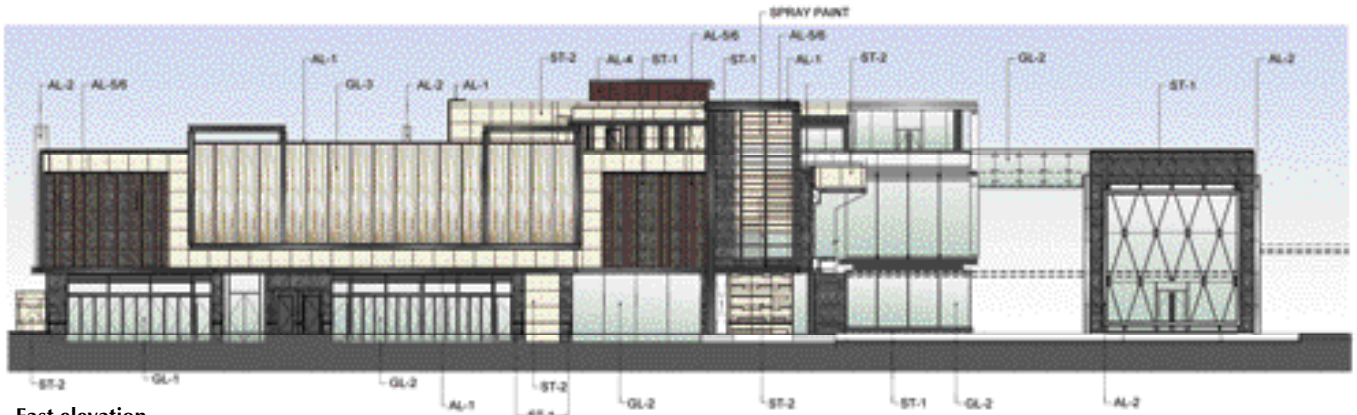
Block plan

accentuated by heavy vegetation, vertical green plantings, recon-timber slats, themed patterned glass and laser-cut aluminum panels etc as a backdrop for overall design harmony. Cost effective construction do away with the usual transfer plates for the blocks and employs a raft foundation system

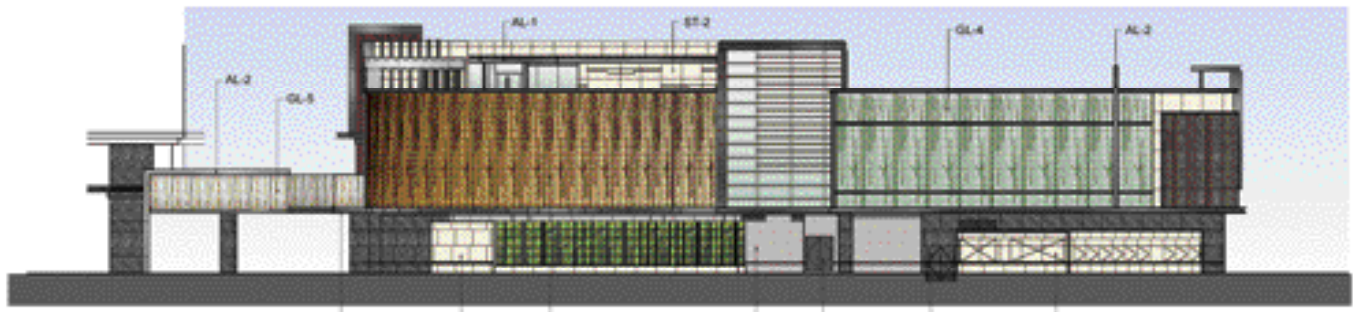
for the clubhouse and basement carpark. The project provides a total GFA of 120,749 sq m and achieved the provisional BEAM PLATINUM rating in February 2012. Developed by Henderson Land and designed by Hsin Yieh Architects, The Reach is under construction.



