

Build Less and Make Cities Smarter

by

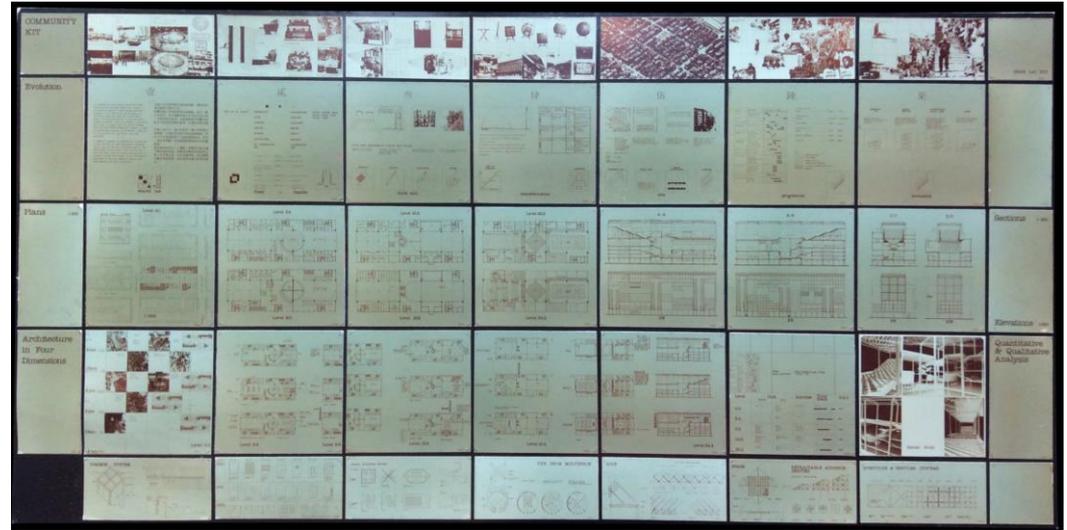
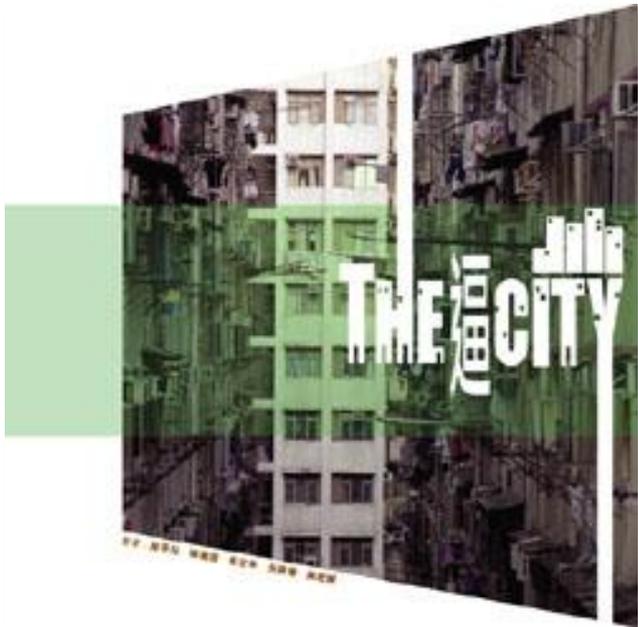
Unleashing Potential of Vacant Spaces

ar  studio

My lifelong commitment and research on high density city and culture

My B. Arch Final Year Thesis: The Culture of Congestion – In search of 4 dimensional architecture

