

No.
03

A + MAGAZINE

25th Anniversary Edition

25
years of
Interrogating
Architecture

To all our families,
friends, mentors and clients.

Interrogation

Who would have imagined that I would begin writing a little memoir for 25 years of Archiplus in the midst of a home quarantine having caught covid in early summer of 2022 - and finishing off whilst in a hotel quarantine on Day 2 of my spell coming back from London at the beginning of autumn.

Archiplus is about teamwork and community. From the inception of the practice in 1998, and perhaps driven by my own personal intention, I have always had the idea of building an employee-owned practice - a firm which belongs to a good many of the team. As the leader of the team, I cannot stress enough the importance of teamwork. This is the way we work at Archiplus. This is the way we make things happen. In 2020, partners of the firm began distributing company shares to a number of senior team members, and we shall continue to do that to grow the Archiplus Community bigger and better.

Architecture is a complex marriage of art and science (as it is to the relationship between

people and its environment). It is also a constant bipolar struggle of thoughts experienced by us as individuals. As architects, we interrogate everything of our design - Light, Shadow, Form, Material, Climate, Circulation, Functionality, Compliance, Economics and every other aspects that surfaced along the course of the process.

Architecture is also a testament to the history of our environment. Reviewing the past quarter of a century has yielded joy and sorrow, both with some tears, because we have been deeply passionate in our practice. I am proud to say that as we witness and make some history together, we have become even stronger as a team and closer as a community.

With humble hearts and affection for architecture, the show must go on.

Henry Lai
2022

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One Oasis

Coloane, Macau
Completed 2022

Originally reclaimed industrial land, the One Oasis site has been rezoned for a mixed use complex for hotel, residential units, retail and recreational facilities.

One Oasis is in a prime location for use as an urban resort. In contrast to the existing 'grid-iron' layout of the industrial area which is apt for industrial development but regardless of the natural context, the new site has no grid. A new axis skewed in a northeasterly direction was developed to connect with the South China Sea on the northeast, forming a visual corridor and a link to the surrounding natural context. The 4,000 residential units are housed in 17 towers spread out in a 'horseshoe' layout over the central axis, creating an unobstructed open space in the centre.

Each tower is positioned to allow all units to enjoy the view of the natural surroundings or the inner central open space landscape. The two towers to the southwest of the axial path are in the prime location and can enjoy the sea view beyond.

The site is elevated by 7m from the street level forming a large podium

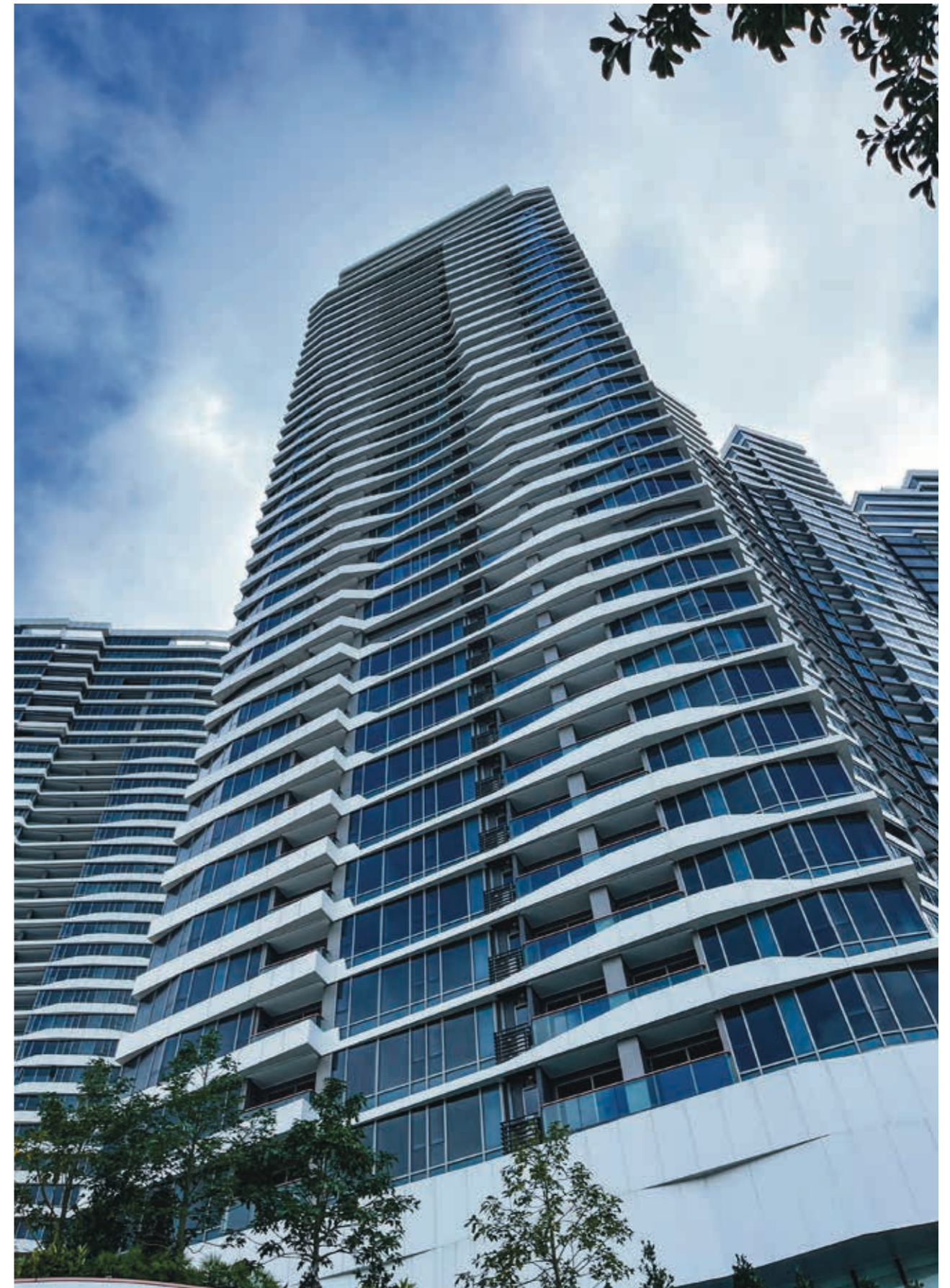
over which the building blocks, access roads and open space are laid. Carparks and the plant room are placed inside the podium such that landscaped space can flow freely between the public open space and the private residential areas, creating a more interesting pedestrian experience. The residential development gains seclusion as a result of its elevation from the outer public streets.

The towers rise in graduated height from 120m to 160m in a clockwise direction around the perimeter of the site. The hotel at the northeastern tip is controlled at 80m high so as not to block the view of the prime residential towers behind.

The curving skyline of the towers complemented by the undulating slopes of the hills in the backdrop form a picturesque panorama from the highways.

In response to the new development programme, the orthodox 'grid-iron' layout of the previous industrial site is reorganised in three dimensions into an organic layout in harmony with the site context.





23 Po Shan Road

Mid Levels, Hong Kong
Completed 2022

The site's topography is a north-facing natural slope in Mid-Levels West. The northern aspect captures a 180-degree panorama to the Central and Western Districts with glimpses to the Victoria Harbour and beyond.

On a clear day, the visual feast extends to as far as Tai Mo Shan beyond the Kowloon Peninsula. On the southern aspect, a rising natural landscape leading to the Victoria Peak like a green tapestry covering the entire topography. As much as one of the best views and location in Hong Kong, the immediate contextual surrounding is the lush natural vegetation with a tree-lined access street to the site without adverse passer-by traffics immediately boasting its exclusivity and high privacy.

These qualities seemed to suggest that the site requires a substantial presence to acknowledge the context, its social status and statement. These observations are setting an approach to a solid masonry

