

Quality Building Award 2014

HKDI & IVE (LWL) wins the Quality Excellence Award

Quality Building Award (QBA) was honoured to receive The Honourable Mr Leung Chun Ying, The Chief Executive of HKSAR, as Guest of Honour at the QBA 2014 Award Presentation Ceremony. The Grand Award Winners, Merit Winners, Finalists of QBA, and winner of the Quality Excellence Award were revealed at the Ceremony on 6 June 2014 at the JW Marriott Hotel Hong Kong.



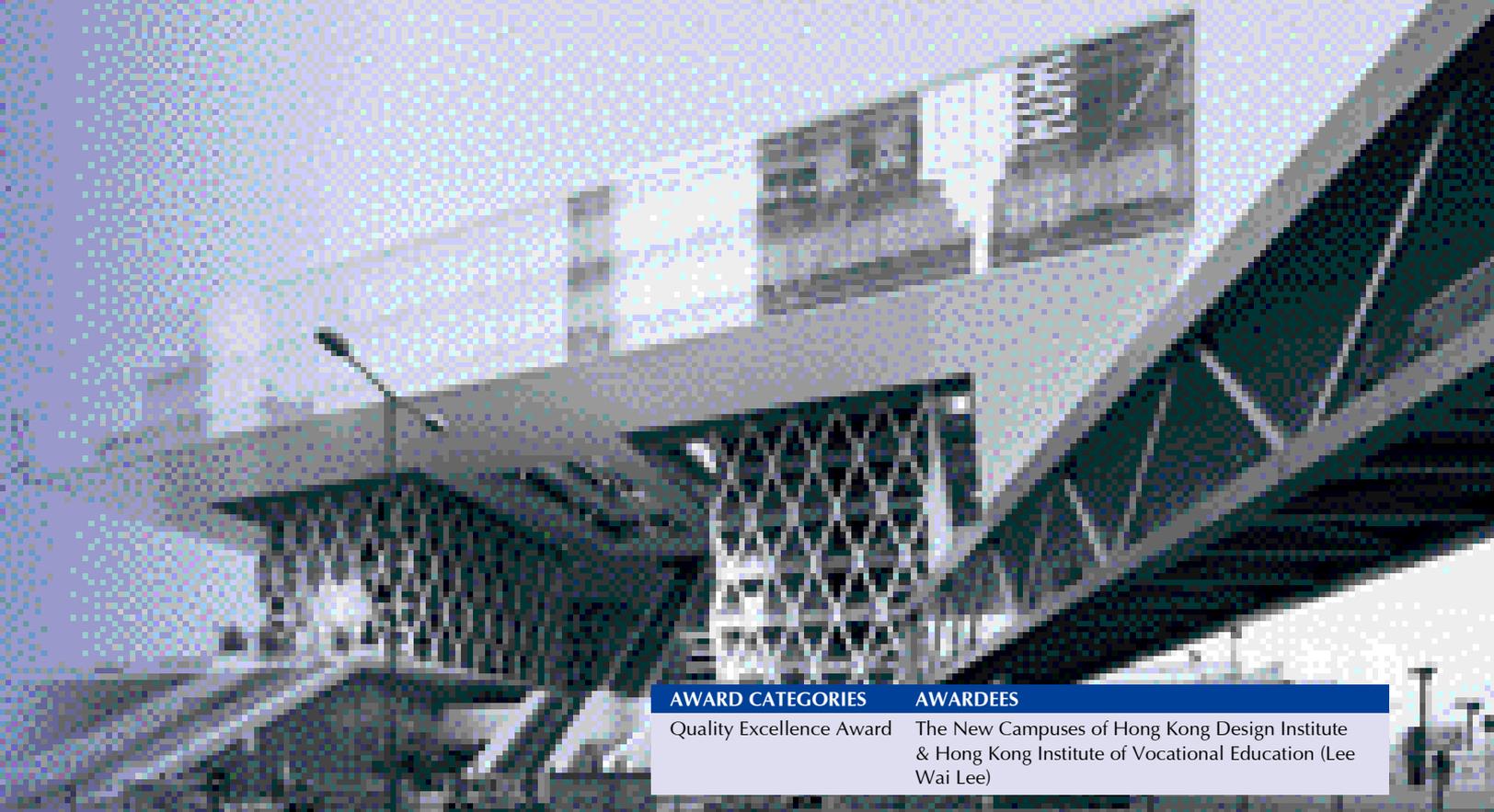
The Quality Excellence Award winning team of the The New Campuses of Hong Kong Design Institute & Hong Kong Institute of Vocational Education (Lee Wai Lee)