Book on Hong Kong Density Culture



慳位十三招

13 ways in saving spaces



Art about Hong Kong and Density



生疏緊貼不覺羞
寫香港樓與樓人與人的關係

高樓臉貼臉
窗口面對面
陌人肩並肩
鄰舍頭點頭



招牌品牌街上門
寫香港商業文化氾濫的城市景觀

見街不見天
見光不見星
要樓不要面
要錢不要臉





Hysan Place

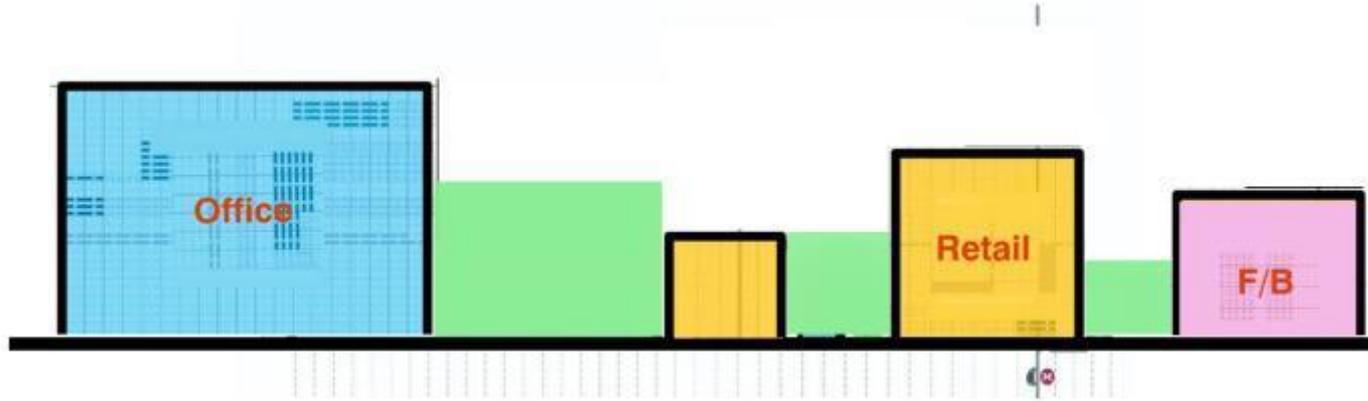
Site Area	4500sq.m.
Plot Ratio	15
Total GFA	65,000 sq.m. (710,000 sq.ft.)
Retail	460,000 sq.ft.
Office	240,000 sq.ft.

LEED CS Platinum
HK BEAM Plus Platinum
MIPIM (Mixed Use Category)
Gold Award
ULI (Urban Land Institute) Global
Award
ICSC (International Council of
Shopping Centre) Global
Sustainability Award



What can we do to improve the pollution of Causeway Bay?

How can this building be more sustainable?

