

NEWSLETTER 2011

Environmental Standard ISO 14001 Ready 環境保護管理標準ISO14001



Being an avant-garde in protecting the environment and adopting environmental friendly strategies and tactics in our operations, we feel in debt of being certified with ISO14001 so late. Anyhow, we have been keeping advancing and fulfilling our obligation to mother earth. This will render us higher cost but we are ready to accept it. We keep encouraging colleagues to attend carbon audit courses and keep afresh other environmental related knowledge. More important, to be creative in applying knowledge so that a little cost can result in significant gains. We are delighted that we are not

working alone. There are also customers who share the same with us and willing to sacrifice a bit for creating sustainable works. We hope that environmental awareness will become the norm in the industry.

我們作為環境保護的先峰,奉行環境保護策略及方法,對執行環境管理體系 ISO14001 來得遲緩而倍感疚歉,但無論如何,我們仍是朝著正確的方向,完成我們對地球的責 任。這雖會增加我們的成本,但我們已作好準備。我們仍繼續鼓勵同事參與炭排放評核 課程,並其他與環境保護有關的學習。更重要的,是具創意地應用所學知識,令客戶少 量的投入可以獲取重大收益。我們感到欣喜的,是我們並非孤軍作戰,我們的僱客中不 乏同路人,他們也具願意付出的心,為地球可以持續而付出代價。我們樂見環境保護意 識將成為行業的規範。

HKIE Scheme A Trainees

香港工程師學會大學畢業生訓練計劃 "A"

To cope with our future needs for sufficient supply of high caliber engineers, we applied for more training places and had been approved by HKIE. We enrolled 4 graduate trainees last year. Man and Nancy graduated from the Hong Kong Polytechnic University studying Building Services Engineering while Bernard and KK, graduated from the HK University



of Science and Technology studying Mechanical Engineering (Building Services Stream) and Hong Kong Polytechnic University studying Electrical Engineering respectively. Training Placements for the current situation should be able to meet our growth need but may not be so 1 to 2 years later. So far, we can still maintain low staff turnover rate and high morale. This helps us to tackle the challenge of increasing workload.

為公司日後發展做好人才儲備,我們向香港工程師學會申請增加受訓名額已獲批准,去年 已新招聘4名畢業生。李浩文及鄧慧妍來自香港理工大學屋宇裝備工程系,另2名是來自 香港科技大學機械工程系的吳永斌及來自香港理工大學電機工程系的黃啟鑒。培訓名額暫 時足夠應付我們增長所需,但一至兩年後又可能顯得不夠。至今,我們仍維持低員工流失 率及高工作士氣,這有助我們應付沉重工作量的挑戰。

Appointment of New Team Leader for Shanghai Office -Mr. Perry Lee

上海分公司新主管 一 李德明先生



Having stayed in Shanghai and Beijing for 4 years, Perry is rather familiar with the working environment and city life there. Perry has over 21 years working experiences in building services design and installation. He graduated from Lakehead University in Canada and obtained a Bachelor Degree in electrical engineering in 1989. He is a member of IET, HKIE and obtained the Chartered Engineer

qualification in 1999. He has worked in Hong Kong, Beijing, Shanghai and Canada. With his experience in the building services industry in Shanghai, he can surely lead our team to outperform the industry average.

李先生在上海及北京生活多年,對上海工作方式及生活環境瞭如指掌。李先生從事機電 設計及施工工作逾 21 年。1989 年取得加拿大歷克大學電機工程榮譽學士,並為香港工 程師學會、英國電氣工程師學會等會員,1999年獲得皇家特許工程師資格。曾在香港、 北京、上海及加拿大任職。以李先生在屋宇設備行業的工作資歷及技術水平,相信能帶 領上海團隊創造佳績。

Company News

公司動態



Expansion of Hong Kong Office

香港公司擴展



In the past few years, the volume of works has been increasing constantly and we have been breaking record each year despite the fluctuation of the economy. Spare space had been converted to working stations but turned out to be insufficient very soon. We can no longer rely on using spare space. We rented an extra space during mid of

last year for meeting, training and archives while the original meeting, conference

and part of the storage spaces were converted into working stations. With this arrangement, we increased our job handling capacity by 25%. However, the new projects we commissioned in the past few months had consumed this increased capacity. We have to be very careful in taking up new assignments so as to keep up good works.