Under the theme of "Collaboration for Quality", QBA 2014 had received overwhelming participations and nominations from each industry. In order to distinguish the best project among all the Grand Award Winners, QBA 2014 presented the Quality Excellence Award. The Winner of the Quality Excellence Award this year is The New Campuses of Hong Kong Design Institute & Hong Kong Institute of Vocational Education (Lee Wai Lee).

QBA 2014 Jury Panel Chairman, Mr Frank Chan said, "The competition was incredibly fierce this year. Narrowing down the winners for every category was truly a daunting task. The amount of meticulous planning, execution, and teamwork it takes to create a quality building is truly monumental and



Mr Leung Chun Ying, Chief Executive of the HKSARG was the Guest of Honour at QBA 2014 Award Presentation Ceremony



AWARD CATEGORIES	AWARDEES
Quality Excellence Award	The New Campuses of Hong Kong Design Institute & Hong Kong Institute of Vocational Education (Lee Wai Lee)

Hong Kong Non-Residential (New Building) Category	
Grand Award Winner	The New Campuses of Hong Kong Design Institute & Hong Kong Institute of Vocational Education (Lee Wai Lee)
Grand Award Winner	ZCB
Merit Winner	Centennial Campus, The University of Hong Kong
Merit Winner	Holiday Inn Express Soho Hong Kong
Merit Winner	Hysan Place
Merit Winner	Victoria Park Swimming Pool Complex

Hong Kong Building (Renovation / Revitalisation) Category	
Grand Award Winner	China Resources Building
Merit Winner	Pacific Place Contemporisation
Merit Winner	URA's Revitalisation Project at Mallory Street and Burrows Street, Wan Chai
Certificate of Finalist	The Asia Society Hong Kong Center

Hong Kong Residential (Single Building) Category	
Grand Award Winner	Lime Stardom
Merit Winner	Azura
Merit Winner	The Gloucester

Hong Kong Residential (Multiple Buildings) Category	
Grand Award Winner	Yau Lai Estate Phase 5
Merit Winner	Marinella
Merit Winner	The Coronation
Certificate of Finalist	One Mayfair

Building Outside Hong Kong (Mainland China, Taiwan & Macau) Category	
Grand Award Winner	L'Avenue Shanghai
Merit Winner	Beijiao Cultural Centre, Foshan, China
Merit Winner	Chiayi Industrial Innovation Center
Merit Winner	One Central

Building Outside Hong Kong (Regions outside Mainland China, Taiwan & Macau) Category	
Merit Winner	The Star (Singapore)
Certificate of Finalist	STAR CENTER JeonJu University Main Library & Student Center (Korea)

greatly humbling. I am proud to have had a chance to serve in promoting quality excellence and upholding the highest standards of professionalism in the building industry."

Jointly organized by nine professional organizations in Hong Kong, this year QBA 2014 has differentiated the "Buildings Outside Hong Kong" Category into two separate categories, one specifically for buildings in Mainland China, Taiwan and Macau, and one for all other regions outside. The expanded coverage attracts even more internationally prominent buildings to enter the competition, which in turn widens the outlook and raises the overall standards of the building industry.

QBA 2014 Organizing Committee Chairman, Ir Alkin Kwong said, "The Quality Building Award shows a collective commitment by the building industry to push for the highest building standards in order to improve the quality of life for everyone. We hope to invite more international buildings to participate in this competition, which will further raise the benchmark for the building industry. It has been my honour and pleasure to take part in organizing this year's QBA 2014."

After 18 months of planning, assessing and judging, the following quality projects were selected as the QBA 2014 Grand Award Winners, Merit Winners and Finalists:

* Names of awardees indicated in alphabetical order by the type of award within each nomination category.

