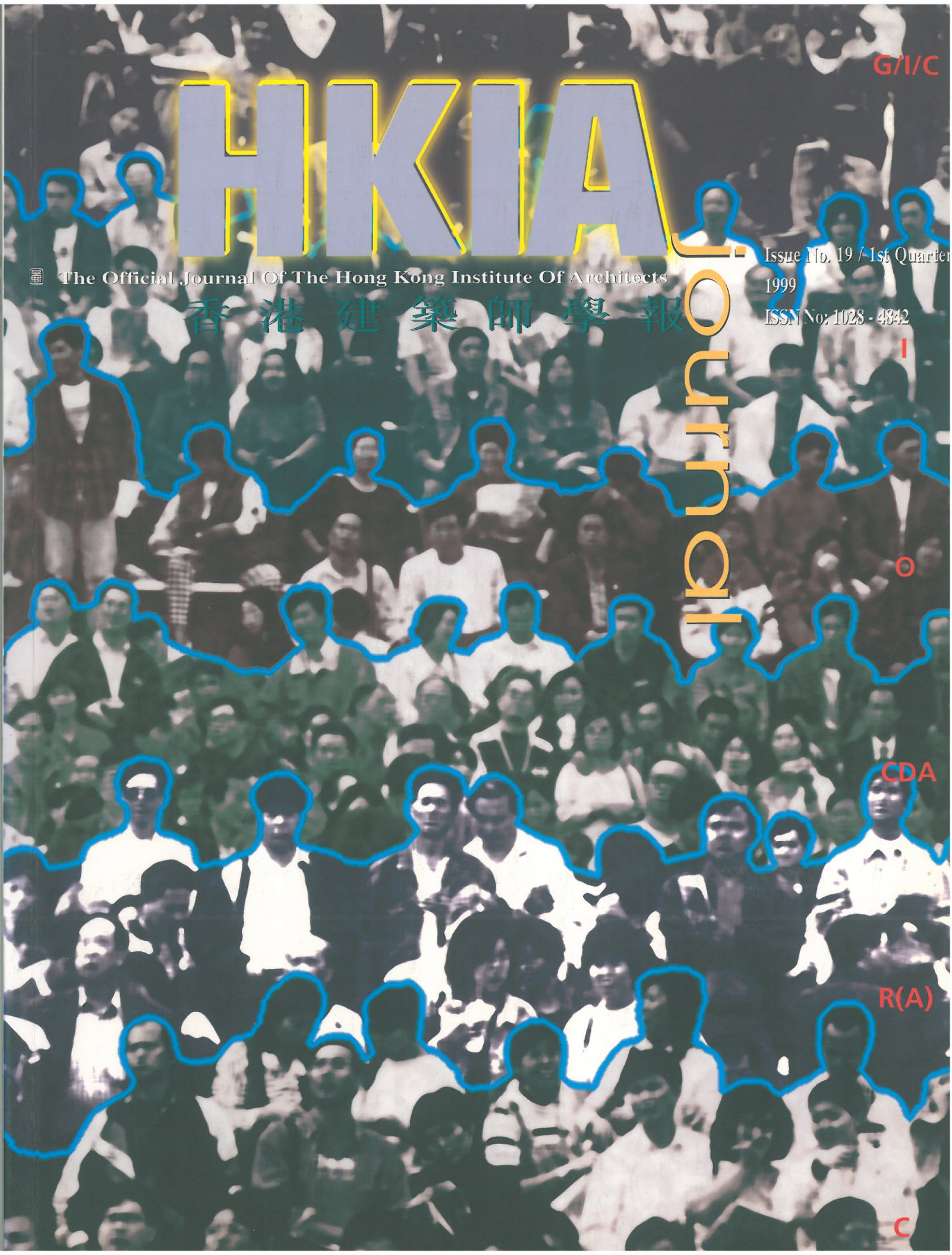

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香港建築師學報
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香港建築師學報

HKIA Journal

The Official Journal Of The Hong Kong Institute Of Architects

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The Hong Kong Institute of Architects
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The Hong Kong Society of Publishers

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香港建築師學報

HKIA journal

The Official Journal Of The Hong Kong Institute Of Architects

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Towards a Sustainable Environment f

Overheard comments on Hong Kong buildings, 'Monoton blocks without any self identity.'

