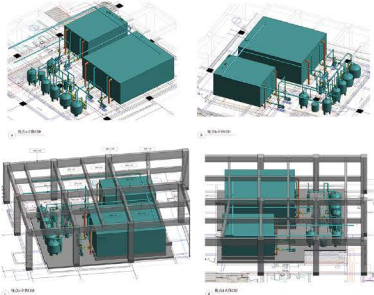




Company News

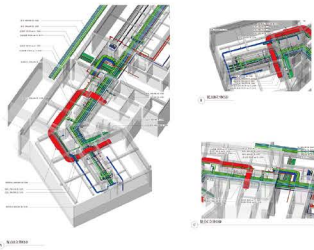
Building Information Modeling (BIM) Progress 建築信息模型 (BIM) 進展



We have been using AutoCAD as platform for 3 dimension drawings for over 15 years and switch to AutoCAD Revit based Building Information System (BIM) in our projects since 2013. The BIM we used was limited to our own discipline as we were not supported by architectural and structural information for those projects. As the awareness of using the tool gains wider coverage, we have projects requiring compulsory uses of the BIM for all disciplines. This helps us and the team reaping the full benefits of using BIM. We have a renovation project deploying 3D in situ scanners to obtain the site data and transferring the data into BIM. Although the process was

time consuming and clumsy, it marked the start of the use of such technology and will definitely smooth over when software of interpreting the data improves.

我們使用 CAD Link，以AutoCAD 作為平台，進行三維繪圖已超過15年。自2013年起，我們轉換使用AutoCAD Revit的建築信息模型 (BIM)。起初我們使用的BIM僅限於自身的專業，那些項目並沒有建築及結構BIM的支持。隨著BIM在行業內的普及，得到廣泛使用及覆蓋，我們的業主要求項目中所有專業必須使用BIM。這有助我們和團隊能充份獲得使用BIM的好處。其中的一個翻新項目，以3D掃描儀，獲取現場設施空間數據，並將數據轉化為BIM數據資料。儘管這個過程耗時且有點笨拙，但它標誌著這種技術的開始，並且當轉化數據的軟件得到改善時，會有突破性的進展。



Quality Standard ISO9001 and Environmental Standard ISO14001 : 2015

質量管理體系標準 ISO9001 和環境管理體系標準 ISO14001 : 2015

We have been pursuing ISO9001 and ISO14001 since 1996 and 2010 respectively. Last year, our quality and environmental management systems had been updated to 2015 version. The new versions mainly add several features including understanding the organization and its context, needs and expectations of stakeholders, identifying, planning and planning actions to address risks and opportunities, continual improvements into the management systems. It will lead the organization to adopt a more systematic approach to quality and environment management for improving overall performance and providing sound basis for sustainable development initiatives.



我們分別自1996年及2010年起實施質量標準ISO9001和環境標準ISO14001。去年，我們已通過認證將質量及環境標準提升至2015版本。新版本主要增加了幾項功能，包括了解機構及其背景，持份者的需求和期望，識別、規劃和規劃行動以應對風險和機遇，並持續改進管理系統。更新版有助我們更有系統地進行質量和環境管理，以提高整體績效，並為可持續發展提供穩固的基礎。

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 continue to enroll graduate trainees for the past 2 years. Harrison and Ben graduated from the Hong Kong Polytechnic University studying Building Services Engineering and Electrical Engineering respectively and joined us in 2017. Jasmine graduated from the HK University of Science and Technology studying Mechanical Engineering while Fung graduated from the HK Polytechnic University studying Electrical Engineering. They joined us as Graduate Trainees in

2018. We have difficulty on filling up all the training placements in these 2 years although the growth of the company has not been seriously impeded. On the other side, we can still maintain a low staff turnover rate and high morale. We strive to maintain a balance of works and lives of our colleagues to avoid burn out. We hope that we can enroll more trainees in this year.