QBA 2014 Quality Excellence Award & Grand Award Winner – Hong Kong Non-Residential (New Building) Category

Hong Kong Design Institute



Developed by Hong Kong Institute of Vocational Education, Hong Kong Design Institute's new campus building is designed by French architect Coldefy & Associates. The design was borne out of the International Architectural Design Competition where the French architect clinched the championship.

Located in Tseung Kwan O, the project offers spatial reinterpretation of its built-

up city context, where social interactions are teeming in the various bases of the buildings whereas they disappear vertically; the extra height provided by one part of the programme allows one to envisage interactions on different levels and creates new connections with the ground.

The aerial platform, covered in glass, is like "an aerial city", floats above the towers. It groups together the library, school administration offices as well as various related spaces. Its landscaped roof is accessible during exceptional events.

The towers are at once the soul of the Institute, its structure and its vertical distribution. They express the diversity and the specific nature of the disciplines represented in the Design Institute. Their appearance accentuates the platform's immateriality, a poetic sensation and reflection of a creative environment.

This overall composition, emerging from the interpenetration of interlinked elements, defines the Institute as a timeless building and unveils its ambition of synergy, of a cutting edge school, of publicity and interactivity, destined to become a bright beacon in the city.

QBA 2014 Grand Award Winner – Hong Kong Non-Residential (New Building) Category

Zero Carbon Building

In order to combat the increasing pressure from climate change, the Hong Kong Government has proposed targets for greenhouse gas (GHG) emissions reduction. Buildings are the major contributor to GHG emissions in



Hong Kong and are therefore both a challenge as well as an opportunity for GHG emissions reduction. One of the functions of Construction Industry Council (CIC) is to promote good practices in the construction industry in relation to environmental protection, sustainable construction and other areas conducive to improving construction quality. On this basis, CIC, in collaboration with the Hong Kong Government, is developing the first zero carbon building in Hong Kong.

ZCB is a signature project to showcase state-of-the-art eco-building design and technologies to the construction industry internationally and locally and to raise community awareness of sustainable living in Hong Kong. The project was completed in June 2012.

QBA 2014 Merit Winner – Hong Kong Non-Residential (New Building) Category

Centennial Campus, The University of Hong Kong

A competition for the Masterplanning of the Main Campus and the Centennial Campus was organized in November of 2006. The university subsequently selected Wong & Ouyang/Sasaki's submission as the winning entry.

The brief asks for an additional 100,000 nett square metres to the campus. Research universities are competing to attract and sustain high-quality faculty, students and staff. Talented faculty and students look for those institutions that will best support the development of their talent.

The new campus offered the best fit with its strategic planning principles:

- Designed to create a campus with a sense of place that expresses HKU's mission and strategic principles
- Builds on the heritage of the campus buildings and landscape
- Renders the campus more understandable and easier to navigate
- Establishes stronger linkages with the community
- Provides the setting for a vibrant learning community
- Supports sustainable principles

The new campus was open in September 2012.



QBA 2014 Merit Winner – Hong Kong Non-Residential (New Building) Category

Victoria Park Swimming Pool Complex

Situated in the heart of Causeway Bay, the Victoria Park Swimming Pool Complex is designed to meet the FINA standard for holding aquatic sports competitions at International level including the Asian Games and the World Championship competitions.

The indoor pool complex comprises one 50m x 25m standard competition pool, one 33m x 25m multi-purpose pool, standard competition diving platforms and associated changing and training facilities.

The new swimming pool complex is a reinforced concrete structure with a series of steel roof trusses spanning above the pools and spectator stands. The façade is a curtain wall system with double glazing panels.

Users of the new swimming pool will be able to enjoy a swimming environment in all seasons with appropriate



control of indoor temperature, humidity, and lighting while having the visual connection to the outdoor picturesque environment and greenery.

QBA 2014 Grand Award Winner – Hong Kong Building (Renovation/Revitalisation) Category



The China Resources Building (before)

China Resources Building

The China Resources Building is the first building in Hong Kong using Leadership in Energy and Environmental Design (LEED) as the sustainable framework for building upgrade.

In this renovation project, the existing structural frame is being remained and reused in order to minimize the construction waste generated and the resources demanded. Approximately over 1,600 tons of construction waste have been diverted from the landfill which accounts for more than 75 per cent of construction waste generated.