在過往數年,我們工作量不斷增加,雖經歷了經濟波動,營業額仍每年都刷新紀錄。以往 寬敞的辦公室所預留的空間雖已盡用,很快又不敷應用,我們已不能再以擠出工作面積來 滿足擴展需要。我們去年年中已額外租用辦公面積,作為會議、培訓及資料文檔儲存。這 樣的安排可將項目處理容量增加25%。然而,過去數月所承接的新項目已佔用所增人手。 我們需要更謹慎去承接新項目,以保證我們能維持良好的工作果效。

Chengdu Office Established 成都分公司成立



Our plan to set up branch office in Chengdu had been materialized last year. Colleagues had been shifted to Chengdu office and some had been recruited locally to fill the vacancies. With the setting up of a team in Chengdu, we can handle the projects we already have expediently. We hope that we can commission more projects in this booming city.

Apart from Chengdu, we are still considering opening a branch in Guangzhou but will handle this cautiously so as to avoid losing control by over-expansion. In addition, the paramount problem we need to solve is, again, the lack of regional team leaders to head our branch offices. We may consider outside applicants although we prefer to promoting from our offices to enrolling from outside since working and living in China is always, to some people, a hardship.



在成都成立分部的計劃已於去年實現,同事已從其他分公司遷至成都,並於當地僱用新同 事填補空缺。隨著分公司的成立,已在進行的項目可更有效地開展,並希望能在這生氣勃 勃的城市承擔更多任務。除成都外,我們正考慮在廣州設置支部,同時需避免過份擴充而 引至失控。此外,現時最重要是仍是解決缺乏分部主管的問題。雖然較傾向在內部提昇, 但國內工作及生活,對一些人來說仍是一項挑戰,故也會考慮外聘。

項目 PROJECT



New Commissions 新任務

Redevelopment of HKSKH Compound at Central, H.K. 聖公會中環聖公會山重建 — 香港・中環



The redevelopment of the HKSKH compound includes a new multi-purpose building, dormitory building and underground auditorium with total area of 32,000m². The challenge of the project is the conservation of several historical buildings including a church on the site. Talent carries out full M&E design and project administration.

項目包括拆除現有部份建築物,並興建一幢綜合大樓,一幢宿舍及演講廳。總面積為32,000m²。項目的難點在於保存地塊內連同教堂在內的多幢歷史建築物。滙智負責項目的全機電設計及項目管理。

A&A Work for St. Paul Convent at 33 Caroline Hill Road, Causeway Bay, H.K.

加路連山道33號聖保禄修道院改建 一 香港 • 銅鑼灣

The existing convent is a 5-storey building. The A&A work includes addition of a storey for use as accommodation and the replanning of other floors with total floor area of around 5,700m². The facilities are mainly dormitories with chapels and meeting rooms. Talent carried out the M&E design and project administration for the project.



修道院為一幢現有五層高的建築,改建工作主要為加建一層樓層,並其他樓層的重新規劃。設施主要為宿舍,並設崇拜小禮堂及會議室,面積約5,700m²。滙智負責機電設計及施工管理。

Institution Development at Mount Butler, Clementi Road, H.K.

聖公會畢拉山發展項目 ― 香港・金文泰道

The premises is the property of SKH HK. The institution development includes a Theology College, Kindergarten and ancillary accommodations with total area of 17,000m².

項目由三個部份組成,包括一幢神學院、幼稚園及宿舍設施。總面積約17,000m²。滙智負責項目的全機電設計及項目管理。



Residential Development at NKIL6500, 21-25 Grampian Road, Kowloon Tong, H.K. 嘉林邊道21-25號住宅發展 — 香港・九龍塘

The development comprises 2 low rise residential blocks, clubhouse, basement, car parks and roof landscape garden with total floor area of 6,200m². This is the first project we have commissioned for this new customer. We hope that it is only a start and there will be other projects coming.