為公司日後發展做好人才儲備，我們過去兩年繼續招聘剛從大學畢業的受訓生。馮柏揚及呂浩斌來自香港理工大學，分別修讀屋宇裝備工程及電機工程學士課程，2017年加入公司。吳家祺畢業於香港科技大學機械工程系、徐庭鋒畢業於香港理工大學電機工程系，2018年加入公司。這兩年間招聘大學畢業生加入培訓計劃遇到困難，雖未對公司營運及發展帶來較大障礙，但仍要慎重面對及正視。然而，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。並期望今年能招聘足夠畢業生加入我們行列。

Keeping Abreast of New Technology 與新科技並肩前行

Advancement in Technology, in particular, computer science and information technology, have been bringing the upheaval on our daily lives. Artificial Intelligence, Big Data (data mining in the past) are the current hot topics and bring about an unpredictable outcome in the near future. M&E engineering, seems not directly related to the change, cannot evade from the impact. Although we are not a research body to bring about cutting edge technology, we can make use of new technology and introduce new applications to our industry.



We have introduced a continuing studies and learning to keep abreast of the new technology. 15 areas were proposed with 11 were selected by our colleagues in groups to carry out 4-6 months studies. Results of the studies, findings and analyses were presented to other colleagues with the materials and the results uploaded in our server for sharing and retrieval. Studies included AI and its application in building controls, 3D in-situ scanning & conversion to BIM, Power Electronics Advancement, PV Smart Glass etc. This is a warm up exercise for us to accustom to the riding on the waves of science and technology. Further stage of studies is planned in 2019 for in-depth studies. We hope to bring some solid applications of the new technology to our projects.

科技進步，特別是電腦科學和信息技術，正為我們的日常生活帶來震盪。人工智能、大數據（以往稱為數據開採）是當前的熱門話題，在不久的將來為人類帶來難以預測的成果。建築機電工程，看來並無直接關連，亦難以逃離其影響。雖然我們不是進行尖端技術研究的機構，但我們可以找出新技術在我們行業中的斬新應用。

我們已開展了持續的研究和學習，以跟上新技術的步伐。我們去年提出了15個領域，同事們選擇其中11個，分組進行4-6個月的研究。並向其他同事發表研究和分析結果。研究材料和結果已上傳到我們的服務器，供同事共享和翻查。研究包括人工智能及其在建築監控的應用，3D掃描和BIM轉換，電力電子技術進展，光伏智能玻璃等方面的研究和應用。這是一項熱身練習，讓我們習慣於駕馭科技浪潮。計劃於2019年進一步開展研究，以進行深入探討。我們希望能盡快將部份新技術應用在項目中。

PROJECT 項目

Projects Completed Recently (近期竣工項目)

Victoria Skye at Kai Tak, HK

住宅項目“天寰” - 香港·啟德

The development comprises **three 35-storey residential towers, four 6-storey residential blocks, basement car park and is fitted with luxurious club house.** Total floor area is about 48,000m². The developer was keen on **energy conservation and sustainability.** We worked seamlessly with the Architect to achieve highly efficient and effective results. The project was designed and constructed under the BEAM Plus environmental standard. We hope that we can sustain a long term working relationship with the Client and the Architect by providing quality service and technical expertise.

項目由3幢35層及4幢6層住宅樓組成，並設有豪華會所及地庫停車場。總面積約為48,000m²。項目業主著重環保節能，我們與建築師無縫合作達成高效及準確的設計成果。項目以環境標準BEAM Plus設計及興建。我們希望藉著提供優質服務及專業技術知識，能與業主及建築師維持長久及良好的合作關係。



A&A Works for Service Apartment on 5/F to 20/F, Tiffan Court, North Point, H.K.

北角鴻輝閣5樓至20樓服務式住宅改造工程 - 香港·北角

The building consists of **98 apartment units with floor area of 4,400m²** and was converted from a residential building. Major changes include re-partitioning and complete replacement of M&E services. Talent had to design and provide independent M&E systems for apartment unit portion separating from the main systems of the existing adjacent building. The whole project was completed and put into use in early 2018.

項目將所有住宅層改建為98個服務式住宅單位，總面積約4,400m²。滙智提供機電設計及施工管理服務，配合單元間格重新劃分及更換所有機電設施。新設計將機電系統從相鄰的群樓主系統中分割出來，為服務式住宅單元配置獨立系統。項目於2018年初完工並投入使用。

Residential Development, Sau Kei Wan, H.K.