With careful procurement selection, building materials containing recycled content and manufactured in the region are used. GHG emissions due to the materials processing and transportation activities by trucks, trains, ships and other vehicles can therefore be reduced.

The change of the facade is another highlight of the project. Apart from the aesthetic consideration, the building facade is also designed to ensure high performance through optimizing and balancing the energy and daylight.

The renovation work was completed in 2012 achieving the LEED-CS Gold Rating, which is the first sustainable renovation case in Hong Kong.





QBA 2014 Merit Winner – Hong Kong Building (Renovation/Revitalisation) Category

URA's Revitalisation Project at Mallory Street and Burrows Street, Wan Chai

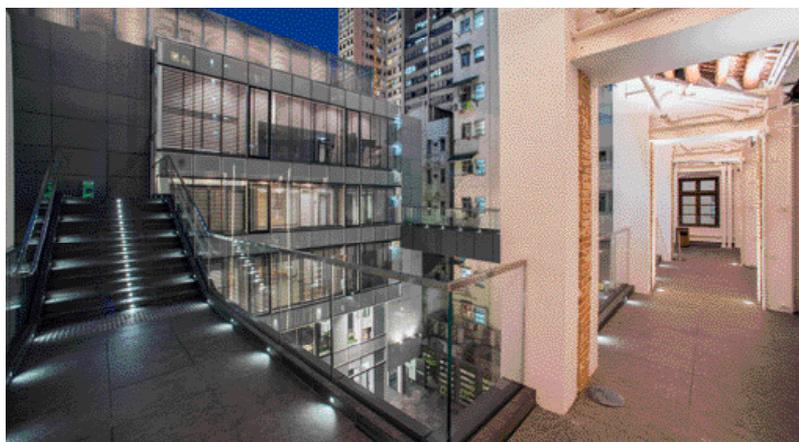
This project conserves a rare and intact Shophouse ensemble (Grade 2 Historic Building) dated 1910s and revitalises the old district of Wan Chai. The team achieved three almost impossible tasks of:

1. Providing Public Open Space within a tight urban site,
2. Preserving historic buildings and upgrading to current building regulations, and
3. Revitalising it into a community-based Art & Cultural centre (as concluded from public consultation).

Wan Chai streets and blocks track the urban evolution of Hong Kong from historical fishing village, to colonial trading port, and to a diversified city. Revitalising this rare and intact urban historic ensemble for compatible community use and harmonious

streetscape indeed sustains our mission of urban progress.

Designed by Aedas Limited, an in-depth story on this project will be published in Building Journal July 2014 issue.



QBA 2014 Merit Winner – Hong Kong Residential (Multiple Buildings) Category



Marinella

Marinella is one of the latest luxury residential projects completed in Aberdeen, Hong Kong.

The entire development comprises six 31-storey residential buildings with 411 units, club house and 6-storey carparks. The project provides a total GFA of approximately 60,000 square metres.

The project has achieved the Platinum Rating of Final Assessment under the BEAM Plus NB V1.1 of the Hong Kong Green Building Council in March 2014.

Marinella is developed by K Wah International, Nan Fung Group and Sino Land. Architect for the project is Wong Tung & Partners.

QBA 2014 Merit Winner – Hong Kong Residential (Multiple Buildings) Category



The Coronation

Located in South West Kowloon, Hong Kong, The Coronation comprises six blocks of 29-32 storey residential buildings with 740 units and a 2-storey commercial arcade. The project has a total GFA of approximately 60,450 square metres.

