



HK Green Building Council and BEAM Professional 香港綠色建築議會及 BEAM 專材



After adopting the ISO14000 last year, Talent has become the institutional member of the Green Building Council in Hong Kong. We are committed to protecting the environment and adopting environmental friendly strategies and tactics in our operations. Some of our colleagues had become BEAM Professionals and carbon auditors. They are ready to offer environmental friendly schemes, promoting green strategies and sustainable M&E systems to our clients. Our customers are well informed of the costs and benefits of such strategies so that appropriate decisions

can be made. **There are also clients who share the same vision with us and are willing to sacrifice a bit for creating sustainable works.**

繼去年實施環境管理體系 ISO14000 後，滙智今年加入香港綠色建築議會，成為機構會員。我們負起保護環境的使命，在營運中奉行環境保護策略及方法。我們同事已獲取 BEAM 專材及碳排放核算師資格，準備好向客戶推薦環境保護方案、綠色策略及可持續的機電系統。客戶對這些策略有充份了解，清楚其優點及代價，從而作出適當的決策。我們的客戶中不乏同路人，他們也具願意付出的心，為地球可以持續而付出代價。

Overview of Hong Kong Office's Operation 香港公司業務展望



In the past few years, the volume of works has been increasing constantly and **we have been breaking record each year.** We rented an extra space in 2010 for meeting, training and archives while the original meeting, conference and part of the storage spaces were

converted into working stations. Soon this became insufficient to support the growth. We will be moving to a bigger office this year. We are sorry to our customers that we have to decline some of the invitations due to insufficient space and hence unable to engage extra talents. Conditions will be improved this year after increasing our capacity.

在過往數年，我們工作量不斷增加，**營業額仍每年都刷新紀錄。**我們於2010年已額外租用辦公面積，作為會議、培訓及資料文檔儲存。原來會議室等面積改為辦公區。然而，很快便告不足而未能支持我們的業務增長，我們今年將會遷往更大的辦公室。因面積不足而未能增添足夠人員，對過去一年經常要推卻客戶的邀請感到抱歉。預算在增大規模後會有明顯改善。

Company News ⇨ ⇨ ⇨ ⇨ ⇨ ⇨ ⇨ ⇨ ⇨ ⇨ ⇨ ⇨ ⇨ ⇨ 公司動態

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 5 graduate trainees last year.** Terry and Tiffany graduated from the Hong Kong Polytechnic University studying Mechanical Engineering while Chris graduated from the HK University of Science and

Technology studying Mechanical Engineering (Building Services Stream), Wise graduated from the University of Hong Kong studying Mechanical Engineering, Sonic graduated from the City University of Hong Kong studying Building Services Engineering. **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 rates and high morale. We strive to maintain a balance of works and lives of our colleagues to avoid burn out although it is not easy for the past busy year.

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，去年已招聘5名畢業生。**黃志榮及黃少瑩來自香港理工大學機械工程系、鍾國威來自香港科技大學機械工程系，文偉聰來自香港大學機械工程系、陳天成來自香港城市大學屋宇裝備工程系。**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，我們致力維持一個工作與生活均衡的狀態，但這目標在過去忙碌的一年殊不容易。

Training Trip of Our China Colleagues 來港培訓

Our China offices were too busy to send colleagues to Hong Kong for 3 months training trip in 2010. In 2011, we arranged training trips for 7 colleagues from Beijing and Shenzhen offices. Shanghai and Chengdu offices are still too busy to send their colleagues to Hong Kong and may be able to do so this year. The prerequisite for the training is the completion of the in-house training manual before leaving home to Hong Kong so that trainees can get the most out of it. Apart from **technical knowledge and analytical tools, the use of CADLink for building services design, Energy Analysis and Green Features awareness** are also parts of the intensive training targets. We have structured the timing for our in-house training to HK staff so that the engineers from China can also be benefited from these training sessions.



