



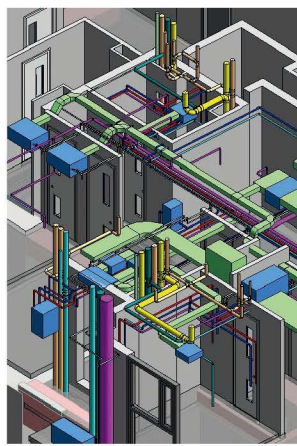
## Company News

### Talent BIM Technology Updating 我們的 BIM 技術應用最新動態

Pursuing to use the Autodesk Revit to generate the BIM MEP Model since 2014, we have worked in full collaboration with different disciplines such as Architects and Structural Engineers, and the integration of their disciplinary models into a federated model to enable spatial coordination, design review, clash detection in the early design stage.



More recently, we noticed that clients are expecting additional and more rigorous BIM requirements on the upcoming projects. For a continuing positive application of BIM, we have trained our engineers not only in Autodesk Revit and Navisworks, but also in the BIM processes and the standards. **More than 90% of our in-house Engineers have completed relevant BIM courses including BIM Manager, BIM coordinator, and BIM modeler.** The training was a success and our team has proved the novelty, originality, capability, and potential towards BIM implementation in various projects.



自 2014 年以來，我們一直致力於使用 Autodesk Revit 生成 BIM 機電模型，並與建築及結構工程師進行全面合作，與他們的模型集成到聯合模型中，從而在早期設計階段實現空間協調、設計審查、衝突檢測。

最近，我們注意到客戶期望即將到來的項目提出更多和更嚴格的 BIM 要求。為了持續積極地應用 BIM，我們不僅對工程師進行了 Autodesk Revit 和 Navisworks 方面的培訓，還對 BIM 流程和標準進行了培訓。**我們超過 90% 的工程師已完成包括 BIM 經理、BIM 協調員、BIM 繪圖員等相關的 BIM 培訓課程。**培訓取得了成功，而我們的團隊已經在各種項目中證明了實施 BIM 的新穎性、獨創性、能力和潛力。

### 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 in the past year.** Louis graduated from the University of HK studying Mechanical Engineering in 2021. John and Sam both graduated from the HK Polytechnic University in 2022, and they were studying Electrical Engineering and Mechanical Engineering respectively. **Shrinking talent pool and higher demand for jobs further drive challenges to hiring talent in Hong Kong. We have difficulty in 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 burning out. We hope that we can maintain this work-life balance policy and make lives enjoyable.

為公司日後發展做好人才儲備，我們去年繼續招聘剛從大學畢業的受訓生。李靖軒來自香港大學，修讀機械工程學士課程，並於 2021 年畢業。羅家煒及黃茂森分別修讀機電工程學士課程及機械工程學士課程，而他們兩位均在 2022 年畢業於香港理工大學。香港面臨人才儲備的減少，同時面對更高的工作需求，這進一步加劇了招聘人才的挑戰。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重大障礙，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，並期望這工作及生活均衡的政策能夠持久，達至身心愉快。

### 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. We have been studying new technologies for the past 5 years. Each year our colleagues will select topics and form groups to pursue their interested areas. This year, topics cover carbon emission estimation and net zero carbon building design, micro-nano bubble technology for cooling tower, artificial intelligence application in building services, and impact of climate change to building services etc. **We are implementing some new technologies into our design such as the application of machine learning and predictive control of chiller plant system etc.** This requires the unloading of the regular project works from these colleagues so that they

## 公司動態

can spend more time on these new technology design.

Again, these continuing studies and learning can keep us abreast of the new technology. Studies were **carried out in groups for 4-6 months.** 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. This enables our colleagues to appreciate the importance of keeping afresh of the technology advancements of our industry and also the cross fertilizations from other industry. We are in a process of institutionalizing the culture of questing for knowledge and advancements to our management system.

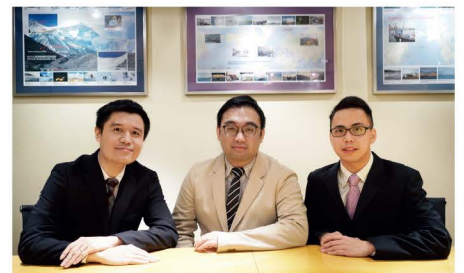


科技進步，特別是電腦科學和信息技術，正為我們的日常生活帶來震盪。我們在過去的五個鼓勵同事對新科技進行研究學習。每年同事們仍會選擇感興趣的主題，並組成小組在所選領域中探索。本年的主題涵蓋碳排放計算與淨零碳建築設計、利用臭氣微氣泡技術進行冷卻水處理、人工智能控制在建築機電系統中的進一步應用以及氣候變化對建築機電的影響等主題。**我們正在應用一些新技術在項目設計中，例如於中央空調系統採用機器學習及冷負荷預測控制。**這安排需要同事卸除部份常規工作，讓他們可以花更多的時間在這些新科技應用及設計上。