項目由2幢住宅樓組成,並設置會所、地庫、停車場及屋頂園林設施,總面積約6,200m²。這是我們為此新客戶所進行的第一個項目,希望是個好開始,可以為此客戶長期服務奠下基礎。

Residential Development at Prince Edward Road West, Kowloon Tong, H.K.

太子道西住宅發展 一 香港・九龍塘

The premise is a single tower boutique residential with floor area of 5,800m². BEAM plus is pursued. Apart from usual, Talent carried out consultancy with studies and analysis for renewable energy, green features, and intelligent systems applications to the project. This is the first project Talent commissions for the esteemed developer. We hope that Talent's collaboration with the developer can perpetuate by providing quality service.

項目為一幢高級精品住宅發展,面積約 5,800m²,並以<mark>環境標準 BEAM Plus 興建</mark>。除一般機電設計外,滙智進行<mark>多項再生能源、環境保護及智能設施</mark>的研究及應用。這是我們為這高端發展商提供服務的首個項目,我們希望藉滙智的優質服務能成為發展商長期合作夥伴。

Additional of a New Annex for Po Leung Kuk Tang Yuk Tien College at Tuen Mun, H.K.

保良局董玉娣中學副樓 — 香港·屯門



The annex block is a new built structure accommodating teaching facilities and teachers' office with total area of around 900m². Talent carried out the M&E design and project administration for the project.

副樓為新建建築,作為教學設施及教員室之用,滙智負責機電設計及施工管理。面積約900m2。

Chiller Plant Renovation for Grand Central Plaza at Shatin, H.K.

新城市中央廣場更換空調製冷系統 — 香港·沙田

The premises comprise of 2 office towers with a commercial podium equipped with an air conditioning plant of 4600T.R. Half of the air cooled chiller plant is replaced by water cooled plant having better energy efficiency. Works also include upgrading of the air conditioning system such as the addition of 24 hour chilled water system.



項目由 2 幢辦公樓及商業裙房組成,空調主機容量約 4600TR。一半風冷機組由更具能源效益的水冷機組取代。改造亦包括空調系統的改進,包括增設 24 小時空調冷凍水系統等。

Residential Development at TPTL 200 & 201, Tai Po, H.K. 白石角住宅發展 — 香港・大埔 (TPTL 200 & 201)

The development comprises of 33 residential blocks and 12 villa houses together with clubhouse, car parks, retails and landscape garden with total floor area of 160,000m² approximately. Talent carried out M&E design and project administration. The project is designed to obtain a platinum grade certification under the environmental standard HK Beam plus.

項目由 33 幢住宅、12 幢別墅及商業群房組成,並設會所、停車庫、商舖及園林設施等。 總建築面約 160,000m²。滙智負責項目的全機電設計及項目管理。項目按環境標準 HK Beam Plus 白金級別進行設計。

East Lake Commercial, Chengdu, Sichuan, China 成都東湖商業項目 — 中國・四川・成都

East Lake Commercial comprises of 2 office towers and a commercial podium with total floor area of around 130,000m². Talent carries out conceptual to extended preliminary design and checking of detailed design. In reaching the M&E schemes,



a number of system comparisons, analysis, studies and application of new concepts for reaching optimum solutions were carried out.

成都東湖商業項目由兩幢辦公樓及群房商業設施組成,面績約130,000m²,滙智負責方案及擴初設計,並施工圖的審核。滙智進行多項機電系统比較及專題分析,應用新概念,以達到最佳方案。

Landev Hangzhou Composite Development, Hangzhou, Zhejiang, China

浙江藍頓綜合發展 — 中国·浙江·杭州

Landev Hangzhou development comprises of a shopping centre, an office tower and a boutique hotel with total floor area of around 130,000m². Talent carries out system appraisals and analysis in terms of energy performances and reliability studies together with the checking of detailed design prepared



by the LDI. Talent also carries out project administration including the preparation of specifications, inspection of works and checking and witnessing of testing and commissioning works. This is the modest model Talent commissioned for scaled projects in China in recent years.