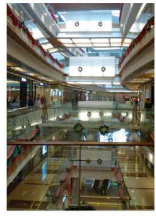
我們國內分公司在2010年工作繁重，未能派員到港接受3個月的培訓。去年，我們安排北京及深圳共7名同事來港接受培訓。上海及成都公司對培訓需求雖甚殷切，但仍慮忙時未能安排，今年較後時間應可派員來港接受培訓。為使在港培訓更有果效，學員來港前需熟習公司的設計手冊。除**技術知識及系統分析工具外，機電設計軟件CADLink的應用，並能源分析及綠色建築措施認知**等亦是培訓目標之一。

PROJECT 項目 → → → → →

Projects Completed Recently (近期竣工項目)

GTC Shopping Mall – The Galleria, Chengdu, Sichuan, China

The Galleria (GTC 商場) - 中國 · 四川 · 成都

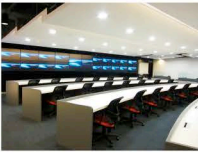


The Shopping Mall is the first commercial project invested in China by the American developer. Talent was engaged to carry out Air Conditioning schematic design and acted as design checker at detail design stage for this 81,000m² project. Design development was carried out by a Design Institute in Beijing. **The project was solely handled by our Beijing team with technical support from Hong Kong office for specific studies and analysis.** Close co-ordination among design institute, client and us was the crucial factor for the success of the project.

成都Galleria商場是由一所美國房地產開發商在中國投資的第一個商業項目。滙智受聘進行這個81,000m²商場的空調方案設計，並空調深化設計的審核。深化設計由北京一所設計院進行。項目由我們的北京團隊負責完成，香港辦公室提供專項研究和分析。設計院、業主和我們之間的緊密配合是項目成功的重要因素。

Data Centre for Citic Telecom International, Kwai Chung, Hong Kong

香港中信國際電訊數據中心 - 香港 · 葵涌



We were engaged in the data centre project for Citic Telecom in Hong Kong. **The Tier III data centre occupies 2 floors. Phase 1 was completed and Phase 2 will commence this year.** Mission critical facilities were provided with computer

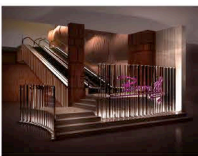
room air conditioning, precision power supply, UPS and generator backup. Talent carried out M&E design and project administration for the data centre and infrastructure upgrading.

我們受僱作為香港中信國際電訊數據中心的機電顧問。**三級標準的數據中心佔2層樓層，第一期已完工，第二期本年開始施工。**數據中心設有精密空調、精確供電、備用發電機及不斷電源系統。滙智進行數據中心的機電設計、施工管理及基礎設施的提升。

Remodeling of China Resources Building Cluster, Wanchai, H.K.

華潤大廈建築群的重新規劃 - 香港 · 灣仔

We were engaged in this **extensive remodeling project** in 2008. The project covers the remodeling of podium shops in Causeway Centre, China Resources Building, redevelopment of low block for the erection of a hotel, remodeling of the Chinese garden at Harbour Road and refurbishment of the façade of China Resources Building and Causeway Centre. **As the development was extensive and complicated, different schemes made huge differences in terms of cost and benefit.** Researches and analysis were carried out in conjunction with the client and architect for justification of schemes. Most of the areas except the new hotel were completed one by one.



我們在2008年起受聘為此**大規模重新規劃**當機電顧問。項目包括華潤大廈及灣景中心群樓商場重新規劃、拆卸低座重建為一幢高層酒店、港灣道中式花園改造、華潤大廈及灣景中心外立面翻新等。由於此項目**涉及面廣，不同方案所需成本及所帶來效益相去甚遠**，與業主及建築師的精細研究及分析為項目挑選方案，提供最有效的抉擇資訊。項目大部份面積相繼完成，餘下新建酒店正在進行中。

Major Renovation of Choi Yuen Shopping Centre (Phase 2), Sheung Shui, H.K.

彩園商場改造(二期) - 香港 · 上水

The Link's shopping centre consists of 3 floors. The Phase 2 renovation includes complete renovation and **replanning of ground floor and part of 2/F with total floor area of 6,400m².** The renovation provided a facelift to the shopping centre.