這種不斷鑽研和學習再次使我們緊隨新技術的步伐。同事分為多個小組，**分組進行 4-6 個月研究**，再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。這使我們的同事能夠認識到緊貼行業技術及與其他行業的交叉學習的重要性。我們正在將這學習及探索養成一種文化，融入管理體系中。

### Promotion to Associate – Mr. Wong Kin Wa, Mr. Bernard Ng and Mr. Lee Ho Man 晉陞副董事 — 黃健華先生、吳丞斌先生及李浩文先生

Mr. Wong Kin Wa graduated from the HK Polytechnic University in 2008 with honors degree in Electrical Engineering. Mr. Bernard Ng graduated from the HK University of Science and Technology in 2010 with honors degree in Mechanical Engineering. Mr. Lee Ho Man graduated from the HK Polytechnic University in 2010 with honors degree in Building Services Engineering. All of them hold Master's Degrees in Building Services Engineering and are Chartered Engineers. They joined Talent as graduate trainees since their graduations. They worked as Assistant Engineers and ascended up the stair to become Associates in the Company. Through years of relentless hard work and focusing on projects' and clients' needs, they garnered countless compliments and appreciations from project teams. They developed analytical minds and handled projects cautiously at very early stages of their careers. Their experiences cover commercial projects, office, hotel, institutional, data centre, research facilities, residential projects, existing chiller plant replacement, etc. and they specialize in formulation of M&E schemes and analytical studies. Their promotions bolster the capacity of our Company's talent reserves and up-keeping the technology edges of our engineering team.



黃健華工程師於 2008 年畢業於香港理工大學，獲電機工程榮譽學士學位。吳丞斌工程師於 2010 年畢業於香港科技大學，獲機械工程榮譽學士學位。李浩文工程師於 2010 年畢業於香港理工大學，獲屋宇設備工程榮譽學士學位。他們隨後獲取屋宇裝備工程碩士學位，並英國特許工程師資格。**他們從畢業起便加入滙智作為受訓畢業生。**並從助理工程師做起，經歷多年努力，晉陞至副董事職級。其過人的分析能力及謹慎的處事作風，經年累月的辛勤工作及專注於項目及業主需要，已取得業主及項目團隊的信賴及好評。**他們的經驗涵蓋商業、辦公樓、酒店、學院、數據中心、科研設施、住宅發展及更新空調主機系統等，專長於機電方案研究、定案及系統分析。**他們的晉陞鞏固了我們的專才儲備、工程師的培訓及保持我們同事們緊隨科技發展的優勢。

### HK Green Building Council - Retro-Commissioning (RCx) Consultant, Practitioners and Professionals 香港綠色建築議會 — 重新校驗 (RCx) 顧問、從業員及專材

Talent has been qualified as a **registered Type B (RCx consultants)** under the RCx Registration Scheme Under the HK Green Building Council. Some of our colleagues have become **RCx Practitioners and RCx Professionals.** They are ready to offer retro-commissioning service to our clients in the areas of planning, investigation, implementation and on-going commissioning for identifying operational improvements that can save energy, ensuring building systems operating at their most efficient levels and improving indoor comfort.

滙智已取得香港綠色建築議會轄下 RCx 註冊計劃註冊為 B 類 (RCx 顧問)，我們同事已獲取重新校驗 RCx 從業員及 RCx 專材資格，準備好向客戶在規劃、調查、實施及持續校驗等階段提供重新校驗服務，找出操作時可優化節能的地方，確保系統以高效能運行及提高舒適的室內環境。



# PROJECT 項目

## Projects Completed Recently (近期竣工項目)

### Commercial Development, One North, 8 Hong Yip Street, Yuen Long, H.K. 商業發展項目 - 朗豪廣場, 康業街8號 - 香港·元朗

After completing three commercial developments in Kowloon Bay including 82,000m<sup>2</sup> "Skyline Tower", 58,000m<sup>2</sup> "The Exchange Tower" and 35,000m<sup>2</sup> Office Tower at Wang Chiu Road, we completed another commercial development in Yuen Long with total floor area of approximately 46,000m<sup>2</sup> from the same developer. The development consists of two office towers, podium shopping arcade and basement carpark. The development was fitted with various sustainability and green features, including Artificial Intelligent optimization and management to chiller plants, on grid solar power system on tower roof, EV charging-enabling for carparking space, etc. The project was designed and constructed under the BEAM Plus New Building V1.2 targeting Silver rating and WELL Core V2 Pilot D&O Precertification targeting Platinum rating.