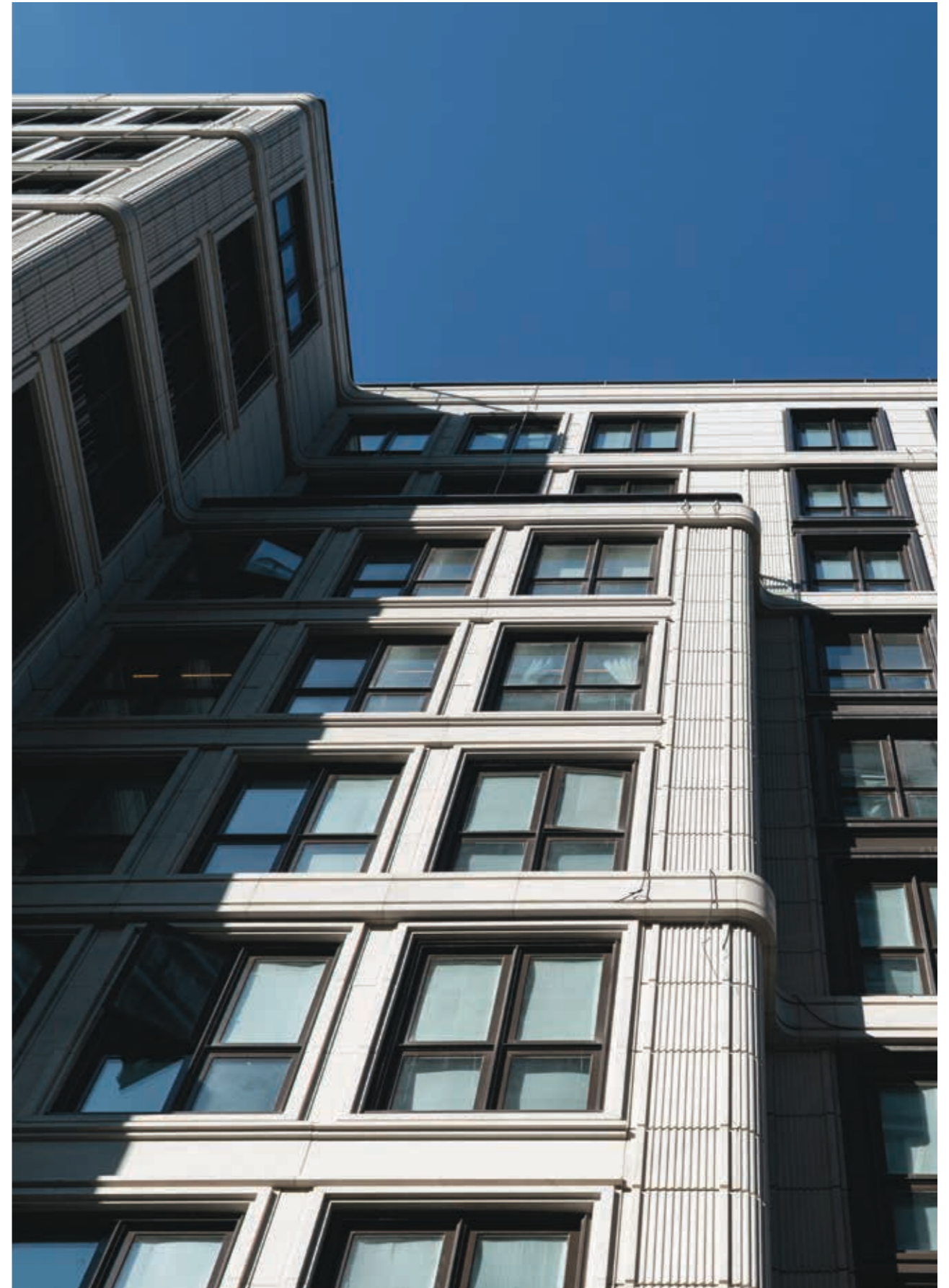
architectural expression, sharing the palettes resemblance to French Riviera architecture but in bold and elegant with a twist of modernism. Its marketing position is essentially seeking the uncompromised luxury, sophistication and distinctively panache.

The residence block is not a super tall contemporary residence that seeks to be the tallest by its height, but more of a statement of presence and bold. It is elevated to a subtle height of 10 storeys, standing on a solid yet elegantly detailed plinth where the residents' parking facilities and services are positioned. The residences are arranged in two-per-floor configuration on the lower levels and one-per-floor on the upper levels.

All residences are accessed via private lift lobbies to ensure its exclusiveness and complete privacy. The top-level residence not only designed as a single residence per floor but also enjoys a private

roof top swimming pool and gardens with sweeping panoramic views from the north-east to the west. Internal layouts are articulated to prioritise the hierarchy of luxurious lifestyle, where social and living activities are positioned on the northern aspect to maximise the views with stately outdoor balconies would ensure the best impression to the guests. Private retreats are located on the east, west and southern aspect of the plan capturing best views of the surrounding.

The architecture is a condensed expression of texture, exquisite details and materials transpired from luxury European natural limestone. Metal works are exclusively designed and meticulously made to address and compliment this vision. The vision and ideas of 23 Po Shan Road are rejecting the glittering and grandeur of palatial exuberance, but a modern classical French Riviera with an exquisite touch of elegance and individuality. It is about sophistication, distinctive and statement.



House Grey

Kowloon, Hong Kong
Completed 2022

The House Grey project is private residence located on the ground floor of a low rise residential complex.

Being the architect's own residence, it is inevitably and undeniably a project seeks to critique and explore architecture, personality and decades of collective influences and interest. It is Kahn's influenced, distilled, deliberately curated and recomposed to respond and interrogate all fundamental requirement of a living space, an abode and ultimately a personal sanctuary. An epiphany from living the fast paced rhythms of city life that inevitably succumbed to the pressure of life, resistance, opposition and struggle, that life deserves a spiritual, physical and mental sanctuary. A sequel to the House

White project, it is an introvert version of the antidote.

The project's spatial arrangement is a curated journey through three major zones - the wedge-shaped private garden, the rectilinear internal living spaces, and the courtyard.

The journey begins by an inconspicuous recessed entry on the narrowest end of the wedge-shape garden. Upon entry, the garden is deliberately interrupted by a pair of concrete walls like an informal gateway, like sculptural tree stumps, not only denying the linear visual assumption of the odd shape outdoor space, but simultaneously creating a transitional space to the main garden forming a small

courtyard to the master bedroom tucked on the side. Through the sculptural stumps, the main garden is presented together with volumes of the entry and the main internal living space of the residence.

The entry is once again recessed into the main volume of the internal space, blurring the definition of inside and outside. It is here the material used starts to distinguish from grey to warm plywood lined storage space with meticulously designed details. Upon entry, the foyer is once again another transitional space before transpires into a series of more private and intimate internal living spaces. It is a waiting area, a chill-out space, almost a green room with skylights.



Sequentially the journey continues to be greeted by a family room with dining space diagonally connected to the living room. Walls are lined in similar plywood of those at entry, contrasting the greyed ceiling and grey wood-grained floor boards throughout the entire residence. Framed paintings and prints collections are wall hung with suspended wires like in art galleries, respecting the plywood lined walls, of impermanence, changeable.

The kitchen and the rest of the ancillary facilities are considered operational, they are tucked away behind walls, where the rest of the bedrooms are arranged on both sides of the linear corridor. The spaces from inside the living area through to master bedroom are visually and physically connected by oversized pivoted doors. When weather permits, these pivot doors open out to the

garden, allowing direct access to the garden, the indoor spaces incidentally become covered outdoor area. The rest of the other two children's bedrooms are arranged on the other side of the corridor, both have direct access to a light filled courtyard space. The music room at the end of the corridor is deliberately made into a sanctuary, acoustically lined and shield.

The furniture is a collection of functional art pieces, some are deliberately oversized but uncluttered and ordered that compliment each of their space. Air conditioning vents are associated with the wall panels together with the wall arts, as if they are part of decorative elements.

House Grey is a personal project that seeks to ascertain spiritual and mental manifestation.

Artisan Lab

Kowloon, Hong Kong
Completed 2022

The Artisan Lab is an industrial project designed for small creative businesses. The open plan space occupying an approximately 125,000 square feet of gross floor area with the height of 22 storeys, providing 19 car spaces.

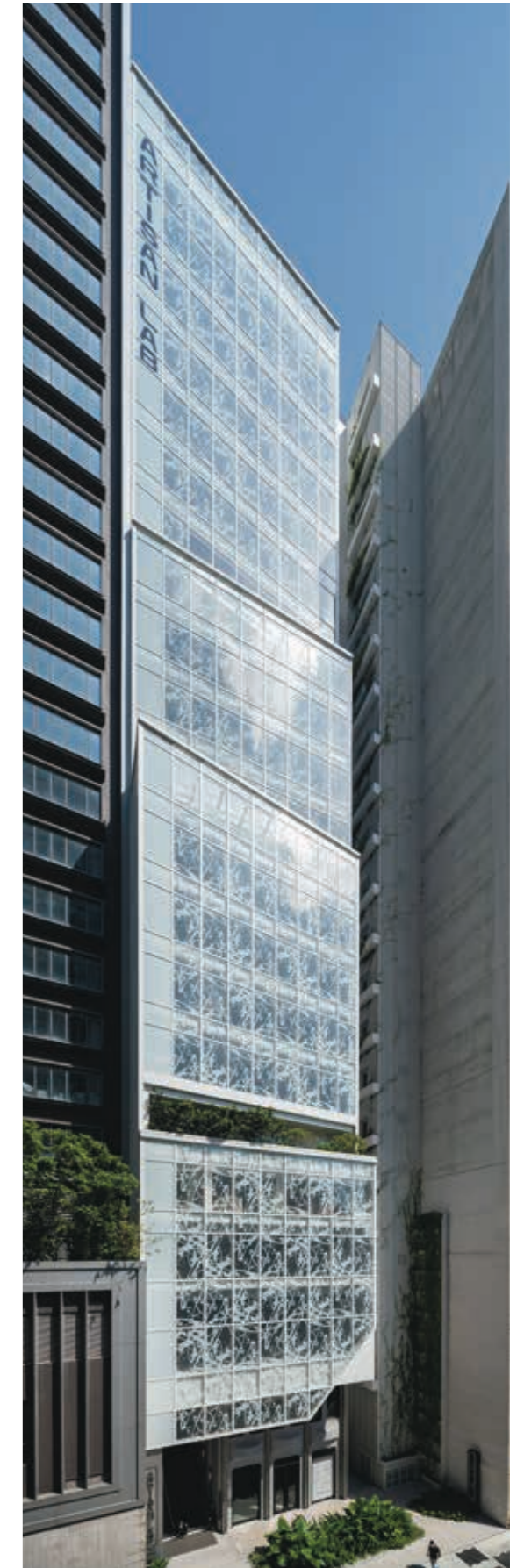
The building is divided vertically into four different massing, each massing zone has a slight setback with tilted facade planes with orientation slightly different from each other. Not only breaking up the

