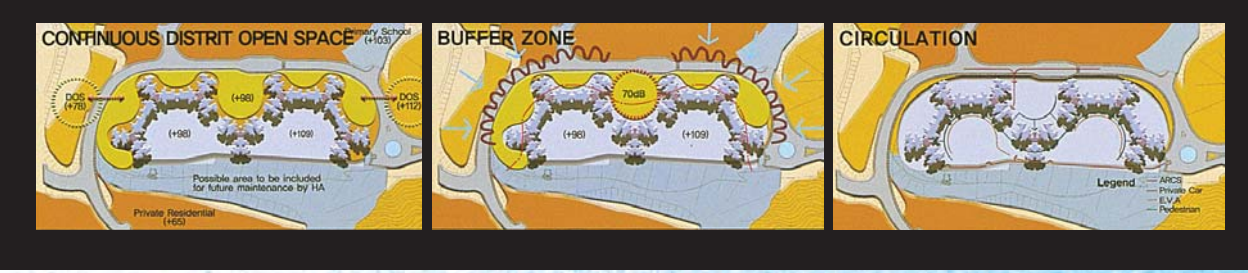


DOMESTIC FLOOR PLAN



Tri-Modular Planning and Public Housing in the New Era

First Prize Winner

Architectural Practice:
Tom Ip & Partners Architects

Architectural Consultant:
Tom Ip & Partners Architects

Team Leader:
Ip Fook-chuen, Tom

Quantity Surveying Consultant:
Levett & Bailey Chartered Quantity Surveyors

Team Members:
Chen Ke, Kevin
Chung Siu-ming, Eric
Lee Young-hee
Jeong Young-kyoon
Ko King-yu, Alec
Lee King-chung, Gordon
Lam Kai-yu, Benjamin
Lai Tai-chin, Paul
Hung Wai

Structural Consultant:
Ove Arup & Partners Hong Kong Ltd.

Building Services Consultant:
Ove Arup & Partners Hong Kong Ltd.



SITE PLAN

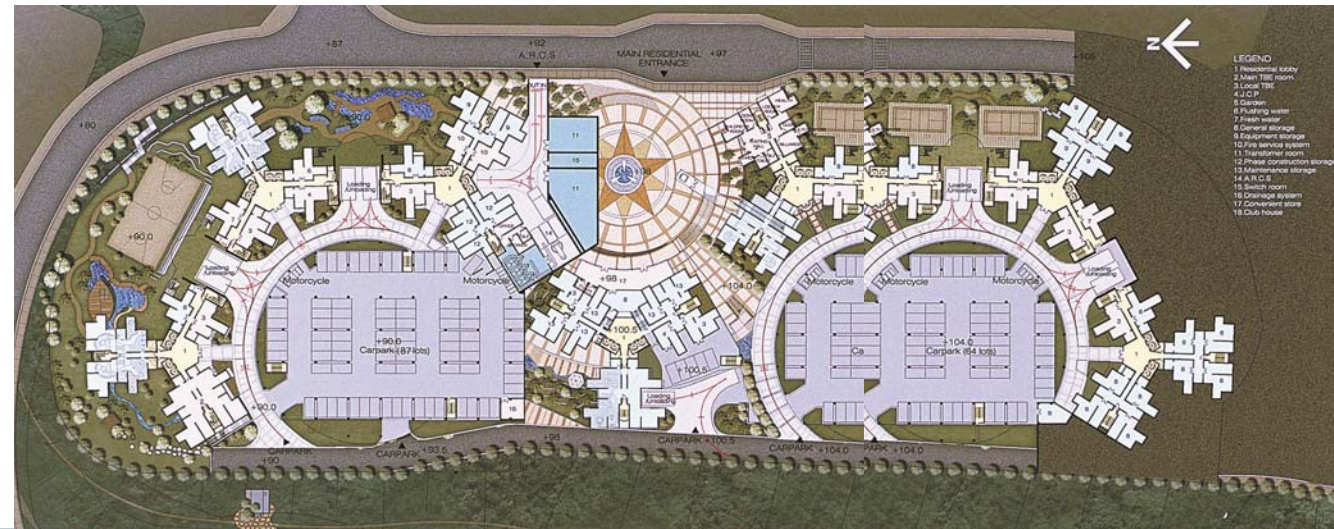


Our design approach is to inject more environmental consciousness under the concept of "Human Environment Technology" in housing-estate design. In doing so, we will consider the following aspects to provide better livable housing standards:-