我們早前為同一發展商完成三項位於九龍灣的商業發展項目, 包括82,000m<sup>2</sup>的宏天廣場, 58,000m<sup>2</sup>的交易大樓及35,000m<sup>2</sup>的宏照道辦公樓。另一項由同一發展商於元朗的46,000m<sup>2</sup>的商業發展項目亦已完成, 項目設兩棟辦公樓、商業群樓及地庫停車場。項目配備多種可持續及綠色元素, 包括人工智能優化並管理中央空調機組運作、辦公樓屋頂設太陽能發電系統並與電網接駁、停車位設電動車充電器等。項目設計和興建按照BEAM Plus綠建築評新建築V 1.2 版目標獲取銀級和 WELL 健康建築標準核心體V2試行版中期認證(目標獲取白金級認證) 完成。

### Universe Watch (Dongguan) Limited Factory Project, Dongguan, China 環盈鐘錶(東莞)有限公司廠房項目 - 中國·東莞



The A&A works involved the modification of the existing factory to suit the purpose of the watch production plant, including a Class 100,000 cleanroom, renovation of 2 nos. 6-storey staff halls and 1 no. 3-storey office building with a total floor area of 38,500m<sup>2</sup>. Talent carried out design vetting of M&E design, assisted the client on project administration and testing & commissioning consultancy. The works were completed in the 4th quarter of 2022.

本改建工程包括將現有廠房改造, 以滿足日後鐘錶生產使用需要, 其中包括一所標準達100,000級的淨化車間, 並裝修2幢6層高員工宿舍及1幢3層高辦公樓, 總建築面積約38,500m<sup>2</sup>。滙智負責機電系統設計審核、提供優化建議、協助業主進行項目管理及進行驗測調試的顧問工作。項目於2022年第四季度完成。

### Improvement Works on Ground Level at the ISF, Pokfulam, H.K. 弘立書院改造項目 - 香港·薄扶林

The ISF Academy campus in Pokfulam comprises the Primary and the Secondary Schools. Improvement works are carried out mainly at Ground floor throughout the circulation from main gate, circular plaza of Primary School, skylight corridor and entrance gate of Secondary School, including gymnasium, primary library, covered playground, functional classrooms and staff offices. The affected area of this project is about 7,200m<sup>2</sup>. The project is commissioned in phases. Phase A and Phase B were completed in the August of 2022. The remaining phases will commence in coming summer holiday. Talent carries out M&E Design for the entire building services systems and project administration at construction stage.



弘立書院的小學部及中學部座落於薄扶林的校舍。項目為連接小學部至中學部的主要通道, 進行改善及翻新工程, 當中包括體育館、小學部圖書館、室外操場、多用途課室和教職員辦公室等, 所涉面積約7,200m<sup>2</sup>。項目分期進行, 首兩期已於2022年8月竣工完成。項目剩餘部分將於明年學校暑假進行。滙智負責機電設計和施工管理。

### Modernization of Aberdeen Market, Aberdeen, H.K. 香港仔街市和熟食中心現代化工程 - 香港·香港仔



The Aberdeen Market, which has been in operation for nearly 40 years, is the first key project of "Market Modernization Plan" launched by the Hong Kong government. The renovation works mainly include the installation of air-conditioning system, reorganization of the 4-storey Market and cooked food center with total area approx. 5,700m<sup>2</sup>, and exterior outlook of the Market.

The renovation was completed at the end of year 2022. After the renovation, the number of stalls in the Market decreased, but the area of each stall increases compared with the old ones. The renovated Market also becomes neat, orderly, clean, bright and dry. Talent carried out M&E design and project administration for the works.

啟用近40年的香港仔街市是香港政府「街市現代化計劃」的首個重點項目。翻新改造工作主要包括加裝空調系統, 重整4層高, 總面積約為5,700平方米的街市和熟食中心, 街市外牆亦會進行翻新。

翻新工程於2022年年底完成。翻新後的香港仔街市攤檔數量減少, 但各攤檔面積與舊有比較會有所增加。翻新後的街市也變得整齊有序、乾淨、光猛、乾爽。滙智負責機電設計及項目管理工作。

### Remodeling of Wong's Factory Bldg at 368-370 Sha Tsui Road, Tsuen Wan, H.K. 王子工業大廈改造工程 - 香港·荃灣

Wong's Industrial Building is a 23-storey existing industrial building with total floor area of 26,336m<sup>2</sup>. This remodeling involves the re-layout of units and public circulation area and enhancement of the existing façade. Talent carried out M&E design and project administration for the project, particularly to upgrade the existing M&E system by adding MVAC system, replacement / addition of fire services system, replacement / addition of lifts and escalators and the associated modification works to achieve energy efficient systems coping with the new operation needs. The renovation works were completed in the 3rd quarter of 2022.



項目為現有23層工業大廈進行翻新及改造工程, 總面積26,336m<sup>2</sup>, 項目包括重新規劃大廈單位及公共通道佈置, 並改善外牆設計。滙智負責本項目的機電系統設計及項目管理, 更新現有機電系統, 其中包括新增空調系統、新增及更換現有消防系統、更換及新增升降機及扶手梯, 並相應的機電改造, 以提升大廈的能源效益及配合大廈翻新後的運作。工程於2022年第三季度完成。

### Footbridge with Lift Tower, Ap Lei Chau, H.K. 帶升降機塔的行人天橋 - 香港·鴨脷洲

The project involves the construction of a footbridge with lift tower connecting the Ap Lei Chau Wind Tower Park and Ap Lei Chau Estate for facilitating access to the Park by residents nearby. Apart from the new structure, associated slope works, re-provisioning of affected sitting out area in the estate and the diversion / modification of the existing affected services are also included. Talent carried out M&E design and project administration for the project. The new lift installation was provided with Internet of Thing (IoT) devices to facilitate remote monitoring and predictive maintenance. The project was completed in the 4th quarter of 2022.