North perspective

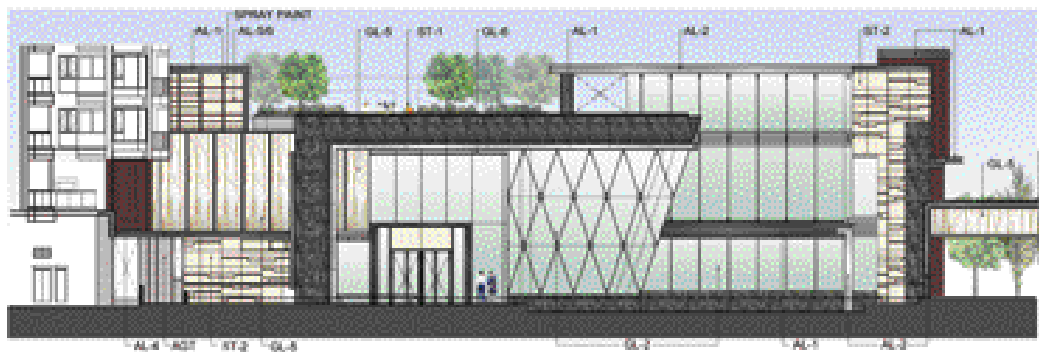


East elevation



South elevation

- GL-0 Clear tempered glass
- GL-1 Glasson C (F) laminated tempered feature spanning glass with subtle tree silhouette pattern & tree silhouette pattern
- GL-2 Laminated tempered air feature glass or tree silhouette pattern
- GL-3 Glasson C (F) laminated tempered feature glass with subtle tree silhouette pattern & tree silhouette pattern
- GL-4 Tempered laminated glass w/ metallic grey PVB layer
- ST-1 Natural granite stone cladding (200" dia)
- ST-2 Natural granite stone cladding (120" dia)
- AL-1 Iron Tree, slat cladding (dark grey)
- AL-2 Iron Tree, slat cladding (Silver Metallic)
- AL-3 Iron Tree, slat cladding with laser cutout pattern (Chromagreen Metallic)
- AL-4 Iron Tree, laser cutout slat cladding (Silver wood)
- AL-5 Iron Tree, laser cutout slat cladding (Silver wood)
- AL-6 Iron Tree, laser cutout slat cladding
- AGT Artificial Granite Tiles (200x200)



North elevation

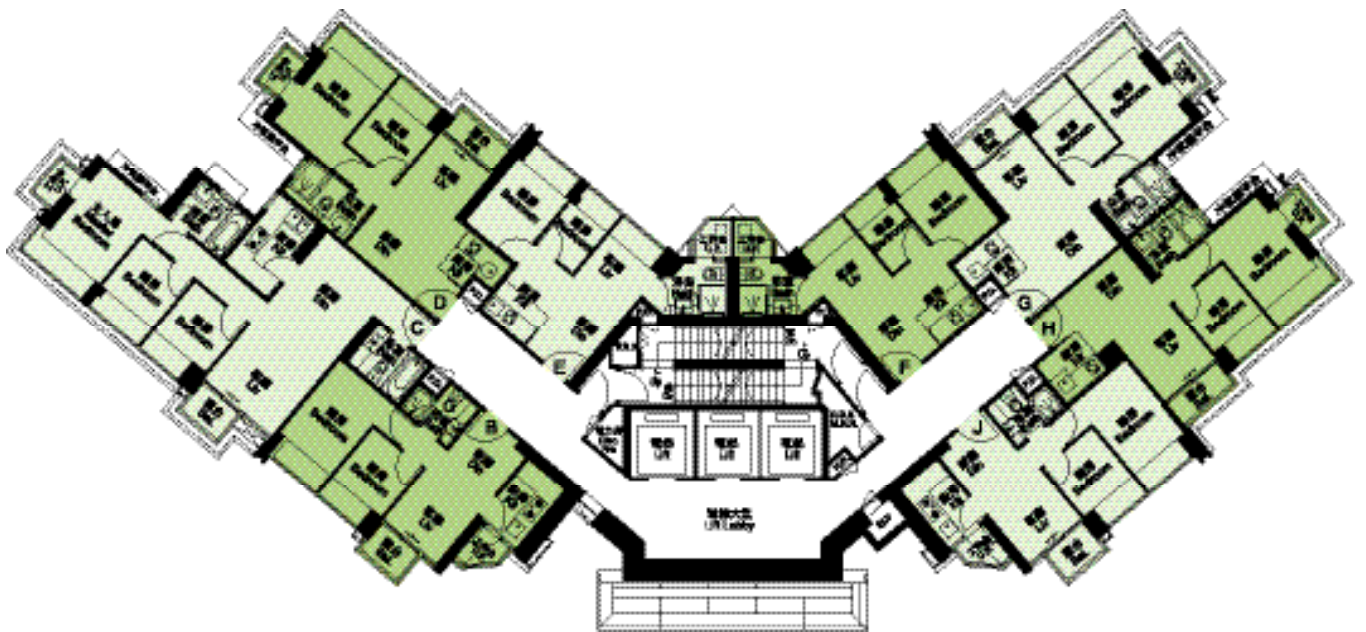
- GL-0 Clear tempered glass
- GL-1 Glasson C (F) laminated tempered feature spanning glass with subtle tree silhouette pattern & tree silhouette pattern
- GL-2 Laminated tempered air feature glass or tree silhouette pattern
- GL-3 Glasson C (F) laminated tempered feature glass with subtle tree silhouette pattern & tree silhouette pattern
- GL-4 Tempered laminated glass w/ metallic grey PVB layer
- ST-1 Natural granite stone cladding (200" dia)
- ST-2 Natural granite stone cladding (120" dia)
- AL-1 Iron Tree, slat cladding (dark grey)
- AL-2 Iron Tree, slat cladding (Silver Metallic)
- AL-3 Iron Tree, slat cladding with laser cutout pattern (Chromagreen Metallic)
- AL-4 Iron Tree, laser cutout slat cladding (Silver wood)
- AL-5 Iron Tree, laser cutout slat cladding
- AL-6 Iron Tree, laser cutout slat cladding
- AGT Artificial Granite Tiles (200x200)