- 1. Economy and Speed of Construction**
- We have offered an alternative method of modular construction which allows for a construction led principle of steelwork construction in the complementation and execution of a reinforced concrete structure.
- Especially, this comprises:**
- Full-depth precast slabs (on-site/off-site)
 - Pre-installation of conduits
 - Early mobilisation with initial erection by mobile cranes
 - In-situ aspects being off the critical path
 - Improved accuracy of construction
 - Longer building life span



PODIUM LEVEL PLAN



GROUND FLOOR PLAN



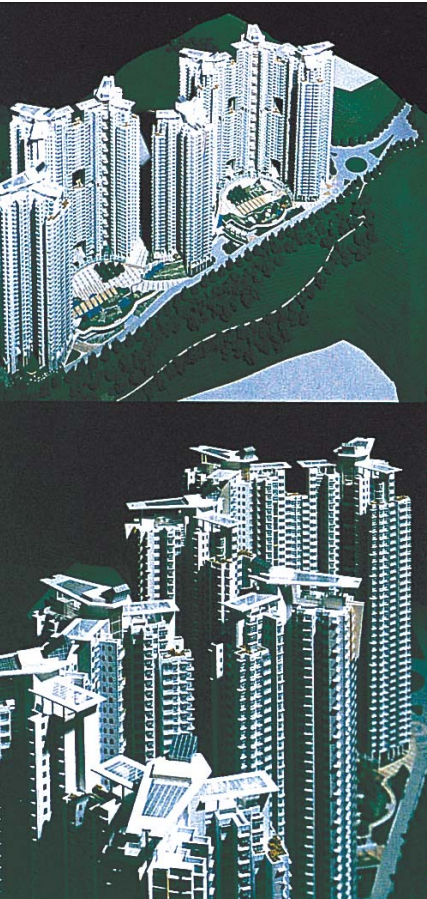
This construction method will maximise pre-fabrication resulting in a shorter floor cycle time thus allowing more time for verification of constructional quality, and a reduction in development costs, therefore ensuring that the scheme is workable and buildable within the budget. This method will specifically address the commonly occurring construction defects - thereby further improving speed, quality and minimising construction waste.

2. Environmental Consciousness

Our ecological design objectives have created innovative building configurations which afford residents' behavioural needs better, while having a positive response to the environment.