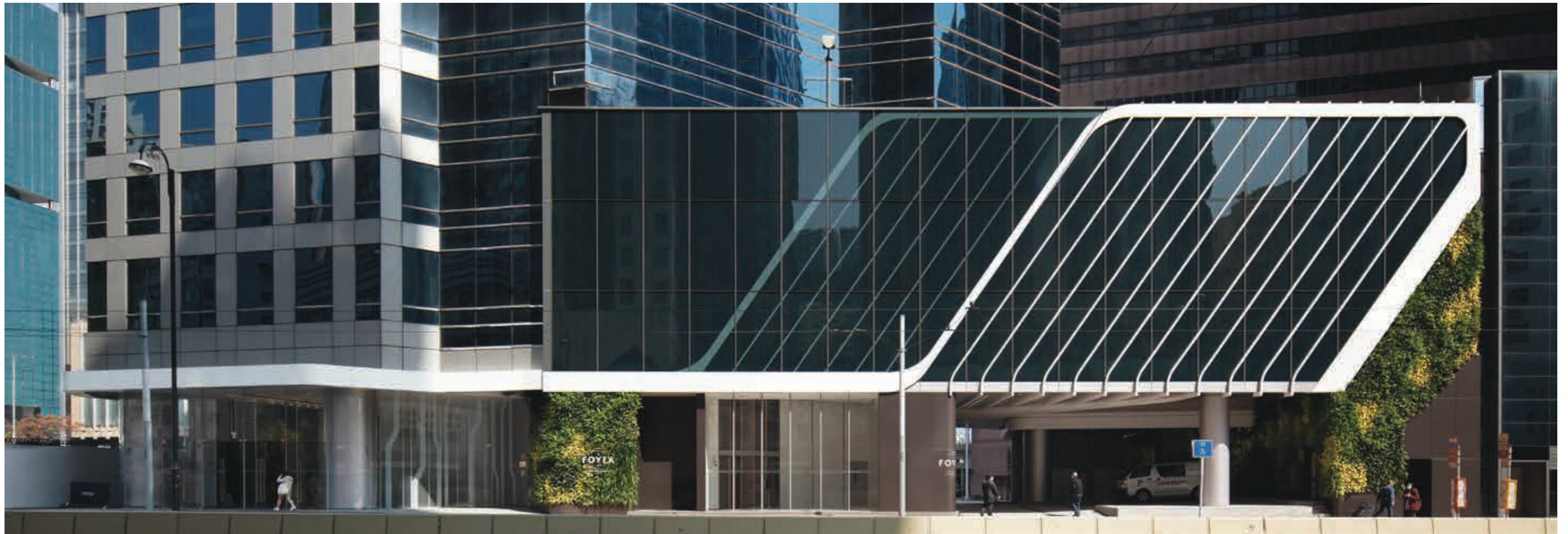
entire building mass but creating a faceted facade that catches different views. The glazing at the curtain wall is fritted with a random pattern but completely seamless and repeatable throughout the entire curtain wall system on the facade.

The pattern is inspired by Jackson Pollock's paint splashes, an idea of movement, flexibility which reflects the highly flexible and functional interior space. The Artisan Labs is accessed and

serviced from the laneway behind, the core which is sandwiched between the main floor area and the adjacent building on the right, the positioning of the core is aiming to minimise disruption and creating a column free interior space for more flexible interior space and encourage better collaboration between its users.

The external wall of the core is clad with metal mesh allows wall climbers to grow from planters as a natural green wall.





625 King's Road

North Point, Hong Kong
Completed 2022

625 King's Road is an alteration and addition project. The scope of works comprises refreshing the ageing office lobby, re-layout all of ground floor circulating space, fitting out the gardens on top of the podium typical levels lift lobbies and various amenities with over 4,000 square metres of renovated floor areas and the podium facade.

As the majority of work occurred within the primary circulation space. The architectural design has drawn inspiration from directional lines incorporated into the floor, walls to the ceiling, the

undercroft and eventually the facade.

The lines not only an architectural expression but a kind of strategy to zoning to various areas of functionality such as the lift lobby, drive-way, vehicular drop offs, public and corporate accessibilities. The "bold line weight" forms a simple and bold gesture to the main entrance, leading to the external facade, they are spread into mesh line screen forming a new facade expression over the existing curtain wall.

The screen then drives the visual direction to the driveway undercroft into the



vehicular drop off area. The lines on the ceiling are projected onto the drive way floor in stone tiles with in-floor LED leading vehicles to the main drop off before exiting into the rear or the building on Java Road.

The main lobby has a gigantic green living wall covered in various greenery displaying like piece of fabric art work, the lines in the lobby are of more subtle and refined from ceiling to the lift lobby. All walls in the main lobby are clad in white marble with minimal groves to express simplicity corporate image.



Wetland Seasons Bay

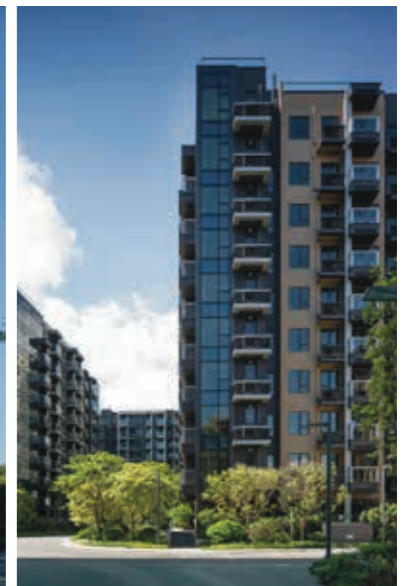
Tin Shui Wai, N.T., Hong Kong
Completed 2022

The Wetland Seasons Bay project site is located adjacent to the Hong Kong Wetland Park in Tin Shui Wai. As the site's immediate perimeter is part of the ecological mitigation area of the wetlands, it is imperative to embed the notion of environmental and nature into the core of design principle in the project. The design begins with a number of principle in masterplan, the design must respect its immediate site perimeter, the wetlands and the developed housing estates.

In achieving the brief, the design envisioned a set of puzzle blocks in three major types and heights - the L shaped, T shaped and the rectilinear. These blocks are representing the residential blocks which are to be arranged on the site based on a simple criteria, the perimeter edge of the site is to be respected. The height of built form on the edge is to be the lowest in heights, the blocks would increase in heights in the middle as well as to the west. This creates a gradual sloped skyline from east to west.

In this disposition, the T shaped low rise 6 storeys villas would occupy the eastern and northern edge, creating a friendly relationship to the wetlands, whereas the rest of the L shaped blocks of 10 storeys are positioned in the middle and to the west. The arrangement of the clustered L shaped blocks naturally created an enclosure, where landscaped and clubhouse facilities such as outdoor swimming pool for the residents are located, this has created a sense of community where local residence can enjoy and meet. The orientation of each block is optimised towards the best solar access angles thus creating minimal overshadowing to the community space in between.

A green boulevard is proposed at the main entry on Tin Shui Wai Road to establish an axis towards the wetlands from the existing housing estates, adequate commercial components are also proposed within the site to ensure convenience to local residents. Roof tops clubhouse facilities allowed residents to enjoy panoramic view to the wetlands.



Wetland Seasons Bay



Manor Hill

Tseung Kwan O, N.T., Hong Kong
Completed 2022



The Manor Hill project is located on the corner of Wan Po Road and Shek Kok Road in Tseung Kwan O, Hong Kong. Wan Po Road is a heavily trafficked arterial in the area, connecting the entire LOHAS Park development on the west, and the industrial estates to the south. Noise generated from heavy industrial traffic, phases of other current development in progress in the immediate surrounding have created a negative impact to the site. It is crucial to develop a scheme that would respond to the impact and limitation of these undesired conditions and maximise the best potential liveability of the development.

In the preliminary assessment of traditional planning, in order to achieve maximum plot ratio, the residential blocks would be set back from the main road to mitigate the noise, this has limited the

potential of broader distant views to the north and south of the area. In order to achieve best oriented views aspects for the residential units, north-south disposition would present the best potential to desirable views. On the northern end of the site, the Tower 2 L shaped residential block would orientate at an angle to maximise its linear frontages to more open views to the north-east and north-west aspects. On the southern end of the site, Tower 1 square shaped residential block similarly rotated to the south-east and south west aspect. This disposition has created a large open landscaped space for outdoor pool, gardens and clubhouse facilities in between blocks.

This strategy not only reduced site coverage compares to the original scheme, but yielded better floor areas and improved efficiency.

The close proximity of the site to the main arterial implies an optimal exposure, this is naturally an opportunity to be an iconic development in the area. The majority of the towers' facade are curtain walls and clad in glass, this has created a light and consistent palette, a contrast distinction to the development in the immediate surrounding. Facade details are subtle, sophisticated and elegantly executed. While the podium and landscape elements are in neoclassical style once again contrasting to its immediate context. A covered elevated walkway on the southern edge of the site has facilitated residents access to nearby subway station via a footbridge spanning across the main road.