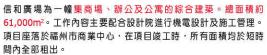
浙江藍頓綜合發展由一所商場,一幢辦公樓及一所精品酒店組成,面積約130,000m²,滙智負責機電系統選擇的審核、並各項分析,包括能源分析、系統可靠性分析,並審核設計院所制作的施工圖紙。滙智亦進行項目管理工作,包括製作各技術規程及技術文件、施工過程的審查、並系統調試的審核及見証等。這分工方式是滙智近年在中國承接具規模項目較流行方式。

Projects Completed Recently 近期竣工項目

Sino International Plaza in Fuzhou, China

福州信和廣場 — 中國・福州

Sino International Plaza is an office tower with commercial podium having total floor area of 61,000m2. Talent worked with the local design institute for formulation of M&E design and project administration. The project is located at the prime commercial district of the city. At completion, most of the spaces were let in a short time.





The Hermitage, West Kowloon Landmark Residence, H.K.

帝峯・皇殿 ― 香港・西九龍地標大宅



The project comprises 6 towers of 43-53 storey residential towers including 964 nos. residential units on commercial podium with total area of 101,794m2. The project was designed and constructed with 'Green' features including energy saving light fittings, water cooled chiller plant system, indoor heated swimming pool with heat pump system, rain water recycle system for irrigation and high efficiency M & E equipment, etc. The BEAM provision rating of 'Platinum' for this project had been approved by HK-BEAM Society.

項目由 6 幢 43 至 53 層高的住宅包括 964 住宅單元,並裙房商場所組成,面積 約 101,794m²。項目採用大量環保設計及興建,包括節能燈具、水冷式制冷空調系統、 熱泵機組室內溫水游泳池、雨水回收系統供綠化用水,並採用高效能機電設施等。項目 並已取得香港環保建築協會初步認證為白金級別。

"18 Kowloon East" Office Tower at Wang Chiu Road, Kowloon Bay, H.K.

九龍灣宏照道 "東滙18" 辦公大樓 — 香港·九龍灣

completing 82,000m² "Skyline Tower" in 2004, 58,000m2 "The Exchange Tower" in 2008 for the same developer in Kowloon Bay, the "18 Kowloon East" was completed at the end of last year. The building is an office





tower with total area of around 35,000m2 in the same district. Continuing collaboration with the client and team players renders the project progressing smoothly and in a cost effective way.

我們在 2004 年為同一發展商完成 82,000m² 的宏天廣場, 2008 年完成 58,000m² 的交 易大樓,去年底又完成同一發展商於同區的 35,000m² 的辦公樓 "東滙18"。與此發展商 的長期合作,並項目團隊共事,令項目順利進展及成本控制更具效益。

Residential Building in Conduit Road, Western District, Hong Kong



With the boom of the property market in the past years, the premises underwent redevelopment to upgrade the outlook, panoramic view and degree of luxury. Natural ventilation, heavy use of glazing, sunshading are the prime features of these apartments. We were referred to the client by an Architect's firm whom we have been working with for 10+ years from day

1. The collaboration with the Architect has witnessed the growth of the company.

近年房地產再次蓬勃發展,引發此項目的重建,令其外貌、佈置、景觀及豪華程度大大 提升。自然通風、廣泛日照及遮陽擋是這項目的特點。由與我們合作 10 多年的建築師事 務所推薦,為項目進行機電設計。與建築師的多年合作見證了滙智的成長。

T. Rowe Price Office at 21/F Jardine House, H.K.

怡和大廈 21 樓 T. Rowe Price 辦公室 — 香港・中環





T. Rowe Price is a US based global investment firm and ranked one of the top-twenty investment firms in the world. We have pleasure in acting as M&E consultant for their HK office. The consultancy for the financial institution comprises of M&E services for the fittingout of office area and server room with total area of around 1,640m2. The premises have obtained LEED (Standard of Green Building Design) certification to Gold Standard.

T. Rowe Price 是一所以美國為基地的環球投資公司,為 全球 20 所最大的投資公司之一。我們慶幸能成為他們香 港公司的機電顧問,為他們的辦公室及電腦設施進行機 電設計及施工管理,總面積約1,640m2。物業已獲 LEED (綠色建築設計標準)的黃金級別認証。

Complete Refurbishment for the Headquarters of China Resources Group, Wanchai, H.K.

華潤集團香港總部全面翻新 ― 香港・灣仔

We carried out the design for the headquarters of the China Resources Group in 1997. We were commissioned again for this project. The headquarters occupy 2-storey with indoor area of 3,500m² and an outdoor garden. Usages include offices, boardroom with AV and video conferencing systems, news press facilities and banquet facilities.