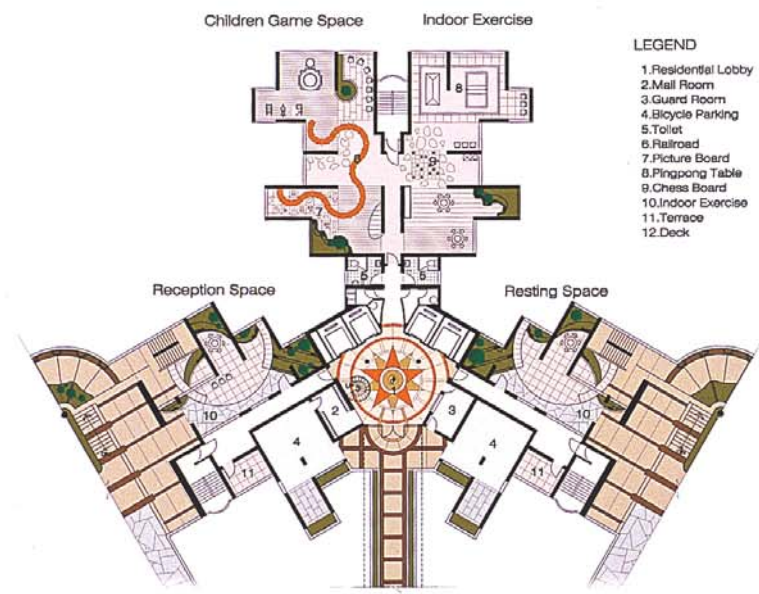
Our strategies adopt:-

- "tri-modular" tower blocks in response to main orientations, prevailing winds and the sun path
- "urban windows", "sky green walks", "sky gardens" and "green carparks" to promote green building concepts
- "light-shelf", "wind wing wall", bay windows and balconies to encourage natural ventilation, to maximise natural daylighting and to improve the buildings' thermal performance

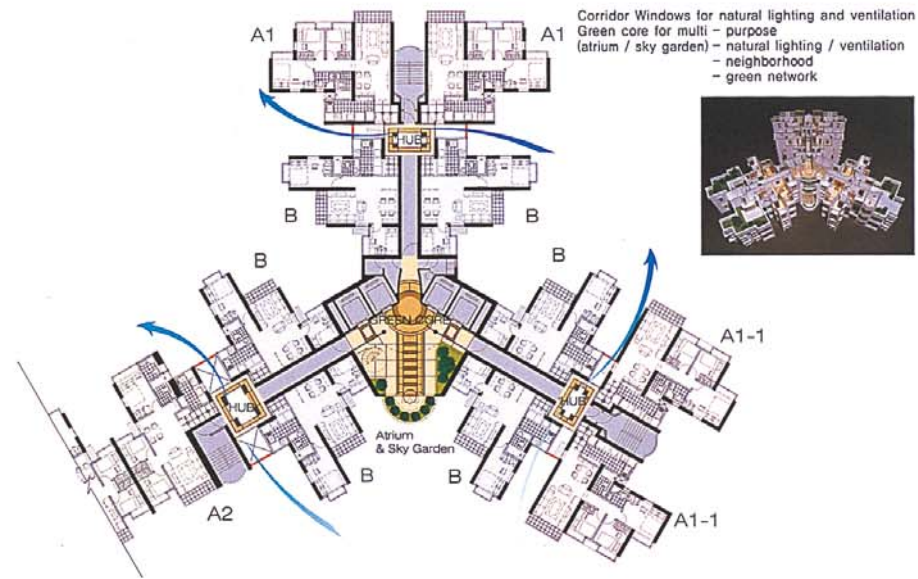


ELEVATION

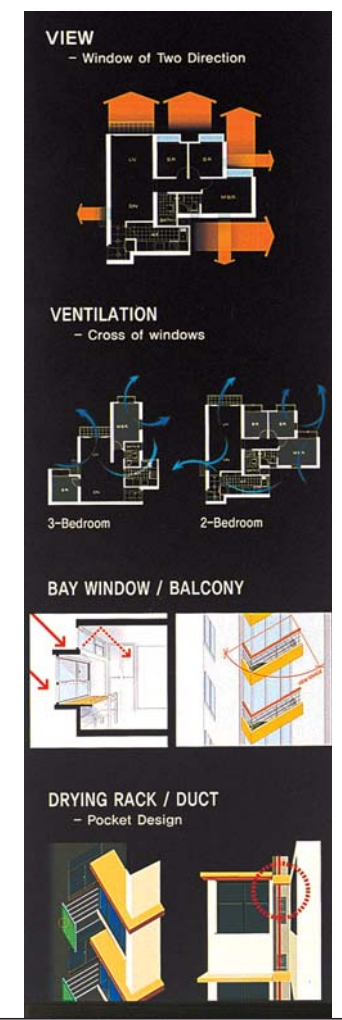
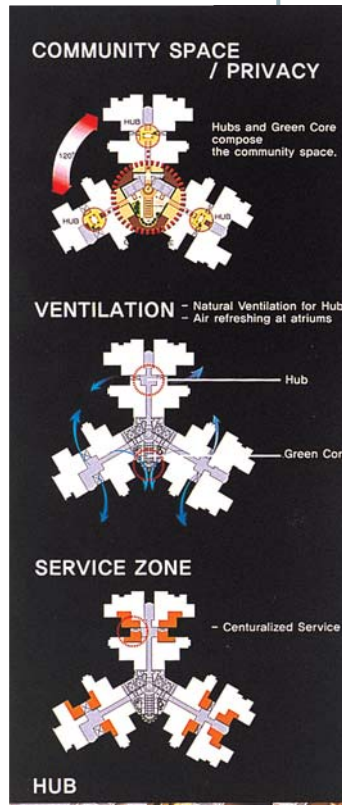