West elevation



Tower 3, 3-28/F floor plan



Tower 1, 2-12/F floor plan



Commercial development at 21 Wong Chuk Hang Road

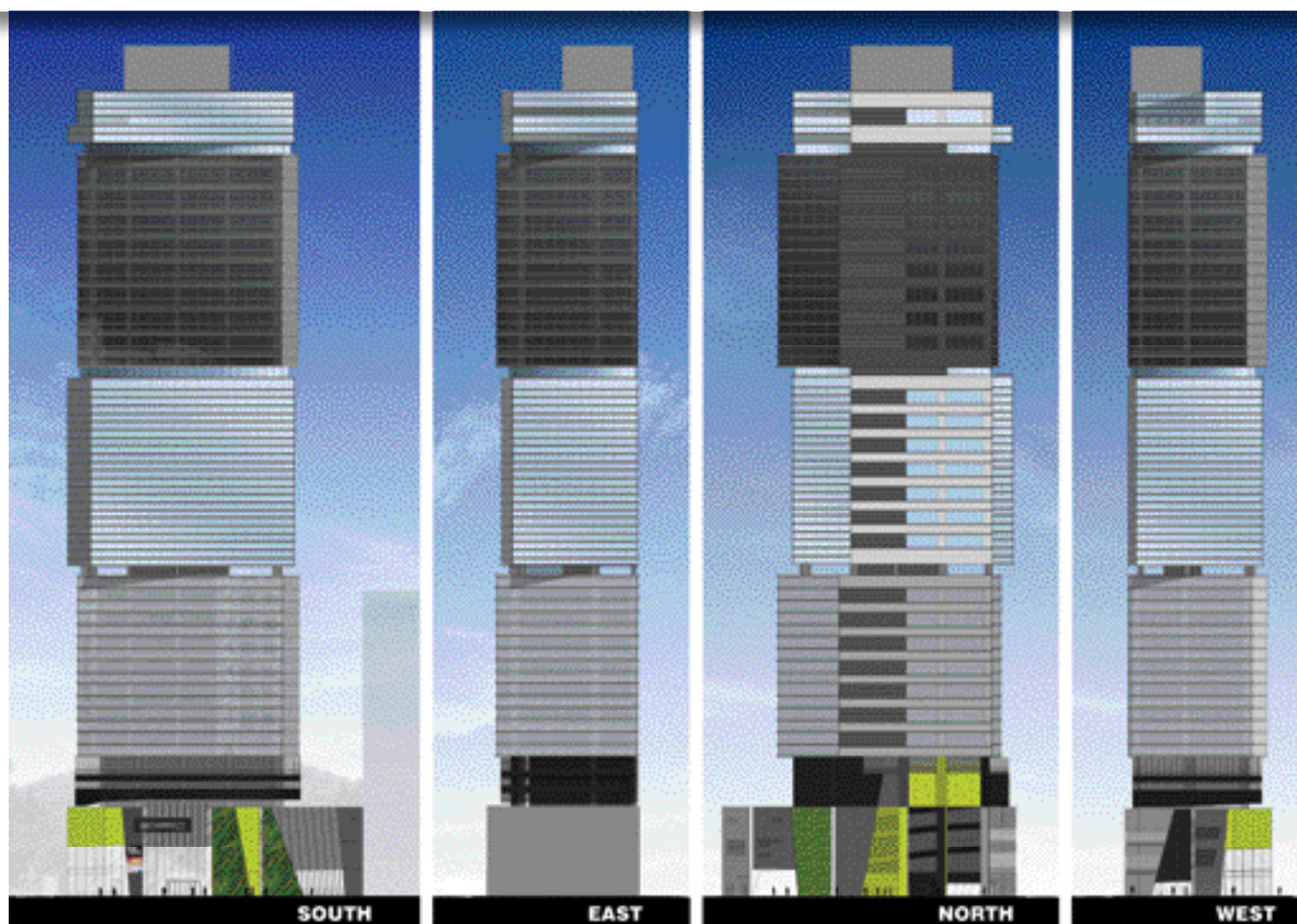
Located at 21 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong, this commercial development consists of 25 storeys of office floors and a ground floor shop in total GFA of approximately 20,000 sq m, with 4 storeys of carparks offering adequate parking facilities for the users. Being situated at the main road of Wong Chuk Hang district and capitalizing on the forthcoming MTR South Island Line station, the development enjoys the strategic location with convenient transport link in the redevelopment blueprint of Wong Chuk Hang area.

