ARCHITECTURE:INNOVATIV
A HOLISTIC THRIVING DESIGN APPROACH
SUSTAINABLE
Adjective
to meet the needs of the present without compromising the ability of future generation to meet their own need.

Gro Harlem Brundtland
World Commission on Environment & Development
Our Common Future / Brundtland Report 1987
HOLISTIC

adjective
• relating to or concerned with wholes or with complete systems rather than with the analysis of, treatment of, or dissection into parts.
• holistic ecology views humans and the environment as a single system.

Merriam-Webster Dictionary

THRIVING

adjective
prosperous and growing; flourishing.

Oxford Dictionary
RECEDE → SUSTAIN → THRIVE
RECEDE  
Destroy  
Deplete Resources  
Waste Producing

SUSTAIN  
Optimize Resources  
Recycle & Reuse  
Zero Balance

THRIVE  
Leap & Grow  
Innovate  
Value Producing
LEED
BEAM Plus
EARTHCHECK
WELL
GREEN BUILDING CERTIFICATION INSTITUTE

HEREBY CERTIFIES THAT

Dennis Lee

HAS ACHIEVED THE DESIGNATION OF

LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.

Chairman

April 20, 2009

Peter Templeton, President

Printed on 100% bamboo fibers / 100% post-consumer fibers with vegetable based ink.
Dear Mr. Fung,

BEAM Plus Provisional Assessment Result

Project no: [Redacted]
Project name: [Redacted]

We are pleased to inform you that the Provisional Assessment (PA) under BEAM Plus Assessment Version 1.1 for the captioned project has been completed. The project has achieved the rating “UNCLASSIFIED” in the Provisional Assessment. Please find the enclosed Provisional Assessment Report for your information.

Please kindly inform us on your acceptance of the assessment result and we will proceed with the certification process accordingly. You have 30 calendar days starting from the date of this letter to submit the appeal application if you have any disagreement with the assessment result.

Thank you for your support to the BEAM Plus and the green building movement. Should you have any queries, please free to contact us at 3010-3700.

Yours sincerely,
For and on Behalf of BEAM Society Limited

Michael Choi
Head of Technical Services

End: BEAM Plus Provisional Assessment Report

Out Ref: [Redacted]

23 May 2014
By Post and Email

---

1.9 BEAM Plus Assessment Result

<table>
<thead>
<tr>
<th>Category</th>
<th>Achievement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Aspects (SA)</td>
<td>0.0</td>
</tr>
<tr>
<td>Material Aspects (MA)</td>
<td>0.0</td>
</tr>
<tr>
<td>Energy Use (EU)</td>
<td>15.4</td>
</tr>
<tr>
<td>Water Use (WU)</td>
<td>0.0</td>
</tr>
<tr>
<td>Indoor Environmental Quality (IEQ)</td>
<td>3.3</td>
</tr>
<tr>
<td>Innovations and Additions (IA)</td>
<td>1.0</td>
</tr>
<tr>
<td>Overall Rating</td>
<td>25.7</td>
</tr>
</tbody>
</table>

Based upon information and commitment provided by the Applicant, the captioned project achieves the following BEAM Plus Award: Unclassified.

2 Assessor Report

2.1 Introduction

BEAM Plus for New Buildings Version 1.1 defines over one hundred best practice environmental criteria for a range of planning, design, construction, operation and management provision issues for sustainable buildings. Premises are assessed and 'credit' awarded where the criteria is satisfied.

2.2 Methodology

The BEAM Plus rating is established on the basis of the overall number of applicable credits that have been achieved, and the number of applicable credits accomplished in individual aspects including “Site Aspects”, “Materials Aspects”, “Water Use”, “Energy Use”, “Indoor Environmental Quality” and “Innovations and Additions” categories.

There are five possible BEAM Plus awards: Unclassified, Bronze, Silver, Gold and Platinum, according to the number of credits achieved. It is necessary to obtain the minimum percentage (%) of credits in all four categories in order to qualify for an overall rating.

“Unclassified” means the Applicant has not met the minimum requirements set out in the BEAM Plus Manual.