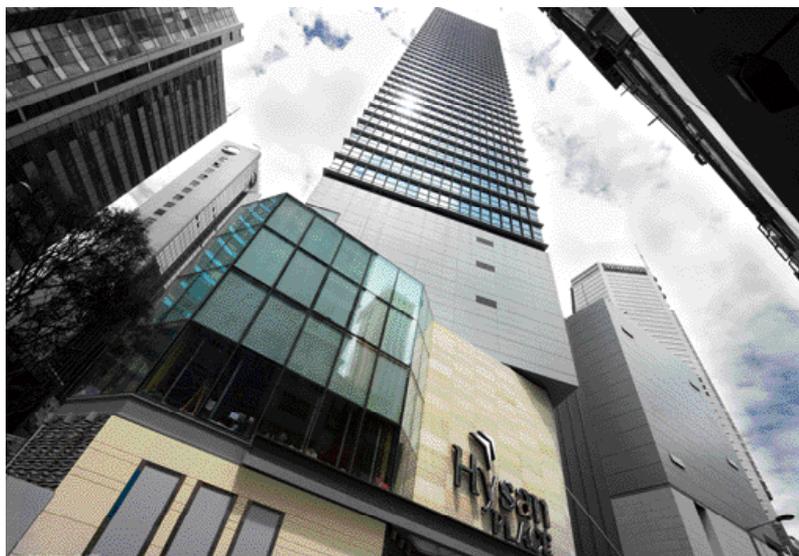
The Coronation is developed by Sino Land and architect for the project is Wong Tung & Partners.

QBA 2014 Merit Winner – Hong Kong Non-Residential (New Building) Category

Hysan Place

The brief for the redevelopment of the former Hennessy Center includes office and retail space, Sky Gardens, connectivity to the MTR below grade and an enhancement of the larger Lee Gardens portfolio of properties – a new front door. The building has a total of 37 floors above ground and 4 basement floors. The total GFA is approximately 65,000 sq m and has a building height of 208 meters.

With high environmental performance being one of the main goals of the project, many features were introduced to set a world class example. Once the massing and orientation of the building is set and in addition to many sustainable features related to water conservation, urban context, HVAC systems, materials, vegetated areas, etc, most of the enhanced environmental performance of this building comes from the exterior wall, addressing issues such as natural ventilation,



optimized day lighting and precise shading.

Developed by Hysan Development, Hysan Place's architectural teams include Dennis Lau & Ng Chun Man Architects & Engineers, Kohn Pederson Fox Associates and Benoy.

QBA 2014 Merit Winner – Hong Kong Non-Residential (New Building) Category

Holiday Inn Express Hong Kong SoHo

Holiday Inn Express Hong Kong SoHo is a site-specific, 36-storey, 274-room business hotel synergizing green design practices and quality construction for a functional sustainable building.

The architect's vision for quality building is about comfort, usability, safety, maintenance, and workmanship. Utilizing innovative and advanced design planning programs, construction technology, full size mock ups, and selection of equipments and materials, the building has enable a 4-day construction cycle for typical hotel floors while achieving a high level safety record from the Labor Department, HKSARG.

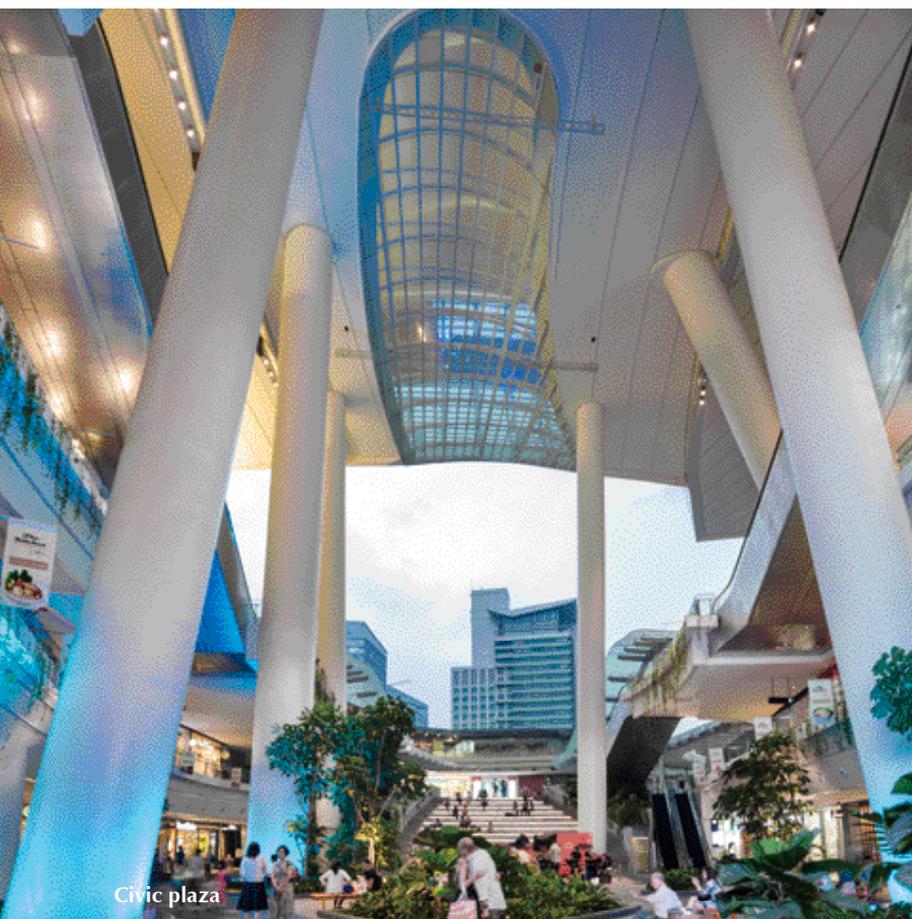
The hotel has received four platinum certifications or equivalent in – LEED by the US Green Building Council, BEAM Plus by the Hong Kong Green Building Council, Green Mark by the Singapore Building & Construction Authority, and the Three-Star by China Green Building Council. The project is designed by Chau Ku & Leung Architects & Engineers.