筲箕灣住宅發展 - 香港·筲箕灣

The premise is a **single tower boutique residential building with total floor area of 4,400m².** The development consists of duplex units, clubhouse, residential facilities and landscape garden. During the construction stage, the development was re-planned to become service apartments at completion. M&E design is reviewed and fine tuned to suit the usage as service apartment.

項目為一幢高級精品住宅發展，面積約4,400m²。本發展包括部份複式單位、會所、住宅設施及園林設施。建築期間，項目確定完成後會先作為服務式公寓使用，機電設計因此需作出相應改動，以配合變更後的用途。



Renovation of Metro City Plaza Phase II Fresh Market, Tseung Kwan O, H.K.

新都城中心二期街市改造項目 - 香港·將軍澳



The renovation works for the existing fresh market involved re-layout of stalls and circulation, re-provisioning of existing mechanical & electrical services and enhancement of existing façade with total renovation area of approximately 2,700m². The renovation was completed and put into operation in September 2018. **The new 'MCP Fresh' market provides a comfortable environment for both shop operators and customers.**

項目為現有街市進行翻新及改造，改造面積約2,700m²。項目包括重新規劃街市攤檔及通道佈置、更新及提升機電系統和改善外牆設計。項目於2018年9月完成。**新街市“尚鮮市場”為檔主及僱客提供一個舒適的工作及購物環境。**

Residential Development at Lung Cheung Road, Beacon Hill, Kowloon Tong, H.K.

畢架山住宿發展 - 香港·九龍塘

The development comprises of **2 blocks of 7-storey deluxe residential towers and 19 villa houses** together with clubhouse, car parks and landscape garden with **total floor area of 11,000m²** approximately. This is the 4th project that Talent has commissioned for the high-end developer and the well-known architect. The project was designed and constructed under the Beam Plus environmental standard.

項目由2幢豪華住宅、19幢獨立別墅組成，並設置停車場、會所及園林設施，總面積約11,000m²。這是我們為這高檔發展商提供服務的第四個項目，並再次有機會與享負盛名的項目建築師合作。項目以環境標準BEAM PLUS設計及興建。



A&A Works for Prosperity Centre, Kwai Chung, H.K.

香港大鴻輝(葵涌)中心一期改造工程 - 香港·葵涌



The development was converted from an industrial building to an office and retail building under the scheme of revitalization with **total floor area of 21,185m².** Talent carried out M&E design including replacement of existing chiller plant and MVAC system, addition of generator, replacement / addition of lifts and escalators and the associated modification works to meet the new usage.

本項目為工慶活化計劃，將現有工業大廈改造成商業辦公大樓，總面積約21,185m²。滙智負責機電設計，工程包括更換現有空調製冷系統、新增發電機組、更換及新增升降機及扶手梯，並相應的機電改造以配合辦公室及商舖用途。

Aberdeen Campus of Yew Chung Community College, Tin Wan, Aberdeen, H.K.

耀中社區書院香港仔校舍 - 香港·香港仔·田灣



The project is to **redesign and renovate the existing vacant school into a new campus** for nurturing professional early childhood educator teachers through offering quality programmes. **The site area is about 1,500m².** Talent carried out M&E design and project administration for the project. Project scope included building facelift, upgrading of existing main systems and facilities to meet the functional needs of the college. The new campus came into operation at the 4th quarter of 2018.

項目為現有空置校舍重新設計及改建成新校舍，開辦高質素的幼兒教育課程，培育專業幼兒教育人才。地塊面積約1,500m²，項目內容包括外牆優化，因應校舍運作需要，提升機電主要系統及佈置，新校舍已於2018年第四季度投入使用。

ArchSD Minor Works Term Consultancy - Conversion of Aqua Privy into Flushing Toilet, Tuen Mun and North NT, HK

建築署小型工程顧問項目：公廁翻新及改善工程 - 香港·屯門及北區



Among the projects we had commissioned, **5 Aqua Privies located at Tuen Mun & North District** were converted into Flushing toilet under this ArchSD Minor Works Term Consultancy. The refurbishment aimed to bring new looks to public toilets with enhancement in design and facilities. Talent carried out the M&E design and project administration, to upgrade the existing M&E system including **Membrane Bio-reactor plant installations, which treat foul water and reuse the water for flushing** so as to reduce the flushing water demands and waste water discharges.

