LWK
+PARTNERS
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MODULAR INTEGRATED CONSTRUCTION LEADS TO A SUSTAINABLE FUTURE
“组装合成” 建筑法 导向可持续未来城市

—— *COVER STORY 封面故事*

COVID-19 brought challenges but also opportunities for innovations. In April, LWK + PARTNERS completed the temporary quarantine facilities in Sai Kung Outdoor Recreation Centre in collaboration with Paul Y. Construction Company and Paul Y. – iMax. It is one of Hong Kong’s pilot cases for Modular Integrated Construction (MiC), and it took only 77 days to design and build three blocks of three-storey facilities from scratch, setting the city's record.

Pilot for Hong Kong

MiC is still in its early stages in Hong Kong, but LWK + PARTNERS and Paul Y. – iMax took initiative last year to design an installation system which secured 'pre-acceptance' from the Buildings Department, providing critical foundations for the Sai Kung facilities.

The facilities will set an example for industry-wide sustainable development. Paul Ng, LWK + PARTNERS Director and project in-charge, explains: "MiC produces less wastage, while reusable modular units extends the life-cycle of building materials. For example, units of the Sai Kung project are designed with the flexibility to convert into future transitional housing."

Click here to read the full story.

2019 冠状病毒病为全球带来挑战，但同时也加速了思维创新。4 月底，LWK + PARTNERS 与保华建筑及 Paul Y. - iMax 合作完成了西贡户外康乐中心临时检疫设施，成功应用"组装合成"建筑法（Modular Integrated Construction, MiC），只用 77 天便设计及建造出三栋三层高的建筑，可谓香港业界创举。

香港先导案例

MiC 技术在香港仍属摸索阶段，但事务所早在去年已跟 Paul Y. – iMax 合作，设计了一套获得香港屋宇署认可为"预先认可'组装合成'建筑法"的组装系统，为西贡项目提供关键技术基础，成为在港实践的首批建筑事务所。

项目作为香港先导案例，将起到示范作用，推动业界可持续发展。项

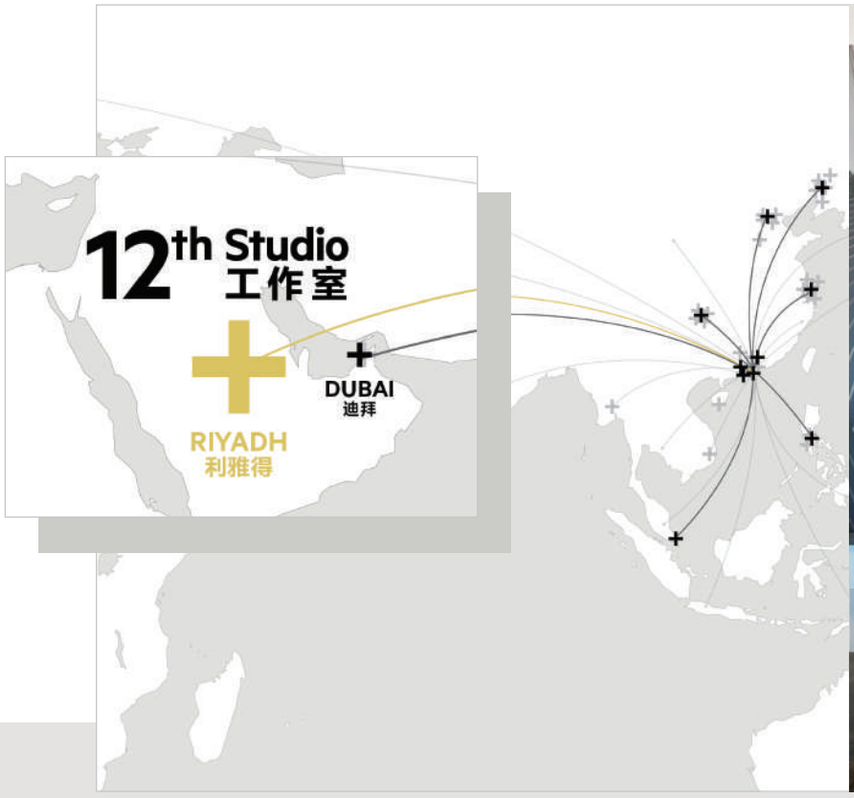
目负责人 LWK + PARTNERS 董事吴国辉表示：“MiC 能减少产生建筑废料，组件单元也可以拆卸重用，延长建材及组件的生命周期。以今次临时检疫设施为例，单位设计保留了相当弹性，以便日后转化为中转房屋。”