為領匯轄下的商場，共佔三層，二期改造包括**首層的全面改造更新及二層的部份更新**，總面積約6,400m²，改造後令商場耳目一新。

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，作為教學設施及教室之用，滙智負責機電設計及施工管理。面積約900m²。

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

加路連山道33號聖保祿修道院改建 - 香港 · 銅鑼灣

The existing convent is a 5-storey building. The A&A works includes **the replanning of some floors and garden 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，部份樓層及花園進行重新規劃。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。

Renovation of Caritas Bianchi Lodge at Yaumatei, H.K.

明愛白英奇賓館改造 - 香港 · 油麻地



The composite building was built in the 1970's accommodating the 82 guestrooms lodge, community institute and rehabilitation workshops. The building underwent renovation with a view to give a facelift to the building and improved its facilities to meet operation requirements.

賓館在70年代興建，設82間房間、社區院舍及復康工場。建築將經改建翻新令其耳目一新，改進設施及滿足營運需要。

Data Centre for Telecom Company, Shatin, H.K.

電訊服務商數據中心 - 香港 · 沙田

The data centre consists of 2 storeys of equipment area with **floor area around 2,300m².** Mission critical facilities were provided including new transformers, generators, chiller plants and UPS system. Talent carried out design, project administration for the project together with the upgrading of infrastructure for the centre.

數據中心面積2,300m²。中心設有精密空調、精確供電、備用發電機及不斷電源系統。滙智進行數據中心的機電設計、施工管理及基礎設施的提升。

Residential Development at NKIL6500, 21-25 Gramplan 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 commissioned for this new client. **We have been selected to be the M&E consultant again for another project in the same district by the same developer.**

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，我們已被選作為該發展商另一項於同區的项目擔任機電顧問。

California Fitness Centre at L Place, Tsimshatsui, Hong Kong

加州健身中心L Place - 香港 · 中環

The fitness centre occupies 11/F to 16/F of The L Place in Central with floor area of 2,300m². **This is the 8th fitness center Talent commissioned for the same client.** Fully grasping the client's requirements renders us carrying out design work expeditiously. **We have also commissioned another California Fitness Centre in Grand Plaza in Mongkok and is targeted to complete this year.**



健身中心佔用大廈的11樓至16樓，總面積約2,300m²。**這是滙智為同一業主進行的第8所健身中心。**充分了解業主的的要求令我們能更快捷完成設計。我們再獲聘正在進行旺角雅蘭中心的一加洲健身中心分店，預計在今年落成。

Gucci Stores in China

古馳名店 - 中國



Talent completed 2 Gucci Stores in China in 2010. In 2011, we worked on several Gucci Stores in China first and won a serial contract later. **8 stores were completed in total in 2011.** This year, we will keep ourselves busy in working on Gucci stores in China under the serial contract.

繼2010年完成兩間古馳於中國的名店後，我們於2011年先進行數間古馳名店的機電設計，再取得連續合約，為古馳其他在中國的分店工作，**2011年合共完成8間名店。**今年會按合約繼續服務古馳，完成該店其他分店的機電顧問工作。

New Commissions 新任務

Residential Development at Kau To Shan, Shatin, HK

九肚山住宿發展 - 香港 · 沙田



Talent is again selected by this high end developer for the signature project. The project comprises **multiple high rise residential towers and fitted with luxurious club house with total area of 129,700 m²**. This is the first project we work with the renowned Architect. We hope that it would be the prelude for the uninterrupted working relationship in the future. The developer is very keen on energy conservation, renewable energy, sustainability and green features sharing the same vision with us. We have ample opportunities to carry out studies for these strategies and tactics. This is what our colleagues are longing for. **The project is designed and constructed under the BEAM environmental standard.**

滙智再次獲選參與發展商此重點項目，項目由多幢高層住宅建築、並豪華會所組成，面積約129,700m²。我們亦首次與享負盛名的項目建築師合作，希望日後合作無間。項目業主著重環保節能，我們將不乏機會進行大量對再生能源、可持續策略、綠色建築措施的研究機會，這也是同事不斷希望參與的工作。項目以環境標準BEAM設計及興建。

Shangri-La Hotel in Yingkou, Liaoning, China

中國遼寧省營口市香格里拉酒店 - 中國 · 遼寧

Following the engagement for M&E design of Shangri-La Qufu years ago, we are commissioned again and carry out M&E design for Yingkou Shangri-La Hotel. The 5-star hotel is with 400 guest rooms and total area of 62,000m². Full service including conceptual design up to working drawings design together with project administration is commissioned. The project is managed with fast track process.