QBA 2014 Merit Winner – Building Outside Hong Kong
(Regions outside Mainland China, Taiwan & Macau) Category

The Star

Singapore



Civic plaza

The design for The Star by Andrew Bromberg of Aedas does not present one singular expression to describe the project; instead it celebrates the rich and diverse happenings inside the building with a multi-faceted, permeable and dynamic design, blurring the boundaries between public and private realms as well as retail and cultural components.

The 62,000 sq m development comprises The Star Performing Arts Centre with a 5,000-seat theatre, and The Star Vista with food and beverage based retail facilities. The project aims to become a vibrant civic node with a 5,000-seat cultural theater and a food-and-beverage oriented retail sector, working together to enhance each other's viability.

The south elevation is completely opened up and its facilities are clearly visible from outside. One can crawl under, move through, transverse around and climb onto the complex via a series of ramps, escalators, terraces and public gardens. All circulations, movements and internal forms are soft and sinuous as if the civic activities have shaped the inside of the complex. Soft transition occurs vertically from

the public, open retail to the private, enclosed theatre.

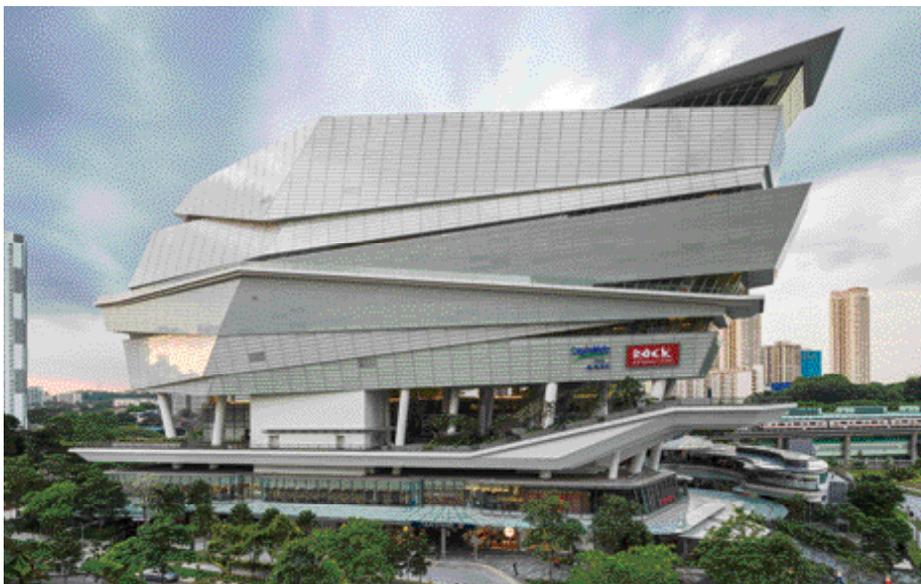
The design for the retail space responds to the challenging site topography as the zone spirals inwards to address the major entry points and culminate in an open amphitheatre. The complex allows an array of rich and varying activities to take place inside the building whilst maintaining functionality.