For the purpose of calculating the overall BEAM Plus rating, bonus credits are excluded from the total available credits but included in the number of credits achieved in IA section.
Does A LEED Logo Mean Your Building Is ‘Green’? Not Always

February 19, 2015

When Scott Hardin found a home four years ago for his real estate appraisal firm, The Appraiser Guy, at Woburn’s Trade Center 128, he was pleased to settle into the “green” building. Besides the convenient location on Route 128, the building was equipped with solar panels, low-flow toilets, and even bathroom towel dispensers that use smaller sheets of paper.

The building’s advertised LEED credentials played a big part in Hardin’s decision to rent there. The LEED award – Leadership in Energy and Environmental Design – is the building industry standard for environmental and energy
TYPICAL DESIGN AND CONSTRUCTION PHASE FLOWCHART
THE 10 BEST IMPOSIONS IN LAS VEGAS HISTORY

By ROB KACHELRIEFS
Published On 02/25/2014

They say in Vegas, the house always wins... except when it doesn't, in which case, it gets literally blown up. And when that happens, everybody wins, because we get to see massive, iconic buildings imploded for our amusement (and/or to make space for the next big implodable structure). The trend has slowed down recently with spots like...
### Government Waste Disposal Facilities for Construction Waste

The following government waste disposal facilities accept different types of construction waste:

<table>
<thead>
<tr>
<th>Government waste disposal facilities (Please see location map on rear)</th>
<th>Type of construction waste accepted</th>
<th>Charge per tonne*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public fill reception facilities</td>
<td>Consisting entirely of inert construction waste**</td>
<td>$27</td>
</tr>
<tr>
<td>Sorting facilities</td>
<td>Containing more than 50% by weight of inert construction waste**</td>
<td>$100</td>
</tr>
<tr>
<td>Landfill®</td>
<td>Containing not more than 50% by weight of inert construction waste**</td>
<td>$125</td>
</tr>
<tr>
<td>Outlying Islands Transfer Facilities®</td>
<td>Containing any percentage of inert construction waste**</td>
<td>$125</td>
</tr>
</tbody>
</table>

* Except for the Outlying Islands Transfer Facilities, the minimum charge load is 1 tonne, i.e., if a load of waste weighs 1 tonne or less, it will be charged as 1 tonne. A load of waste weighing more than 1 tonne will be charged at 0.1 tonne increment. For Outlying Islands Transfer Facilities, the charge is $12.5 per 0.1 tonne and the minimum charge load is 0.1 tonne.

** Inert construction waste means rock, rubble, boulder, earth, soil, sand, concrete, asphalt, brick, tile, masonry or used bentonite.

* If a load of waste contains construction waste and other waste, that load will be regarded as consisting entirely of construction waste for the purpose of calculating the applicable charge.
THE WAY FORWARD (FIRST STEPS TO THRIVE)

1. THINK OF BUILDING AS A SYSTEM WITH LIFE CYCLE
2. DESIGN BEYOND FORM & FUNCTION
3. REDEFINE OUR NEEDS/MENTALITY & MANAGE OUR CONSUMPTION
4. BELIEVE WE ARE PART OF THE SOLUTION
5. BUILD RAPPORT WITH THE GUARDIAN & THE COMMERCE
1. THINK OF BUILDING AS A SYSTEM WITH LIFE CYCLE

“The builders might take years over their tasks, but one day, they finish what they’re doing… Life loses its meaning when the building stops…

On the other hand, for those who plants, they endure storms and all the many vicissitudes of the seasons, and they rarely rest. But unlike a building, a garden never stops growing. And while it requires the gardener’s constant attention, it also allows life for the gardener to be a great adventure.”
1. THINK OF BUILDING AS A SYSTEM WITH LIFE CYCLE
1. THINK OF BUILDING AS A SYSTEM WITH LIFE CYCLE
1. THINK OF BUILDING AS A SYSTEM WITH LIFE CYCLE
2. DESIGN BEYOND FORM & FUNCTION
### 2. DESIGN BEYOND FORM & FUNCTION