顧問工程項目中，包括5個分別位於屯門及北區之舊式旱廁改建成新式沖水廁所。改善工程透過提升設計及設施，旨在使公共廁所煥然一新。滙智負責當中機電設計及施工管理，更新現有機電系統，包括採用了**薄膜生物反應系統，將廁所產生之污水轉換成沖廁水**，降低對沖廁水的需求及污水排放量。

Relocation of the I.T. Server Room at 19/F BOC Centre, West Kowloon, HK

中銀中心伺服器機房改造工程 - 香港·西九龍

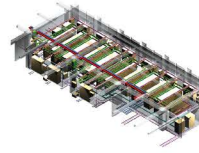


The project work was to **relocate an existing I.T. server room for BOC centre.** The sever system and office area were kept to operate during the construction. **Meticulous phasing, services changeover, noise control and prevention of nuisance were vital.** Talent carried out the M&E design and project administration to upgrade the existing M&E system for the new I.T. server room including CRAC units for MVAC system and Novec1230 for automatic fire suppression system.

本項目為中銀中心伺服器房進行移位。施工過程中，伺服器系統及附近之辦公室範圍需持續運作。故此，**施工程序安排、系統設備轉換、噪音控制、以及降低對周邊環境影響**成為施工期間的重點。滙智負責當中機電設計及施工管理，並為新伺服器房提升現有機電系統，包括空調系統採用了精密空調機控制溫度濕度，及 Novec 1230 作為自動氣體滅火系統。

New Chiller Installation for Equinix HK3 Data Centre at Tsuen Wan, H.K.

Equinix HK3 數據中心加裝冷凍主機 - 香港·荃灣



We were engaged as M&E consultant for the **new chiller installation for Equinix's data centre at Tsuen Wan - "HK3 Data Centre".** The project comprised of the installation of new chiller, the modification of existing plant control system and Building Management System BMS to suit the operation of new chiller. Talent carried out M&E design and project administration for the project. The installation was completed and put into operation in October 2018.

我們受Equinix聘用為項目的機電顧問，為其於荃灣數據中心 - “HK3數據中心”加裝冷凍主機項目進行機電設計。工程內容包括安裝冷凍主機，調整原有冷凍機組控制系統及中央控制系統，以配合新冷凍主機的運作。安裝工程已於2018年10月完成並投入使用。

Renovation Works for Independent Schools Foundation Academy at 1 Kong Sin Wan Road, Pokfulam, H.K.

弘立書院改造工程 - 香港·薄扶林

The ISF Academy campus in Pokfulam comprises of the Primary and the Secondary Schools. Improvement works were carried out at The Professor Charles Kao Square and The Clifford C.F. Wong Secondary Library. **The site area is about 2,200m².** Talent carried out the M&E Design for the entire building services systems and project administration at construction stage. **The semi-opened square was converted to indoor air-conditioned space.** Heating, ventilation & air-conditioning system with high energy efficient electronically commutated fans and luminous ceiling with low power density light emitting diodes were fitted to provide thermally comfortable environment and homogeneous illumination. **The library was repartitioned and extended.** Heating, ventilation & air-conditioning system, fire services system, plumbing and drainage system, electrical distribution system, and lighting system were designed to suit the new requirements and to **improve building energy efficiency.**



弘立書院的小學部及中學部座落於薄扶林的校舍。高銀教授廣場和黃振輝中學圖書館進行了改善工程，所涉地塊面積約2,200m²。滙智負責屋宇設備系統設計和施工管理。**半開放的廣場改為室內空調空間**，配備高能源效益的電子整流風機暖通空調系統和低功率密度發光二極管的發光天花板，提供舒適的環境和均勻的照度。圖書館重新佈局和擴建，暖通空調系統、消防系統、給排水系統、配電系統和照明系統的設計能滿足新的要求，並**提高了建築物的能源效益。**

M&E Consultancy Service for Phase 1 Renovation and Extension of Fuzhou Shangri-la Hotel, Fuzhou, Fujian, China 福州香格里拉酒店一期翻新工程 - 中國 · 福州

After completing 3 hotels located at Qufu, Lhasa and Diqing in China, we are engaged again for Phase 1 renovation and extension at Fuzhou Shangri-La with total floor area of approximately 69,000m² from the same owner. The renovation works involve replanning of front of the house on hotel podium floors 1/F-5/F and guest room area on tower floors 6/F-26/F. An existing 2-storey rotunda will be redeveloped to become a 5-storey annex building, including new retail, F&B, rooftop outdoor swimming pool, bar and health club. The demolition and reconstruction entail significant area coverage. Close co-ordination with the hotel and meticulous service diversions and planning are of prime importance. Talent carries out M&E design for the re-provision of the M&E services for the renovation and extension.