項目為新建一座帶有升降塔的行人天橋, 連接鴨脷洲風之塔公園和鴨脷洲村, 以方便附近居民進出及使用公園。除新建結構外, 項目還包括相關的斜坡工程, 重置屋村內受影響的休憩處及現有管道改造/修改工程等。滙智負責機電設計及項目管理工作。新建升降機配備有物聯網 (IoT) 設備, 以進行遠端監控和預測性維護。工程於2022年第四季竣工。

### SkyeHi at Tuen Mun, H.K. 住宅項目“上嵐” - 香港·屯門

Talent is again selected by the same developer for her one of the exquisite residential projects. The project comprises a 17-storey high rise residential tower together with 112 flat units and a luxurious club house with total area about 3,500m<sup>2</sup>. Open kitchen design is adopted for studio flats in order to achieve the purposes of both modern interior design and flexible area usage. Talent carried out M&E design and project administration.

滙智再次獲選參與同一發展商其中一個型格住宅項目。項目為一幢17層高、物業總伙數112戶, 並設豪華會所的住宅建築, 項目面積約3,500m<sup>2</sup>。單間採用開放式廚房設計, 同時擁有現代化室內設計和達到空間能夠靈活使用的目的。滙智負責機電設計及項目管理工作。

### ArchSD Minor Works Term Consultancy - DrugInfoCentre & Yung Shue Wan Ferry Pier - Admiralty/Lamma Island, H.K. 建築署小型工程顧問項目: 禁毒資訊天地及榕樹灣渡輪碼頭 - 香港·金鐘/南丫島

Among the projects we had commissioned, the renovation works of the existing Drug InfoCentre (DIC) at the Low Block of the Queensway Government Offices and the existing Yung Shue Wan Ferry Pier were completed under this ArchSD Minor Works Term Consultancy. The 2-storey DIC has a floor area of around 900m<sup>2</sup>. The renovation works holistically revamp the DIC, instill a new theme of design, upgrade its facilities and modernize exhibits, thus strengthening its functions of anti-drug education and enriching visitation experience of the public. The Yung Shue Wan Ferry Pier renovation works are to enhance its design and facilities, with a view of providing ferry passengers with a better waiting environment. The improvement works were carried out in phases. Talent carried out the M&E design and project administration, including provision of water supply, ventilation, lighting, and power supply systems.



為建築署小型工程顧問所完成項目, 包括位於金鐘道政府合署低座頂層禁毒資訊天地及榕樹灣渡輪碼頭的翻新工程。禁毒資訊天地共分兩層, 佔地約900m<sup>2</sup>。是次工程全面翻新引入新的主題設計、提升設施和更新展品, 以加強禁毒教育功能, 豐富市民的參觀體驗。榕樹灣渡輪碼頭翻新工程改善碼頭設計及設施, 為乘客提供更好的候船環境。改善工程分階段進行, 滙智負責當中機電設計及施工管理, 並配備供水系統、通風、照明及供電系統。

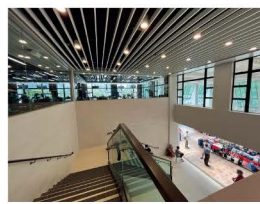
### Residential Development at 42 Tung Street, Sheung Wan, H.K. 東街42號住宅發展項目 - 香港·上環

The project is to construct a single boutique residential tower with floor area of 1,600m<sup>2</sup>. It consists of studio flats, duplex units with commercial premises at podium level. Talent carried out M&E design and project administration for the project. This is the first project that Talent works with the client and the Architect.

項目為一幢高級精品住宅, 面積約1,600m<sup>2</sup>, 本發展包括開放式住宅單位、複式單位及商業面積。這是滙智為業主及建築師進行的首樁項目。滙智負責機電設計及項目管理工作。



### Asset Enhancement Works at Fung Tak Shopping Centre, Diamond Hill, H.K. 鳳德商場改造工程 - 香港·鑽石山



Fung Tak shopping centre is also a Link's Property comprising 4-storey shopping arcade with total area of around 23,800m<sup>2</sup>. The area under renovation is around 4,000m<sup>2</sup>. The project entails the re-partitioning of existing shops and new laboratories. The project was completed in December 2022.