1997年我們為華潤集團總部進行機電設計,現再次獲聘進行大規模改造及翻新。總部佔 用兩個樓層,室內面積約3,500m²,並設室外花園。總部功能包括辦公室、會議廳、新 聞發佈設施及宴會廳等。

Sogo Store in Tianjin, China

玖光百貨天津分店 ― 中國・天津

Sogo has been opening new stores to increase its market share of the high-end retail market in China these years. We have commissioned 3 of their stores in Tianjin, Dalian and Harbin. The 34,000m2 Tianjin store is the 2nd due to completion in last year. With the continuing open market policy of the Chinese Government, we believe that FDI will keep growing and we will have more job opportunities in China.



玖光百貨近年不斷在中國境內開設分店,搶佔高檔零售業的市場佔有率。我們獲業主所 聘,為其天津、大連及哈爾濱店進行機電設計。面積 34,000m2 的天津分店成為其中第 二間開業的百貨店。隨著中國政府繼續推行開放市場政策,外資仍不斷湧入中國,我們 在中國將有更大發展空間。

Hotel Butterfly at Wellington, Central, Hong Kong

中環威寧頓街 Butterfly 酒店 — 香港·中環



After completing the Butterfly at Prat Avenue and the Butterfly at the Morrison for the same client, we completed another hotel Butterfly at Wellington Street. It is converted from an office building with floor area of 4,000m2 and 80 quest rooms after conversion. The interior was boldly designed with unique and vivid color. This renders it a trendy European style boutique hotel.

為業主完成尖沙咀的Butterfly及摩利臣山的 Butterfly後,今年又為該業主完成威寧頓街 的Butterfly酒店。由辦公樓改建而成,設客房80間,總面積4,000m2。酒店的室內設計 獨特,顏色的運用大膽前衛,令其能媲美歐洲大陸的精品酒店。

California Fitness Centres at the One, Tsimshatsui, Hong Kong The One 加洲健身中心 — 香港·尖沙咀

The fitness centre occupies UG2/F, 9/F to 11/F of The One with total floor area of 2,300m2. This is the 7th fitness center Talent commissioned for the same client. Fully grasping the client's requirements render us carry out design work expediently. We hope





can perpetuate and contributed to the growth of Talent.

健身中心佔用大廈的 UG2 樓、9 樓至 11 樓,總面積約 2,300m²。這是滙智為同一業主進行的第7所健身中心。 充份瞭解業主的要求令我們能更快捷完成設計。我們希望 能長遠維持這種合作,作為滙智增長的原動力。

Activities Highlight

精彩活動



Team Building Tour - Vacation Subsidy

團隊建立 一 每年旅遊贊助

Self-organized tours dominate our team building activities. A group of colleagues opted for self luxurious tour in Bali and stayed in vacation house there while the others joined touring groups to Eastern Europe and Turkey proving to be the most convenient way to spend their vacations. This year, colleagues continue to organize self-guided tour to USA, football watching tour to UK and touring groups to Egypt. With the increasing coverage of touring experiences of our colleagues through company's team building tours and their own rich touring experience, selecting venues satisfying all the participants would be a challenge to the organizers.



自由行已成為公司團隊建立 旅遊的主流選擇。去年, 一批同事選擇自訂峇里鳥 的度假屋,到該地度過舒 適游閑的假期,但參加旅 遊團到東歐及土耳其仍是 較方便的選擇,節省不少



時間及精力。本年,同事已預訂到美國的機票,繼續其 自行探索之旅。而另一批則選擇到英國觀賞足球賽。而 較繁忙同事,則選擇參團到埃及觀光。隨著同事參與團 隊建立及自身旅遊所幅蓋的地域開始遼闊,選擇滿足所 有參與同事的地點對策劃者已成為一項挑戰。

Sports Activities

運動項目

We promote sports among ourselves together with sponsoring some of the sports activities organized by us. Sports undertaken by our colleagues have a wide coverage such as cycling, long distance running, trekking, equestrianism, cricket, skiing/snowboarding, mountaineering, sailing and diving. Sporting activities, especially those consuming most of the glycogen in our bodies, trigger the release of endorphin of which brings feeling of exhilaration. This more or less improves emotion. We support our colleagues to take



part in sports and organize or join some of the sport activities. The coming activities include cycling tour in Taiwan, mountaineering trip in Sichuan, skiing/snowboarding in France. Go to our website to check our planned activities with some sponsored by us.