繼早前我們為同一業主完成3個分別位於曲阜、拉薩及迪慶的酒店項目，我們再次受聘為福州香格里拉酒店一期進行翻新及擴建工程，總面積約69,000m²。翻新範圍包括酒店裙樓1/F至5/F前區及塔樓6/F至26/F客房區域。另外，原有一幢2層高圓形建築亦會拆卸重建成5層高之酒店副樓，當中包括零售舖、餐飲、天台室外泳池、酒吧及健身中心。由於拆卸及重建的面積範圍廣大，與酒店方的緊密配合，並管道系統的更改對項目的有效實施尤其重要。滙智負責機電設計及系統改造，以配合本項目的擴建及翻新。

Refurbishment of Refinitiv (Formerly as Thomson Reuters) YCK 1/F Data Centre, Shatin, H.K. Refinitiv (前身為湯森路透)數據中心一樓翻新工程 - 香港 · 沙田



Since 2014, we have been appointed by Thomson Reuters to conduct a series of projects for the improvement of the mechanical and electrical systems of the data center in Shatin. The Data Centre is with total floor area of 1,500m². This project is to refurbish the current data centre on 1/F and upgrade/modify the mechanical and electrical systems for the future expansion. The upgrading works cover most major M&E systems in the data center including Power Distribution Unit, Isolation Transformer, Pre-action Fire Sprinkler System and FM-200 Fire Suppression System.

自2014年起，我們受聘於Refinitiv(前身為湯森路透)，為其沙田之數據中心進行一系列機電系統提升工程。數據中心總面積為1,500m²。本次工作範圍包括翻新現有的一樓數據中心及提升/更改現有的機電系統以配合將來擴展。工程涵蓋數據中心主機電系統，包括機櫃式電源分配單元、隔離變壓器、電腦房空調系統、冷通道屏蔽、預作用噴水滅火系統及FM-200氣體滅火系統。

Converting Industrial/Office Building to Hotel at King Yip Street, Kwun Tong, H.K. 工商大廈改建為酒店 - 香港 · 觀塘

The entire 27-storey industrial/office building with total area of 24,000m² is to be converted to a hotel. Talent is to design and provide M&E system for the hotel. Calculations and analyses of M&E loads, system selections and economic studies are carried out before the M&E design. As this is a significant change of use of the building, Talent is committed to providing viable and economical M&E systems with the aims of achieving energy efficient and environmental friendly installations. The whole project will be completed by 2020.



項目為27層總面積約24,000m²的工商大廈，將被改造為酒店。滙智負責機電設計及系統配置，並在設計前對整個改造進行負荷計算及分析、系統選擇及各項經濟分析。由於大廈的用途存在較重大的改變，滙智負責重任，為項目提供既可行又經濟，並在能源效益及環境保護上都能發揮妥當的機電設施。項目預計於2020年完工。

Residential Development at Ha Yeung, Clear Water Bay, Sai Kung, H.K. 清水灣住宅發展 - 香港 · 西貢

The project is to construct a low-density deluxe house with site area of about 3,750m² and the domestic gross floor area of about 1,500m². The project consists of 3 nos. 3-storey villa, recreational facilities, carpark and landscape garden. Talent carries out M&E design and project administration for the project.

項目為低密度高級住宅發展，佔地面積為3,750m²，總建築面積為1,500m²。本發展包括3幢別墅、住宅設施、停車場及園林設施。滙智負責機電設計及項目管理工作。

Tenova's Future Project, Shenzhen, China 騰創未來項目 - 中國 · 深圳

Tenova's Future Project comprises of R&D office, hotel, service apartment, residential units for start-ups and elderly, medical center, fitness club, F&B, retail, exhibition, auditorium, landscape and carpark with total floor area of around 240,000m². The gigantic building in a shape of a cylinder segregated into 4 segments with interconnecting passages appears to be quite unusual. As the name of the project suggests, the building is envisioned as an innovation hub that brings talented people together from diverse fields to implement emerging ideas, networks and businesses. Talent carries out M&E design and project administration with BIM at every stage and up to LOD400 at the final stage.