Paul Ng 吴国辉
Director 董事

点击阅读全文。

Sai Kung Outdoor Recreation Centre Temporary Quarantine Facilities, Hong Kong, China
中国香港西贡户外康乐中心临时检疫设施

NEWS 最新动态

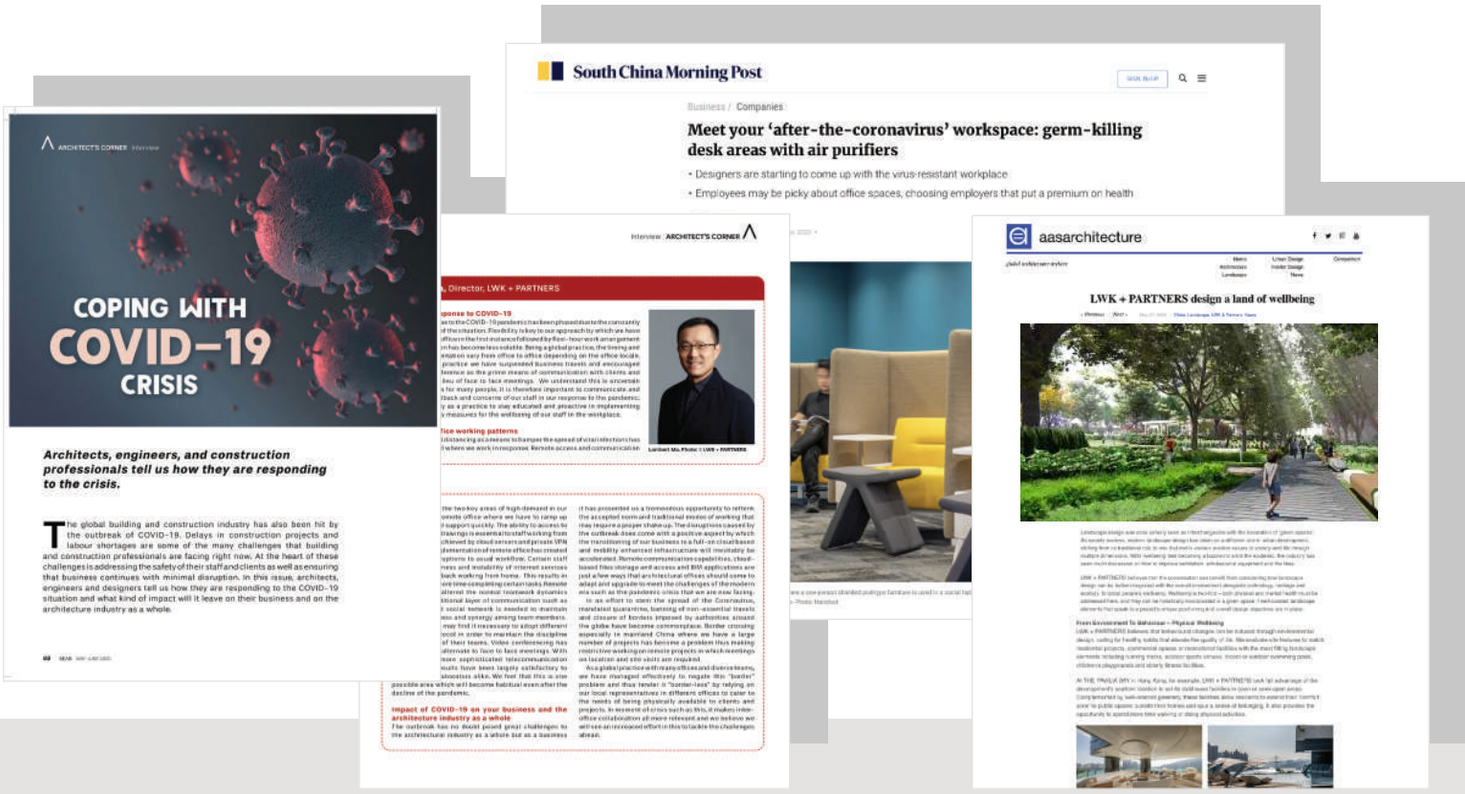


Saudi Arabia studio opens

A 12th LWK + PARTNERS studio has just opened in Riyadh! This new studio located at Saudi capital marks our second location in the Middle East & North Africa (MENA) region. With overwhelming business seen at our Dubai Studio since its establishment in 2018, the firm expects a promising future for the region's expanding urban environment. With the leadership of Kerem Cengiz and a new Director Usama Aziz, the Riyadh studio will shore up Saudi Arabia's Vision 2030 through urban planning exercises, transportation projects and diverse urban solutions responding to the evolving cities.

沙特阿拉伯工作室开幕

全球第 12 间 LWK + PARTNERS 工作室在利雅得正式开业！這個选址沙特阿拉伯首都利雅得的工作室，作為事务所于中东及北非地区第二个据点。迪拜工作室自 2018 年成立以来，业务不断壮大，反映区内城市环境正稳步增长。利雅得工作室将在 Kerem Cengiz 和新任董事 Usama Aziz 的带领下，通过城市规划、交通运输项目和多元化的城市方案，回应社会转变所需，协助当局实践“沙特 2030 愿景”。



Reflecting on COVID-19

As the world is hit by COVID-19, it is also a pristine moment to reflect on existing practices and discover new possibilities. Director Lambert Ma shared with Southeast Asia Building Magazine our responses to the pandemic as well as future insights on work patterns, management strategies and other industry-wide changes, while Director Kelvin Hui and Associate Director Yanie Low spoke to South China Morning Post about future workspaces post COVID-19. In another recent article, our Landscape Team considers how landscape design can boost people's physical and mental wellbeing.

疫情反思