The entire development has yielded gross floor area of over 48,000 square metres, both towers in their 33 storeys height have achieved over 85% of efficiency.





St. Michel

Shatin, N.T., Hong Kong
Completed 2022

The site for this project is a wedge shaped natural slope, adjacent to the south-eastern boundary is the To Shek Service Reservoir with views toward some of Kowloon's natural landforms such as Temple Hill, Tate's Cairn, and Ngau Au Shan. The north western side presents a commanding and panoramic views to the Shatin Town Centre with the glimpse of Shing Mun River with distant mountainous ranges. It is a site located in nature that engulfed by green lush landscape in a big park, naturally this has informed a plethora of architectural

opportunities that embrace nature.

The access road with its ascending approach to the site is a ceremonial and processional route to and from the site. With the site's unique landscape feature, the initial architectural response to the project was in the realm of nature. The landscape topography and the lushness in its immediate proximity suggests the notion of green outdoor and wellness attributes in the design proposal. Blending the boundary with its context is an opportunity

to create a visually appealing and aesthetically sophisticated plinth as a base for the residential towers above.

The plinth, not only acts as a base and also a new landscape complimenting the unique landscape topography with lots of curves, a sensuous expression of nature and the existing topography. The plinth is a podium that houses all luxurious amenities, including the clubhouse, an indoor pool, gym and children facilities.

The arrival and drop-offs are placed at the base of the

plinth greeted residents with an elegant sense of arrival. Vertical circulations is placed at strategic location piercing residents through various amenities and multiple levels of interconnected gardens to the top of the podium before arriving at each tower's individual lobbies. The architectural feature of glass elements in the podium is intended to frame and capture the changing light condition of the exterior and reflect into the interior space like picture frames with paintings of nature.



St. Michel

The towers disposition is designed to capture the vast and open panoramic view to the north-western aspect, catching a glimpse of Shing Mun River and Shatin Town Centre with distant mountainous views as a backdrop. This arrangement not only created an extroversion aspect to the north-western views but also introversion aspect to the south-eastern side with the

secluded landscape and outdoor pool horseshoed and embraced by these towers. South-eastern aspect is equally pleasant with an infinite view of lushness green.

The open green field of the reservoir as an immediate neighbour is visually pleasing from the towers, while the rest are shades of visually relaxing palettes of greens and

glimpse of Tate's Cain, Temple Hill and Ngau Au Shan.

The project comprises 5 residential towers with all clubhouse amenities in the podium levels, basement car parking spaces and all ancillary services with a total gross floor area of 40,000 square metres.



Grand Homm

Kowloon, Hong Kong
Completed 2021

The architectural design of Sheung Shing Street Residential Development in Ho Man Tin is not just a reminiscent of particular stylistic era but instead a deeply felt of need for an essence of timeless, something that would not be threatened by change, and the ability to withstand the weathered of time.

It is a celebration of prosperity, status, extreme exuberant, flamboyance, and luxury glamour. The architectural design manifests itself emotionally with great zest, colour and playfulness in this space and time. It borrows from the height of avant garde of the Arts Décoratifs design styles to enrich and fashion of the future. It is a definite hunger for life and a desire for feeling good with absolute defined elegance.

The clientele are wealthy, fashionable art-lovers, with exquisite taste to modern arts, such as Henri Matisse, Pablo Picasso, Ballet Russes and the glamorous haute coutures of Paul Poiret, those who enjoyed living in a luxurious environment, dine in

fashionable Brasserie Vaudeville in Paris.

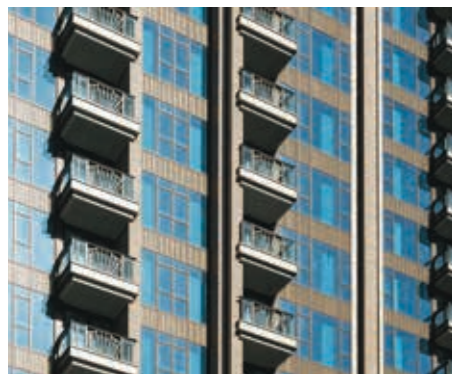
The project is masterplanned with 6 residential towers, dispositioned perfectly to the best orientation of views. They embraced the lush landscaped zones on the ground level where an extravagant splurge of landscaped gardens like they are smeared from Sheung Shing Street Park, shielding the usual urban disturbances from adjacent heavy trafficked arterial.

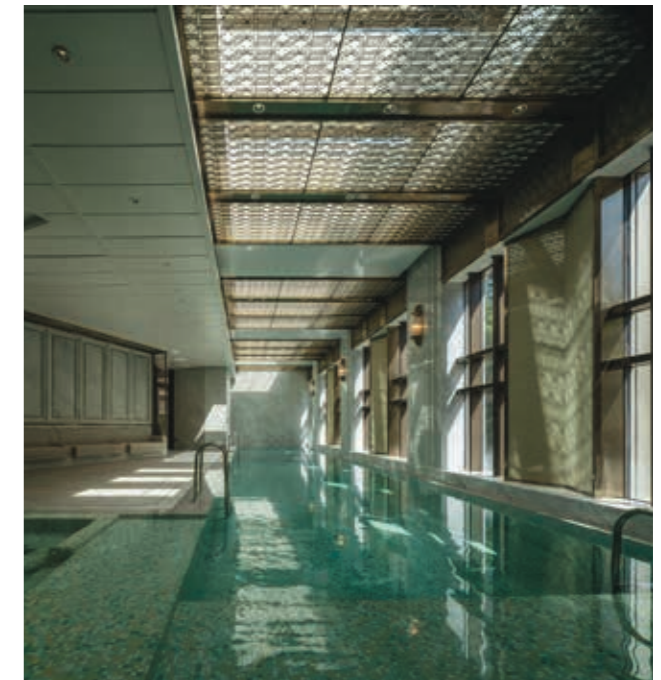
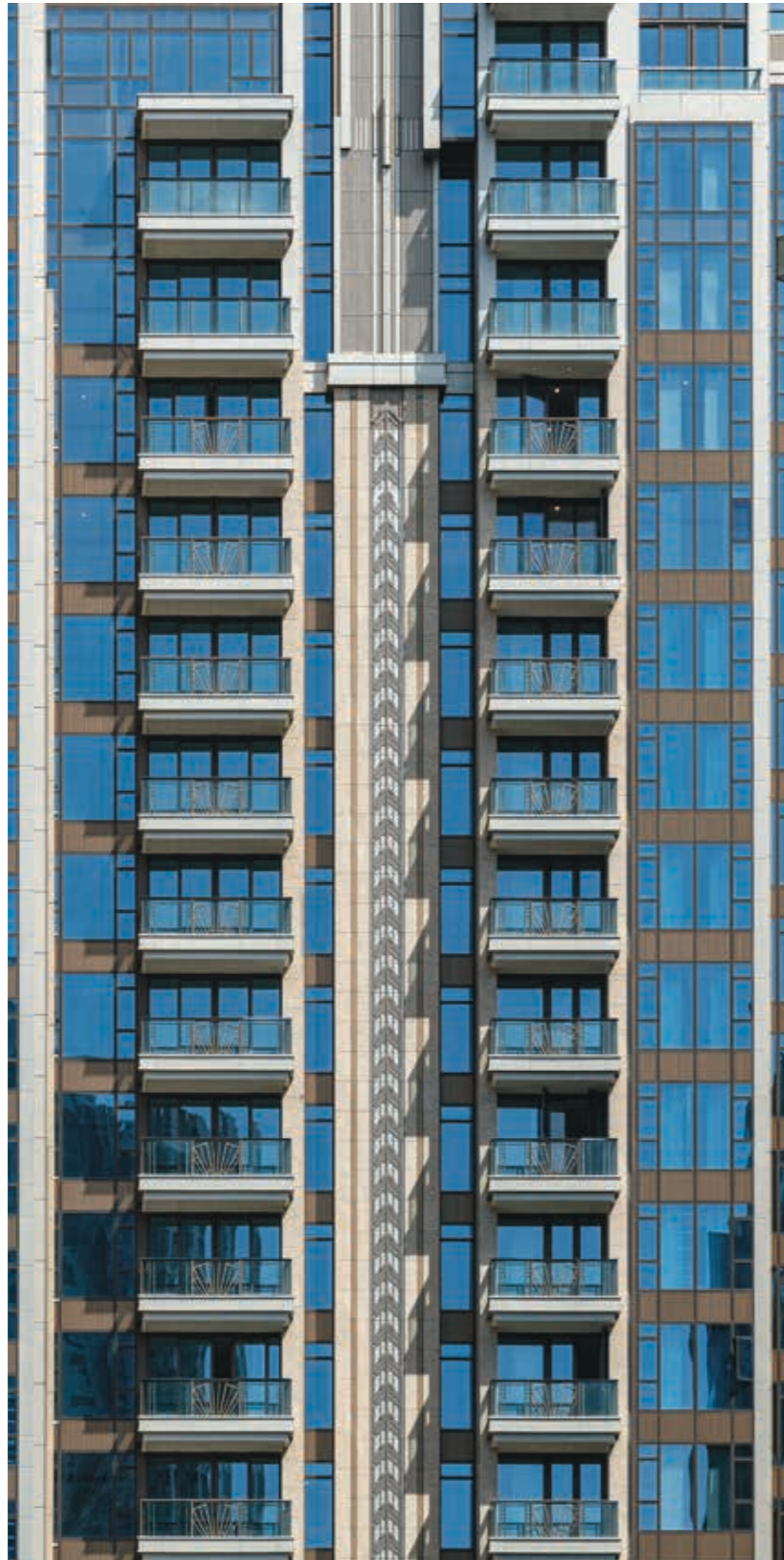
The entry to the estate on Sheung Shing Street is iconic as well as exclusive to residents and visitors. The undercover drop off area is dressed in the wealth of art deco architectural elements, presenting the best of its kind to reward the most demanding visual impression. The residents' return home journey is enclaved by the streamlined and sophisticated design of entourage exquisitely choreographed the perfect luxurious and flamboyant experience before leading the vehicular path to basement parking. The podium is housed with various

amenities including the clubhouse, an indoor heated swimming pool with spa, concierge, fashionable private dining rooms, state of the art entertainment facilities, children play room and gymnasium.