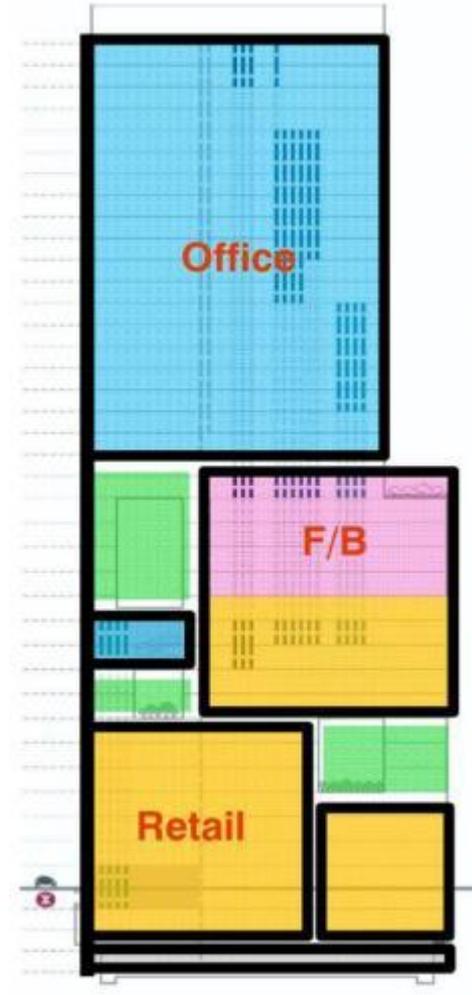


Horizontal development

Building with urban spaces and parks

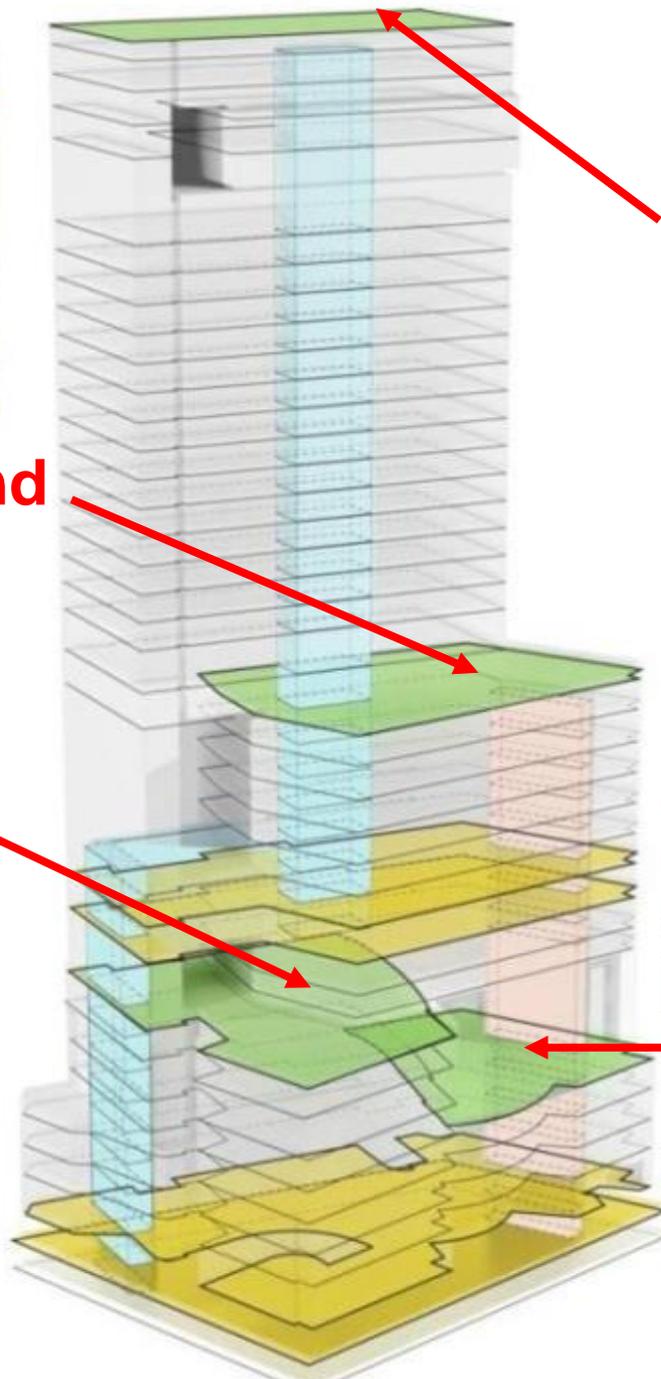
Vertical development

Stacking uses while creating green spaces





16/F Artificial Wetland



Roof Urban Farm



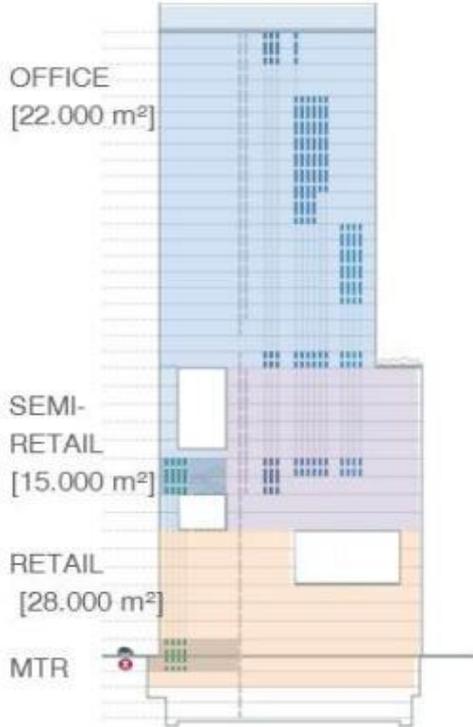
7/F Garden Pub



4/F Sky garden

Other Green Features:

Site area : 4,435m²
 Total GFA: 65,000m²
 Storeys above ground: 37
 No. of basement floors: 4
 Building height: 208mPD



Curtain Wall
Operable vents
Light shelf
Solar shading
Drapery system
Low-e double glazing



Green Roof & Wall
Rainwater harvesting system and Reduce Heat Island Effect



Free Cooling
Outside fresh air used for direct space cooling



Green Building Materials
FSC certified wood
High recycled content
Regional products
Low VOC content



Urban Window at 4/F, 7/F, 11/F
Improve district air quality



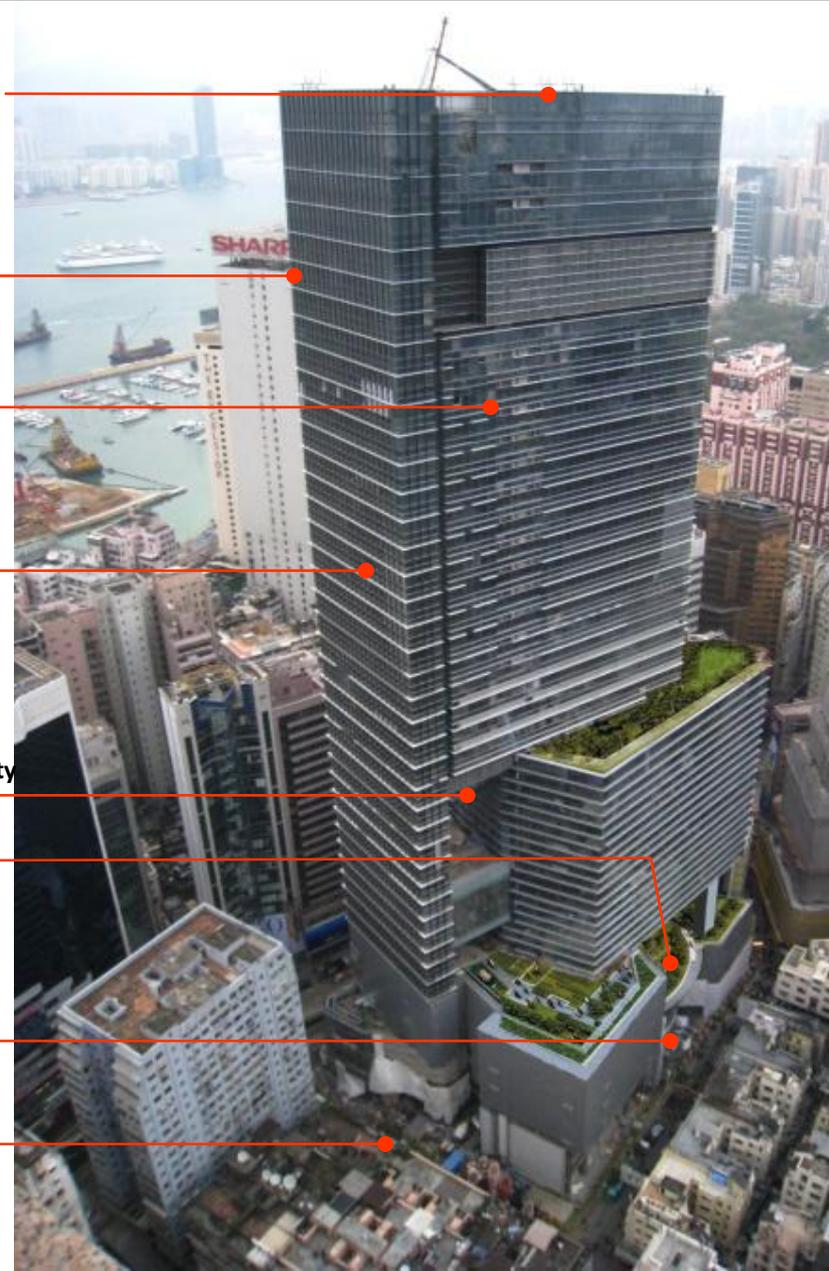
Sky Garden on 4/F



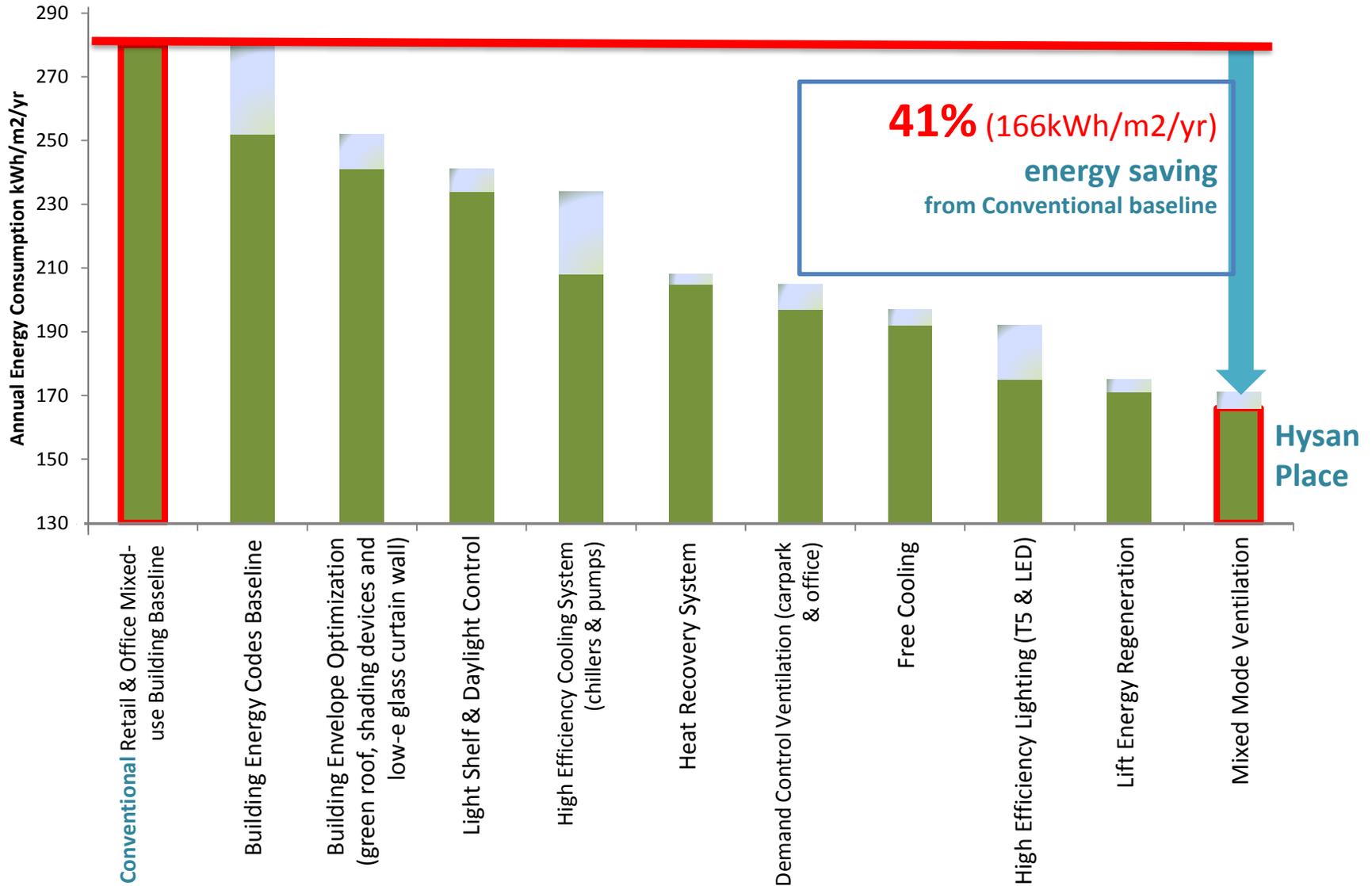
Hybrid Cooling
Combined stack and wind effect