我們支持體育運動,並對某些由我們組織的體育活動提供贊助。同事參與的體育運動林林 總總,計有單車、長跑、遠足、馬術、板球、滑雪/單板、登山、風帆/帆船及潛水等。體 育運動會觸發身體釋放安多芬(內啡),特別是消耗體內大量糖源的運動,令人心情愉快, 或多或少改善情緒。我們支持同事參與由我們組織或由其他機構所組織的體育活動。正在 準備的有台灣單車之旅、四川登山之旅及到法國滑雪等。請往我們的網頁,得知我們計劃 進行的活動,當中也有我們贊助的活動呢!





Mountaineering Review - the World's 6th Highest Peak,

登山遠征回顧 一世界第6高峰"卓奧友"



Cho Oyu expedition was materialized in 2010 as planned. However, Talent's flag failed to flutter at 6th highest peak of the world - Cho Oyu (8201m) of the Himalayas Mountain Range. The whole expedition took 35 days starting from Lhasa in Tibet. During the expedition, accidents happened which delayed the expedition by one week. Seven Tibetan mountain guides were swiped away by avalanche at 8,000m when fixing ropes for the 400+ international climbers and Sherpa. They fell down the slope by 700 to 800m. As they all tided by ropes and some anchor points were still working despite most of them broke away with the avalanche. Joint rescue team was deployed and carried the injured guides to the ABC in less than 24 hours. The ropes fixing work was handed over to Nepalese Sherpa and the work had been delayed by 10 days due to unstable weather and thick snow. However, these Sherpa were again swiped down by avalanches twice resulting with the steep slope without safety ropes. Eventually, only 2 teams sending 1 and 2 climbers up to the peak succeeded in the summit climb. All other teams without the help from Sherpa were disappointed. Talent's flag was brought to the Camp 3 at 7,600m, 200m below the avalanche zone. Nevertheless, completing this minor mission enabled the climbers eligible to take part in the Everest expedition. Will Talent's expedition continues to the summit of the Everest? This has not been decided yet. Joining the Everest Expedition needs skills and determination. Prior trainings on advanced ice climbing and snow & ice advancing techniques are required. These take time and efforts. Go to our website to see whether the Everest expedition is materialized and cheer for us.

2010年卓奥友登山遠征如期進行,這次滙智的旗幟未能成功在世界第6峰,喜瑪拉雅 山的卓奥友峰頂 (8201m)展現,整個行程35天可說是徒勞無功。原因是在過程當中發 生了意外,西藏登山嚮導在接近峰頂的 8,000m高度,為其餘的 400 多名中外登山者及 嚮導敷設安全繩時,被雪崩傾瀉而下的白雪所沖走,下跌700-800m。由於他們都已在 雪面固定了安全繩,部份固定點未被沖下,故能保持在一起。隨後的聯合救援組在不超 過 24 小時內將受傷人員接至前進營,傷勢較重的在 36 小時內已送抵日喀則的醫院。 敷設路繩的工作交由尼泊爾的雪爾帕人進行,由於天氣不穩定及繼續出現雪崩,工作 延誤約10天。但兩批雪爾帕人亦先後被雪崩沖下山。最後,只有兩支隊伍分別派山1 名及 2 名代表成功登頂,其他隊伍均望門輕嘆。滙智的旗幟未能在峰頂飄揚,只能登 至雪崩區以下 200m的7,600m C3營地,但已夠資格參與明年的珠峰登頂遠征。滙智 旗幟能否在珠峰頂展現?目前仍未確定是否出征,參與珠峰登頂遠征需要無比意志外, 也需相當技術,事前要接受高級攀冰及高海拔冰雪前進等技術訓練,需要付出時間及努 力。請於稍後登入我們的網頁,得知最後決定,並為我們打氣。



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