騰創未來項目包括研發、酒店、公寓、初創人士住宿及長者公寓、醫療保健中心、健身會所、餐飲、商業空間、展覽空間、演講廳、園林設施及地下停車場等。總面積約為240,000m²。大樓呈圓柱形，分為四段，並相互連接通行，外觀頗具特色。正如其名，本項目計劃成為創科樞紐，聚集世界不同領域的頂尖人才，實現創新思維，創新網絡及創新商務模式。滙智負責本項目的機電設計及項目管理工作。其中在每個設計階段都會應用BIM增強設計協調效果，並在最後期達到精度LOD400級別。

Gucci Stores in China 古馳名店 - 中國

Following the completion of M&E design for 33 Gucci Stores in China in recent years, we have continued to work on Gucci stores in China. In 2018, we have completed 4 Gucci Stores in Harbin, Shanghai, Wuhan and Xian in China. We had also signed a serial contract in August 2018 with the client. Over 7 Gucci Stores are expected to be completed in 2019. We hope that we can become the long term partner with the client and the interior designer by providing technical expertise and close attendance to the projects.



繼近年完成33間於中國的古馳名店的機電設計，我們繼續服務古馳，為古馳在中國的其他分店進行機電顧問工作。2018年我們再次完成4間分店，分別位於哈爾濱、上海、武漢及西安。我們於2018年8月份與古馳簽訂連續合約，並預計於2019年內完成7間以上分店。我們希望能藉著技術能力及工作上的專注，成為業主及設計師的長期合作伙伴。

Residential Development at 3-6 Glenealy, Central, H.K. 己連拿利住宅發展 - 香港 · 中環

The development consists of one block of 27-storey residential tower together with shops, clubhouse and carpark with total floor area of around 8,000m². Open kitchen design is adopted for studio flats in considerations of modern look and flexible area usage. The scope of consultancy includes M&E design and project administration.

項目由1幢27層高住宅樓、商舖、會所及停車場組成，總面積約8,000m²。顧問服務包括全部機電系統設計及項目管理。單位採用開放式廚房設計，以達至時尚及較富彈性的空間運用。

Wuxi Centre 66, Phase 2, Wuxi, Jiangsu, China 無錫恒隆廣場綜合發展項目第二期 - 中國 · 江蘇 · 無錫



Wuxi Centre 66, Phase 2 comprises of service apartment, clubhouse, landscape and carpark with total floor area of around 150,000m². Talent carries out M&E design and project administration. Building Information Modeling (BIM) will be used for generating M&E combined services drawing (CSD) in 3D model. This helps to provide a better coordination platform with other building professionals in design and construction stages.

無錫恒隆廣場第二期包括酒店、公寓、會所、園林設施及地下停車場，總面積為150,000m²。滙智負責本項目的機電系統設計及項目管理工作。本項目會使用建築資訊模型(BIM)製作機電管道綜合圖紙，當中三維圖紙將更有效地幫助各建築專業協調設計及改善施工。

Alternation, Additions, Repairs and Improvement Works (AA&I Project 2019-2020) for Hong Kong Baptist University, Kowloon Tong, H.K. 香港浸會大學翻新改造工程2019-2020年度 - 香港 · 九龍塘

Following the engagement for AA&I Project 2014-2015 for the Hong Kong Baptist University, we are commissioned again for another AA&I Project 2019-2020 of the same university. The project involves conversion of existing offices, meeting rooms or light duty laboratories of existing Cha Chi-ming Science Tower into heavy duty research/integrated science laboratories to support the medium term teaching and research needs and development of the Faculty of Science. Modification/upgrading of associated existing building services and addition of fume stacks at external façade will be carried out at the same time. Works are separated into different phases to suit the class schedules. Talent carries out M&E design, coordination for operational needs and project administration for the works.