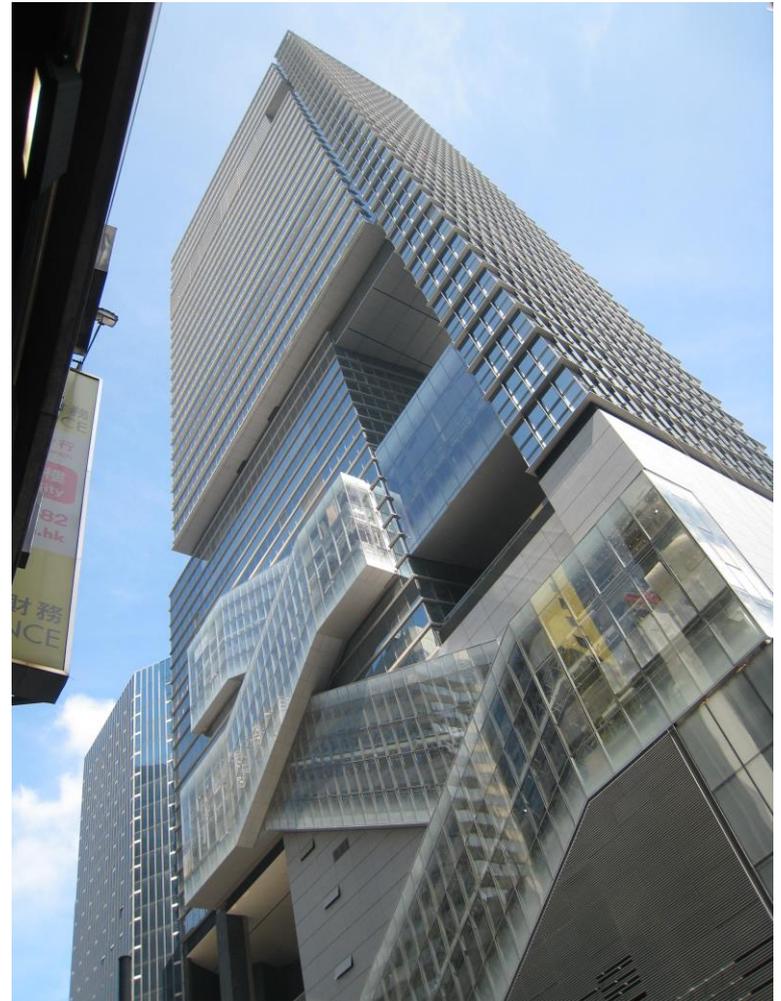


Setback & Core Orientation
Improve street environment



Energy Saving and Carbon Emission Reduction





Despite highly efficient, people's higher demand > building taller, larger with brighter interior and more vertical circulation > consume more

An Over-built Environment



Photo Source: Andy Yeung



From
Building **Better**
to
Building **Less**

How?