Despite such comments, Hong Kong Architects are r designers of high density and can follow all the comple from the government to draw our plans for buildings. But we just follow the building regulations which really mould our design? Why are we having projected boxes of 'bay wind of genuine bay windows in most of our residential buildin the common areas of corridors and lobbies so minimal? planning with standard plans for years? Can we have b alternatives? Just imagine we can pass through sky parks back to our home or offices. We can have better architectur self identity and cultural image.

In the 21st century, we are expecting future homes base efficient plan. Flexibility, efficiency and ecology will b objectives of design. Homes will be readily adaptable to f and even rules of good 'fung shui'. Renewable energy sourc wind or even from gravitational forces can be applied i usage. Materials that are new will be long life and durable o will be from recycled process.

To achieve all these physical hardware of living, the softwa improved. Our building regulations and lease conditions flexible enough to give more freedom of design and encou of life. Without innovations, our living cannot be advance

WONG Wah Sang

香港建築師學報

HKIA journal

The Official Journal Of The Hong Kong Institute Of Architects

FROM THE PRESIDE

Barry Fegan WILL

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World Day of Architecture Housing Design in Hong Kong

The HKIA has chosen to emphasize the important role that housing plays in our built environment when celebrating the World Day of Architecture 1998. From the 1950's when Hong Kong was recovering from the devastation of the war, a primary thrust of government spending was directed towards housing in the public sector.

Looking back at the original Mark I and Mark II blocks, it could be postulated that this policy to provide permanent and safe shelter for the immigrant population of the rapidly growing city was the single most important decision in creating a stable urban environment. Although it took another thirty years to overcome the coincident squatter areas, the bulk of the low income population was housed in typhoon and relatively fireproof structures. The evolution towards self-contained units continued and the creation of the Hong Kong Housing Authority signalled the importance placed on public housing by the Hong Kong Government.

Although today more than 40% of our population is in government or government-aided housing, a number of new problems are having to be faced. The deterioration of older building stock has placed competing demands of financial allocations for new buildings, and the mass sell-off of older buildings simply shifts the problem to a different sector of the economy. The problem has not been resolved merely redefined. These existing buildings must be revitalized internally, externally, structurally and service-wise. The cost to the community is still there. Recent attempts by the Buildings Department to improve the condition of this older stock have not met with success, and there are a

number of reasons for this. With the sale of public housing units, older Housing Authority buildings have shifted from the public to the private sector and already, this field is suffering from a number of apparently insoluble legal and technical problems. The increase of building numbers categorized as older private sector housing is only adding to the complexity.

The difficulties faced in this sector start with one of the most important aspects of housing that of management. The current legislation relating to incorporated owners is unable to cope with uncooperative tenancies and without proper management, no matter how well designed the housing, the building is doomed to deterioration and obselence. One of the main strengths of the Housing Authority has been its management systems but these recently appear to have been slow to react to increased tenant activism. The shift to the private sector will not be smooth nor has this management problem been alleviated by enacting legislation. Additionally, the public relations needed to educate owner occupiers about benefits in cooperative maintenance and management have been largely ignored. For these areas to be successful, this shift of risk has to be accompanied by some incentives in the form of rebates or grants.

The cost to the community of this deteriorating building stock is growing annually and proactive approaches must be undertaken. The belief that personal cost will subsume public cost with respect to building stock in Hong Kong cannot be supported particularly when buildings are permitted to degrade to the point of dangerous liability. This shifts the problem back to the public domain. One of the main reasons underlying this problem is the artificial mortgage environment existing in Hong Kong. As buildings grow older, they become unmortgageable and thus, the secondary market in older properties has become totally skewed. The Government must take positive steps in rationalizing this false economy and by so doing can reinstate value back into these properties. The net result will be that it will become economically viable for owners to invest in upgrading their existing properties rather than running down their investments.