繼年前為香港浸會大學完成2014-2015年度翻新改造工程，我們又獲聘為同一所大學的另一個2019-2020年度翻新改造工程進行機電顧問工作。項目為查濟民科學大樓的現有辦公室、會議室或輕型實驗室改造為重型研究/綜合科學實驗室，以支援理學院的中期教學、研究的需求及發展。工程包括為相關現有機電系統進行改造及提升，並在外牆加設供實驗室排煙櫃用之風管豎井。為配合校園的上課時間表，翻新改善工程分多個階段進行。滙智為本項目進行機電設計、協調校園運作要求及項目管理工作。

Residential Development at Lot no. 1872, Fa Peng Road, Cheung Chau, H.K. 長洲花屏路住宅發展 - 香港 · 長洲

The premises is a low-density residential development comprising of a mix of apartment units, club house, residential facilities and landscape garden with total floor area of 2,700m². Talent carries out M&E design and project administration for the project, including the most challenging design tasks for the connection to the utility services in this remote site.

項目為低密度住宅發展，面積約2,700m²。本發展包括公寓式單位、會所、住宅及園林設施。滙智負責機電系統設計及項目管理工作，包括在這偏遠地區的公用服務如水電接駁之設計。

Proposed A&A Works for Sheung Tak Plaza, Tseung Kwan O, H.K. 尚德商場改造工程 - 香港 · 將軍澳

The premises consist of 4-storey shopping arcade with total area of around 16,000m² including fresh market and outdoor basketball court. The A&A works involve the enhancement of existing fresh market, re-partitioning of existing shops and beautification of existing basketball court and façade. The anticipated completion date is in Sept 2019.



尚德商場共有4層，總面積約16,000m²，包括街市及室外籃球場。項目為現有商場進行改造及翻新，工程包括優化現有街市，重新規劃商舖間格和美化現有室外籃球場及外牆設計等。預計將於2019年9月完工投入使用。

Team Building Tour – Vacation Subsidy
團隊建立 - 每年旅遊贊助



As requested by some nature lover friends and colleagues, we are planning to have a trip to Central Asia and trek the **Mt. Razdelnaya (6,145m) in Pamir, Kyrgyzstan** in the summer of 2019. Mt. Razdelnaya is situated between Kyrgyzstan and Tajikistan in Pamir mountain range. Mt. Razdelnaya is on the conventional route to Lenin Peak (7,134 m). It is an **entry grade snow capped mountain.**

Though no technical climbing skill is required, it is **physically demanding** and needs certain **acclimatization ability**. The team will engage local mountain guides and porters to help reaching the summit. Full course will take 16 days while 14 days would be a minimum including some hiking at the vicinity. Sequence and routes are meticulously scheduled that we would go to high altitude scenic lake region for acclimatization instead of idling at the base camp. In our last 2 expeditions, taking this tactics enabled us to have a very high summit rates from 80% to 100%. We hope that we can do the same this time.

Central Asia is a region of **nomadic horse people in the past with over 3,000 years history**, a route of the silk road with much interactions especially in Tang and Ching Dynasties of China. **Gyrgyzstan is dominated by Tian Shan and Pamir mountain ranges.** Our trip will experience the horseman lives, galloping at the steppes (if we can) and try yurt stays for gazing stars at night. This may be the dreams for some teammates. If not enough, you can try the Lenin Peak next time, or another mountain Mt. Mustagata (7,546m) in China border close to Afghanistan and turn yourself an alpinist.

For detail of route, scenic spots and budget, please visit our website.

在之前的參加者及同事支持及要求下，我們計劃在2019年夏季攀登吉爾吉斯帕米爾高原的Mt Razdelnaya (6,145m)。



Mt Razdelnaya位於帕米爾高原的吉爾吉斯斯坦和塔吉克斯坦之間。Mt Razdelnaya位於通往列寧峰(7,134米)的傳統路線。這是一座**入門級雪山**。雖然攀爬技術要求不高，但**強健的體魄**卻是必要條件，且需要一定的**高山適應能力**。團隊將在當地的登山嚮導和協作支援下登頂。全程需要16天，最少14天，包括在附近徒步旅行。時序和路線精心安排，我們去高海拔風景湖區適應，省卻在大本營閒置。在我們上兩次登山旅程中，採取這種安排，使我們的登頂率達80%至100%。希望這次也能做到這一成績。