#### Proposed Hotel Development

#### Master Programme Rev. II

<table>
<thead>
<tr>
<th>Task Number</th>
<th>Task Description</th>
<th>Start Date</th>
<th>End Date</th>
<th>Duration (days)</th>
</tr>
</thead>
<tbody>
<tr>
<td>201</td>
<td>Soft Fixtures</td>
<td>2017-01-01</td>
<td>2017-04-01</td>
<td>90</td>
</tr>
<tr>
<td>202</td>
<td>Architectural Design</td>
<td>2017-02-01</td>
<td>2017-06-01</td>
<td>120</td>
</tr>
<tr>
<td>203</td>
<td>Building envelope</td>
<td>2017-03-01</td>
<td>2017-07-01</td>
<td>150</td>
</tr>
<tr>
<td>204</td>
<td>MEP Installation</td>
<td>2017-04-01</td>
<td>2017-08-01</td>
<td>180</td>
</tr>
<tr>
<td>205</td>
<td>Testing &amp; Commissioning</td>
<td>2017-05-01</td>
<td>2017-09-01</td>
<td>210</td>
</tr>
<tr>
<td>206</td>
<td>Statutory inspections (PE and BS)</td>
<td>2017-06-01</td>
<td>2017-10-01</td>
<td>240</td>
</tr>
<tr>
<td>207</td>
<td>Acoustics of DP</td>
<td>2017-07-01</td>
<td>2017-11-01</td>
<td>270</td>
</tr>
<tr>
<td>208</td>
<td>Building Energy Code Calculations</td>
<td>2017-08-01</td>
<td>2017-12-01</td>
<td>300</td>
</tr>
<tr>
<td>209</td>
<td>Lighting Design</td>
<td>2017-09-01</td>
<td>2018-01-01</td>
<td>330</td>
</tr>
<tr>
<td>210</td>
<td>Fire-Resistance Testing (Smoke)</td>
<td>2017-10-01</td>
<td>2018-02-01</td>
<td>360</td>
</tr>
<tr>
<td>211</td>
<td>Fire-Resistance Testing (Sprinkler)</td>
<td>2017-11-01</td>
<td>2018-03-01</td>
<td>390</td>
</tr>
<tr>
<td>212</td>
<td>Finish - Tiling Out (Pre-DP)</td>
<td>2017-12-01</td>
<td>2018-04-01</td>
<td>420</td>
</tr>
<tr>
<td>213</td>
<td>Finish - Tiling Out (Post-DP)</td>
<td>2018-01-01</td>
<td>2018-05-01</td>
<td>450</td>
</tr>
<tr>
<td>214</td>
<td>Application for Hotel Services</td>
<td>2018-02-01</td>
<td>2018-06-01</td>
<td>480</td>
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<tr>
<td>215</td>
<td>Multi-basin letter of Requirements</td>
<td>2018-03-01</td>
<td>2018-07-01</td>
<td>510</td>
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<tr>
<td>216</td>
<td>Submit Certificate of Compliance to HKGIC and HKHCP Inspections</td>
<td>2018-04-01</td>
<td>2018-08-01</td>
<td>540</td>
</tr>
<tr>
<td>217</td>
<td>Issue of Hotel Licence</td>
<td>2018-05-01</td>
<td>2018-09-01</td>
<td>570</td>
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<tr>
<td>218</td>
<td>Hotel Soft Opening</td>
<td>2018-06-01</td>
<td>2018-10-01</td>
<td>600</td>
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<tr>
<td>219</td>
<td>Application for General Restaurant Licence (F&amp;B and P/C)</td>
<td>2018-07-01</td>
<td>2018-11-01</td>
<td>630</td>
</tr>
<tr>
<td>220</td>
<td>DEC-Use Letter of Requirements</td>
<td>2018-08-01</td>
<td>2018-12-01</td>
<td>660</td>
</tr>
<tr>
<td>221</td>
<td>Submit Certificate of Compliance to F&amp;R</td>
<td>2018-09-01</td>
<td>2019-01-01</td>
<td>690</td>
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<tr>
<td>222</td>
<td>Issue of Provincial Restaurant Licence</td>
<td>2018-10-01</td>
<td>2019-02-01</td>
<td>720</td>
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<tr>
<td>223</td>
<td>Surface Restaurant Opening</td>
<td>2018-11-01</td>
<td>2019-03-01</td>
<td>750</td>
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<tr>
<td>224</td>
<td>Submit Certificate of Compliance to HKHCP and HKHCP Inspections</td>
<td>2019-01-01</td>
<td>2019-04-01</td>
<td>780</td>
</tr>
<tr>
<td>225</td>
<td>Issue of General Restaurant Licence</td>
<td>2019-02-01</td>
<td>2019-05-01</td>
<td>810</td>
</tr>
</tbody>
</table>

