

ARCHITECTURE: INNOVATIVE

A HOLISTIC THRIVING DESIGN APPROACH



Organisers:



International Co-owners:



Sustainable Buildings and Climate Initiative
Promoting Policies and Practices for Sustainability



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



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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



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International Co-owners:



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Organisers:



International Co-owners:





Organisers:



International Co-owners:



LEED BEAM Plus EARTHCHECK WELL



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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™.



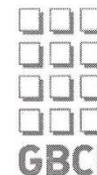
Chairman

April 20, 2009

Date Issued

Peter Templeton, President

Printed on 50% bamboo fibers / 50% post-consumer fibers with vegetable based inks.



LEED Professional Accreditation Exam Score Report

Candidate: Please carefully read through this score report, as it contains details about your examination performance and payment information.

Exam Information

Candidate:	Dennis Lee
Exam Track:	LEED for New Construction
Exam Date:	Monday, April 20, 2009
Candidate ID:	10430491
Test Site:	8591

Score Information

Score Range:	125 - 200
Minimum Passing Score:	170
Score Achieved:	190
Result:	Pass

Section Performance

Section	Percent Correct
Knowledge of LEED Credit, Intent and Requirements	89%
Coordinate Project and Team	83%
Implement LEED process	93%
Verify, Participate in, and Perform Technical Analyses required for LEED Credits	79%

If you have questions or concerns regarding your score report or the accreditation process, please contact the Green Building Certification Institute at exam@gbc.org.

#891
April 22, 2009
LB



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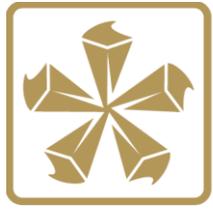
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PLATINUM
 白金級 NB 新建建築 V1.2 2017
 HKGBC
 BEAM Plus
 綠建環評



GOLD
 金級 NB 新建建築 V1.2 2017
 HKGBC
 BEAM Plus
 綠建環評



SILVER
 銀級 NB 新建建築 V1.2 2017
 HKGBC
 BEAM Plus
 綠建環評



BRONZE
 銅級 NB 新建建築 V1.2 2017
 HKGBC
 BEAM Plus
 綠建環評



Organisers:



International Co-owners:





Our Ref [REDACTED]

23 May 2014
By Post and Email



Dear Mr. Fung,

BEAM Plus Provisional Assessment Result

Project no : [REDACTED]
Project name : Proposed A&A works at [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 feel free to contact us at 3610 5700.

Yours sincerely,
For and on Behalf of BEAM Society Limited

Michael Choi
Head of Technical Services

Encl. BEAM Plus Provisional Assessment Report

BEAM Society Limited 1/F Jockey Club Environmental Building T +852 3610 5700
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香港九龍塘德輔道中77號賽馬會環境保護樓1樓 www.beamsociety.org.hk

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BEAM Plus Provisional Assessment Report For [REDACTED]

1.9 BEAM Plus Assessment Result

Category	Achievement
Site Aspects (SA)	0.0
Materials Aspects (MA)	0.0
Energy Use (EU)	15.4
Water Use (WU)	0.0
Indoor Environmental Quality (IEQ)	9.3
Innovations and Additions (IA)	1.0
Overall Rating	25.7

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 building. 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 aspect 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.



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TradeCenter 128 enjoy the

construction materials

for low emissions vehicles

white and oak accent materials

glazing, with vertical louvre blinds

shopping and hotel options

information or to arrange a tour,

Cummins D

- On-site recycling
- Lower utility costs
- Operable windows
- Improved air quality
- Green housekeeping




NEW ENGLAND CENTER FOR INVESTIGATIVE REPORTING (/TAXONOMY/TERM/2771)

Does A LEED Logo Mean Your Building Is 'Green'? Not Always

February 15, 2015

f t+ SHARE

JOHN HILLIARD

Campanelli Designing Workplace Built for Tomorrow

Log In | Email This Page | Subscribers | Search

Our Company | Acquisitions | Construction | Development | Portfolio

LEED & Green Building Experience

The following projects have been designed with sound sustainable methods:

- 2 Pond Park Medical, Weymouth, MA**
 - Green high performance design & construction
 - Wolcott & Partners (local firm) achieved LEED NC Silver rating
 - Project achieved 34 points
 - Designed by Cannon Design
- Presidential Woods Corporate Center, Woburn, MA**
 - LEED CS 2.0, Pre-Certified Silver
 - Designed by RGD Architects & Campanelli
 - Project achieved 32-04 points

488 Upward Woods Corporate



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



International Co-owners:



CONVENTIONAL PRACTICE



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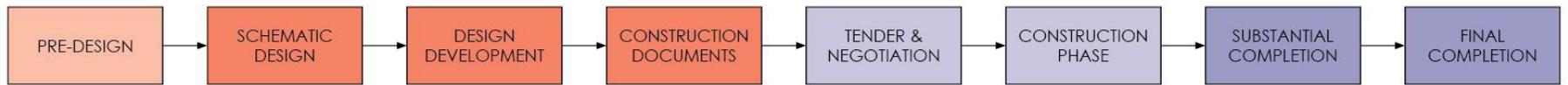
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TYPICAL DESIGN AND CONSTRUCTION PHASE FLOWCHART



Organisers:



International Co-owners:





© Getty Images

© AP



Organisers:



International Co-owners:



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LIFESTYLE

THE 10 BEST IMPLOSIONS IN LAS VEGAS HISTORY

By ROB KACHELRIESS
Published On 02/25/2014



FLICKR USER ANDREW J FERGUSON

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

Ad was inappropriate

Not interested in this ad

Ad covered content

Seen this ad multiple times

TRENDING



Here's How To See If Someone Blocked You On Instagram

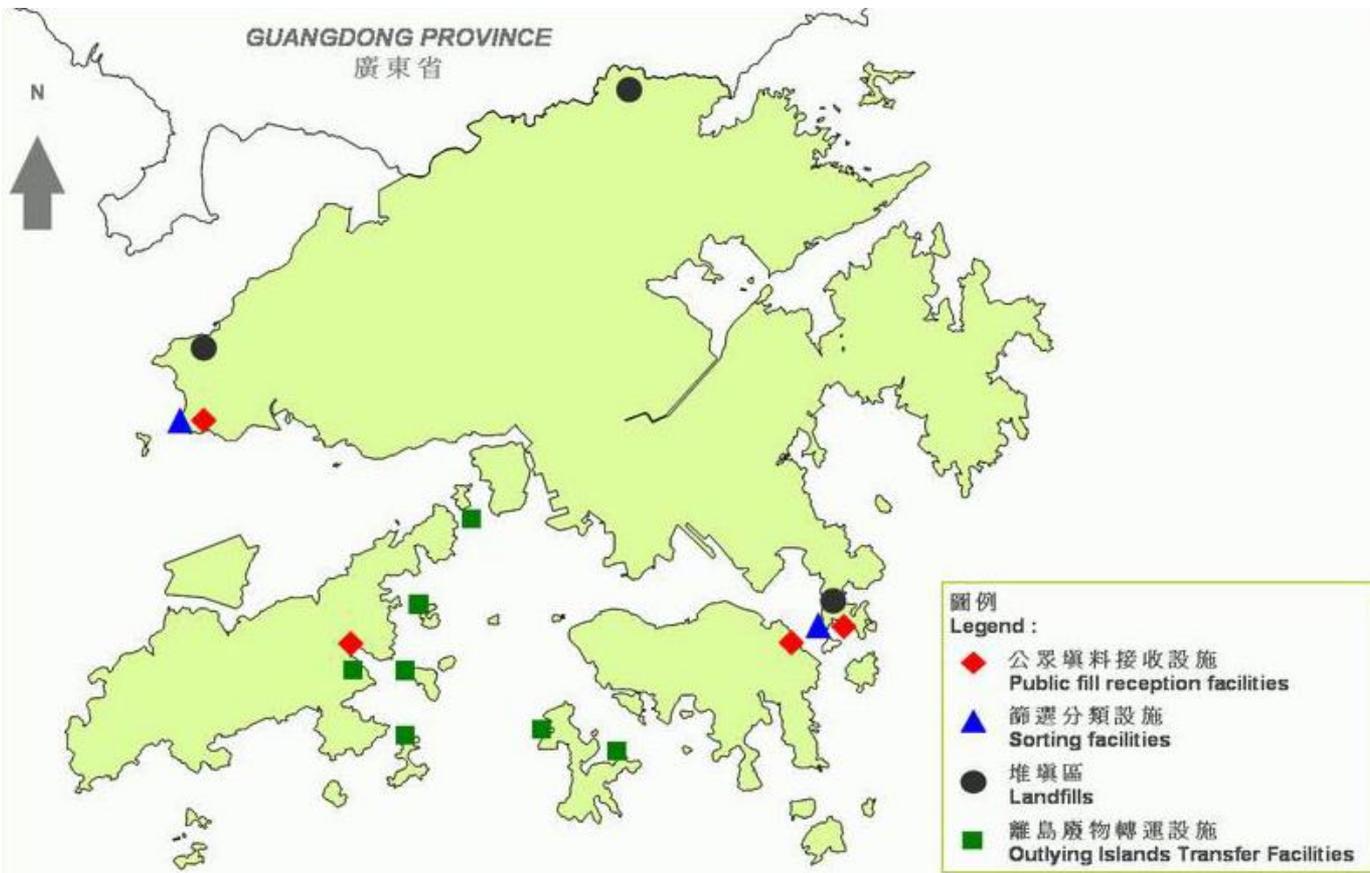


Organisers:



International Co-owners:





處理有「價」

Pay for Disposing of Construction Waste

建築廢物處置收費計劃

The Construction Waste Disposal Charging Scheme



政府建築廢物處置設施

政府設有下列廢物處置設施，用以接收不同種類的建築廢物：

政府建築廢物處置設施 (請參閱背頁地圖)	接收的建築廢物種類	每公噸收費 [#]
公眾填料接收設施	完全由惰性建築廢物 ^{**} 組成	\$27
篩選分類設施	含有按重量計多於50%的惰性建築廢物 ^{**}	\$100
堆填區 [@]	含有按重量計不多於50%的惰性建築廢物 ^{**}	\$125
離島廢物轉運設施 [@]	含有任何百分比的惰性建築廢物 ^{**}	\$125

除離島廢物轉運設施外，最低收費為1公噸(即載量不足1公噸，亦會作1公噸計算)，超過1公噸的廢物載量以每0.1公噸計算收費。離島廢物轉運設施的收費為每0.1公噸\$12.5，最低收費則為0.1公噸。

** 惰性建築廢物指石塊、瓦礫、大石、土、泥、沙、混凝土、瀝青、磚、瓦、砌石或經使用的膨潤土。

@ 如廢物載量含有建築廢物及其他廢物，於計算收費時，該載量須視作完全由建築廢物組成。

Government Waste Disposal Facilities for Construction Waste

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

Government waste disposal facilities (Please see location map overleaf)	Type of construction waste accepted	Charge per tonne [#]
Public fill reception facilities	Consisting entirely of inert construction waste ^{**}	\$27
Sorting facilities	Containing more than 50% by weight of inert construction waste ^{**}	\$100
Landfills [@]	Containing not more than 50% by weight of inert construction waste ^{**}	\$125
Outlying Islands Transfer Facilities [@]	Containing any percentage of inert construction waste ^{**}	\$125

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.



Organisers:



International Co-owners:



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



Organisers:



International Co-owners:

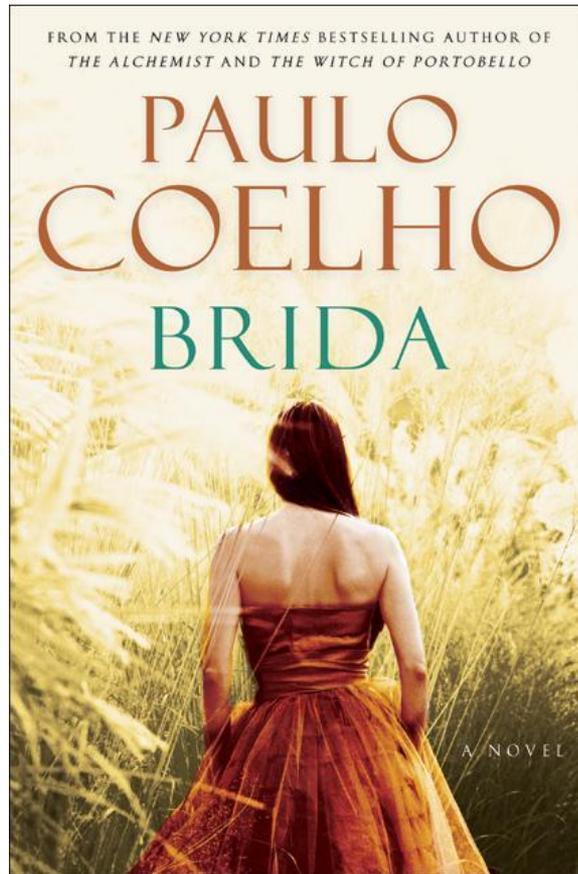


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1. THINK OF BUILDING AS A SYSTEM WITH LIFE CYCLE



“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.”



