



## Launch of our New Home Page

### 新網頁啓用

**O**ur current home page has been serving us for 4 years. It is time to renew our home page with a new face. New contents including the company news will be added in the home page to make it more informative. The new website will be launched by the end of 2004.

我們現有網頁已投入服務4年，是時候更新了。新網頁將增加公司動態訊息，使資料更豐富。新網頁將於2004年底啟用。

## Migrating to Shanghai

### 上海辦事處

**T**o cope with the demand for our service in Shanghai, we have been expanding to Shanghai to cover projects in Shanghai and its vicinities. New office has been operating since Spring 2004. We may move to a bigger space by the end of this year when actual demand can be ascertained.

配合上海市場對我們服務的需求，我們已於上海設立辦事處，以支援上海及其鄰近地區的項目。辦事處於2004年春天啟用，我們將待年底確定需求後，遷往較大的辦公室。



## Training Trip of Our Beijing Colleagues

### 來港培訓

**T**he training trips for our 4 colleagues from Beijing coming to H.K were completed in Jan 2004. The aim of improving the design knowledge and the use of design softwares is achieved. We are arranging another training trips for other colleagues in this year.

去年來港的4名北京同事，已於本年9月完成3個月的培訓，達成增進設計知識及使用電腦軟件的目標。我們正安排另一批國內同事來港接受培訓。

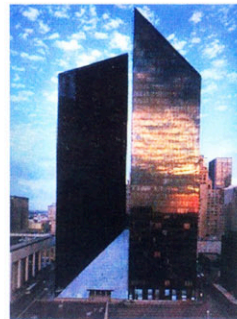


# Company News

## 公司動態

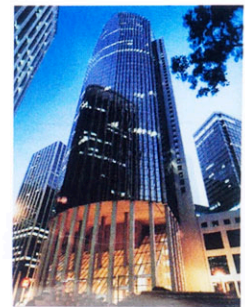
## Larry Fagala – Technical Consultant who Transcend Our China Team

### Larry Fagala — 提升中國組的技術顧問



Pennzoil Place,  
Houston - Larry's Project

101 California, San  
Francisco - Larry's Project



**L**arry Fagala, the former Director of Engineering of Hines, will join our China team as technical consultant. His experiences with Hines, a renowned US developer, include over 50 projects totaling 7,500,000m<sup>2</sup> worldwide. He devised the best practices in MEP industry with in depth studies on value justifications such as:-

- Underfloor HVAC supply systems
- Automatic sunshades, fenestration and curtain wall systems
- Energy efficient lighting systems including control technologies and daylighting
- Fan power VAV terminals and fancoil terminal with energy efficient ECM motors
- Energy recovery systems
- Indoor air quality strategies

Larry will lead our China team to handle mega projects and specialized studies. He will assist us on providing training to our colleagues in China. With the contributions from Larry, our China team will certainly transcend to another master level in technology and innovative spirit.

漢斯前工程董事 - Larry Fagala，將參與我們中國組的工作，擔任技術顧問。漢斯為著名的美資房地產開發商。Larry參與超過50多個遍佈世界各地的項目，合計面積約750萬平方米。Larry投入精力鑽研成本效益及新技術應用，開發了機電行業的優良典範，計有：-

- 地台空調送風系統
- 自動擋陽系統、外牆窗戶及玻璃幕牆系統
- 節能照明系統及控制技術，廣泛利用日光
- 節能及能源回收
- 室內空氣質素策略

Larry將帶領我們中國組，處理大型項目及專項研究。並協助我們培訓國內工程師。有賴Larry的參與，中國組將有機會提升至大師級水準。

# Project

## 項目

### The Beacon Hill, Cornwall Street Project

#### 畢架山 - 歌和老街項目

**T**alent was proud to be selected in 2002 to work on this prestige project at Beacon Hill. The project comprises 8 towers of 12 to 15-storey low rise residential buildings with another 10 villa situated at high class residential district in Kowloon Tong. The premises will be completed by mid 2005.

能參與此項目是滙智的榮幸。項目由8幢12至15層建築，並10間別墅組成。座落於九龍塘清幽的高級住宅區。預計於2005年中完工。



# Projects Completed Recently

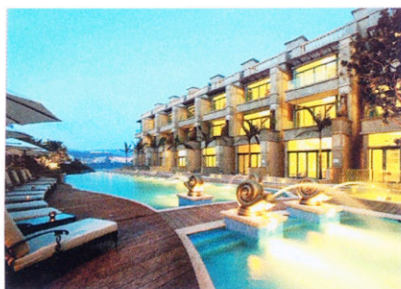
## 近期竣工項目

### 3 Bays at Stanley Beach Road

#### 赤柱灘道7號

**T**he scrumptious villa should be the most expensive one of its kind in south island region put to the market recently. Totally 9 villa at Stanley Beach with rental rate of around HK\$250,000.-/month. "Not much in our industry can afford the luxurious living environment." Exclaimed by our colleagues.