The towers facades design is meticulously designed and exquisitely crafted as to the podium clubhouses. overlooking the panoramic skyline of metropolitan kowloon area, each residential units are greeted exclusively with private lift lobbies as part of the luxurious entry sequence to the residents abode. The towers top are clad in distinctive bronze of pressed metal which signifies one of its kind of unparalleled individuality and style.

The architectural expression in the development aims to create a timeless masterpiece, exquisitely crafted and bespoke for individuality, exuberance in style and absolute defined elegance.





House White

Lantau Island, Hong Kong
Completed 2019

The House White is a design & renovation project located on Lantau Island within a small local community. It is the architect's own dwelling, with its almost off grid and disassociated location, the house is a perfect retreat for family and friends.

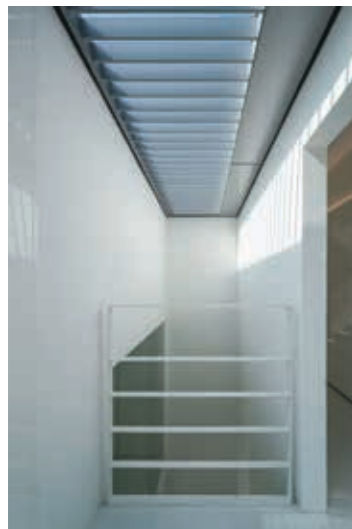
The project is an attempt to ascertain an intangible attestation of interest and ideas developed over decades of architectural practice. The epiphany from living the speed paced rhythms of city life that inevitably created a kind of resistance, opposition and struggle, that life at mid age deserves a spiritual, physical and mental sanctuary. The antidote is a deliberately created sanctuary resort stripped to basic essentials that one can

focus on recharging, heal and refreshing mind, body and mental health, fostering deep meaningful experiences.

Inspired by the ideas of simplicity and purity, all interior materiality, fixtures, furnitures are in their simplest whites, essential services such as air conditioning, light fittings, electrical conduits, are stripped and exposed in the simplest and basic treatment. Conventional false ceiling is rejected instead simply white painted concrete ceiling acknowledging the texture of the original structural elements not only physically increases the sense of volume, but also a kind of luxury of simplicity without excessive packaging. The only palette used in the project is light, creating

soft shadows from specific skylight, shades and soothing tones from light filtered blinds, indicated time is merely indicative, and slowed. Dimension and sizes of all built in elements such as panels, tiles and railings, are in their standard industry modules.

Adhering to the standard system invoked a sense of duality, the system that responds to the fundamental needs and overly decorative elements merely for visual feast, the ideas of prefabrication and bespoke, spirituality by ordinary exemplifies a different kinds of bespoke and customisation to our built environment.



Hyde Park

Kowloon, Hong Kong
Completed 2018

Hyde Park is a 19 storeys residential building with a 3 levels podium used as shops and recreational facilities providing 76 domestic units. With outstanding design supported by our long-term client ITC Properties and Urban Renewal Authority, Hai Tan Street would be revitalized with the subject redevelopment.

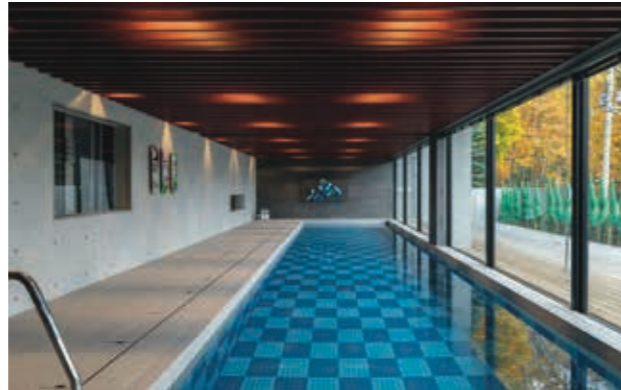


Niseko House

Niseko, Hokkaido, Japan
Completed 2019

Niseko House is a private residence designed for a long time friend & client as a family retreat in the ski resort of Niseko, Hokkaido, Japan.

The house is conceived with simple brief, to capture the best views of Mount Yotei. The orientation of the house not only captures the magnificent views but also maximising solar access and minimising energy consumption during cold winter months. The Yotei Mountain Ski Resort is framed in panorama in the main living area.



Golden Wheel Plaza

Causeway Bay, Hong Kong
Completed 2018

The project comprises a 23 storeys commercial space with 3 storeys retail / F&B on the podium levels. The site is located on the prominent corner of Lau Li and Electric Road in the district of Tin Hau, having the facade exposure to both the these streets, simple and elegant architectural feature fins have been introduced to these major facade on the tower levels. The ancillary fins architectural elements are placed strategically from more concentrated numbers on

lower levels of the tower and gradually sparse at upper levels, exposing the clean and elegant curtain wall system. The disposition of the core on the south-eastern facade with deliberately exposed services not only a hint of design of industrial elements, but also having the majority of the leasable space facing north-west with magnificent views to Victoria Harbour and Victoria Park, creates an added value to the property on rental market.



Commune Modern

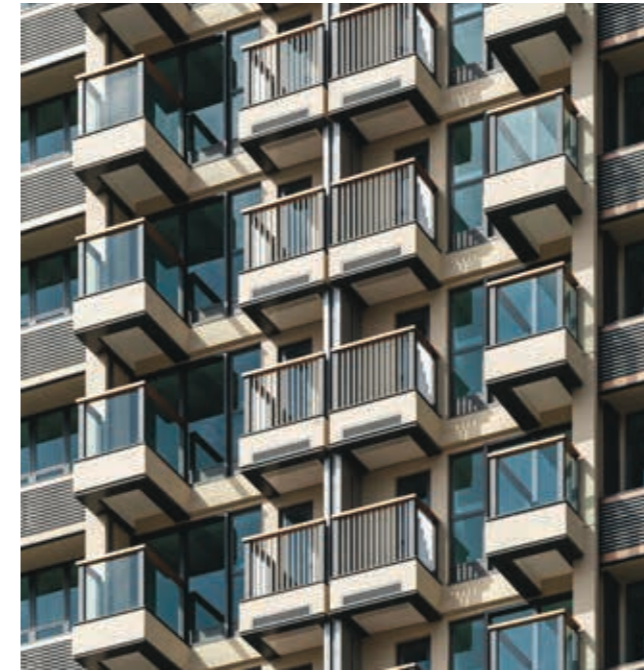
Fanling, N.T., Hong Kong
Completed 2018

The new development has called upon a composite development to replace the original market on the site. The project consists of a residential apartment with carpark and commercial components on the podium levels.

The podium design approach is attempting to activate the street level activities to the adjacent urban fabrics, a simple pragmatic gridded facade presents an ultimate abstraction to the various scales of program inhibited

both inside the podium as well as the way which the existing opposite urban fabrics, which simultaneously activating the street activities for the locals in the plaza zones.

The entrance to the residential tower above occupies part of the grid blended in almost a disguise as part of the tenants on the podium, not only presents an intimate relationship between the residents and the context, but also maintain a private exclusivity.



La Salle Residence

Kowloon, Hong Kong
Completed 2019

The project occupies a privileged and prime location on the corner of La Salle Road and Prince Edward Road West. Architecturally this location offers an irresistible unique opportunity to create a strong and elegant visual presence to one of the most significant arterials in Kowloon.

The architectural design is inspired and enriched by incorporating aspects of the project's location, character as well as its fundamental purpose as a residential building. The outcomes are aimed to be individual, distinctive and contemporary particularly in the area and setting itself uniquely on the market.

The architectural palette chosen for this project is vibrant and invigorating without losing its elegant presence. Its height

slots between the un-invasive domestic scale of the similar residential genre on Prince Edward Road while gracefully proportioned to accommodate clubhouse facilities and services within appropriate levels as podium, this lifted the typical residential levels to mitigate possible traffic noise as well as exclusivity and privacy from the public pedestrian pavement.

The podium's cladding pattern appeared random yet in fact highly rhythmic and systematic, each aluminum fins is positioned and spaced meticulously at certain angle and position to camouflage the banal and highly pragmatic louvres for services exhaust, ensuring maximum efficiency for services requirement while simultaneously creating a consistent architectural language.