領展旗下的鳳德商場共有4層, 總面積約23,800m<sup>2</sup>, 改造面積約4,000m<sup>2</sup>。項目為現有商場進行改造及翻新, 工程包括重新規劃商舖間格及新建洗手間。項目已於2022年年底完工並預備投入使用。

### Conversion of Ex-Tsuen Wan Lutheran School for Transitional Housing at Cheung Shan Est., Tsuen Wan, HK 象山邨原路德會信義學校改建為過渡性房屋 - 香港·荃灣

The transitional housing of 145 flat units is converted from an existing vacant primary school building with site area of 1,450m<sup>2</sup> located in Cheung Shan Estate, Tsuen Wan. This project aims to provide affordable rental housing for low-income families. Talent carried out M&E design and project administration for the project. The transitional houses were completed and officially put into service in the first quarter of 2022. This marks the vicissitudes of the city from baby booming era to the aging of the society.



將空置校舍改建為145單元的過渡性房屋, 旨在為低收入家庭提供廉價租金的房屋, 協助改善生活環境, 項目佔地面積約1,450m<sup>2</sup>。滙智負責機電系統設計及項目管理工作。項目於2022年第一季度完成並正式投入服務。項目標誌著社會的變遷, 從嬰兒出生潮年代轉化至城市老年化階段。



**Residential Development and Commercial Mall at Gold Coast, So Kwun Wat, Tuen Mun, H.K.**  
屯門黃金海岸住宅發展及擴建商場 — 香港 · 掃管笏



The project is to **construct commercial mall for current hotel extension, 3 residential towers and carparks at Gold Coast with site area of about 110,000m<sup>2</sup>**. The residential portion consists of 3 24-storey residential towers with carparks whereas 2-storey commercial mall will be appended to the hotel. Talent carries out M&E design and project administration for the project.

項目為屯門黃金海岸現有酒店擴建2層商場、新建3幢24層住宅設施及停車場，項目佔地約 110,000m<sup>2</sup>。滙智負責機電系統設計及項目管理工作。

**Asset Enhancement Works at Kai Tin Shopping Centre (New Wing), Lam Tin, H.K.**  
啟田商場(新翼)改造工程 — 香港 · 藍田

Kai Tin shopping centre is a Link's property comprising Old Wing and New Wing with 5-storey shopping arcade and a total area of around 20,760m<sup>2</sup>. **The area under renovation is around 6,000m<sup>2</sup>**. The project entails the re-partitioning of existing shops, new lavatories and beautification of internal common area. The project is targeted to complete in the end of 2023.



領展旗下的啟田商場共5層，總面積約 20,760m<sup>2</sup>，改造面積約6,000m<sup>2</sup>。項目為現有商場進行改造及翻新，工程包括重新規劃商場間格，新建洗手間及美化室內公共空間。項目暫定2023年年底完工。

**Asset Enhancement Works at Butterfly Plaza & Market, Tuen Mun, H.K.**  
蝴蝶廣場及街市改造工程 — 香港 · 屯門



Butterfly Plaza is a Link's property consisting of 3-storey shopping arcade with total area of around 28,400m<sup>2</sup>. **The area under renovation is around 1,000m<sup>2</sup> including fresh market and podium**. The project works involve the re-partitioning of the existing fresh market, and beautification of podium on 2/F. The anticipated completion date is in early 2024.

領展旗下的蝴蝶廣場共有3層，總面積約 28,400m<sup>2</sup>，改造面積約1,000m<sup>2</sup>，包括現有街市及平台。項目為現有商場進行改造及翻新，工程包括重新規劃街市間格和美化二樓平台。預計將於2024年年初完工投入使用。

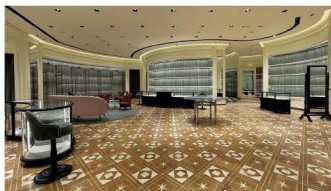
**Transitional Housing at 115 Castle Peak Road, Tsing Lung Tau, H.K.**  
“普綠軒” 過渡性房屋於青山公路115號 — 香港 · 青龍頭

The project comprises **approximately 85 flat units for the family of 1 to 3 persons, STEAM multi-purpose room and free Wi-Fi services**. The operation is under Pumen Foundation and is named 'Wellness Lodge' for this transitional housing. Modular Integrated Construction (MiC) will be adopted for the project. The tentative completion date is in the 4th quarter of 2023. Talent carries out M&E design and project administration for the project.

項目為政府房屋局中的過渡性房屋項目之一，提供約85個住宅單位，適合1至3人的家庭，並提供STEAM元素的多功能活動室及免費網絡服務。項目的營運機構為普門基金會有限公司，並採用組裝合成建築法(MiC)進行。滙智為本項目進行機電設計及項目管理工作，工程暫定於2023年第四季度完成。

**Gucci Stores in China**  
古馳名店 — 中國

Following the completion of M&E design for over 60 Gucci Stores in China in recent years, we continued to work on Gucci stores in China under the term of the serial contract. **In 2022, we have completed 10 Gucci Stores in Chengdu, Chongqing, Dalian, Guangzhou, Hangzhou, Nanjing and Shanghai in China**. Currently over 8 Gucci Stores are commissioned and will be completed this year. We hope that we can continue to be the long-term partner with the client and the interior designer by providing technical expertise and close attendance to the projects.