別墅為港島南區近期推出的其中一個最華麗的貴重物業。位於赤柱灣伴共9幢別墅單元。租金約25萬/月。同事蓋嘆“業內精英能享此豪華生活環境鮮矣!”



### La Costa

#### 馬鞍山星濤灣

**A** twin towers with 38-storey located at Ma On Shan. Apartments were completely sold before completion. Facilities include indoor and outdoor swimming pools, club house etc.

星濤灣由2幢38層大樓組成。住宅單元於完工前已全部售出。設施包括室內外游泳池、會所等。



### Sky Garden at Prince Edward Road West

#### 太子道223號

**T**he building height limit in this district was relaxed after the opening of the new airport.

The project is a prominent building at Prince Edward Road and looks like giant among dwarf. The other high rise building in the same district completed last year "The Excelsior" is also one of our project standing out in this region.

隨機場的遷移，該區已無建築高度限制。本項目看似大樓搬進小人國中。公司參與於去年竣工的同區另一幢大樓“嘉多利豪園”亦為高層建築，與其遙遙相對。



## Another Energy Study & System Analysis

### 又一能源及系統分析



**T**alent is committed to energy conservation and has been putting effort in devising methodology for enhancing energy studies, upgrading, overhaul and replacement of chiller plants for old buildings. The process entails the empirical analysis of load characteristics and profile of a building supplemented by log data. The aim is to achieve energy efficient system using the state-of-the-art technology currently available. Apart from the 10+ projects we had carried out or in the implementation process, a new project, China Resources Building, HK is commissioned. We are engaged to carry out a number of studies for the building including the deficiencies of VAV systems after changing from inlet vane to frequency inverters and some other problems confronted by the air conditioning system.

滙智致力於節約能源，並努力開發標準研究方法，進行舊建築的能源分析、考核、改善策略、系統更新等。這個過程須要根據系統運行記錄，分析建築的負載特性，研究舊建築的運行情況，對比新系統的不同設備及容量組合等。目標是應用新科技從而獲得高效的能源應用。除已完成或在建的十餘個項目外，我們已受聘香港華潤大廈進行變風量空調系統更新後的問題進行研究，並分析其他空調系統所存問題。

## New Retail Chain Store

### 新百貨連鎖店

**W**e have been working for a mega store chain, the Vanguard Department Store, for over 6 years and completed over 10 stores with area ranging from 13,000m<sup>2</sup> to 32,000m<sup>2</sup> mainly in Guangdong province, China. Last year, we worked for another mega store chain "Familyrite Department Store" in Shenzhen, China. This year, we work for a third mega store chain Wangfujin Department Store for their Nan Nin (Guangxi) store, Luoyang (Henan) Store and Chengsha (Human) Store. Apparently, the retail markets in China will face fierce competition in the coming years.

過去6年來，滙智完成了十餘個主要分佈在中國廣東，規模從13,000m<sup>2</sup>到32,000m<sup>2</sup>不等的萬佳百貨連鎖店。去年，我們參與“全家樂”百貨連鎖店的设计。今年，我們又為第3家百貨連鎖店“王府井百貨”進行其廣西南寧店，河南洛陽店及湖南長沙店的機電设计工作。預計百貨業在中國將會迅速進入激烈的競爭。



## IBM Research Laboratory – A Sign of Customer Retention

### IBM 研發中心—維系客戶的表徵

**A**fter completing the research laboratory together with its extension in Beijing for IBM in 2003, we are delighted to work on another IBM research laboratory in Beijing again. Our Beijing team leader Benson Ho has performed effectively and led his team to handle the project cautiously and independently. We hope that our China team can also keep a high rate of customer retention.

2003年完成IBM北京研發中心及其擴展工程，我們又獲聘進行另一個IBM北京研發中心的機電设计工作。北京主管何冠熾先生帶領北京同事有效地進行顧問工作。我們祈盼中國組能建立及維持高的客戶存留率。



## K-Wah's Shatin Tung Lo Wan Hill Road Project

### 沙田銅鑼灣山道項目

**W**ith the land auction held in May 2004, our client K-Wah has claimed the prominent site at Tung Lo Wan Hill Road, Shatin. We are engaged in the project and work with the team again. Our emphasis on the importance of teamwork and endeavor to collaborate with team players such as clients, architects, interior designers, quantity surveyors, structural engineers as well as the contractors has proved to add value to projects. We hope that the smooth collaboration can perpetuate.