繼年前進行曲阜香格里拉酒店機電設計後，我們又獲聘進行營口香格里拉的機電設計工作，酒店共設400間客房，為一所5星級酒店，總面積約62,000m²，機電服務從方案設計至施工圖制作，並施工階段的項目管理等，項目以快速完成方法管理。

Sino Lakeside Plaza at Xiamen, Fujian, China

信和湖畔廣場 - 中國 · 福建 · 廈門

The service apartment is a 5-star grade premises with 560 guest rooms and of 63,000m². The tower is with 3 levels of basement, 3 levels of podium and 36 levels of apartment floors. Total height is about 150m. Talent acts as a consultant to support the Local Design Institute by checking the scheme and the detail design together with the preparation of specification and design documents. This scope of service becomes more popular for projects in China.



服務式公寓按5星級酒店標準興建，共設房間560套，總面積約63,000m²，地下三層、三層裙房及36層公寓，總高度約150m。滙智作為顧問，支援設計院的工作，服務內容包括全機電系統的方案審查、擴初及施工圖審核，並技術規程及技術文件編制等，這種分工亦是近年在中國較為流行的模式。

Hilton Hotel in Zhuzhou, Hunan, China

株洲希爾頓酒店 - 中國 · 湖南 · 株洲



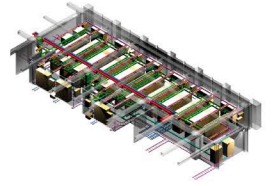
Referred by an Architectural firm we worked before and obtained the approval from the developer and Hilton, Talent works on this 5-star hotel with 350 guest rooms and of 51,000m² occupying partial areas of a 150m tall skyscraper. Service includes conceptual design, guiding LDI for detail design and formulation of design and tender documents. Working with the design team smoothly and professionally can always bring us more job opportunities.

由素有合作的建築設計公司推薦，經過發展商及希爾頓的審核，滙智參與這國際5星級酒店的機電顧問工作，酒店面積約51,000m²，共350間客房，位於150m高超高層建築內。滙智負責方案設計、支援及審核設計院的深化設計，並制作設計及招標文件等。與設計團隊的融洽合作往往帶來更多的工作機會。

Data Centre for Telecom Company in New Territories, H.K.

電訊服務商數據中心 - 香港 · 新界

After completing several data centre projects for a telecom service company, we have been commissioned again for the data centre from the same client. Different from the former ones, this one is comparatively larger and consists of 2 storeys of equipment area. Total area is about 8,000 m². Mission critical facilities are provided including new transformers, generators, chiller plants and UPS system. Talent carries out design, project administration and upgrading of infrastructure for the centre.



繼為電訊服務商完成數間數據中心後，滙智再次受僱進行數據中心的設計工作。數據中心總面積8,000m²。中心設有精密空調、精確供電、備用發電機及不斷電源系統。滙智進行數據中心的機電設計、施工管理及基礎設施的提升。

Cinemas in Shanghai, Chengdu, Chongqing and Shenyang, China

中國上海、成都、重慶及沈陽電影院群



A popular cinema chain expands its territory in China. We are engaged in 4 of their target locations. Each of the cinema clusters is with 6 to 8 cinemas. Talent carries out M&E design and project administration for these cinema clusters.

享譽盛名的電影院綫，正擴展其於中國的領域，滙智參與其中四個城市的影院項目，每所電影院群設6至8間電影院。滙智進行機電設計及項目管理。

Major Renovation for Chung Fu Plaza, Yuen Long, H.K.

香港頌富商場翻新 - 香港 · 元朗

The Link's shopping centre consists of North and South Wing with total area of around 36,000m² and is to undergo major renovation. Works include the upgrading of the main plant such as chiller plant and power transforming station. We are invited by the Architect with prior collaboration to team up for the project. Working with the Architect seamlessly proves to be effective and efficient.