To utilize the advantage of the site, the building is designed in a distinctive architectural form inspired by the shape of Rubik's Cube to create a dynamic and vital icon in the district. This project is one of the first redevelopment projects in the old Wong Chuk Hang industrial district and the outstanding architectural aesthetic is expected to become a landmark in the area. In addition to the emphasis on an avant-garde facade design, the development also places importance on the high efficiency and superb spatial quality of the office

floors, with many enjoying pristine views of Shum Wan and Aberdeen Harbour. The "Rubik's Cube" architectural design allows additional flat roof spaces for the office units which is always a value-added feature for the users.

With high environmental performance being one of the main goals of the development, the project is registered to attain BEAM Plus certificate. Various design features are introduced for energy saving and better environmental quality. For example, large pieces of vertical green walls occupy full height of the podium will be installed on the main facade facing the heavy traffic Wong Chuk Hang Road, which can immensely improve the air quality at pedestrian level and benefit the streetscape of the old industrial area.

Possessing an impressive quality in architectural and environmental design, the development shall become the new landmark of the district. Developed by Lucky Gain Development Limited (Henderson Land Group) and designed by Lu Tang Lai Architect Limited, the project is under construction.





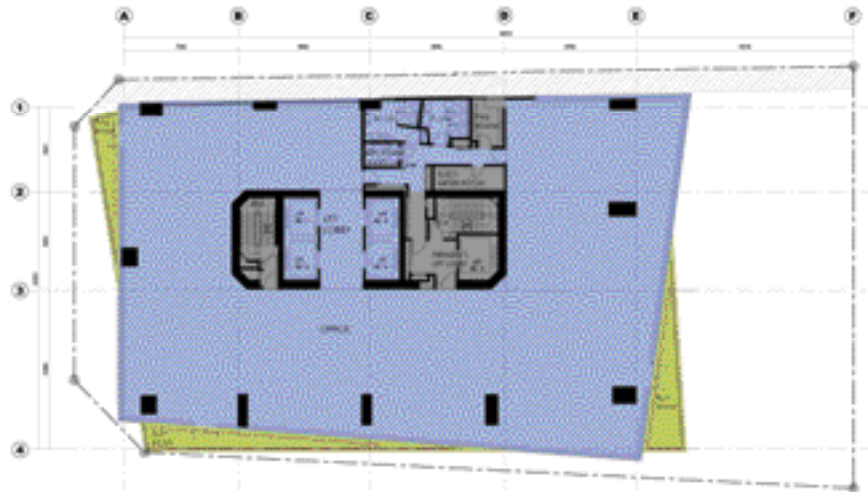
36/F floor plan



18-25/F floor plan



17/F floor plan



7/F floor plan



2/F floor plan



G/F floor plan

"If it can be built,
we can build it."