GROUND FLOOR PLAN

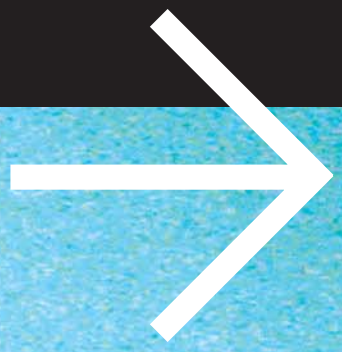
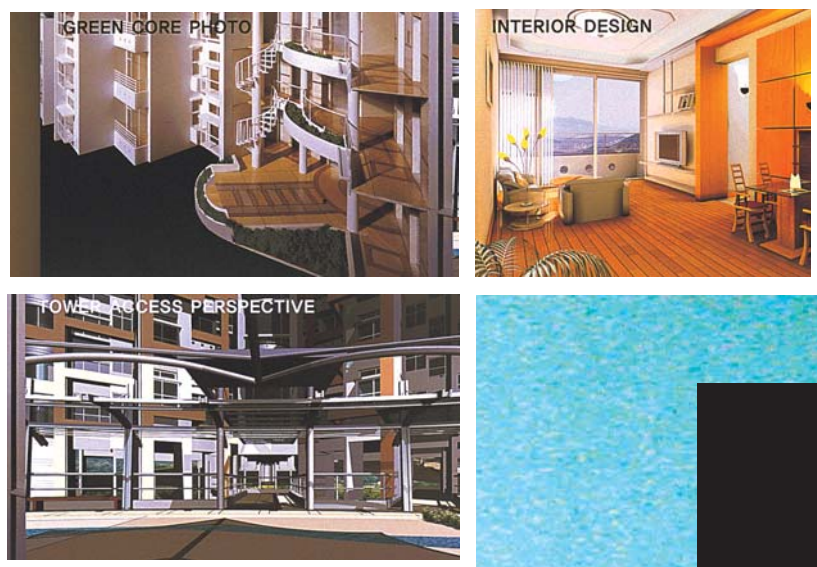


TYPICAL FLOOR PLAN



3. Community and Lifestyles

In response to current Hong Kong residents' social and cultural needs, we have developed a physical environment to enhance the social relationships of the residents. We have defined and established a clearer hierarchical spatial order of domestic spaces, from public to private, including "theme plazas", "green cores" and "social hubs" to private units and widened internal corridors and lobbies. These spatial layouts encourage neighbourhood social interactions, which support the physical relationship between residents. In addition, good living privacy and social interaction are also improved by the provision of spatial separation between units for acoustic privacy and formation of "tri-modular" layout for maximising visual privacy and view corridors. Together with systems such as Automatic Refuse Collection System, modern I.T. equipment is being integrated into the project's infrastructure, residents are able to enjoy the benefits of enhanced lifestyle and updated values.





Second Prize Winner

Architectural Practice:
Anthony Ng Architects Ltd.