With respect to new buildings, it is worrying to see the Housing Society being forced to retreat from the important role it has previously played. For many years the Housing Society has piloted the more innovative housing schemes that have had considerable influence on both the public and private sectors. The recent controversies about 'saleable areas' when trying to complete directly with private developers in the commercial speculative market have detracted from the contributions to future directions that mass housing may take. These exploratory developments have been the hallmark of the Housing Society. The process of employing private architects to produce a variety of solutions has left the Housing Society with a legacy of good design and it is to be hoped that, this process will continue and that the Government will recognize the important role played by this organization in the Research and Development area of mass housing.

I have chosen to remark mainly on public housing as I believe that, there are major structural changes occurring in this sector-changes that are not necessary totally understood and I hope that, these points will stimulate a dialogue to ensure that moves towards privatization of the world's largest public housing body are accompanied by rational assessments of the private sector's ability to assimilate these shifts of risk and responsibility.

B F WILL

DIARY & EVENTS

January

7/1	CEPD Seminar : 'The World Trade Organization - Its Relevance with Professional Services'
13/1	Publication & Information Committee Meeting
18/1	Examination Committee Meeting
19/1	Council Meeting
20/1	HKIA Annual Awards Shortlisting
21/1	Architects Registration Board Meeting (for information only)

February

3/2	UIA Press Conference in Hong Kong chaired by Mr. Ye Rutang of Architectural Society of China
4-7/2	Careers & Education Expo at HKCEC
5/2	HKIA Examination Oral Interview
6/2	Announcement of Result of HKIA Examination
9/2	Board of Internal Affairs Meeting
11/2	Board of Overseas Affairs Meeting
23/2	Council Meeting

March

9/3	Board of Internal Affairs Meeting/ Publication & Information Committee Meeting
10/3	First Quarterly General Meeting
12/3	Architects Registration Board Meeting
17/3	Board of Educational Affairs Meeting
18/3	Board of Overseas Affairs Meeting/Continuing Education & Professional Development Committee Meeting
23/3	Board of Local Affairs Meeting
25/3	Continuing Education & Professional Development Committee Meeting
29-31/3	Annual Awards 1998 Exhibition
30/3	Council Meeting

April

2-8/4	Japan Excursion
13/4	Board of Internal Affairs Meeting/ Publication & Information Committee Meeting
14-16/4	'99 Mainland & Hong Kong Conference on the Management Systems of the Engineering & Construction Industry & Urban-Rural Planning
22/4	Continuing Education & Professional Development Committee Meeting
23/4	Architects Registration Board Meeting
27/4	Council Meeting
28/4	Board of Educational Affairs Meeting
29/4	Board of Overseas Affairs Meeting

May

4/5	Board of Local Affairs Meeting
11/5	Board of Internal Affairs Meeting
25/5	Council Meeting
26-28/5	AACA Forum in Darwin, Australia

June

3/6	Board of Overseas Affairs Meeting
4/6	Architects Registration Board Meeting (for information only)
8/6	Board of Internal Affairs Meeting
9/6	Second Quarterly General Meeting
15/6	Board of Local Affairs Meeting
16/6	Board of Educational Affairs Meeting
17/6	Continuing Education & Professional Development Committee Meeting
18/6	Discovery Bay Dragon Boat Race
22-28/6	UIA Exhibition in Beijing
23-26/6	UIA Congress in Beijing
29/6	Council Meeting

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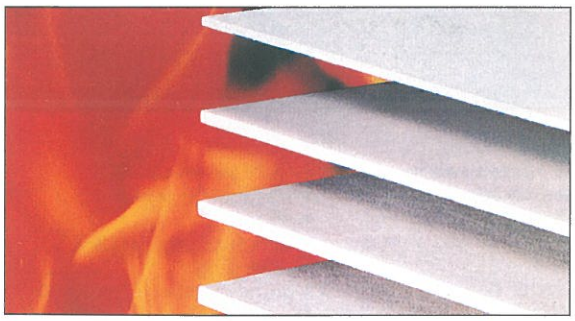