Opportunities with new technology

The Sharing Economy



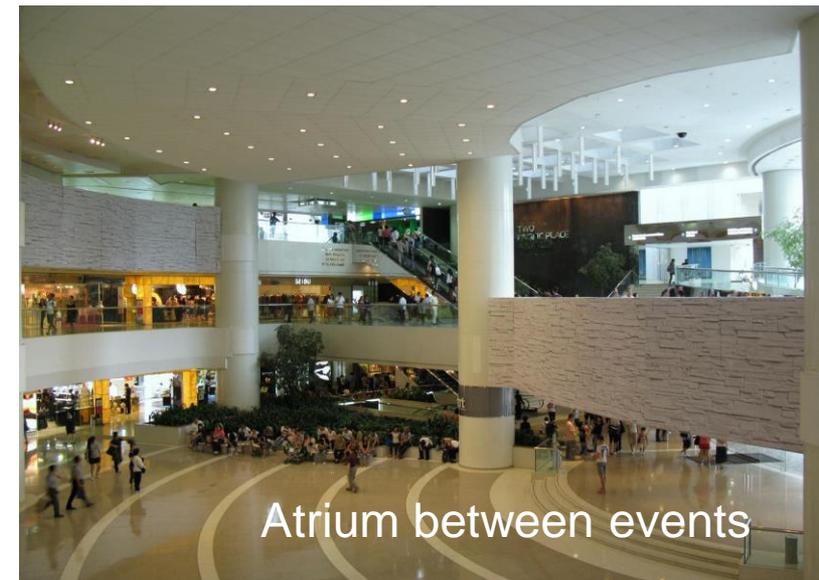
UBER



Reduce vacancy and optimize uses of spaces

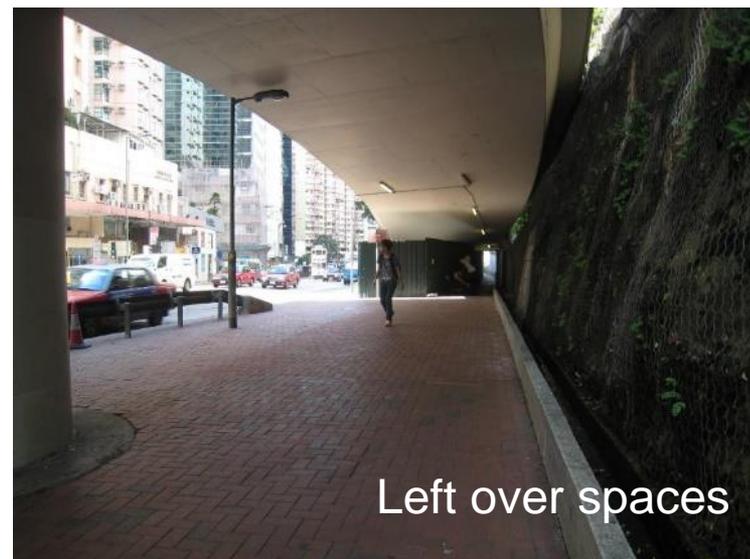


Reduce vacancy and optimize uses of spaces



Atrium between events

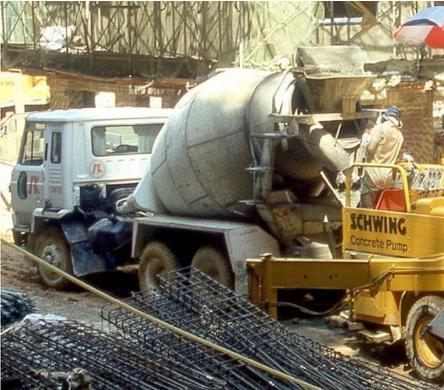
Reduce vacancy and optimize uses of spaces



Left over spaces under flyover



Attempts to use left over spaces under flyover





Vacant spaces become city eyesores.



Winning 2015 Techathon
& become a Science Park
Incubatee



Attempts at Temporary Spaces

**Speeding up
the leasing/ sales
of vacant spaces**



Who should I call?

Where are you?