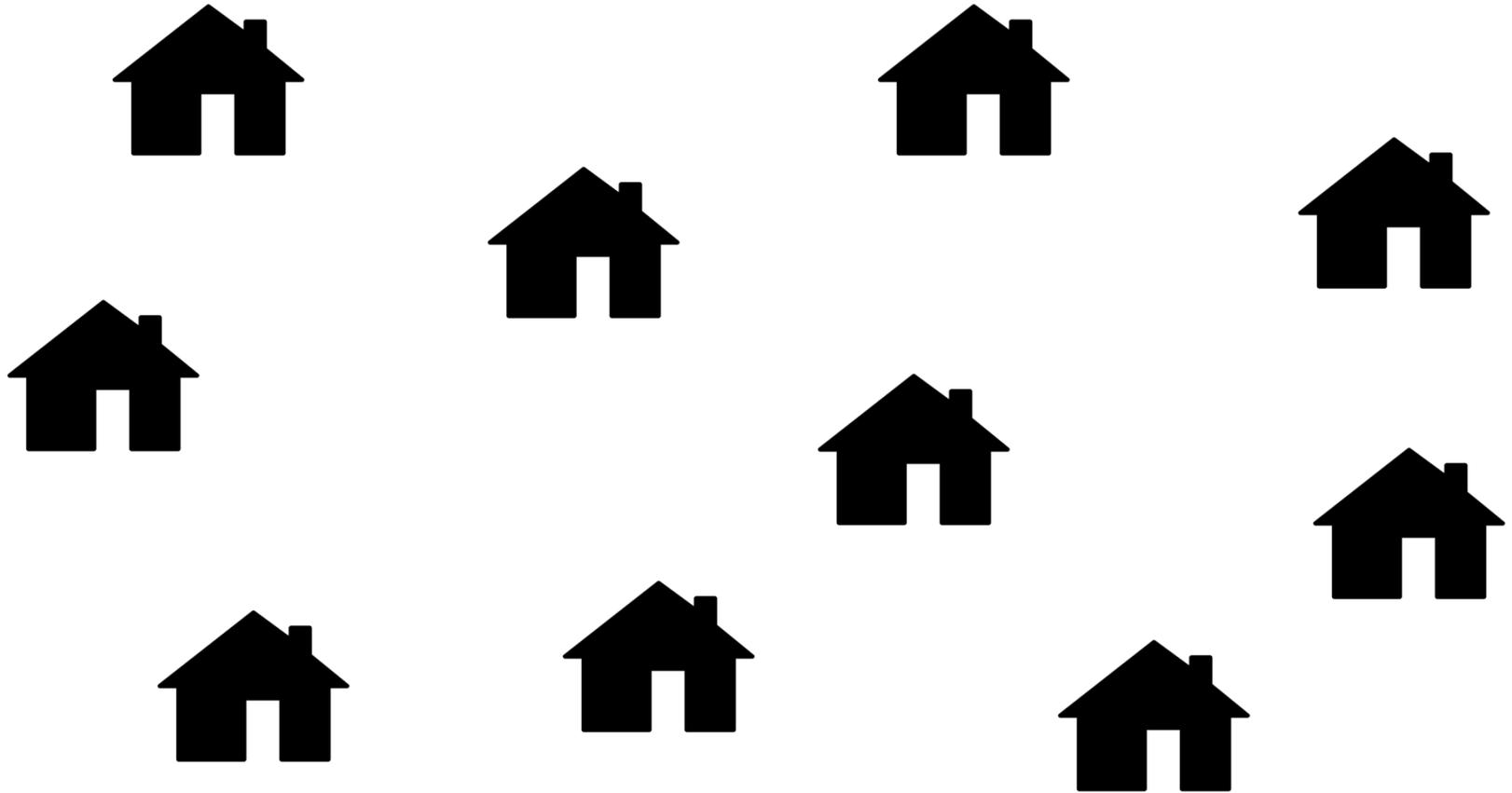
Organisers:



International Co-owners:



1. THINK OF BUILDING AS A SYSTEM WITH LIFE CYCLE



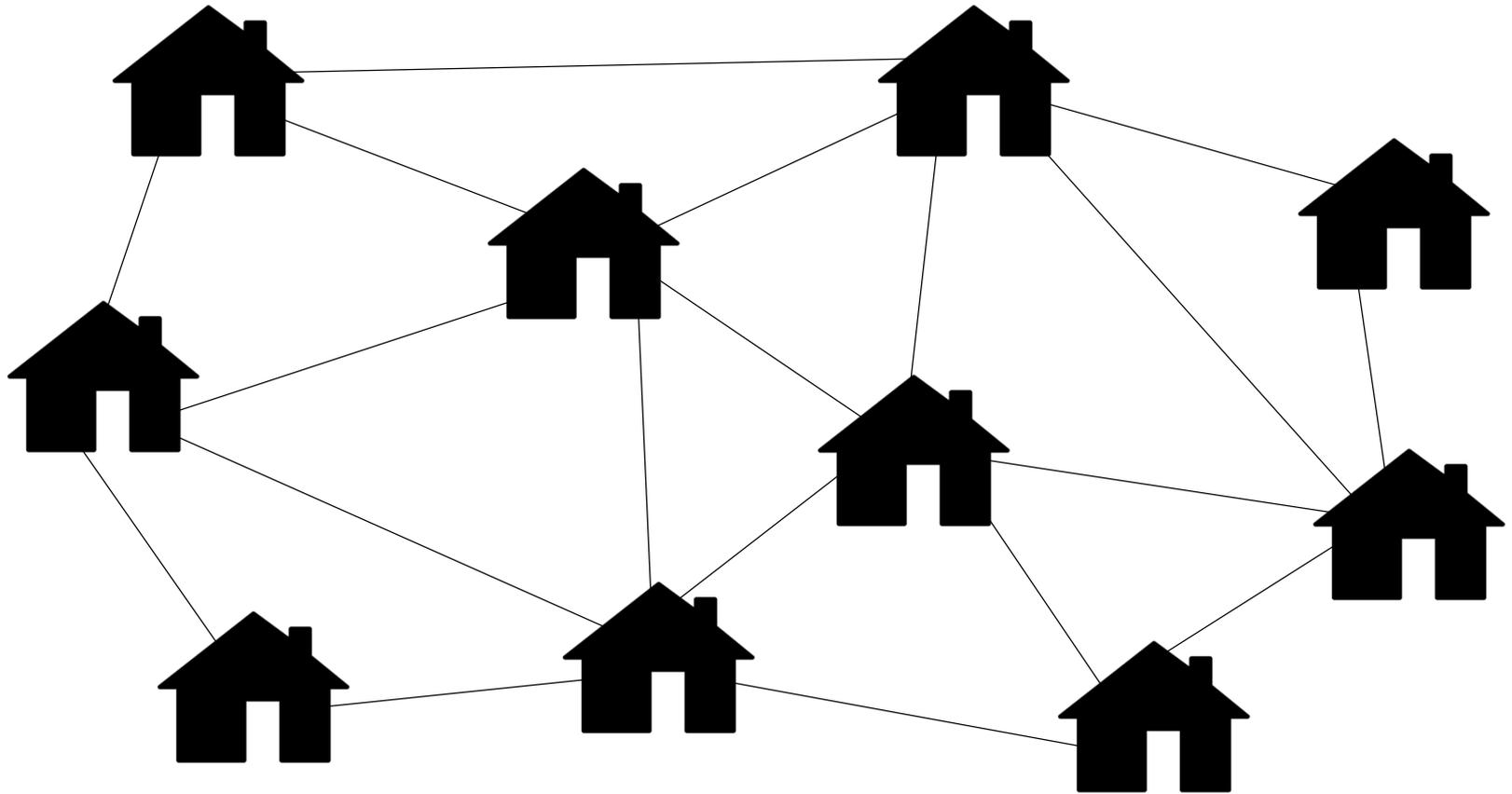
Organisers:



International Co-owners:



1. THINK OF BUILDING AS A SYSTEM WITH LIFE CYCLE



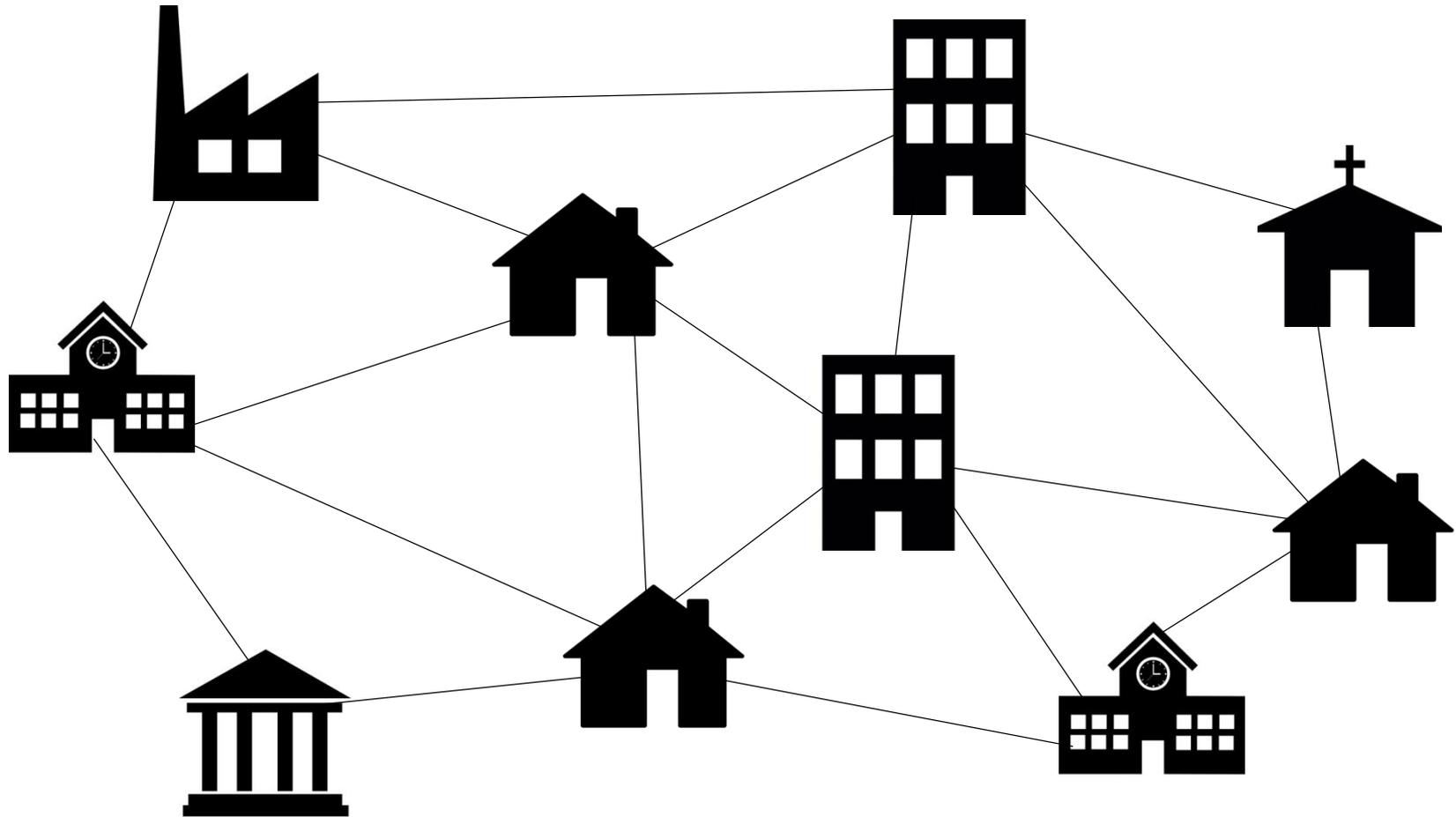
Organisers:



International Co-owners:



1. THINK OF BUILDING AS A SYSTEM WITH LIFE CYCLE



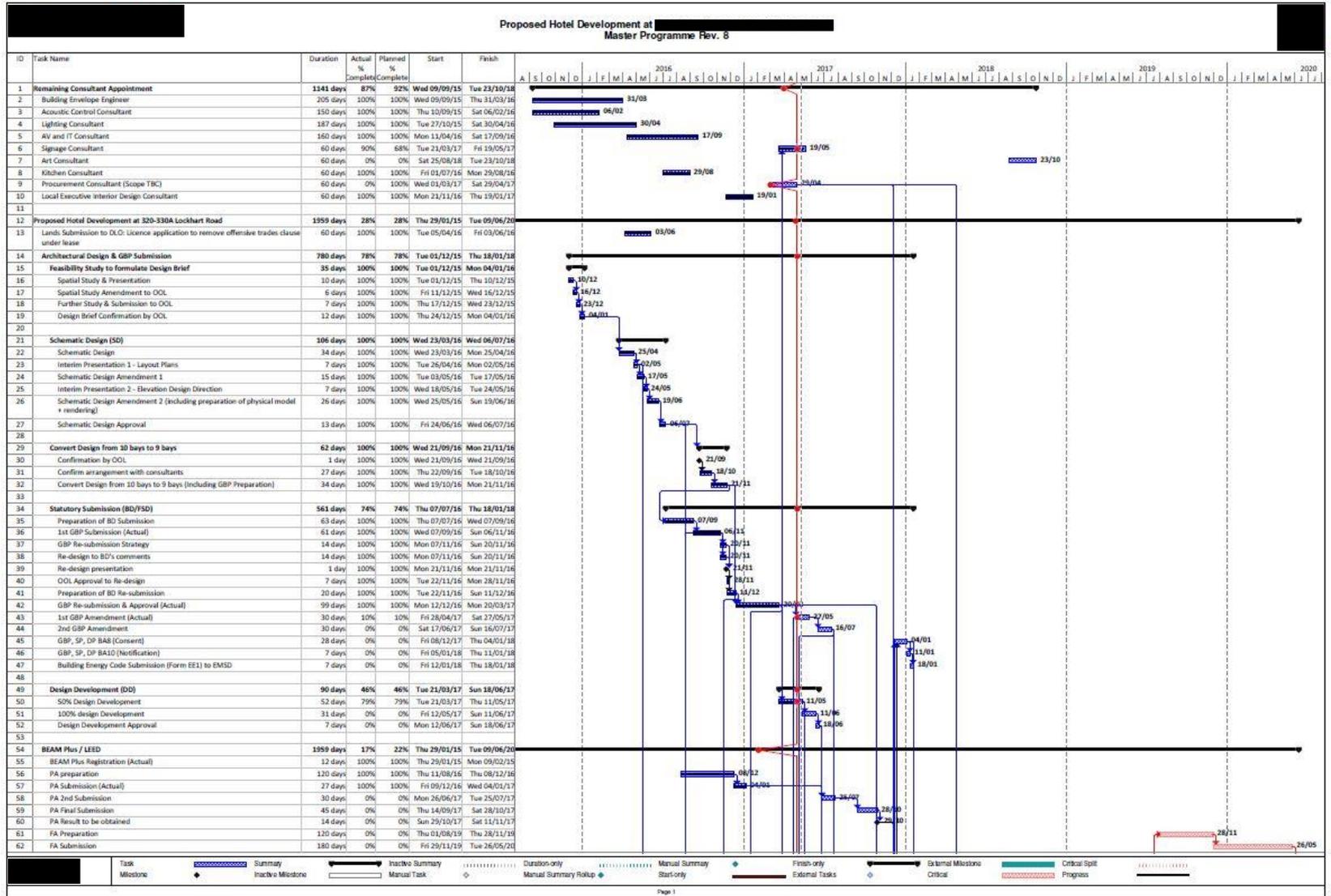
Organisers:



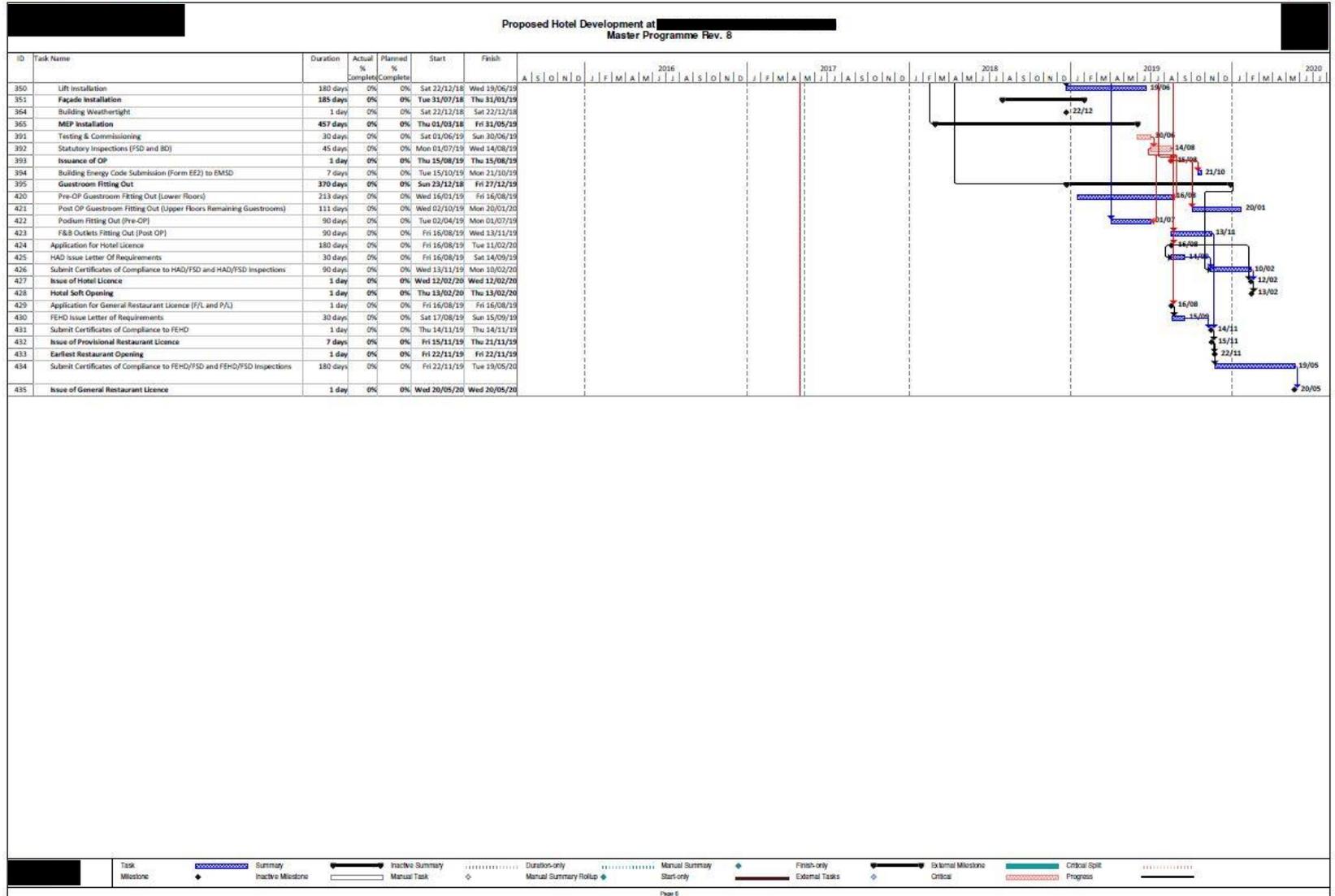
International Co-owners:



2. DESIGN BEYOND FORM & FUNCTION



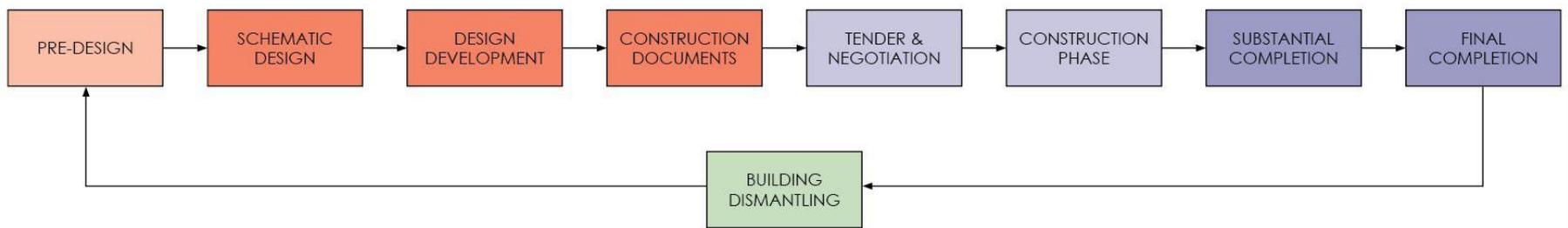
2. DESIGN BEYOND FORM & FUNCTION



International Co-owners:



2. DESIGN BEYOND FORM & FUNCTION



THRIVING DESIGN & CONSTRUCTION PHASE FLOWCHART



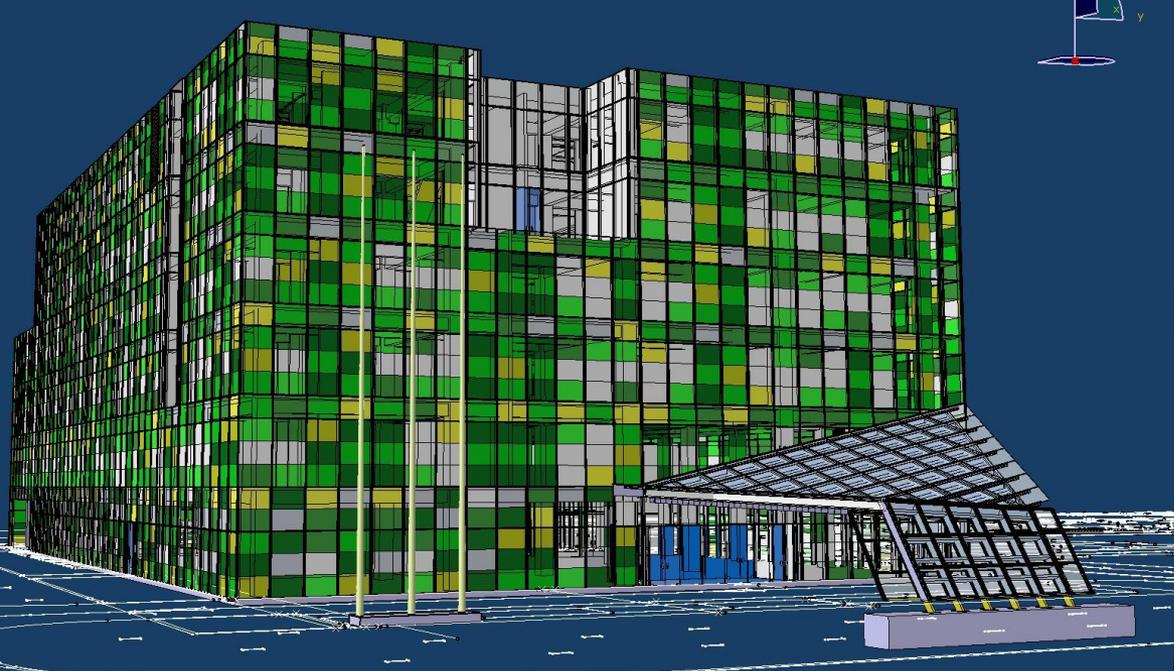
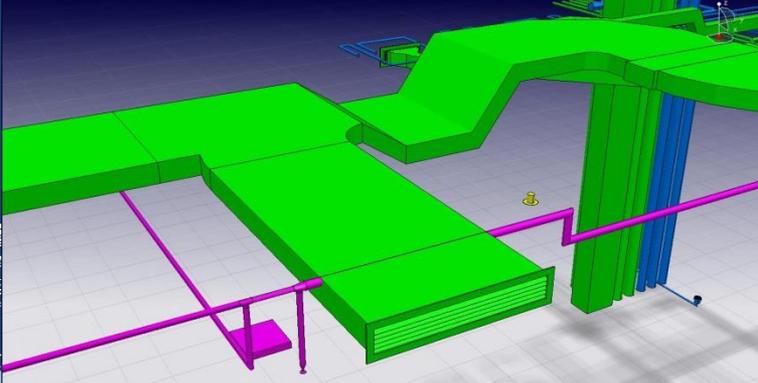
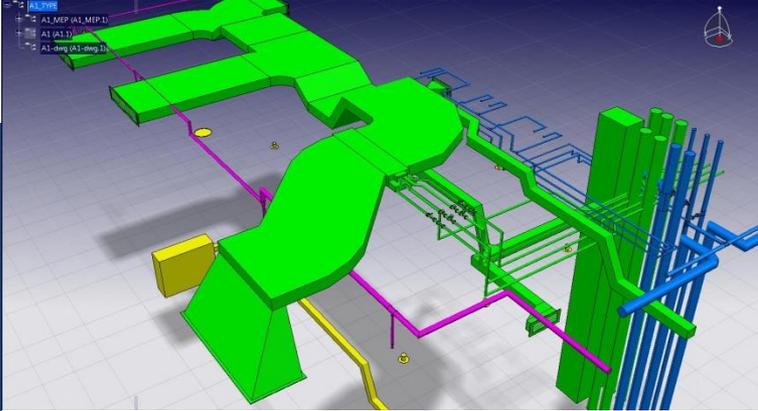
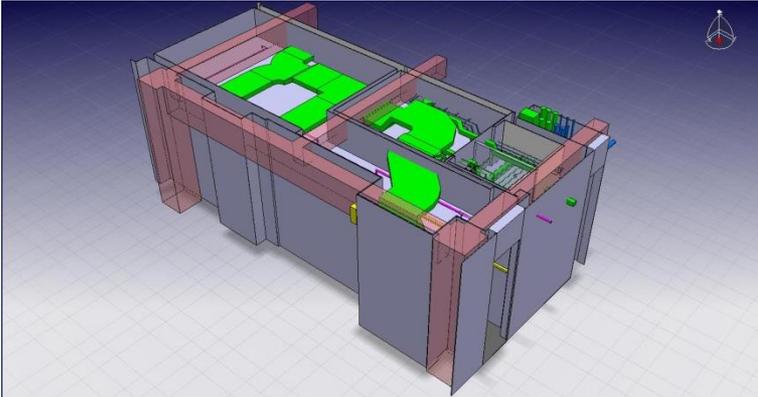
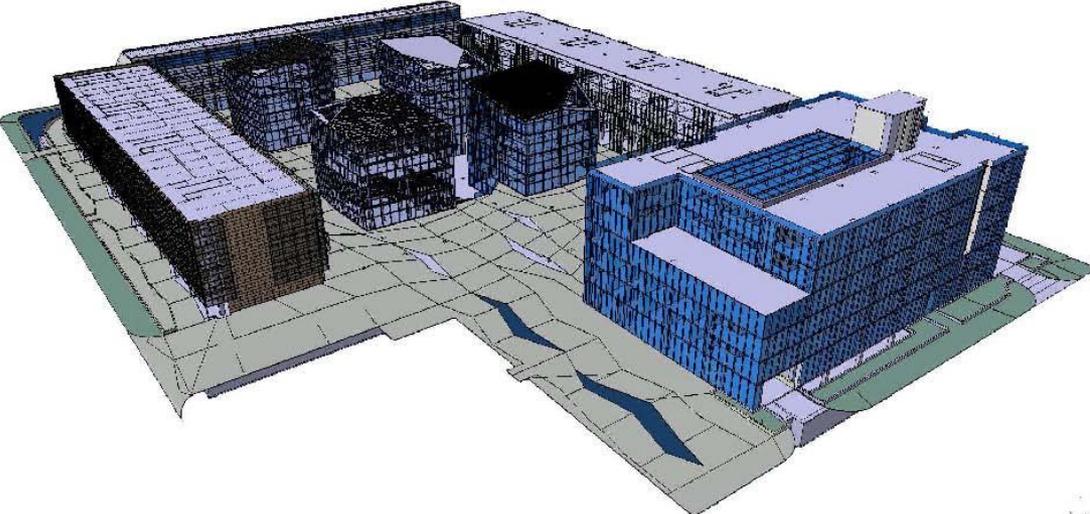
Organisers:



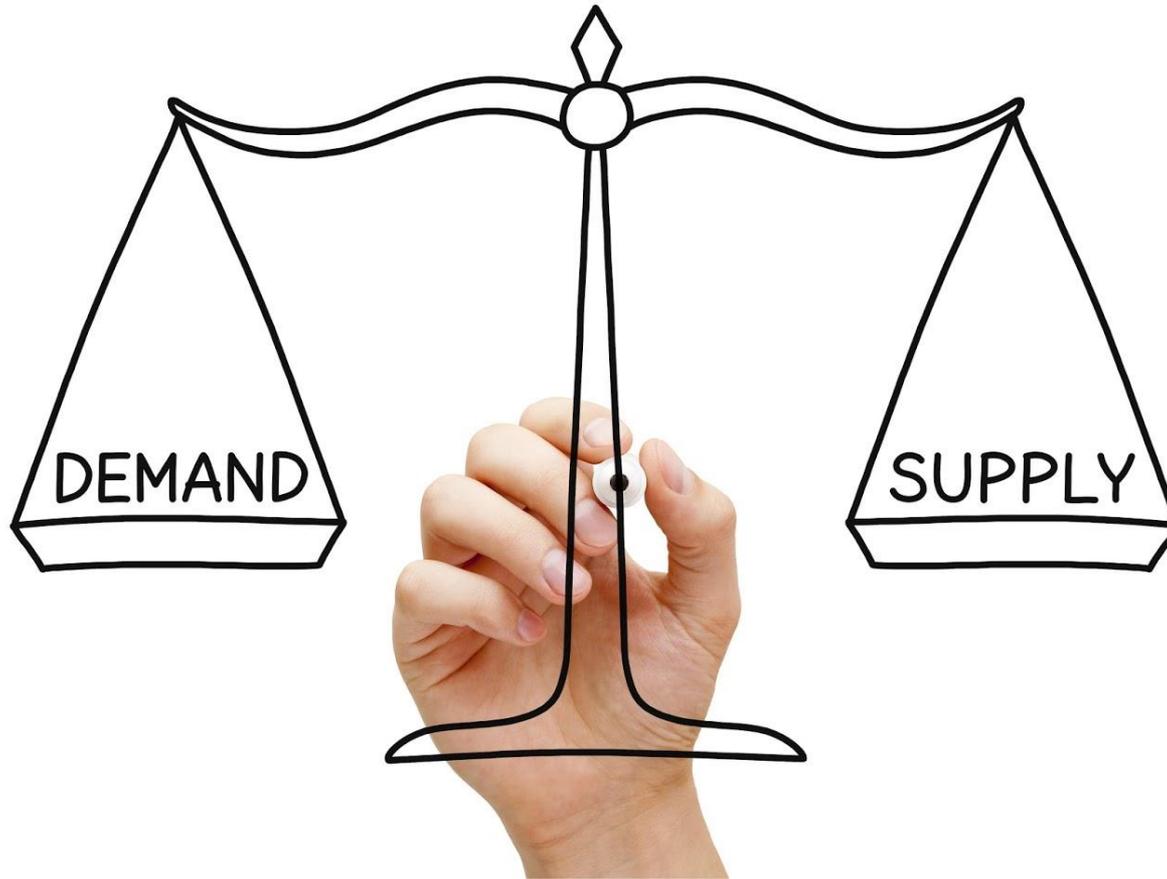
International Co-owners:



2. DESIGN BEYOND FORM & FUNCTION



3. REDEFINE OUR NEEDS/MENTALITY & MANAGE OUR CONSUMPTION



Organisers:



International Co-owners:



3. REDEFINE OUR NEEDS/MENTALITY & MANAGE OUR CONSUMPTION



Organisers:



International Co-owners:



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



Organisers:



International Co-owners:



3. REDEFINE OUR NEEDS/MENTALITY & MANAGE OUR CONSUMPTION



Organisers:



International Co-owners:



4. BELIEVE WE ARE PART OF THE SOLUTION

Request for Proposal

Local Executive Design Consultancy Services
for the [REDACTED] Hong Kong

15 November 2016

[REDACTED] Local Executive Design Consultant

- 1 -

2. APPOINTMENT AND DURATION

2.1 The Client hereby appoints the Consultant to provide the Services to the Client on the terms and conditions of this Agreement with effect from the earlier of the Effective Date and the date of this Agreement.

2.2 This Agreement shall continue until the Services are completed unless this Agreement is terminated in accordance with Clause 10.

3. CLIENT'S APPROVAL

3.1 The Consultant shall obtain the consent of the Client, before giving any instructions, which requires the Client to expend any sum, cost, or expense.

4. CONSULTANT'S OBLIGATIONS

4.1 The Consultant recognizes that the Client does not have the expertise in respect of which the Consultant is being appointed and relies entirely on the skill, judgment and advice of the Consultant for every part of the Services and the Project. The Client will rely on the Consultant to advise the Client and make recommendations bearing in mind the Client's interest at every stage and to perform any services and actions, which are related to the Consultant's duties under this Agreement and may be required although the same is not specified or anticipated at this time, in order to complete the Project.

4.2 The Consultant shall provide the Services in an expert and diligent manner and exercise due professional skill, care, diligence and expedition in the discharge of the Services. In performing the Services, the Consultant will exercise the due skill and care to be expected of a specialist consultant with experience in work similar in size, nature and complexity to the Project. The Consultant shall in all professional matters act as a faithful advisor to the Client and promptly and faithfully comply with and observe all lawful and proper requests which may be made by the Consultant.

4.3 The Consultant shall perform its obligations under the Agreement in accordance with good industry practice and with reasonable skill, care, diligence and expedition according to current established practice and in compliance with the requirements of all relevant laws, statutes and other regulations which may from time to time be in force.

[REDACTED] Local Executive Design Consultant

- 30 -

4. BELIEVE WE ARE PART OF THE SOLUTION

CLIENT

PROJECT MANAGER
ARCHITECTS
DESIGNERS
ENGINEERS
SURVEYORS



Organisers:



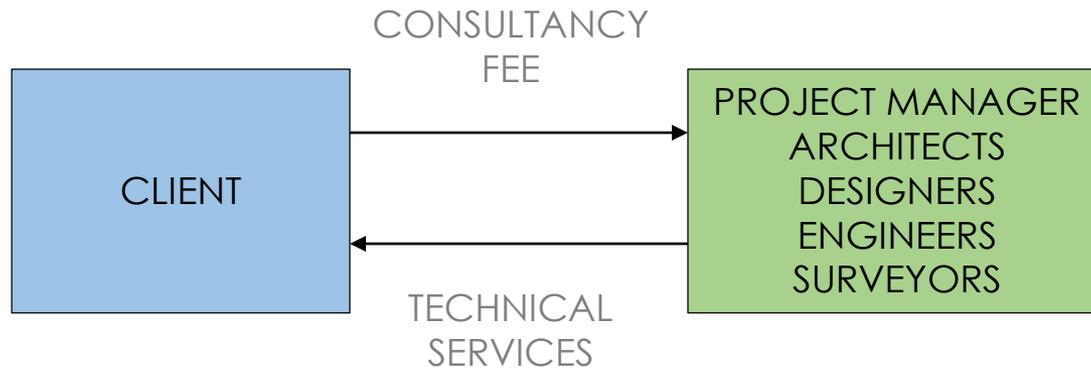
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4. BELIEVE WE ARE PART OF THE SOLUTION



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4. BELIEVE WE ARE PART OF THE SOLUTION



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)



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5. BUILD RAPPORT WITH THE GUARDIAN & THE COMMERCE



GOVERNMENT
(THE GUARDIAN)

PRESERVE
ASSETS

PROTECT
PUBLIC SAFETY

LAW & ORDER

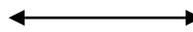
GENERATE
REVENUE

NEW IDEAS &
PRODUCTS

INNOVATION



COMPANIES
(THE COMMERCE)



Organisers:



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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.



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