全球疫情带来的冲击，驱使业界重新反思一贯的规范及发掘更多可能性。早前，董事马桂霖获邀于 Southeast Asia Building 杂志讨论事务所在疫情底下工作模式与管理策略的转变，并分享对未来行业变化的见解；而董事许奋强及助理董事罗芷欣则与南华早报探讨疫情后的未来办公空间发展。LWK + PARTNERS 景观团队同时发表文章，思考如何更有效地发挥景观设计力量，改善人们的生理及心理健康。

We are on webinars

Online engagements have become the new normal. The firm has stayed connected with the industry and community by participating in a series of webinars. Kourosh Salehi shared career advice and his experience as an architect in an online session with Manipal Academy of Higher Education, and collaborated with The Big 5 Saudi Arabia in their 'Excellence in Construction' series. Kerem Cengiz joined a virtual panel of regional architecture leaders to discuss the impact of COVID-19, while Corina Leung, leader of our Singapore studio, spoke on 'Retail Trends Post COVID-19' in an Urban Land Institute Philippines webinar. LWK + PARTNERS also supported the first virtual career fair organised by the American University of Sharjah.

积极投入线上讲座

线上互动成为新常态。为与业界及社区保持连系，LWK + PARTNERS 积极参与了一系列线上讲座及研讨会。设计董事 Kourosh Salehi 在马尼帕尔高等教育学院的线上节目中分享身为建筑师的职场经验及心得，更参与 The Big 5 Saudi Arabia 举办的“卓越建筑”讲座系列。Kerem Cengiz 与一众建筑业领袖通过视频进行了一场研讨交流，探讨疫情所带来的影响。率领新加坡工作室的设计董事梁颖欣，于城市土地学会菲律宾分会举办的网上研讨会上探讨“2019 冠状病毒病

以后的零售趋势”。除此以外，事务所更参与沙迦美国大学举办首个网上招聘会。

LWK + PARTNERS Cloud Academy

The LWK + PARTNERS Cloud Academy was set up as a platform to allow the free flow of ideas and experience. It creates a dynamic culture of learning and innovation, and brings together colleagues across different studio locations. Colleagues shared their project experience and perspectives in a series of internal webinars in the past few months covering a range of topics and disciplines.