繼近年完成超過60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。**2022年我們再次完成10間分店**，分別位於成都、重慶、大連、廣州、杭州、南京及上海。現時已在進行設計的古馳名店有8間，並預計在2023年內完成。我們希望能藉著技術、能力及工作上的專注，能繼續成為業主及設計師的長期合作夥伴。

**Improvement to Au Shue Hung Memorial Library for Hong Kong Baptist University, Kowloon Tong, H.K.**  
香港浸會大學區樹洪紀念圖書館翻新改造工程 — 香港 · 九龍塘



The project comprises interior refurbishment of **the main library stack spaces on Level 6 and 7 and their mezzanine floors**, with introduction of various facilities including smart learning spaces, different types of study / display areas / rooms, electronic compact shelving for the library collection, vertical transportation upgrading, and Audio/Visual and IT system upgrading, etc. **Total works area is approximately 3,500m<sup>2</sup>**. Talent carries out M&E design and project administration. The whole installation is expected to be completed in mid-2024.

項目為 6 樓和 7 樓的主圖書館書庫空間及其夾層進行翻新工程，引入各種設施，包括智能學習空間、不同類型的學習/展示空間/房間、電子密集型圖書館藏書架、垂直交通、影音及IT系統的提升等。工程總面積約為 3,500m<sup>2</sup>，滙智為本項目進行機電設計及項目管理工作，整項工程預計在2024年中完成。

**Cyclical Maintenance of Kadoorie Biological Sciences Building, The University of Hong Kong, Pokfulam, H.K.**

香港大學嘉道理生物科學大樓的定期維護 — 香港 · 薄扶林

We are engaged as M&E consultant for **cyclical maintenance of Kadoorie Biological Sciences Building**. Scope of works comprises the renovation of the common areas like lift lobby and toilets, replacement of existing plumbing & drainage installation, compressed air system and lightning protection system. Talent carries out M&E design, coordination for operational needs and project administration for the works.



我們受聘為項目的機電顧問，負責對大學嘉道理生物科學大樓進行定期維護。工程範圍包括裝修大樓公眾位置，如升降機大堂及洗手間，更換現有給排水系統、壓縮空氣系統及防雷系統。滙智為本項目進行機電設計、協調及項目管理工作。

**Replacement of Chiller Plants for Fanling Town Centre, Fanling, H.K.**  
粉嶺名都商場更換空調製冷系統 — 香港 · 粉嶺



The existing chiller plant locates on the podium of the composite development and comprises of 2 air-cooled chillers and 2 water-cooled chillers. In order to deal with an increasing cooling demand from the shopping arcade, the existing 2 air-cooled chillers will be replaced by new water-cooled chillers with better energy efficiency. The chiller plant eventually results with **a total capacity of 1,480 TR** to support the air conditioning system for the 2-storey shopping arcade with **total area of 11,000m<sup>2</sup>** approximately.

商場現有空調機組位於屋苑平台，設有2組風冷機組及2組水冷機組。為應對商場未來冷負荷的需求，現有風冷機組將更換成更具能源效益的水冷機組。將來空調機組總容量為 1,480冷噸，提供冷凍水服務與面積約11,000m<sup>2</sup>的兩層購物商場。

**New Veterinary Clinic in TST, H.K.**  
寵物診所裝修工程 — 香港 · 尖沙咀

The new Veterinary Clinic locates in **B/F to G/F of Harbour Crystal Centre with the total area of 1,200m<sup>2</sup>** approximately. The Clinic comprises of different special task rooms which required special E&M designs. For example, **separate chiller system for MRI room, laminar flow and positive pressure provision for surgery rooms**, etc. Talent carries out the M&E design and project administration for the project. The anticipated completion date is in the 1st quarter of 2023.



項目位於港區中心首層至地下一層，總裝修面積約為1,200m<sup>2</sup>。診所內有不同類型的特別房間，需要機電設計配合，計有獨立空調系統供磁力共振儀器、正壓及層流送風設計供手術室等。滙智負責機電設計及施工管理，預計2023年第一季正式投入使用。

**Dior Stores in China**  
迪奧名店 — 中國

In 2022, we have completed one Dior Store in Beijing. Currently about 10 Dior Stores in Chengdu, Qingdao, Shenzhen & Zhengzhou are commissioned and will be completed in 2023. We hope that we can continue to be the long-term partner with the client and the interior designer by providing technical expertise and close attendance to the projects.



2022年我們完成一間北京分店。現時已在進行設計的迪奧名店約10間，分別位於成都、青島、深圳及鄭州，並預計在2023年內完成。我們希望能藉著技術、能力及工作上的專注，能繼續成為業主及設計師的長期合作夥伴。

**Bowling Centre at Kai Tak Sports Park, Kai Tak, H.K.**  
保齡球中心裝修工程 — 香港 · 啟德

A **new world class bowling centre at Kai Tak Sports Park** is scheduled for completion in the second half of 2023. The bowling centre contains **40 bowling lanes with total area of approx. 3,500m<sup>2</sup>**. The facilities will fully comply with the international competition standards, providing a fantastic opportunity for international competitions. Our task includes the modification of M&E installations provided by landlord to meet the interior design of the bowling centre.