中亞地區是**游牧民族聚居放牧之地**，有著**3000多年**的悠久歷史，是絲綢之路其中一條主要路線，在唐代和清朝與中國互動最多。**吉爾吉斯斯坦這山國佔據著天山山脈和帕米爾高原**。旅程將體驗騎行的生活，在草原上奔跑（如果會騎馬的話），並嘗試蒙古包住宿，夜間觀星。這可能是一些隊友的夢想旅程。如果還想來，下回就嘗試列寧峰。或另一座位於中國邊境，靠近阿富汗的慕斯塔格塔Mustagata (7,546米)，將自己提昇往登山家級別。

Last year, team building activities were scattered with diverse destinations so that colleagues could select according to their own interests. **Italy, Dubai, Japan and New Zealand** were selected. These are prevailing touring areas for the people from Hong Kong. Beautiful landscape and historic buildings were still popular themes among our colleagues, and Italy tour was a good example. Among most of the Italian cities, strolling through the Cinque Terre was an unforgettable experience. Tour destinations for this year including Sichuan, Japan and Egypt have been selected by some of our colleagues. Colleagues have the chance to experience the **Ancient civilization in Egypt, but at the same time having the chance of being cheated during the trip.** Would this also help inspiring their work? For other colleagues they have not made up their minds on the destinations yet.



去年，公司團隊建立旅遊的選擇分散在各個地點，按各同事不同需要作出選擇 — 最終選擇包括**意大利、杜拜、日本及新西蘭**等為港人熟識的旅遊熱點。自然風光與歷史建築仍然是同事們熱愛的選擇，意大利之旅便是其中一個最好的例子。在眾多意大利的城市當中，漫步於五漁村亦是很難忘的經歷。今年，部份同事已選好目的地，計有四川、日本及埃及，他們有機會能親身感受**埃及的遠古文明**、同時亦難免會遇上**惡名昭彰的騙子**，說不定亦可啟發工作靈感。而其他同事的旅遊目標地點則仍在考慮中。

Eagles Quest II Sailed to Miyako, Okinawa for
Taiwan Ryukyu Regatta 2018
Eagles Quest II參加台琉杯帆船賽2018

The Company Sailing Craft Eagles Quest II (a 58ft Tanaya 58 Cruiser) entered the **Taiwan Ryukyu Regatta** sailing from Keelung (Taiwan) to Miyako (Okinawa, Japan) offshore race. The races included also the local races in Keelung and Miyako. Skipper KD sailed the craft from HK to Taiwan for the race and sailed it back to HK with the crews. The whole trip took more than 20 days to complete. **EQ2 got the 6th place overall as the wind strength was weak in general.** EQ2 is an ocean crossing craft with extra hull thickness and is therefore quite heavy. The boat would be comparatively slow if the wind is not strong enough. Even though we returned HK empty handed, the trip was enjoyable and full of fun. **The boat stopped in a number of ports including Penghu, Kaohsiung, Lyudao (Green Island) apart from Keelung and Miyako** for site seeing and meeting with other sailing lovers. The sceneries at sea, in Penghu and Lyudao were spectacular making the trip more fascinating. EQ2 also entered other races and got a third prize in HKPN Subclass in the annual big event "Around the Island 2018" in HK.



公司帆船探索鷹號EQ2 (58英尺 Tanaya 58 巡航帆船) 參加**台琉杯帆船賽** — 賽事由基隆(台灣)至宮古島(日本沖繩縣)的離岸賽，並基隆及宮古島的場地賽組成。船長KD在船員們協助下將EQ2從香港駛到台灣出賽，並從基隆駛回香港。整個航程歷時超過20天。由於賽事過程中**風力偏弱**，EQ2在賽事中**只能取得第六名**。EQ2是艘越洋帆船，船殼特厚而令其笨重，在風力不足時較一般帆船慢。

雖然空手而回，但整個旅程仍是精彩愉快。帆船除停靠**基隆及宮古島外**，亦停泊**澎湖、高雄及綠島**，隊員們趁機旅遊、觀光及參加潛水等活動。團隊被海上和澎湖、綠島的壯麗風光吸引，隊員中亦有再次到訪澎湖旅遊觀光。EQ2亦參與了其他船賽，在香港每年一度的帆船盛事 - 環繞香港島帆船賽中，卻獲得HKPN分組賽中的第三名。



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