*Daniel Chan,
Maintenance and Servicing Specialist*



Ensuring the long-term quality and performance of your assets

Designing and installing are just the beginning - the true value of your assets lies in the function they deliver over years and decades. Our Maintenance Team has more than 500 trained engineers and technicians, leveraging 35 years of experience delivering responsive, flexible and reliable service for all your needs.

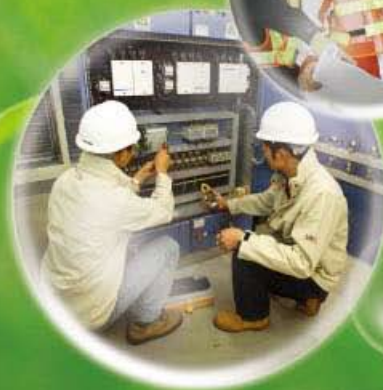
ATAL BUILDING SERVICES

ATAL BUILDING SERVICES ENGINEERING LTD

ATAL BUILDING SERVICES (MACAO) LTD

ATAL ENGINEERING (SHANGHAI) LTD

A member of the Analogue Group of Companies



Your Total Solution Provider

ATAL Building Services provides total solution from design, installation, testing & commissioning to maintenance and operation of full spectrum of building services works, including MVAC, Electrical, Fire, Plumbing & Drainage, ELV, Energy Management, Control and Building Management Systems for building and infrastructure projects.

ATAL

13/F, Island Place Tower, No. 510 King's Road, North Point, Hong Kong

Tel : (852) 2561 8278 • Email : atalbs@atalbs.com.hk

Fax : (852) 2565 7638 • Website : www.atalbs.com.hk



We are proud to be the

Electrical
Contractor
for

The
Gloucester

&

Mira
Moon
Hotel



增輝工程有限公司
JUNEFAIR ENGINEERING CO. LTD.

Units 201-4, 2/F, Hong Leong Industrial Complex,
4 Wang Kwong Road, Kowloon Bay, Kowloon.
Tel: (852) 2359 8000 Fax: (852) 2359 8099 E-mail: info@junefair.com

商界展關懷
caringcompany 2008/12
Awarded by The Hong Kong Council of Social Service
香港社會服務聯會頒發





KOHLER



KALLISTA



ZUCCHETTI



CLAYBROOK



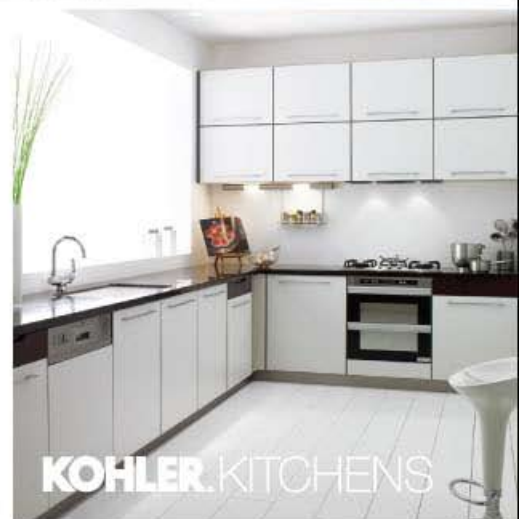
THG
PARIS



KOS



hansgrohe



KOHLER.KITCHENS

Arnhold & Co., Ltd.

Showrooms:
ARNHOLD
DESIGN ARTISTIQUE

Arnhold Design Centres Ltd.