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World Day of Architecture
Housing Design in Hong Kong Towards the New Millennium

香港建築師學報

reported by Vincent Ng

Organized by The Hong Kong Institute of Architects (HKIA) and supported by the Department of Architecture, the University of Hong Kong (HKU) and the Department of Architecture, the Chinese University of Hong Kong (CUHK), a series of programme on the theme of HOUSING DESIGN IN HONG KONG - Towards the new millennium was held in different public venues in Hong Kong from 27 September to 6 October 1998. The events included a Public Exhibition on high-density housing architecture, a Workshop and a Symposium. Besides HKIA members, active participants of the series of events included Government officials, legislators,professionals, media, architectural students of the two Universities, secondary school students, and most important, the general public.

WORKSHOPS
27 September - 3 October 1998
Various Housing Estates in Hong Kong

On 27 September, thirty students from the Chinese University of Hong Kong's Department of Architecture, and thirty-four students from six secondary schools conducted a unique experiment. These students had spent a full day involving residents in assessing the liveability and the design quality of their residential environments. These housing estates included Kwong Yuen Estate and Sui Wo Estate at Shatin, and Kingswood Villas at Tin Shui Wai.

On 1 October, groups of architectural students from HKU appeared in various private and public estates in Hong Kong, also joined by over 90 secondary school students, to participate in an exciting workshop. These housing estates included Chi Fu Fa Yuen, Pak Tin Estate, Ma Hang Estate, Wah Fu Estate, Wong Tai Sin Estate and Verbena Height. Public opinions on how they felt about their living environment was sought, and visionary architecture was designed, not in the studio, but together with the city dwellers at their living place. Videos of such happenings were shown at the Exhibition.

The happening at Kwong Yuen Estate conducted by CUHK and that at Verbena Heights by HKU were particularly eventful. Students were actively in dialogue with residents at the public area of the estates and some even within the residential flats. At Kwong Yuen Estate, one could find children drawing their ideal housing environment, playing with models to 're-plan' their

Workshops at Kingswood Vil... Kwong Yuen Es...

Opening ceremony at Pacific Place (left) & Exhibition (right)

own estate, and expressing their wish to have a McDonald's within their estate. At Verbena Heights, residents were actively discussing with students about their views and opinions on the liveability of their own homes and the design, and involving in drawing their own plans...

The results of the survey were then presented in panels displayed at the exhibition.

PUBLIC EXHIBITION

4-6 October 1998
Park Court, Pacific Place

The exhibition demonstrated to the public how our built environment was shaped through contributions from the HKIA members. It also showed how academics, professionals and students saw our environment and their proposed visionary approaches to shape our city towards the new millennium. Contributors of the exhibits included the Housing Authority, the Housing Society, CUHK, HKU and over 20 private architectural firms. Members' works on high-density residential design and architectural students' works, in the form of photographs, drawings and models, were exhibited. TV screens were set up to show the activities and happenings at the workshops.

The Opening Ceremony of the exhibition was held at 3:00 p.m., 4 October 1998. The officiating Guests of Honour included Mr. S. H. Pau, Director of Architectural Services; Dr. Y. L. Choi, Director of Buildings; Mr. Daniel Lam, Chairman of Building Committee of Housing Authority; Professor Tom Peters, Professor and Head of Department of Architecture, The Chinese University of Hong Kong; and Professor W. S. Wong, Associate Professor of Department of Architecture, The University of Hong Kong. The ribbon cutting ceremony was then followed by the HKIA President, Dr. Tao Ho's speech and the speech by Mr. S. H. Pau.

Symposium

SYMPOSIUM

6 October 1998 - Himalayan Suite, Pacific Place Conference Centre

This grand finale of the World Day of Architecture events on the theme 'HOUSING DESIGN IN HONG KONG' was held in the afternoon on 6 October, the World Day of Architecture.