The vibrant color metal panels extended vertically to the tower facade in a minimal nature, establishing a subtle relationship between the podium and the residential levels above. While the majority of the tower façade is curtain wall system, a minimal touch of horizontal elements making the tower an iconic, elegant and neat architectural expression.

The architectural composition of surface texture, volume and void, presence and absence, identity and individuality with space-functionality enriched itself almost like layers of methodology that informed by contemporary paintings, distinctive and individualistic.



Ultima

Kowloon, Hong Kong
Completed 2016

Standing amidst the natural landscape in the urban highland, the site of this development is in a commanding position embracing a striking panoramic view of the peninsula of Kowloon and across Victoria Harbour to the island of Hong Kong.

This project comprises 7 towers of 500 residential units, 9 luxurious villas and a clubhouse. The development is composed of three zones. The first is the podium at the street level which is a public zone comprising the residents' clubhouse, car park and mechanical plant rooms.

The podium rises in a subtle posture from the sloping terrain on the north to full

exposure at the major street junctions on the south. Existing trees in the site will be preserved wherever possible with sustainability and a connection to the surrounding natural landscape in mind.

A sinuous form of glass curtain hanging over the podium continues nature's own form into the architecture of the complex and is the overture to the upward procession to the private zones. The intermediate zone is a private zone and comprises the villas sitting over the podium roof and the residential units in the towers.

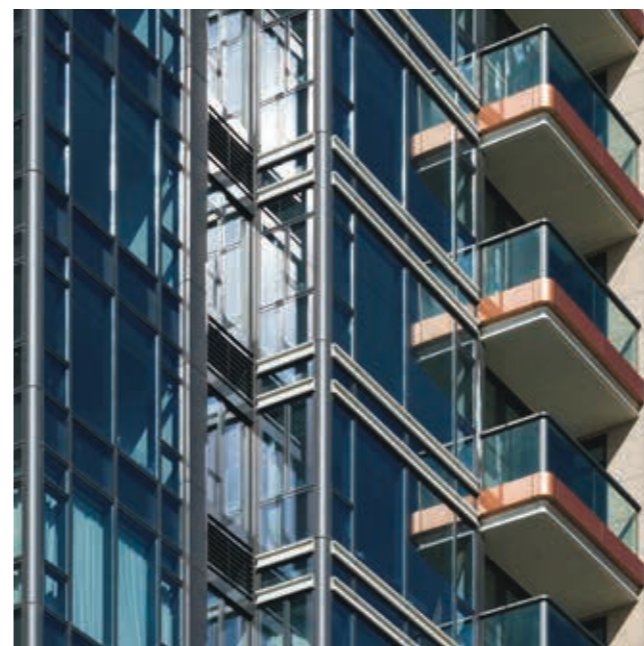
The podium roof will be provided with a garden landscape and reflection pool, as a

catalyst to receive the surrounding natural landscape and greenery. The towers are set back from the major streets to minimise noise and air pollution.

The winding form repeats in the composition of the tower blocks. The linear layout of the towers allows for unobstructed city views for all residential units. The top zone is the sky house. Open terraces in each unit merge the interior with the exterior.

The roof garden carries on the sustainability design while extending human activities from the man-made interior to the natural outdoors, where the infinity pool extends the vista to Victoria Harbour.

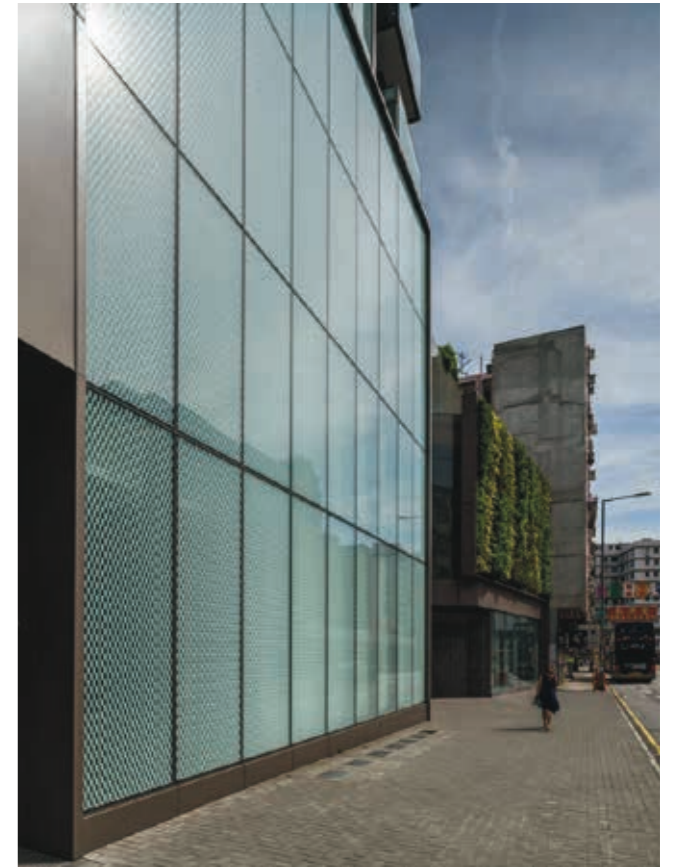
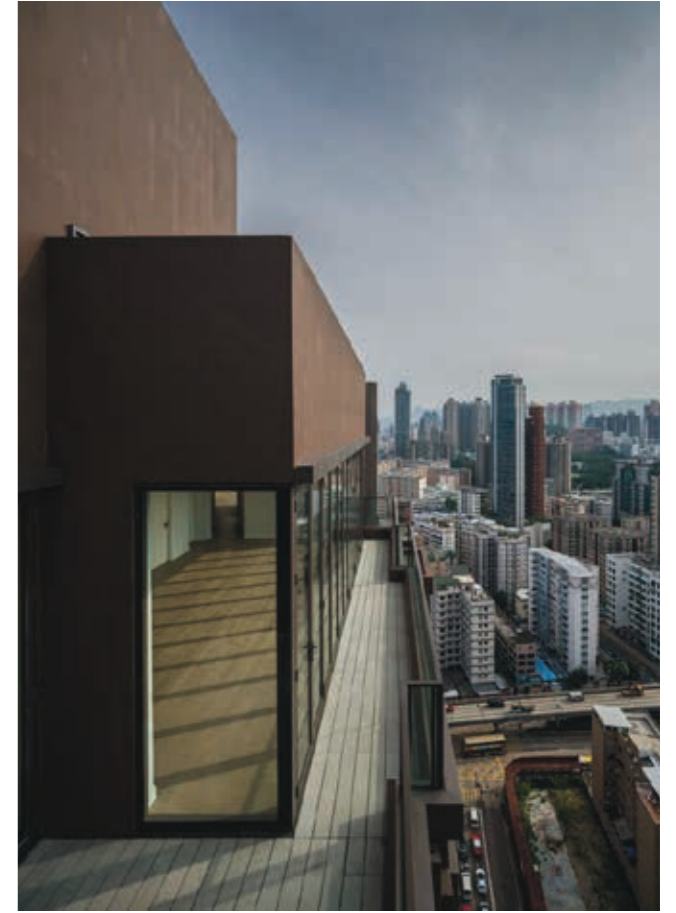
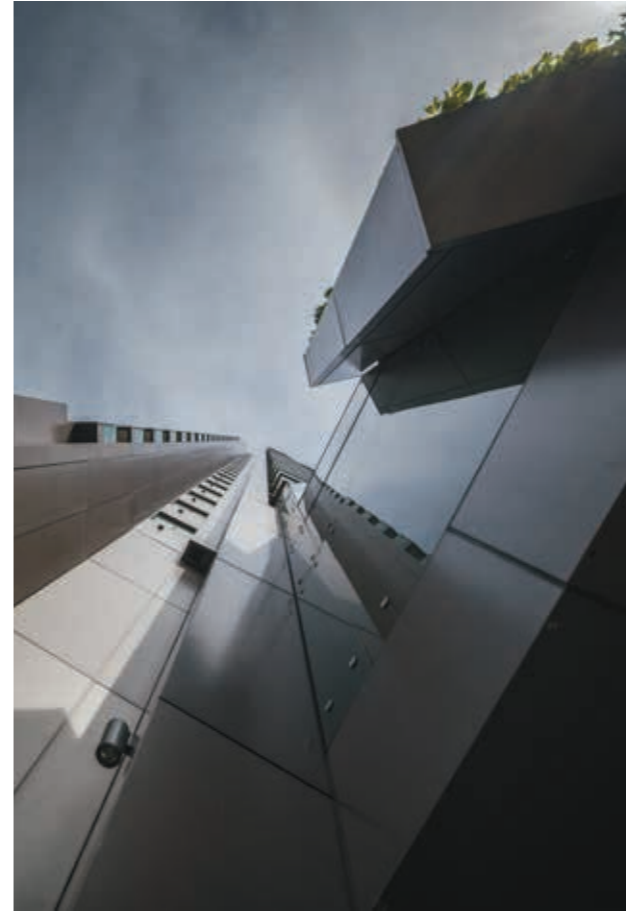




Patina

Kowloon, Hong Kong
Completed 2016

This is a single tower of 92 residential flats with 2 storeys podium floors consisting of resident clubhouse, carpark spaces are provided in the 2-level basement and a shop at G/F. The tower block is folded at the centre to create a tension effect unlike many shoe-box like tower buildings commonly seen in the neighbourhood. A monotone of brown color is lavishly used over the tower façade providing a unique identity to the tower. The design of this project was in collaboration with TsAo & McKown.