*Note: The timeline continues for the subsequent years.*

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**Organisers:**
- **Construction Industry Council, Hong Kong**
- **SBE Series**
- **iStB**
- **Global Alliance for Buildings and Construction**

**International Co-owners:**
- **WBE Series**
- **World Business Environment**
THROUGH DESIGN & CONSTRUCTION PHASE FLOWCHART
2. DESIGN BEYOND FORM & FUNCTION
3. REDEFINE OUR NEEDS/MENTALITY & MANAGE OUR CONSUMPTION
3. REDEFINE OUR NEEDS/MENTALITY & MANAGE OUR CONSUMPTION
LEED Existing Building: Operations & Maintenance requires recertification once every 5 years.

Certification Challenge Policy can be initiated by GBCI or any third party within 18 months of a project’s certification. However the policy “is not meant to serve as a vehicle for the adjudication of disputes between outside parties.”

“While GBCI reserves the right to revoke and there have been a few occasions to review project certification, GBCI has never found a reason to proceed against certification after a review.”

Susan Dorn
USGBC/GBCI General Counsel
3. REDEFINE OUR NEEDS/MENTALITY & MANAGE OUR CONSUMPTION
3. REDEFINE OUR NEEDS/MENTALITY & MANAGE OUR CONSUMPTION
4. BELIEVE WE ARE PART OF THE SOLUTION

Request for Proposal

Local Executive Design Consultancy Services
for the Hong Kong

15 November 2016

Local Executive Design Consultant
4. BELIEVE WE ARE PART OF THE SOLUTION

CLIENT

PROJECT MANAGER
ARCHITECTS
DESIGNERS
ENGINEERS
SURVEYORS
4. BELIEVE WE ARE PART OF THE SOLUTION

CLIENT

CONSULTANCY FEE

TECHNICAL SERVICES

PROJECT MANAGER
ARCHITECTS
DESIGNERS
ENGINEERS
SURVEYORS
4. BELIEVE WE ARE PART OF THE SOLUTION

**BOTTLES TO CARPET PROCESS**

**DOWNCYCLING:**
is a process of breaking an item down into its component elements that are recovered and reused if possible as lower-value product.

**RECYCLING:**
is the process of converting waste materials into new materials and objects of equal value.

**UPCYCLING:**
is the process of transforming by-products, waste materials, or useless products into new materials or products of better quality or for better environmental value.
5. BUILD RAPPORT WITH THE GUARDIAN & THE COMMERCE

GOVERNMENT
THE GUARDIAN

COMPANIES
THE COMMERCE
5. BUILD RAPPORT WITH THE GUARDIAN & THE COMMERCE

GOVERNMENT
(THE GUARDIAN)

PRESERVE
ASSETS

PROTECT
PUBLIC SAFETY

LAW & ORDER

GENERATE
REVENUE

NEW IDEAS &
PRODUCTS

INNOVATION

COMPANIES
(THE COMMERCE)
PARTING THOUGHTS

1. THRIVEABILITY = SUSTAINABILITY + INNOVATION

2. EXPERIENCE SOMETIMES IS THE ROAD BLOCK TO INNOVATION.

3. RETHINK ABOUT USING THE WORDS “SUSTAINABILITY” & “RECYCLE”.

4. DO NOT BE A HYPOCRIT.
   • THINKING YOU HAVE DONE YOUR PART -> FEEL GOOD
   • THINKING YOU HAVE NOT DONE ENOUGH -> DO NOT FEEL GOOD

5. FOCUS ON FINANCIAL ASPECTS AS MUCH AS TECHNICAL KNOW-HOW IN DEVELOPING RESPONSIBLE BUILT ENVIRONMENT.