ARNHOLD
DESIGN ARTISTIQUE

6/F, Victoria Centre, 15 Watson Road, Hong Kong
Tel: (852) 2807 9400 · Fax: (852) 2806 1744 · Email: arnhold@arnhold.com.hk · Website: www.arnhold.com.hk

1/F, Dominion Centre, 59 Queen's Road East, Wanchai, Hong Kong
Tel: (852) 2529 7490 · Fax: (852) 2529 7491 · Email: adbl@arnhold.com.hk

315 Lockhart Road, Wanchai, Hong Kong
Tel: (852) 2865 0318 · Fax: (852) 2865 0383 · Email: arndesign@arnhold.com.hk

619 Shanghai Street, Mongkok, Kowloon
Tel: (852) 2396 9902 · Fax: (852) 2396 9905

Man Po International Business Centre, 664 Xin Hua Road, Shanghai, PRC
Tel: (8621) 6280 3338 · Fax: (8621) 6280 0662 · Email: adbsh@arnhold.com.hk

安利 **ARNHOLD & CO., LTD.**
Since 1866



千里馬綠化有限公司

Pegasus Greenland Ltd.



Unit 818-819, 8/F., New Commerce Centre, 19 On Sum Street, Shatin, N.T.
Tel: (852) 2191 4308 Fax: (852) 2191 4012 Email: info@pegasushk.com

GREEN HONG KONG – FOR BETTER ENVIRONMENT

Tamar Development Project



Design and build Irrigation System



Landscaping

Established since 1978, Pegasus is one of the earliest established landscaping companies in Hong Kong.

We provide professional services to Developers, the HKSAR Government, and Contractors which include:

- Soft Landscaping works (planting, hydroseeding, turfing, greenroof, greenwall etc.)
- Tree works (tree risk assessment, tree roots scanning, tree pruning, tree transplanting etc.)
- Other works (irrigation system, wood recycling, tree consultancy service etc.)

Redevelopment of Yuet Wah Street

Tree Transplanting at night



Transplanting of tree
with total weight 200 tons

With Compliment to
HENDERSON LAND DEVELOPMENT CO LTD



裕寶工程有限公司
Yue Po Engineering Co., Ltd.



Europe & Asia Pacific Winners of International Property Award 2012-2013



天和工程有限公司
TIN WO ENGINEERING CO., LTD.

With Compliments to

HENDERSON LAND DEVELOPMENT CO LTD



NEW PROGRESS CONSTRUCTION Co Ltd
新 進 建 築 有 限 公 司

香港九龍新蒲崗太子道東706號太子工業大廈21樓B室

Unit B, 21/F, Prince Industrial Building, 706 Prince Edward Road East, San Po Kong, Kowloon, Hong Kong.

電話 Tel: (852) 2336 4668

傳真 Fax: (852) 2336 4374

網址 Web: www.kcbprogress.com.hk

電郵 E-mail: kcbp@kcbprogress.com.hk

With Compliments

to

Henderson Land Development Co Ltd



KIN CHING CONSTRUCTION PRODUCTS Ltd
堅 正 建 築 材 料 有 限 公 司

Unit B, 21/F, Prince Industrial Building, 706 Prince Edward Road East, San Po Kong, Kowloon, Hong Kong.

香港九龍新蒲崗太子道東706號太子工業大廈21樓B室

Tel: (852) 2398 8577

Fax: (852) 2398 8599

E-mail: kcbp@kcbprogress.com.hk

Web-site: www.kcbprogress.com.hk

Family owned.
 Craftsman built.
 Customer inspired.

From the stunning beauty of design to the pure genius of functionality, a simple creed has resulted in more than a century of inspiring moments.



Awards



best brands



red dot design award
 www.rdg.com

FREYSSINET
 SUSTAINABLE TECHNOLOGY

40th
 Anniversary
 FREYSSINET



The World's Leader in Structures and Soils

Increasingly involved in sustainability, the Group is stepping up initiatives, to improve environmental protection on construction sites as well as strengthening the policy on social responsibility.

With bases in over 100 countries, the Group sets the standards in cable-stayed structures, fitting out structures and repair technique.

It is also the recognized specialist in Reinforced Earth system, and has developed leading edge know-how in soil treatment, applying exclusive processes perfected by Menard Soltraitemant.

Recent development also includes inspection and rehabilitation of drainage system by trenchless technology.

Room 705-706, Tower 1 Cheung Sha Wan Plaza,
 833 Cheung Sha Wan Road, Kowloon, Hong Kong
 Tel: 852-2794 0322 Fax: 852-2338 3264
 info@freyssinet.com.hk