位於啟德體育園內全新的世界級保齡球中心計劃於 2023 年下半年落成。保齡球中心面積約3,500m<sup>2</sup>，設有40條保齡球道。保齡球中心的設備及配套均符合國際標準，並可提供場地舉辦國際大型保齡球比賽。滙智將負責提供機電設計服務，改造現有機電系統設施，以配合室內裝飾設計及保齡球中心的使用。

**Review of Existing Fire Services System and Renovation Work for Aberdeen Marina Club, Shum Wan Road, H.K.**  
深灣遊艇會現有消防系統考核及用房翻新 — 香港 · 深灣

After completing the **power supply upgrading works to about 170 wet berths** in the Aberdeen Marina Club, we are engaged again for **reviewing existing Fire Services system and the renovation work for 3/F Caffé Luna**. Review of existing Fire Services system works include overall assessment of the conditions of the existing system through site inspections, maintenance record analyses, witnessing the testing the operation/functional performance. Reports on the findings and recommendation for improvement works will be provided at the end of the studies. Renovation work for Caffé Luna covers the indoor / outdoor seatings and kitchen area for the Italian restaurant. We hope that we can become the long-term partner with the client by providing technical expertise and close attendance to the project.



繼早前為深灣遊艇會完成多項顧問服務，並近期完成約170個遊艇泊位供電系統更新工程的顧問工作後，我們繼續為遊艇會進行現有消防系統考核及三樓意大利餐廳翻新的顧問工作。消防系統考核包括透過現場考核、運行維修紀錄考核、參與聯合運行測試，全面檢討現有消防系統，研究並建議優化方案。另為意大利餐廳的室內外用餐區及廚房區的翻新提供機電設計服務。我們希望能藉著技術、能力及工作上的專注，成為業主的長期合作夥伴。



## Planning for Long Voyage to Cross Pacific Ocean Again - S/Y Eagles Quest II

### 「探索鷹號」帆船重新出發 — 跨越太平洋的遠航

After using the Sailing Yacht Eagles Quest II (a 58ft Tayana Cruiser) for sailing ministry in Philippines for 2 years, Rob Leighton from America handed back the ownership to us by the end of 2021. In the midst of pandemic, we have difficulty in sailing the boat back to Hong Kong. Though the policy had relaxed later, we did not sail the boat back to HK. After careful considerations and in-depth studies on weather, prevailing wind direction and safety, we have to give up the sailing from Southeast Asia to Mediterranean. Even if we can choose the autumn or winter season to sail south from HK or Philippines, we will be against the wind for majority of the year in Arden Gulf and the Red Sea. Besides, it is unlikely that we can secure Navy Escort again in Somali region which adds to the danger of the voyage.



With her ocean crossing capability meeting historical challenges including the voyage through the magnificent Northwest Passage (Canadian Arctic Ocean), we have many options for long voyages. A likely one is to sail from Asia through doldrum to North America passing through Hawaii. We can use the boat to explore Central America or sail North to Alaska. Sailing to Alaska and Aleutian Islands are ideal places for exploration. Although EQ2 had been to Aleutian

Islands and Alaska, the land and coastal lines are too vast that a single trip can cover only fractions of the places. As not many people are free to sail such long voyages, we plan to move the boat to North America this year and do the other explorations in the coming few years. Keep track of us in our website for further information.

美國人羅布·萊頓 (Rob Leighton) 在使用「探索鷹號」Eagles Quest II (58呎的 Tayana 58DS 巡航帆船), 在菲律賓進行兩年的帆船事工後, 已將帆船的擁有權轉回給我們。正當全球新冠疫情仍然持續下, 將帆船駛回香港存在困難。雖然入境政策有所放寬, 但我們並無將船駛回香港。經過對天氣、季節風向和安全的慎重考慮和深入研究, 我們不得不放棄將船從東南亞駛至地中海的建議。即使我們可以選擇秋冬季節從香港或菲律賓利用季候風順風南下, 但在亞丁灣和紅海一帶, 大部分時間都處於逆風狀況。此外, 我們不太可能在索馬里地區再次獲得海軍護航, 這又增加了航行的危險。



憑藉探索鷹號的跨洋往績、應對歷史挑戰, 包括通過傳奇的西北航道(加拿大北冰洋)的航行, 我們有許多遠洋航行的選擇。一個可能的航線是從亞洲起航, 穿過赤道無風帶, 途經夏威夷駛往北美洲。在那處我們可以駕船, 探索中東或向北航行至阿拉斯加。航行至阿拉斯加和阿留申群島是探索的理想地點。EQ2雖然到過阿留申群島和阿拉斯加, 但該區陸地和海岸線極為遼闊, 單次航行只能覆蓋一小部分。由於沒有多少人能有時間作長程航行, 我們計劃今年先將帆船移至北美, 並在未來幾年進行其他探索。請瀏覽我們的網站, 並追蹤我們, 以獲取更多信息。