LWK + PARTNERS 云学院

为了凝聚内部员工，事务所筹组了“LWK + PARTNERS 云学院”，让各地工作室的同事就不同议题分享经验及知识，营造多元学习及交流氛围。一连串线上讲座在近月正式展开，内容涵盖多元化及跨领域主题，更包括项目经验分享，成功达致教学相长的正面效果。

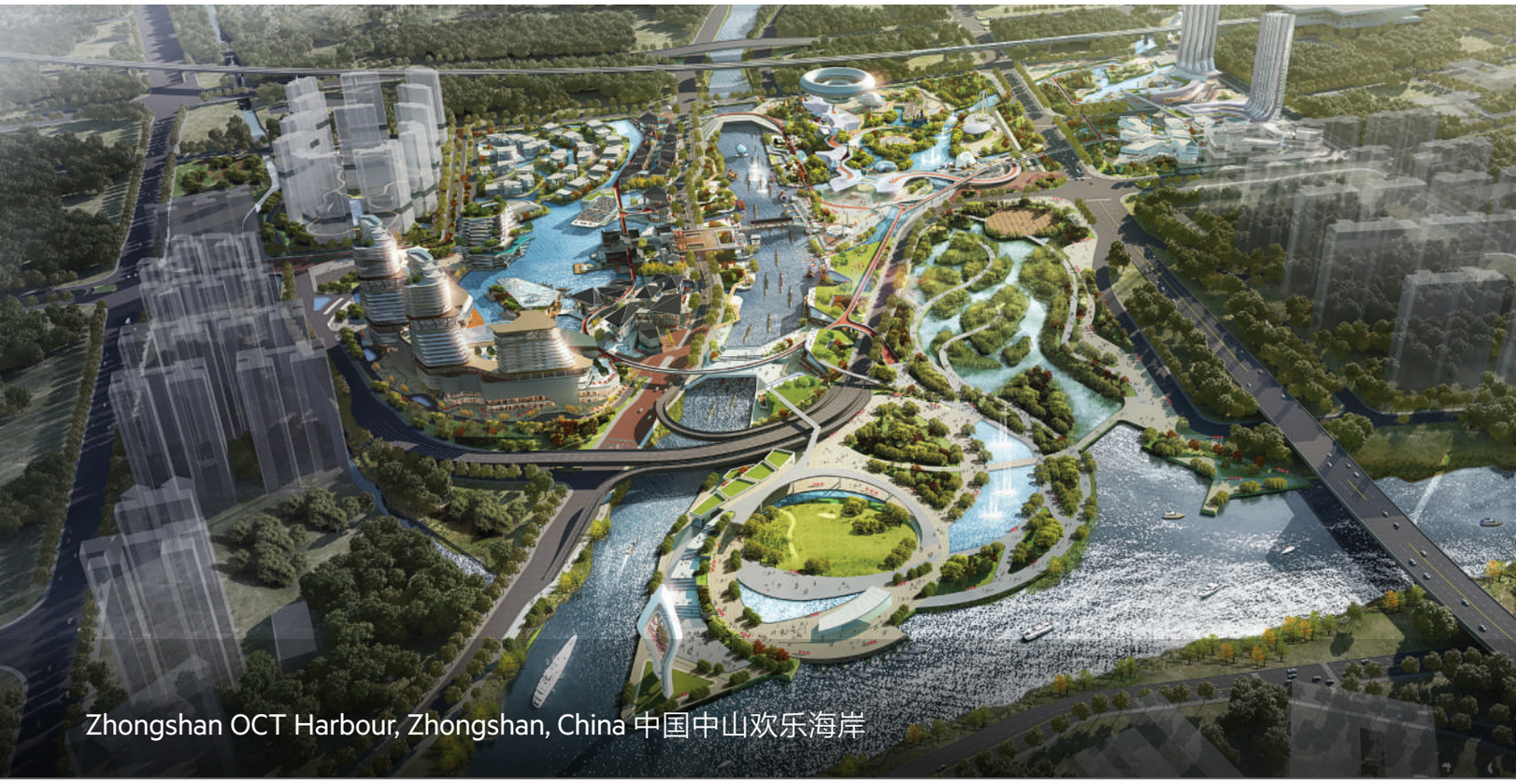
Newly published

LWK + PARTNERS is committed to sharing our design visions around the world to improve the ways people live. The first issue of the triannual journal 'Red Envelope' has been officially launched by our Dubai Studio as a sharing platform for urban insights, while a collection of our commercial and mixed-use solutions was recently published to showcase our professional expertise and latest achievements.