隨嘉華地產於2004年5月投得沙田銅鑼灣山道地皮，滙智亦受聘參與此項目，再次成為團隊中的一份子。我們認識到團隊的重要，因此積極與業主、建築師、內裝設計師、估價師、監理、結構等工程師及承包商配合，並看見由此而產生的果效。希望這種協作精神可持續不逝。

# People Highlight

## 人物素描

Larry Fagala



Over 40 years of experience in building development, design, construction and operation, Larry's work experiences embrace:-

- 23 years in engineering consulting industry
- 3 years with a mechanical contractor
- 18 years in full service international developer (Hines)

His experiences, apart from US, include projects in London, Paris, Berlin, Munich, Frankfurt, Warsaw (Poland), Moscow, Barcelona, Madrid, San Paulo, Rio de Janeiro, Mexico City, Shanghai and Beijing.

Larry has developed a process which results in complete documentation of any MEP quality design, which meets the Owner's needs, goals and provides effective cost control. The Fagala "4C's" must be done, as he always emphasizes:-

1. 100% Complete construction documents
2. 100% Co-ordinated documents
3. 100% Correct
4. Cost effective designs

Career success renders him to think about training of young engineers. We hope that he can achieve his target and bring great value to us.

Larry 參與行業40多年，曾從事物業發展、設計、施工及營運。其經驗計有：-

- 23年工程設計及顧問
- 3年機械工程的施工
- 19年國際房產開發(漢斯)

除於美國外，其參與的工程所在地包括倫敦、巴黎、柏林、慕尼黑、法蘭克福、華沙(波蘭)、莫斯科、巴賽隆那、馬德里、聖保羅、里約熱內盧、墨西哥城、上海及北京等。

Larry制訂了優質機電設計的資料管理系統及程序，滿足業主的需要及目標。提供有效成本控制。Fagala所強調的“4全”必須實現

1. “完全”的施工設計文件
2. “完全”的協調文件
3. “完全”正確無誤
4. “完全”乎合成本效益

事業上的成功，促使他想到培訓年輕一代。我們希望他達成心願，亦帶給我們其實貴經驗。



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Vincent Chu 朱德榮先生



After a year of busy and hard work, it is time for our Partner, Ir Vincent Chu, to have a break, who has just retired from the President of ASHRAE Hong Kong Chapter for the year 2003/04. In his term, Vincent has organized a number of technical events for local engineers, as well as the region, including the 7<sup>th</sup> Asia Pacific Conference at Hong Kong in November 2003, Shangdong - Hong Kong Joint Symposium at Qingdao in October 2003, which provided excellent opportunities for engineers within the region to exchange their knowledge and opinion on the latest development of our industry. "It was the 20<sup>th</sup> Anniversary of the ASHRAE Hong Kong Chapter; we have organised a celebration dinner, attended by over 300 people, to share this memorable important moment with the members of our industry and the VIP guests." said Vincent, "Although I stepped down from the frontline, I still continue to serve and support the Chapter."

經歷一年的煩忙及辛勞，是時候稍作休息。朱德榮先生剛卸任美國暖通學會(ASHRAE)香港分會2003/2004年度主席一職。在其任內，朱德榮組織了一系列的技術交流活動，包括於2003年11月在港舉行的第七屆亞太區會議、2003年10月於青島舉行的山東—香港技術交流會。活動提供良好機會，讓區內工程師們進行知識及行業技術發展的交流。“今年是ASHRAE香港分會成年20週年，我們安排了慶典，約300名業內人士及嘉賓參與見證這值得紀念的日子，雖然我踏下火線，但仍會繼續支持分會會務。”

## HKIE Scheme A Trainees 香港畢業工程師培訓計劃



To cope with our future needs with sufficient supply of high caliber engineers, we have enrolled this year 2 graduate trainees. Felix Leung graduated from the Building Services Engineering Discipline, a new division, of the University of HK. His project using CFD for sport stadium design impressed us in the sense that a student's project is close to professional level. Zoe Sy graduated from the Building Services Department of the City University of HK. She is the first graduate from the University we have ever enrolled. We hope that they will mould into our culture of learning, enduring to hardship and achieving very soon.

為公司日後發展需要而做好人才儲備，我們今年招聘了2名畢業生參加培訓。梁英杰畢業於香港大學的屋宇設備工程學系，此為香港大學的新學系。他的畢業作業為體育館的流體動力學電腦數據化分析(CFD)，其近乎專業水準，令我們留下深刻印象。施美芬畢業於城市大學屋宇設備工程學系，她是公司第一位聘用的城大畢業生。希望他們能迅速融入我們終生學習、持久奮鬥及勇創佳績的文化中。