## Sailing Activities Continue 繼續航行

As our sailing craft Eagles Quest II (a 58ft Tayana Cruiser) is staying in Philippines, we have been using another sailboat Xakanaxa for continuing our sailing and team building works. Xakanaxa is a Bavaria 42 coastal sailboat characterized by her limited capacities of fuel tanks and water tanks. However, the boat is good for training as it is light and responsive to steering changes and sail adjustments. Comparing the boat with EQ2 may elicit our lamentation on the former brilliance of our sailing history of rounding the world through Arctic Ocean. Meanwhile, we would forget the past and focus ahead using Xakanaxa for building another bright future.



Our colleagues were too busy for the past year that chances of participations to sailing were few. We hope that we can recruit more talents to ease the burdens of our colleagues so that we can have time to pursue our hobbies, take part to other activities and build up relationships. Good relationships can always clarify misunderstandings and strengthen collaborations.



由於我們的帆船「探索鷹號」(58呎的 Tayana 58DS 巡航帆船) 滯留在菲律賓, 我們一直在使用另一艘帆船 Xakanaxa 以繼續進行航海活動和團隊建立工作。Xakanaxa 是艘 Bavaria 42 近岸帆船, 其特點包括有限的油箱和水容量。由於該船較輕, 對舵向和帆繩的調整反應靈敏, 因此非常適合作訓練之用。若將 Xakanaxa 與 EQ2 進行比較, 可能令人暗然, 皆因 EQ2 帶著穿越北冰洋及帆遊世界的輝煌歷史。然而, 我們會忘記過去, 專注目前, 使用 Xakanaxa 構建另一個光輝的未來。

過去一年我們的同事忙於工作, 參加航海的機會很少。我們希望能招募更多人才來減輕同事的負擔, 讓我們有時間追求自己的興趣、參加其他活動和建立人際關係。良好的關係總能消除誤解, 並增進團隊合作。

## Resumption of Vacation Subsidies for Team Building Tour 恢復團隊建立旅遊補貼

Restricted by the Covid measures for travelling, our subsidized tours overseas for team building has been suspended for 3 years. As the effects of Covid has been tempered either by mutations of the viruses or by vaccinations, the measures have been relaxed throughout the world. This enable us to resume our vacations overseas that we have been



holding for more than 15 years. A retrospection of the past destinations reveals that most of the continents had been covered. Among the popular countries and regions such as Asia (Japan, Korea, Taiwan, Dubai, Bali, Turkey), continental Europe (Germany, Austria, France, Spain, Portugal, Hungary, Czech Republic, Finland, Iceland), North America (USA, Canada) and Oceanian countries (Australia, New Zealand), there are some regions that not too many people from HK would usually visit like Fiji, Central Asia, Palau. However, we notice that only few of our colleagues have opted for South America and Africa. Of course, if we use in-depth travel as a measure, we still have many places that are worth visiting. For new recruits, choosing a location is another issue. We would see if there are colleagues who had travelled to most of the popular places would like to explore new horizons.



Our admin colleagues may be busy to check the status of Covid measures in different places and the charges of going there so that more suggestions can be provided to colleagues although they have their own discretions on where to tour. Travelling always tests our temperaments and reveals our true selves that we may not notice in our daily lives. We hope that this platform can help our colleagues knowing each other better and building long lasting relationships.

受新冠肺炎疫情措施限制, 我們的海外旅遊的團隊建立活動已停止3年。由於疫情的影響已因病毒變種或疫苗接種所緩和, 因此, 全世界都放寬了限制措施。這使我們能夠恢復我們已經舉辦了超過 15 年的海外旅遊。回顧過去的目的地, 大部分大洲都已被覆蓋。熱門國家和地區如亞洲(日本、韓國、台灣、迪拜、峇里島、土耳其)、歐洲大陸(德國、奧地利、法國、西班牙、葡萄牙、匈牙利、捷克、芬蘭、冰島)、北美(美國、加拿大)和大洋洲國家(澳大利亞、新西蘭), 還有一些少數香港人會去的地區, 如斐濟, 中亞, 帛琉等。但是, 我們注意到很少有同事選擇南美和非洲。當然, 若以深度遊作為衡量標準, 我們還有很多地方是很值得一去的, 且對新進公司的同事來說, 選擇目的地又是另一回事。我們會看看有沒有同事去過大部分的熱門地方, 願意去探索新視野。



我們的行政同事可能會忙於查看不同地方的疫情措施以及所需費用, 以便向同事提供更多建議, 儘管他們可以自己選擇遊覽地點。旅遊總是能考驗著我們的脾氣, 揭示著我們在日常生活中可能不會注意到的真實自我。我們希望這個平台可以幫助我們的同事更好地相互了解, 並建立長久的關係。



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