Takan Lodge

Wan Chai, Hong Kong
Completed 2016

Takan Lodge project has inspired many of our projects in the office. The site location is irresistibly unique and rare opportunity to create a strong and subtle visual presence in the city. The location itself with its passing by tram-route has inspired the design of the project, the tram line held a significant nostalgic memory to the city, the lines then subtly inscribed onto the treatment of the facade design, a sleek consistent windows with lines differentiating each level, the anatomy of tram tracks is replicated and incorporated into the facade system.

Each and every project are site specific, they have always been physically constrained or aesthetically inspired.



Yoo Residence

Causeway Bay, Hong Kong
Completed 2015

yoo Residence is created with the intention to be an exquisite boutique residence for young professionals as well as investors with exquisite taste. With its prime location situated just off the edge of the tightly knitted urban fabric of the Causeway Bay, offering the convenience of accessibility to almost all areas of Hong Kong.

Historically the site was part of the small lots subdivided from the larger land parcels, the charming neighbourhood character offers the kind of both public and private

urban conditions, this inspired the similar character of private streets and small plazas are created on the street level to encourage interactions of neighbourhood activities and exquisite shop frontages to enhance commercial value. Main residential entrance is intentionally set at the side to form segregation from the street as a notion of privacy and exclusiveness, whilst the rest of the ground floor accommodates different commercial elements.

The yoo Residence has a total of 144 units

with facilities such as outdoor swimming pool, function space, gym, sauna and a roof garden. The architectural style of the external façade is intended to form a balance between cosmopolitanism and classical aesthetics. Stepping terraces are created on the podium to create a kind of interactive relationship with the neighbourhood. Stunning views from the tower toward the Victoria Harbour and the adjacent parklands are the unique qualities to the site.



Residence 88

Yuen Long, N.T., Hong Kong
Completed 2014

The project comprises two towers and a clubhouse in a secluded site in the developing rural area of Yuen Long. The mission was to provide a façade design for the towers and also the design of the spatial organisation of the clubhouse. The design requirement was to give a fresh modern touch to the development to make it stand out in the area.

The site is visible from the three main streets around. The design converged a city curtain wall element into this suburban residential project. The corners of the towers feature a well-defined but sleek curtain wall of grey tinted glazing, with the low reflection and grey tone of these curtain wall corners giving character to the buildings.

This is further enhanced by the contrast

from the warm beige and brown coloured tiles of the external walls. Aluminium clad vertical fins stand over the façade with dual functions – to amplify the verticality of the tower and to hide the drain pipes behind the single-storey clubhouse at ground level is to provide various facilities ranging from a swimming pool to gym and dining to mini theatres.

The challenge was the location of the tower entrance foyer which is in the middle of the clubhouse floor plate. This blockage was utilized to divide the clubhouse into four zones: the activity zone near the estate entrance on the right is the gym and children's play area, the quiet zone further back on the right is apt for library and private dining, the intermediate zone for a sitting gallery in the middle, and the privacy zone on the left is for the swimming

pool and dining. Round glazing panels are used in the clubhouse corners to achieve a sleek and lustrous effect, whilst aluminium "ribbon" claddings running around the glass wall provide an interesting suggestion of flowing movement which is a proud feature of the clubhouse.

Close and continuous collaboration with the Project Architect and consultants on the building layouts and feature design to achieve compliance with building regulations, flat mix requirements and building services design. The façade design is not an independent exercise, but a combination of aesthetic and functional response to the architectural design.



Riva

Yuen Long, N.T., Hong Kong
Completed 2013

The programme of this residential development called for a mixture of different building types, from villa houses and townhouses to high-rise towers, to maximise the development potential of the plot.

A podium is located over the site which serves as a carpark and is also the platform on which the linear site is divided into three tiers. The 3 storeys villa houses on the lowest tier face the riverfront on the east, with the 6 storeys townhouses in the middle tier, the 12 storeys townhouses on the upper tier and the high-rise towers gathered in the far northern corner. In this

vertical hierarchy, different dwelling types are organised in a systematic layout, and all units can enjoy the water view beyond. In the horizontal layout, the houses are organised in groups to allow pocket space for natural ventilation and communal gathering, with the biggest communal space, the central clubhouse, in a circular form embraced by the towers at the northern end of the site.

The medium-rise houses on the upper tier and the towers are single aspect buildings with their back walls acting as barriers against noise from the express highway on the west.

A landscaped deck extends from the lowest tier along the riverfront, connecting the development with the natural landscape. Oriented for spectacular views to the river on the east and the mountains beyond, the buildings are finished in subdued, earthy tones and natural stone which both blend into the landscape and complement the surrounding natural scenery, allowing residents to fully appreciate the outdoor environment.

The subtle natural theme continues from the external waterfront towards the podium interiors of the towers, unifying the design of the whole vast development.





Rosedale Kowloon

Kowloon, Hong Kong
Completed 2012

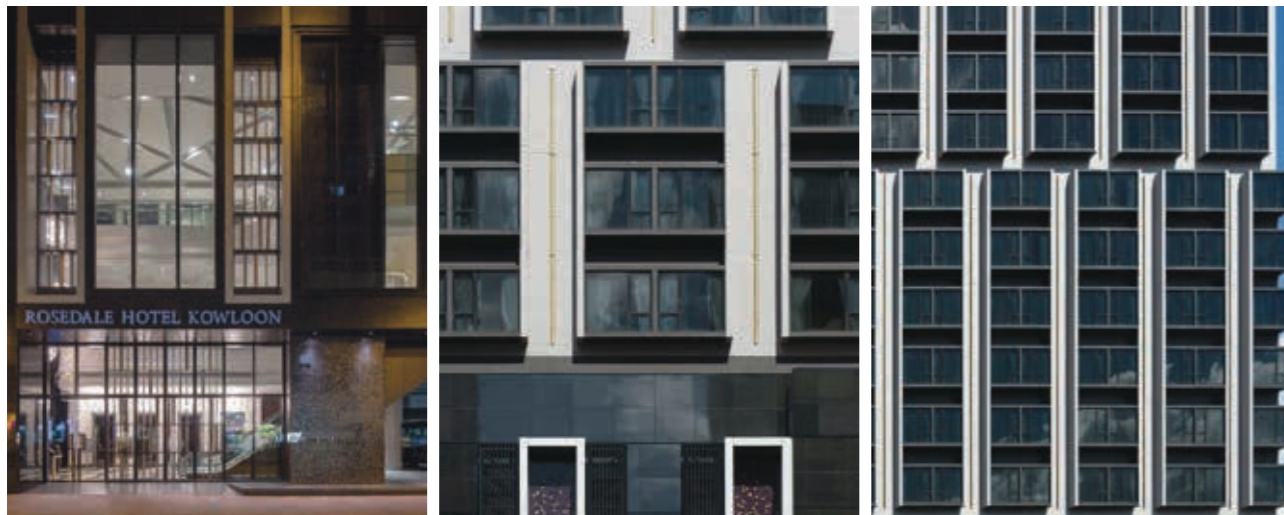
Developed with the aim of capitalising on the growing tourist influx from Mainland China, this hotel development is an important part of the rejuvenation of an older neighbourhood in the West Kowloon district of Hong Kong. It maximises an 845 square metres site area with more than 400 guest rooms and a number of suites for long-stayers. Breaking away from the general norm for a hotel elevation design, the building displays a façade whereby in the tower, the bay windows are moved

sideways on a play of scale covering six storeys, creating an outstanding dynamic movement from the deliberate use of monotone black and grey tiles.