此領匯商場由南北翼組成，總面積約36,000m²，重新翻新包裝。項目包括各項機電主系統的提升，包括制冷機、變壓及配電站等。我們受曾在其他項目共事的建築師邀請，加入設計團隊，與建築師無縫合作，體現了高效及準確的設計過程。

Renovation of Yiu On Shopping Centre, Ma On Shan, H.K.

耀安商場改造 - 香港 · 馬鞍山



The Link's shopping centre consists of 2 floors with total area around 2,500m². Part of the shopping centre is to undergo renovation together with the addition of a transformer room for upgrading of power supply.

本項領匯的商場由兩層商舖組成，面積約2,500m²。項目對部份面積進行改造，包括增設變壓站及配電設施等。

Residential Development at 1 Ede Road, Kowloon Tong, H.K.

義德道1號住宅發展 - 香港 · 九龍塘

The development comprises 2 13-storey deluxe residential towers, and a 3-storey house, clubhouse, 2-storey basement car park with total floor area 7,200m². Environmental Standard BEAM plus is pursued. Talent carried out consultancy with studies and analysis for renewable energy, green features, and intelligent systems applications to the project. We are increasing our project shares with this prestigious developer. We hope that we can maintain this trend by providing professional and attentive service.

項目由2幢豪華住宅樓、1幢獨立別墅組成，並設置會所及二層地庫停車場，總面積約為7,200m²。項目以環境標準BEAM Plus興建，滙智進行多項再生能源、環境保護及智能設施的研究及應用。我們正在增加此高端發展商的項目比例，並希望以專業及專注的服務，維持這良好勢頭。

ACTIVITIES HIGHLIGHT 精彩活動

Team Building Tour – Vacation Subsidy

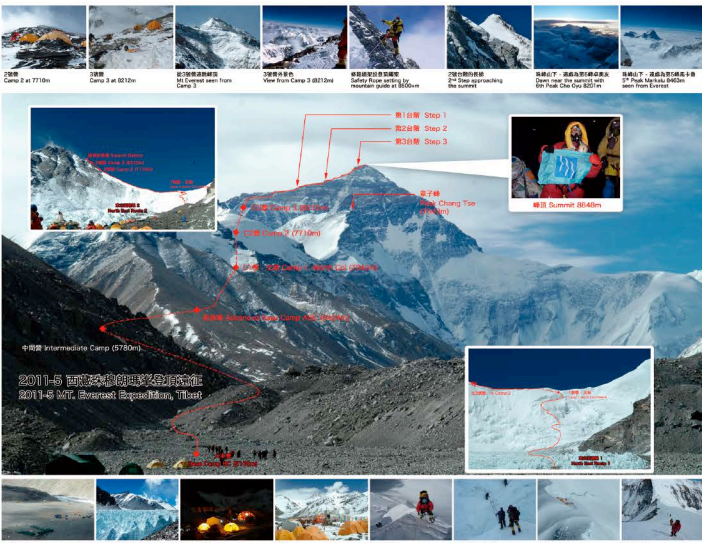
團隊建立— 每年旅遊贊助



Last year, again, was dominated by self-organized tours in our team building activities. A group of colleagues opted for **tours in USA** while the others joined **Football Match Tour to UK**. For the **tour to Egypt**, conventional touring group should be the most convenient and safe way to spend their vacations. This year, colleagues continue to organize **self-guided cultural tour to Italy**, **romantic Germany tour and tour to Russia to experience the culture and history of the Slav Nation**. For the busy colleagues, they will go for **Ski trip in Asia** to save time. With the increasing coverage of touring experiences of our colleagues through company's team building tours and their own touring experiences, selecting venues satisfying participants would be a challenge to the organizers.



自由行再度成為公司團隊建立旅遊的主流選擇。去年，一批同事選擇到**美國駕車自由行**，亦有一批同事到**英國觀看足球賽事**。至於到**埃及旅遊**，仍以參加旅遊團較為方便及安全，節省不少時間及精力。今年，同事計劃到**意大利進行文化之旅**，亦有計劃到**德國浪漫之路**，並到**俄國體驗斯拉夫民族的歷史文化**。而較繁忙的同事，則選擇參加**短程的亞洲滑雪之行**。隨著同事參與團隊建立及自身旅遊所覆蓋的地域開始遼闊，選擇滿足同事的地點對策劃者來說已成為一項挑戰。



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Mount Everest Summit Expedition Succeeded

成功登上珠穆朗瑪峰

Our director KD reached the **summit of Mt Everest at 6:20am on 20 May 2011** together with 2 other HK climbers. According to him, it was the **calling of God to fulfill this mission**. Although he had difficulties before and during the climb, God had provided him what he needed and changed the weather in the last 36 hours from cold and windy to warm and gentle breeze so that he could complete the summit push and returned safely.