全新刊物

LWK + PARTNERS 致力与全球分享设计愿景，改善人们的生活方式。为促进新思维碰撞，迪拜工作室正式推出名为“Red Envelope”的期刊，每四个月出版一次，作为城市思考交流平台。另外，事务所最近编印了商业及综合发展特刊，整合相关领域的专业经验与创新力量。

NEW PROJECTS 最新项目



Zhongshan OCT Harbour, Zhongshan, China 中国中山欢乐海岸

Fostering three leisure and cultural landmarks with Overseas Chinese Town
与华侨城共同打造三个休闲文化生活地标

Good things come in three. LWK + PARTNERS has the honour to be working with Overseas Chinese Town on three eco-centred leisure and cultural projects across China.

Zhongshan OCT Harbour is envisioned as a dynamic recreational destination in the Greater Bay Area. Based on the concept of 'One Ring, Two Hearts, Three Belts, Six Zones', the masterplan incorporates vernacular aesthetics, river ecology, sustainability considerations and business opportunities.

Hunan OCT Caoqiao Cultural Commercial Street connects with local history and folklore to create a rich, distinctive streetscape. Once dotted with small taverns, Caoqiao will see a return of historical prosperity and people coming here to enjoy the simple, everyday pleasures in life.

Design work is underway for a cultural-entertainment project in Xiangyang.

+ Zhongshan OCT Harbour
中山欢乐海岸

Location 地点	Zhongshan, China 中国中山
Client 客户	Zhongshan OCT Development Co. Ltd. 中山华侨城实业有限公司
Site Area 用地面积	644,000 sqm 平方米
GFA 建筑面积	489,259 sqm 平方米
Involvement 服务范围	Masterplanner 总体规划师

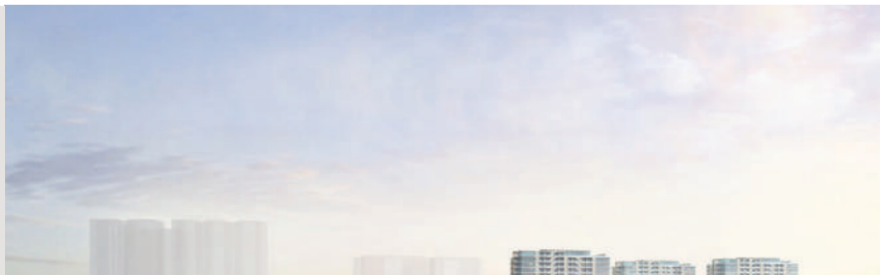
好事成三！LWK + PARTNERS 非常高兴跟华侨城集团合作，在中国三个城市打造以生态为中心的休闲文化项目。

中山欢乐海岸旨在成为粤港澳大湾区的都市渡假胜地，以“一环、两心、三带、六区”为规划概念，结合当地美学、河流生态、可持续发展和商机。

湖南华侨城草桥风情文化街项目以风俗历史为主轴，串联丰富街区元素，重现衡阳八景之一“青草桥头酒百家”的繁华盛况，使人重新发掘日常生活应有的闲情逸致。

襄阳华侨城文化旅游度假区生态社区一期北区 #21-23 地块的方案设计工作正有序进行。

+ Hunan OCT Caoqiao Cultural Commercial Street
湖南华侨城草桥风情文化街项目



Location 地点	Hunan, China 中国湖南
Client 客户	Hunan OCT 湖南华侨城
Site Area 用地面积	54,565 sqm 平方米
GFA 建筑面积	110,000 sqm 平方米
Involvement 服务范围	Masterplanner 总体规划师 Design Architect 设计建筑师 Project Architect 项目建筑师

RECENT COMPLETIONS 近期完成项目

+Poly Huchong Station Transit-oriented Development Experiential Gallery 中交保利湖涌站 TOD 综合发展项目生活馆

Location 地点	Foshan, China 中国佛山
Client 客户	Poly South China Holdings Co.,Ltd. China Communications Construction 保利华南实业有限公司 中交集团
Site Area 用地面积	172,908.86 sqm 平方米 (Whole development 整体发展项目)
GFA 建筑面积	1,700 sqm 平方米
Involvement 服务范围	Masterplanner 总体规划师 Design Architect 设计建筑师 Interior Designer 室内设计师

Poly Huchong Station Transit-oriented Development is Foshan's first lifestyle-driven transit-oriented development built above a metro depot. Its experiential gallery, comprising an exhibition centre and a box-like retail space, features an urban forest experience and showcases a kind of riverfront living and living convenience envisioned in the future TOD.