The symposium took the opportunity to examine several issues for the re-enchantment of architecture and housing design in the social and cultural contexts, including architecture quality; effects of our living conditions on health, safety, social, economical and environmental aspects; research and development in building design; integration of professionals of various disciplines in the 'thinking process'; and design procurement process.

After a brief welcoming and introduction by the Master of Ceremony, Mr. Vincent Ng, the symposium commenced with representatives from the two universities presenting their findings during the workshops, following by the welcoming address by Dr. Tao Ho. The four speakers, Mr. Victor So, Executive Director of Housing Society; Mr. J. A. Miller, Director of Housing; Hon. Christine Loh and Hon. Edward Ho, Legislative Councillors, each then expressed their views on the habitable environment of Hong Kong. A panel discussion was held afterwards by the panelists including Mr. Tong Chun Wan, Mr. Anthony Ng, Mr. S. H. Pau, Mr. Bosco Fung, Dr. Tao Ho, Prof. Patrick Lau and Prof. Jack Sidener. Prof. Bernard Lim acted as the moderator for the discussion. The discussion was then open to the floor and all participants were welcomed to deliver their ideas and opinions. The symposium was concluded by a summary by Mr. Barry Will, the President elected for the years 1999-2000.

蘇 黎 世
標 準 普 爾
• 始創於
• 總部設
• 環球十
• 客戶人
• 所聘員
• 業務遍
• 管理資
其他專
• 條款
• 每 HK
保費
• 個人
最高
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HK
29
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全面
24小時
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Motor

香港建築師學報

Acknowledgments

The series of events on World Day of Architecture - Housing Design in Hong Kong - towards the new millennium were successfully launched in October 1998. The HKIA would take this opportunity to express its gratitude and appreciation to the following members who have contributed to this meaningful programme for the public and our profession.

Honorary Advisor:
Mr. Lam Wo Hei
Mr. Joseph Kwan

Overall Co-ordinator:
Mr. Michael Ng

Workshop Co-ordinators:
Mr. Stephen Tang
Mr. Lobo Chan

Exhibition Co-ordinator:
Mr. Tony Tang

Symposium Co-ordinators:
Prof. Bernard Lim
Mr. Vincent Ng

Publicity Co-ordinators:
Mr. Michael Tsang
Mr. Alfred Yeung

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Mr. Ben Yeung
Mr. Chris Lee
Ms. Corrin Chan
Mr. Daniel Cheung
Mr. Ken Cheung
Mr. Leung Hon Ming
Mr. Vera Safarikova
Mr. Victor Kwok

Workshop Organizers:
Dr. Jia Beisi (HKU)
Dr. Jack Sidener (CUHK)

Workshop Facilitators:
Mr. Gordon Fong
Ms. Louise Liu

Exhibition Representatives:
Prof. Wong Wah Sang (HKU)
Mr. Jeff Kan (CUHK)

HKIA Staff:
Mrs. Rita Cheung
Ms. Queenie Lui
Mr. Elton Ng
Mr. Ho Wai Fung

Congratulations to all these people who have made it happen within a tight schedule. Well Done!

The HKIA also expresses gratitude to the following people and organisations that also have contributed to make the programme successful:

Organizations, members' firms & members which participated in the Exhibition:

Architectural Services Department
Housing Department
Housing Society
Department of Architecture, HKU
Department of Architecture, CUHK
Alex Wong & Partners Ltd.
Anthony Ng Architects Ltd.
Chau, Ku & Leung Architects & Engineers Ltd.
Dennis Lau & Ng Chun Man Architects & Engineers (HK) Ltd.
Ho & Partners Architects, Engineers & Development Consultants Ltd.
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TAOHO Design Architects Ltd.
WCWP International Ltd.
Wong & Ouyang (HK) Ltd.
Wong Tung & Partners Ltd.
Bernard Lim & M. K. Leung

Secondary Schools and Housing Estates which participated in the Workshops carried out by the Department of Architecture of the two universities:

Cheung Chuk Shan College
CMA Choi Cheung Kok Secondary School
Diocesan Boys' School
Diocesan Girls' School
Ho Fung College
Ho Lap College
HKSYCIA Wong Tai Shan Memorial College
Hong Kong Tang King Po School
Maryknoll Convent School
NTHYK Tai Po District Secondary School
Shatin Methodist College
SKH Lui Ming Choi Secondary School
SKH Tsang Shiu Tim Secondary School
St. Paul's Co-Educational College
St. Paul's College
St. Paul's Secondary School
Tuen Mun Catholic Secondary School
TWGH Wong Fut Nam College

Chi Fu Fa Yuen
Chi Fu Landmark
Kingswood Villas
Kwong Yuen Estate
Ma Hang Estate
Pak Tin Estate
Sui Wo Court
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Opening Ceremony:

Mr. Pau Shiu Hung, J
Dr. Y. L. Choi, JP
Mr. Daniel Lam Chun
Prof. Tom Peters
Prof. Wong Wah Sang
Dr. Tao Ho, JP

Symposium Speakers

Mr. Victor So, MBE, JP
Mr. John Anthony Mille
The Hon. Christine Loh
The Hon. Edward S. T
Mr. Tong Chun Wan
Mr. Pau Shiu Hung, JP
Mr. Bosco C. K. Fung,
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J19

香港建築師學報

Verbena Heights

Site Location : Mau Tai Road, Tseung Kwan O
Site Area : 2.1 ha
Building Height : 50 Residential Floors above Podium
Gross Floor Area : 141,000m² (Domestic)
Completion Date : 1997
Developer : Hong Kong Housing Society

The project represents an attempt to addressing a wide spectrum of environmental concerns relevant to humid sub-tropical climate, whilst re-defining high-density housing design with identity and delight for residents. Among others, key features include:

- External shading screen to regulate solar heat gain;
- 'Permeable' building mass with strategically juxtaposed sky terraces to enhance wind-driven ventilation;
- Covered walkway to not only provide shaded refuge during summer months but also ameliorate strong gust down-washed from highrise blocks during windy days;
- 'Sky planters' in tower blocks and landscaped courtyard on car-park podium to maximize urban greenery;
- Interlocking pre-cast planter wall along street front to mitigate traffic noise while creating a pleasant urban edge with visual permeability.

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住宅面積：141,000 平方米
竣工日期：1997 年
發展機構：香港房屋協會

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塔樓高低虛實：引導自然通風，居室清爽
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Architectural Services Department 建築署

香港建築師學報

Chai Wan Police Married Quarters

The project is located at 18, Tsui Wan Street, Chai Wan. The development occupying a site area of approximately 6,000m² consists of 2 residential blocks of 35 storeys high comprising 140 units of 2-bedroom flats and 420 units of 3-bedroom flats. 120 nos. of carparks are provided at ground floor and the basement floor. Amenity facilities provided include residents' club, children's playground and squash court. Gross floor area of approximately 44,300m² was constructed at a building contract sum of $392.60 million. The building contract was completed in 22 months.

Two units at the western wings of Block 2 are 'stretched' from the core of the building to act as noise barriers to mitigate noise from the MTR to the other units. Perforated fence walls are used at the ground floor landscaping areas such that there is visual continuity into the Chai Wan Park.

柴灣已婚警察宿舍

宿舍位於柴灣翠灣街，佔地約 6 公頃。有兩座 35 層高住宅大廈，共有 140 個雙睡房及 420 個三睡房組合的住宅單位。另外，地下及地庫有泊車位共 120 個。康樂設施包括住客會所，兒童遊樂場及壁球室。總樓面面積約 44,000 平方公尺，建築造價約 3 億 9 千多萬元。工程在 22 個月內竣工。

第 2 座西翼兩個單位的設計，特別向外伸延，形成噪音阻隔牆的功效，減輕其他單位受地下鐵路噪音的滋擾。綠化區圍牆採用貫穿形的設計，在視覺效果上與柴灣公園渾為一體。