KD had **5 years experiences for snow-capped mountain expeditions** and also organized expeditions for colleagues and friends. Everest was the 7th snow mountain he trekked.

He was diagnosed with **spinal bone misalignment** 3 months before departing to Everest. Orthopedist suggested him to give up Marathon and switch to swimming – “no more strain to upper torso. You are among the worst 10% population of your age”. KD did not tell the doctor about the Everest Expedition asking for advices as he knew the answer already.

He consulted his physiotherapist the way to mitigate the problem and did as suggested. With this problem, **coupled with coughing, ankle springing, heels abrasions during the acclimatization trekking process all added up to give substantial hindrances for the summit climb**. He knew that he could not succeed by his own but to pray for God's deed. Apart from his own, he asked his friends for intercessions.



He opined that ascending to the summit of Everest in good weather should not be too difficult (although absolutely hard) for those mighty people who hike or run cross-country often. For him, his friends called him “**King of the Road**” not because he could run fast on flat land but easily collapse when ascending slope. Pushing to Everest summit seemed to be beyond his capability. Of course, **enduring hardship, getting used to high altitude were essential and these were KD's strong areas**. He set for himself training program to strengthen his quadriceps and improve endurance. However, as he was too busy to take serious training and had only 1 1/2 months available, this was not sufficient for full development of the muscle since 6 months were required for this. That was why he needed to pray. Succeeding the summit expedition brought him joy and precious experience. Will he do similar climbing again? “Probably not!” “KD, what's next?” “I have no idea. I did not intend to surprise my friends and do not have this intention in the future too. I may try off-shore sailing as it can last longer and is also a challenging sport requiring teamwork.”



我們的董事朱棋端於**2011年5月20日清晨6:20**與其他二名香港老友登上了**珠穆朗瑪峰**。據朱生表示，是**上帝的呼召讓他完成這項使命**。他雖然在出發前及登山過程中遇到困難，但上帝供應他的需要，並在登頂的關鍵36小時改變了天氣，由寒冷及狂風轉變為溫暖及和風，令登頂及安全下撤能順利完成。

朱先生具**5年攀登雪山經驗**，並組織登山活動，珠峰是他第7次攀登的雪山。在出發登珠峰前3個月，診斷出**脊椎移位問題**，骨科醫生認為“不能再加重脊椎負擔，你是同齡中情況最差的10%人仕。”故建議他從此放棄馬拉松賽事，改以游泳加強腰部肌力。朱先生並沒告知醫生登珠峰的計劃，因他已知道答案，他按照物理治療師的建議進行舒緩運動。因此問題，並其他在高度適應時所出現的新問題如**咳嗽、腳跟磨損、腳踝扭傷等成為登頂的障礙**。他知道單靠自己難以成功，需以禱告祈求奇蹟出現，也請求朋友為他代禱。



朱先生認為登頂珠峰對一些經常遠足及參與越野跑的能手，在天氣狀況良好的情況下並不像一般人想像中困難(但也必定艱苦)，但對於他，他素有“**大路之王**”的美譽，**不是因為他跑得快，而是遇坡時只能緩速而上**，登頂珠峰似乎力有不逮。當然，其他必備因素如**高山適應、刻苦持久則是他的強項**。他為自己設計了訓練計劃，加強四頭肌強度及耐力。然而，要達理想效果需要6個月時間，1個半月只能獲得少部份效果，因而更需要禱告。他會否再次攀登同級高山?可能不會。“下個目標?”“我仍未有計劃，我從沒有要讓朋友驚訝的意圖，將來也不會有。我可能會嘗試遠洋帆船，可以持久參與，這種運動也具挑戰性及需要團隊合作。”