中交保利湖涌站 TOD 综合发展项目是佛山首个地铁车辆段上盖创新生活模式 TOD 项目。作为项目体验中心的 TOD 生活馆分为城市展厅及滨水商业盒子两个部分，打造城市室内大自然体验，将河畔生活与都市便利融为一体。

+Downtown 38

Location 地点	Hong Kong, China 中国香港
Client 客户	Urban Renewal Authority Sun Hung Kai Properties 市区重建局 新鸿基地产
Site Area 用地面积	1,087 sqm 平方米
GFA 建筑面积	9,782 sqm 平方米
Involvement 服务范围	Design Architect 设计建筑师 Project Architect 项目建筑师

Set in a dense regenerating neighbourhood, Downtown 38 is a modern yet elegant project with 21 residential stories plus a 4-storey podium for retail and clubhouse, offering 228 residential units. It stands out from the existing inner city fabric with a neat, rectangular building form, an overall earth tone and a subtle façade.

Downtown 38 身处一个高密度社区，正经历城市更新。项目集优雅与现代化于一身，设有 21 层住宅楼层，提供 228 个住宅单位，四层裙楼为零售空间及会所。项目设计简洁，长方盒子外型配合柔和自然色系以及低调的外立面，在一片旧区城市景观中脱颖而出。

+XINLAND PRO ONE Sales Gallery 厦门中海 · 杏林鹭湾示范区

Location 地点	Xiamen, China 中国厦门
Client 客户	China Overseas 中海地产
Site Area 用地面积	44,628 sqm 平方米 (Whole development 整体发展项目)
GFA 建筑面积	800 sqm 平方米
Involvement 服务范围	Design Architect 设计建筑师

The project is situated in the core of Jimei New Town. A minimalist approach is adopted, encapsulating natural elements of bays, reefs and cliffs in a streamlined design with efficient circulation.

The structure also features champagne aluminium plates with chamfered edges to complete a lively, artistic space.

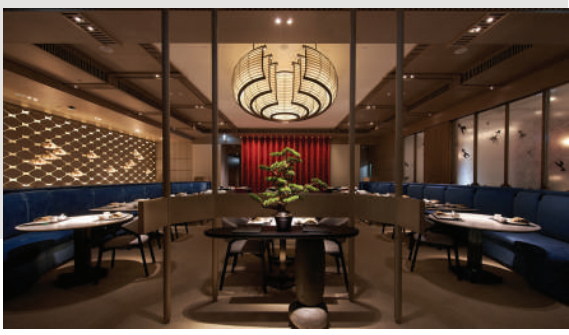
项目位于厦门集美新城的核心地。设计采用极简的手法，并运用港湾、礁石、断崖等多种自然元素，流线型的建筑轮廓勾勒出整个游览的动线。材料上利用了珠光香槟色铝板，经倒角处理，极富动感，并展现艺术气息。

LATEST RECOGNITIONS 最新奖项

Asia Pacific Property Awards

Four LWK + PARTNERS projects in China are named province winners at Asia Pacific Property Awards 2020-2021 and will go on to compete on a country level. They are Wuxi Center 66 Phase I Office Tower II in Wuxi, Gallium Valley Science Park in Hangzhou, West Huashan Unipark in Jinan and Kei Cuisine in Hong Kong.

IPA 国际房地产大奖（亚太区）

LWK + PARTNERS 的四个中国项目于 2020-2021 年 IPA 国际房地产大奖（亚太区）中获省级优胜者名衔，并准备晋身国家级评选阶段。他们分别为：无锡恒隆广场一期办公楼二座、杭州镓谷科学园、济南华山西环宇城，以及香港麒艺馆。

ASIA PACIFIC PROPERTY AWARDS
in association with
American Standard
AWARD WINNER
2020-2021