The rooms in every six floors are internally flipped to correspond with the façade movement, providing options in the room layouts and delivering a fresh experience for returning guests on subsequent visits. The modular façade design was implemented with precast

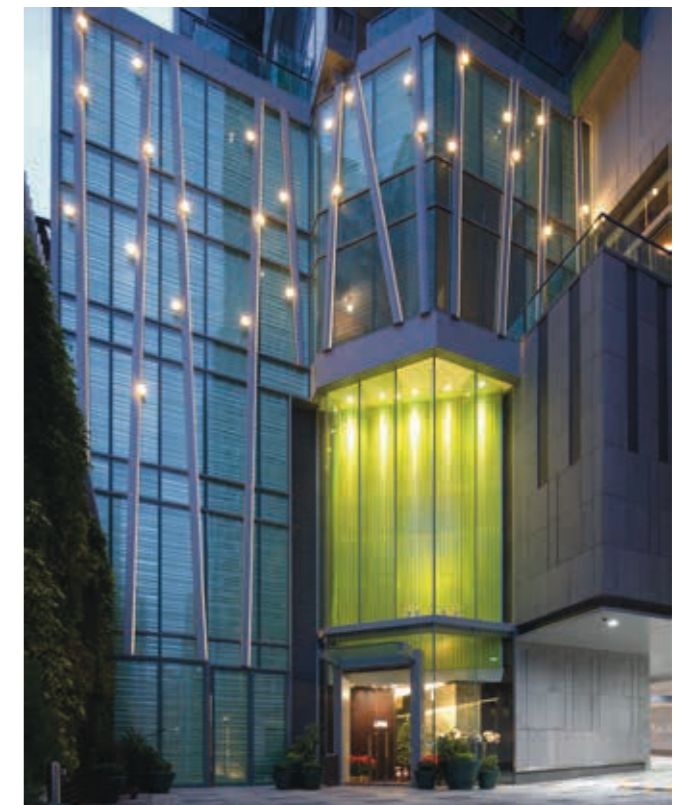
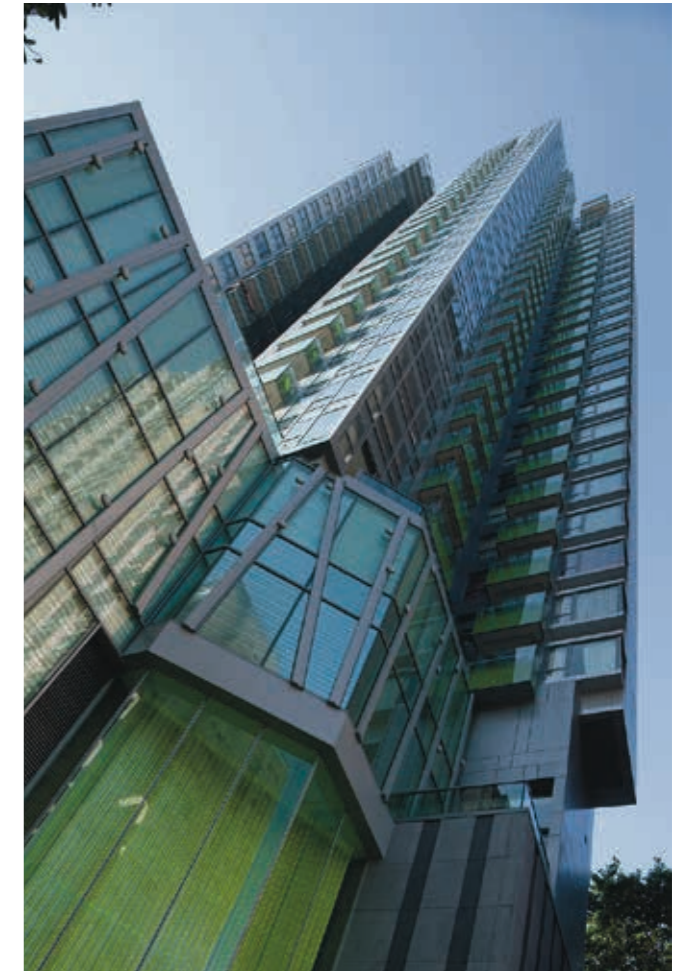
concrete cladding which contributes to an environmentally-friendly building.

The boldness of the tower continues through to the podium with a strong silhouette of an aluminium clad portal. The first and second floors of the podium are the hotel reception and dining areas where generous glass infill panels are used to connect with the street activities.



LIME Habitat

North Point, Hong Kong
Completed 2011



The project takes on a detour concept to re-examine the prototypical urban residential development in Hong Kong. It strives to challenge the perception of urban living in small to medium residential units situated in a densely built up area. The ultimatum is to redefine metropolis residential living through a new space concept and architectural design.

The disposition of the building responds

to the need of accommodating the myriad combination of unit sizes – on the one hand fulfilling all technical regulatory requirements, whilst even more far reaching, on the other sensitively responding to the beautiful natural landscape and panoramic view which the site offers.

Rounded architectural motifs created by patterned glass, metal panels and light

features take the form of water bubbles that float up from the ground level through to the podium and carry upward through a fritted lime pattern on the glass balustrades of the balconies until they reach the rooftop. Lime color was depicted as a symbolic element to breathe a fresh lease of life signifying a strong statement in resonance to urban redevelopment.

Ponte 16

Macau
Completed 2007

Located to the west of Macau facing onto the historic Porto Interior, or Inner Harbour, and at the terminal point of the old trading street, the complex was conceived as an assembly of heterogeneous buildings to echo the context of the site.

PONTE 16 is designed as a juxtaposition of low to medium rise building forms, picking up different forms of colonial features and colours in the façades, to connect to the context in time and in space.

The low rise building structures articulated

by arcades, arches and cornices maintain a human scale to respond to the pedestrian experience from the old street which is nowadays frequented by tourists, while the overall mass echoes with the fast growing downtown urbanisation.

The complex is set back from the street to create a piazza. A colossal porte cochere in the centre of the plaza is highlighted with an oversized sphere designed as an eye-catching focus of the complex. The sphere is clad with LEDs and shines at night with moving images. Beyond this focal point of

the complex and up on the sixth floor is the swimming pool deck overlooking the Porto Interior and enjoying the panorama of the harbour.

The complex in its red stucco, yellow precast concrete cladding and white architectural motifs revives the colourful nature of the area, and is part of the new nucleus of revitalisation of the aged downtown. The design of this project was in collaboration with the Jerde Partnership International.



Villa Rosa

The Peak, Hong Kong
Completed 2001

The project required the renovation of the existing house and the construction of three new villa houses on the vacant site in the same plot. The existing house which was built in the 50's had, over the years, seen some renovation works but was overdue for a complete update and overhaul. As well as introducing the new houses in tandem, the mandate was to completely modernise the old building, bringing it up to date in terms of contemporary facilities, whilst preserving the integrity of the structure and replacing the ornate workmanship with a fresher but identical look to the original.

Immensely complicated logistics surrounding the old villa brought with them their own inherent challenges. However, with painstaking craftsmanship,

the resultant 720 square metres beautiful period style building now recalls memories of a glamorous bygone area. Within the main gardens, stepped up from the master building at its western edge and overlooking the undulating approach road below, three tall Tuscan-style dwellings dominate the triple patio complex.

The old villa is the main house which serves as an entertainment centre, complete with kitchen, for use by the families who reside in the three new adjacent houses. The façade of the three new houses is a combination of precast mouldings and in-situ concrete to replicate the Portland stones on the larger building, which are carefully styled to architectural proportions. The three new houses repeat the pitched roof feature of the old house,

which is an unusual gesture for Hong Kong buildings where flat roofs prevail.

The pitched roofs, same colour scheme and the replication of precast mouldings combine as a central theme that provides a strong tie between the old villa and the new ones, a metaphoric representation of the family tie in architectural language. A semi-basement allows for carports and each house is on a raised elevation giving spectacular views from The Peak facing southeast towards Aberdeen to capture the sunshine and the breathtaking vista of the South China Sea. With a shared vision and an uncompromising attitude to detail, the designers, engineers and artisans turned an architectural dream into reality.



25 Upcoming Projects

House at 4 Kent Road, Kowloon Tong, Kowloon, Hong Kong	2023	XS
Composite Development at 41-45 Pau Chung Street, To Kwa Wan, Kowloon, Hong Kong	2023	S
Commercial Development at 949 Matheson Street, Causeway Bay, Hong Kong	2023	S
One Oasis Lot 12A Government and School Complex, Coloane, Macau	2023	M
Ma Wan Village Revitalization (Phase 2), Ma Wan, N.T., Hong Kong	2023	M
House at Uehara, Shibuya, Japan	2024	XS
House at South Lautau Road, Lantau Island, N.T., Hong Kong	2024	XS
Residential Development at San Shek Wan, Lantau Island, N.T., Hong Kong	2025	XS
Government Joint User Complex at Texaco Road, Tsuen Wan, N.T., Hong Kong	2025	M
Composite Development at 51-57 Maidstone Road, To Kwa Wan, Kowloon, Hong Kong	2025	S
Commercial Development at 646-648A Castle Peak Road, Chueng Sha Wan, Kowloon, Hong Kong	2025	M
Hotel and Commercial Development at 190 Nathan Road, Jordan, Kowloon, Hong Kong	2026	S
Sheng Kung Hui School at Clementi Road, Hong Kong	2026	S
Residential Development at Lot TPTL 243, Tai Po, N.T., Hong Kong	2026	XL
Residential Development at 8 Shouson Hill Road, Shouson Hill, Hong Kong	2026	M
Composite Development at Sheung Heung Road, To Kwa Wan, Kowloon, Hong Kong	2026	M
Residential Development at Lot NKIL 6591, Kai Tak, Kowloon, Hong Kong	2026	L
Composite Development with Social Welfare Facility at Tung Shing Lei, Yuen Long, N.T., Hong Kong	2026	XL
Residential Development at 23-24 Rose Street, Yau Yat Chuen, Kowloon, Hong Kong	2026	M
Composite Development at 47-59 Staunton Street, Central, Hong Kong	2027	S
Composition Development at 45-49 Ting Fu Street, Kowloon, Hong Kong	2027	M
Commercial Development at Wong Chuk Hang, Aberdeen, Hong Kong	2028	L
Residential Development at Ting Kau, Tsuen Wan, N.T., Hong Kong	2028	L
Residential Development at 8 Po Shan Road, Mid Levels, Hong Kong	2029	M
Commercial Development at 111 Wai Yip Street, Kwun Tong, Kowloon, Hong Kong	2029	M

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