Team Leader:
Ng H H, Anthony

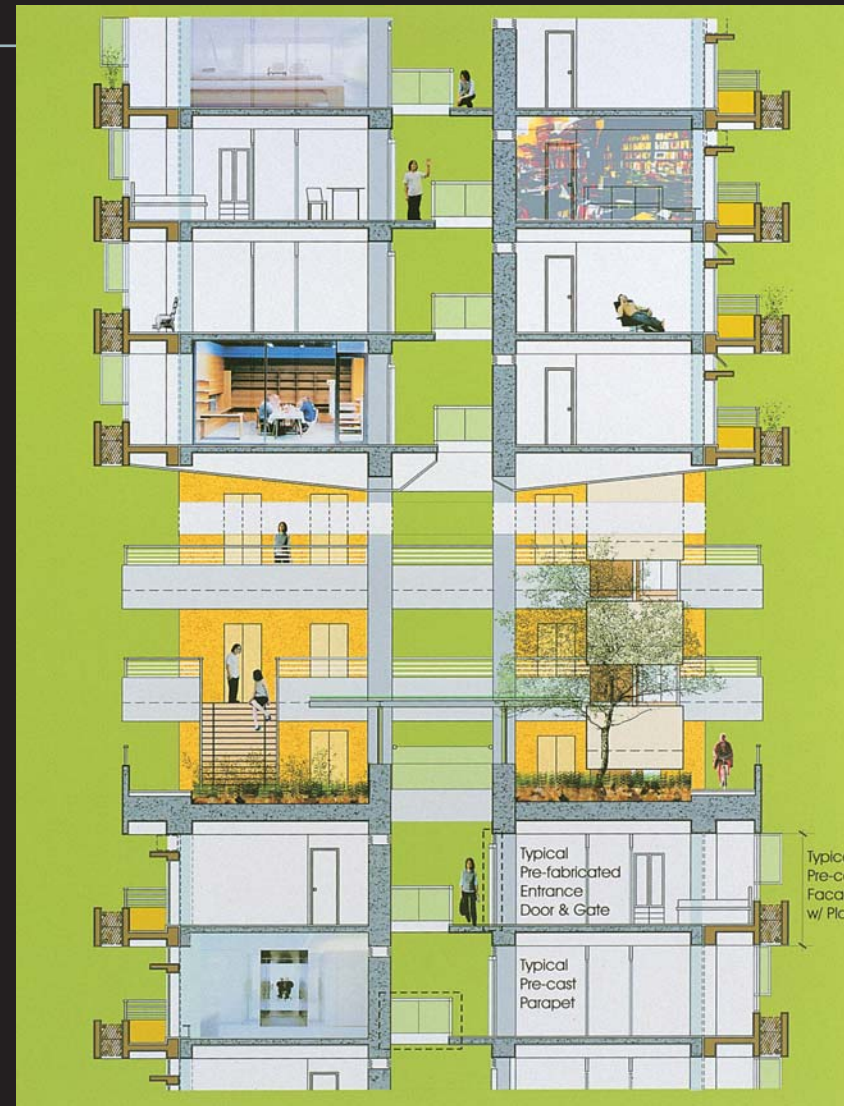
Team Members:
Yim S S
Pierce, James William
Murray, Roderick James
Kwan Siu-yi, Christine
Cheung Wing-kin, William
Chan Chi-sing, Rex
Lee Hau-pan, Wilson

Architectural Consultant:
Anthony Ng Architects Ltd.

Quantity Surveying Consultant:
Levett & Bailey Chartered Quantity Surveyors

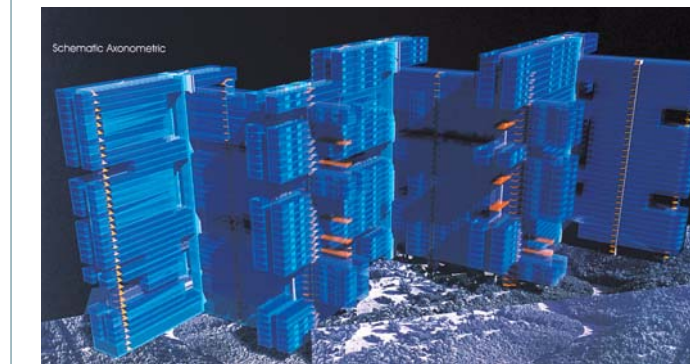
Structural Consultant:
Greg Wong & Associates Ltd.