The civic and public components of The Star Performing Arts Centre are paramount and outwardly expressed. The mass of the theatre floating above is faceted with glass fissures, and utilizes custom made ribbons with acoustic render for cladding, which help dissolve and break down the mass above, playing with a composition of positive and negative readings and in balance with the lower portions of solid and void. The theatre contains over 5,000 seats with two balconies, by far the largest venue of its kind in Singapore and is capable of staging musicals, concerts and other large scale performances. A cavity wall system prevents sound and vibrations coming in from the lobbies and external environment. The entire steel structure of the theatre is contained in a traditional 'box within a box' approach.

The Star is first and foremost a social building. Its design aims to provide an active and welcoming social interface for the local neighborhood through the publicly accessible forecourt and retail areas.

A series of climate ameliorated outdoor spaces that accentuate natural air movement has been created to protect visitors against Singapore's tropical rain and sun while at the same time providing outdoor patrons physiological cooling.

To avoid confining and air conditioning public spaces as in many other parts of



South elevation

Singapore, the form of the building is shaped to collect prevailing northerly and southerly breezes and accelerate through the outdoor spaces, creating comfortable outdoor seating areas for patrons to socialize in a healthy outdoor environment.

Canopies are installed to provide shelter from direct sun and rain, further collect breezes and control the visual contrast between inside and outside environments to enhance users' sensory comfort.

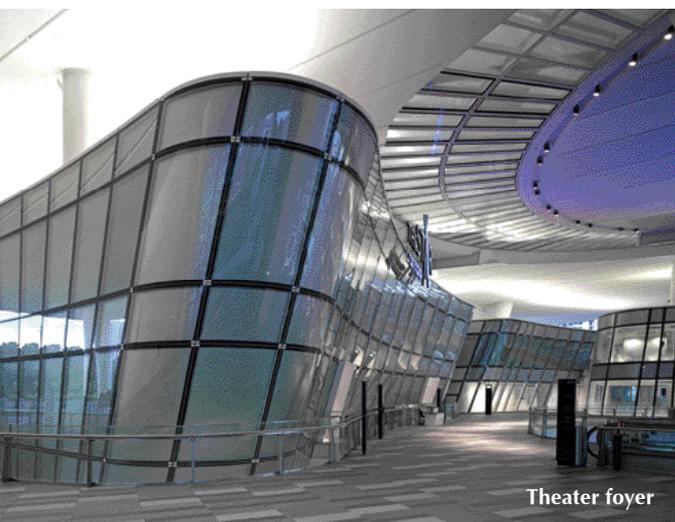
The Star provides a premier entertainment, lifestyle and retail experience not only for one-north but also the wider Singapore community.

architect
Andrew Bromberg of Aedas

client
Rock Productions Pte Ltd and CapitaMalls Asia Limited

gross floor area (retail)
62,000 sq m

year of completion
2012



Theater foyer



Auditorium

QBA 2014 Merit Winner – Building Outside Hong Kong (Mainland China, Taiwan & Macau) Category

One Central

Macau



Strategically located at the heart of the Macau Peninsula overlooking Nam Van Lake, One Central occupies a total site area of approximately 200,000 square feet. The development consists of 7 residential blocks of 32 to 38 storeys, offering approximately 800 units of 1 to 4 bedrooms, a world-class hotel managed by

Mandarin Oriental Hotel Group, and luxury serviced apartments. Also in the complex, an exclusive world-class shopping centre constructed along the waterfront.

One Central Macau is developed by Shun Tak Holdings Limited and Hongkong Land, and the Lead Architect is Wong Tung & Partners.

About QBA

Quality Building Award (QBA) was established in 2001. Jointly organized by nine building and construction related professional organizations in Hong Kong, QBA is a biennial award giving public recognition to buildings of outstanding quality that have demonstrated excellent teamwork. The provision of quality building is an essential ingredient of a prosperous and modern society, and thus the Quality Building Award aims to promote a collective commitment by the building industry to maintain the highest standards of professionalism and competitiveness.

The Chairing Baton of QBA has been handed over from the Hong Kong Institution of Engineers - Building Division to the joint cooperation between The Hong Kong Construction Association and The Hong Kong Institute of Construction Managers for the forthcoming QBA 2016.