Building Services Consultant:
Ove Arup & Partners Hong Kong Ltd.

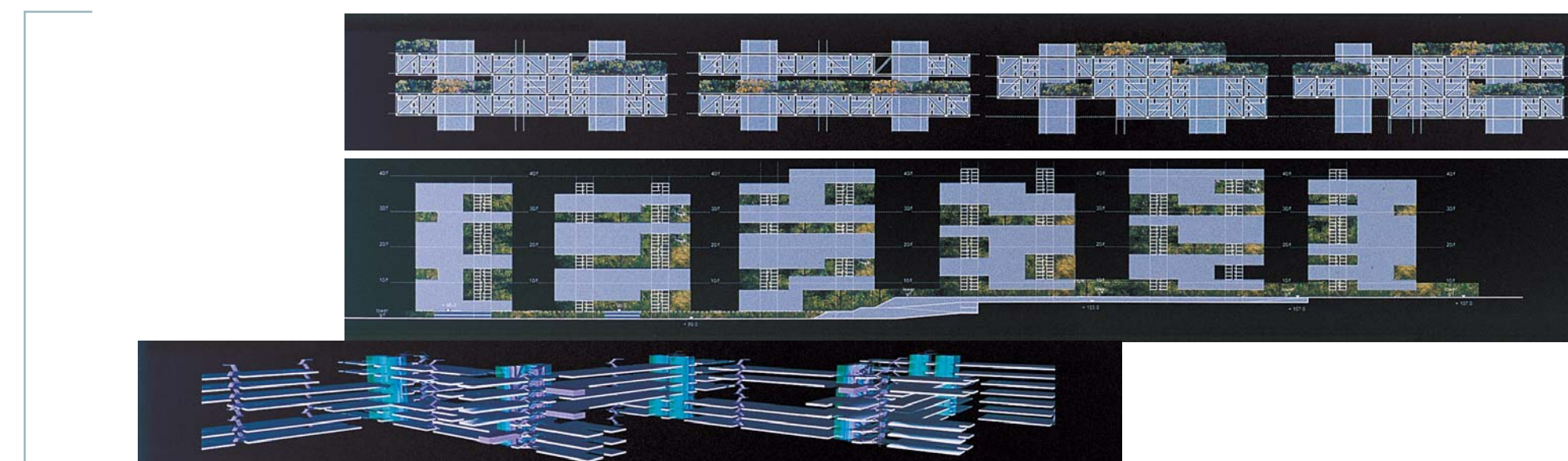


High-rise, high-density housing is synonymous with the urban landscape in Hong Kong and has come to represent a lifestyle of efficiency and speed. However, at the dawn of the 21st century, aspirations for an enhanced quality of living, lifestyle choices and a concern for the environment have questioned the "value" of conventional tower designs in favour of a new era of more socially and environmentally responsive constructions.

Density can be achieved in many different forms, but need not come at the expense of efficiency. The proposed community-based design is in fact a combination of six towers utilising just 5 cores based on a diagonal-plan grid optimising site potentials for views and open spaces while creating a distinctive matrix design of interlocking residential blocks and community sky gardens.



High-rise Interlocking Community



The "interlocking" nature of the building creates a huge potential for community space in the form of rooftop sky gardens, sky lobbies and corridor atriums. In addition, natural cross ventilation, daylighting and inter-block shading are embraced as passive environmental control measures throughout the design. Similarly, all units are designed with window-openings located to optimise natural cross ventilation and air-movement potentials, with balconies and planters to encourage an "open air" living style.

Construction has been carefully considered with an extensive use of modular, pre-fabricated and pre-cast elements both to improve quality and reduce waste. Pre-cast facades are designed as fully integrated and pre-finished elements while plug-in style kitchens and bathrooms can be pre-finished to a variety of specifications. In addition, modular planning of units, demountable partition walls and plug-in planters are all intended to create more flexible, user specific and characteristic living spaces.