Time to retrieve information by agents





出租 attemp.space.com

出租

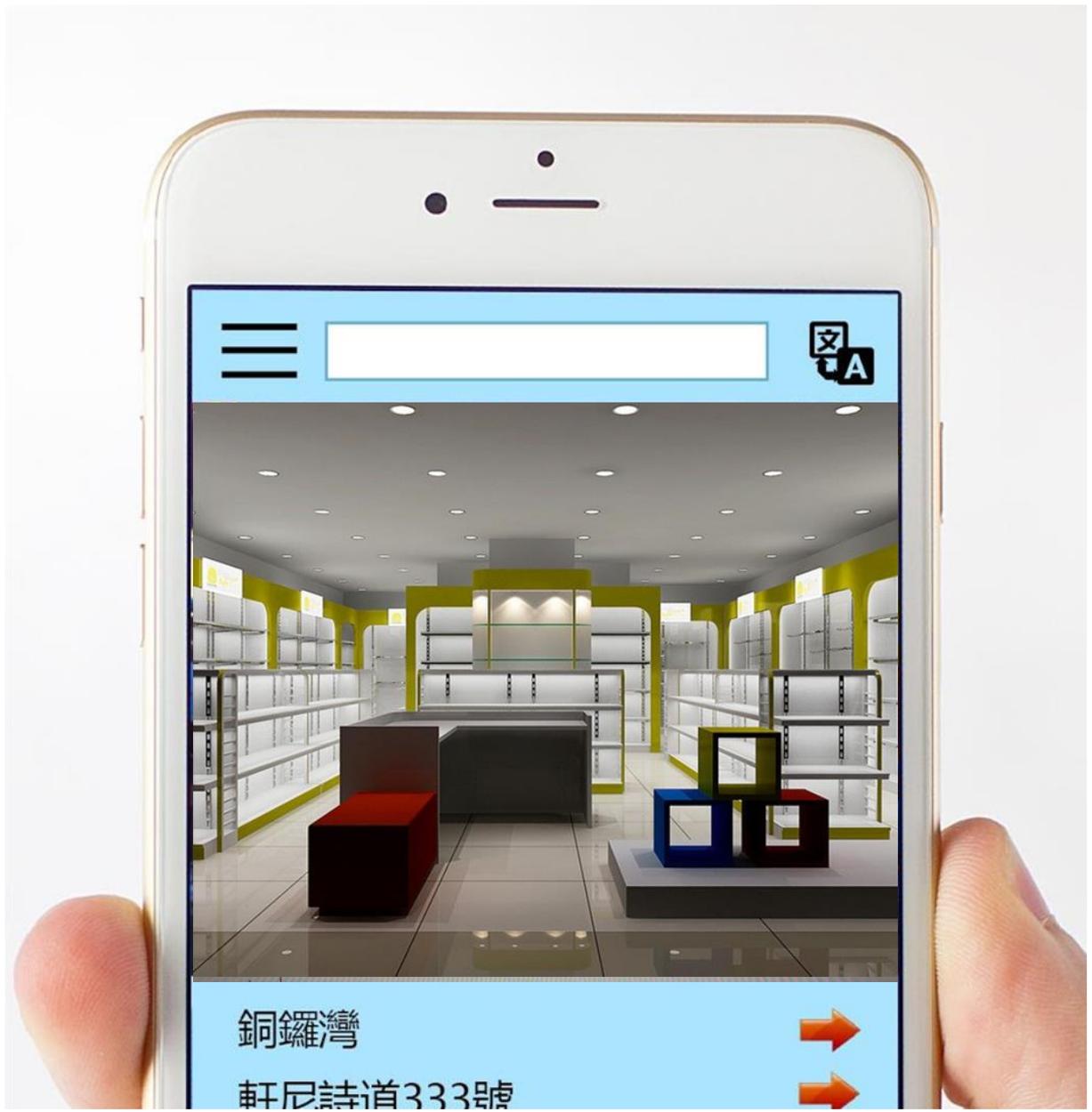


Niche Features:

Display premium vacancies with short DOM (Days on market) –
Atrium, shop fronts



Virtual
mock up &
viewings



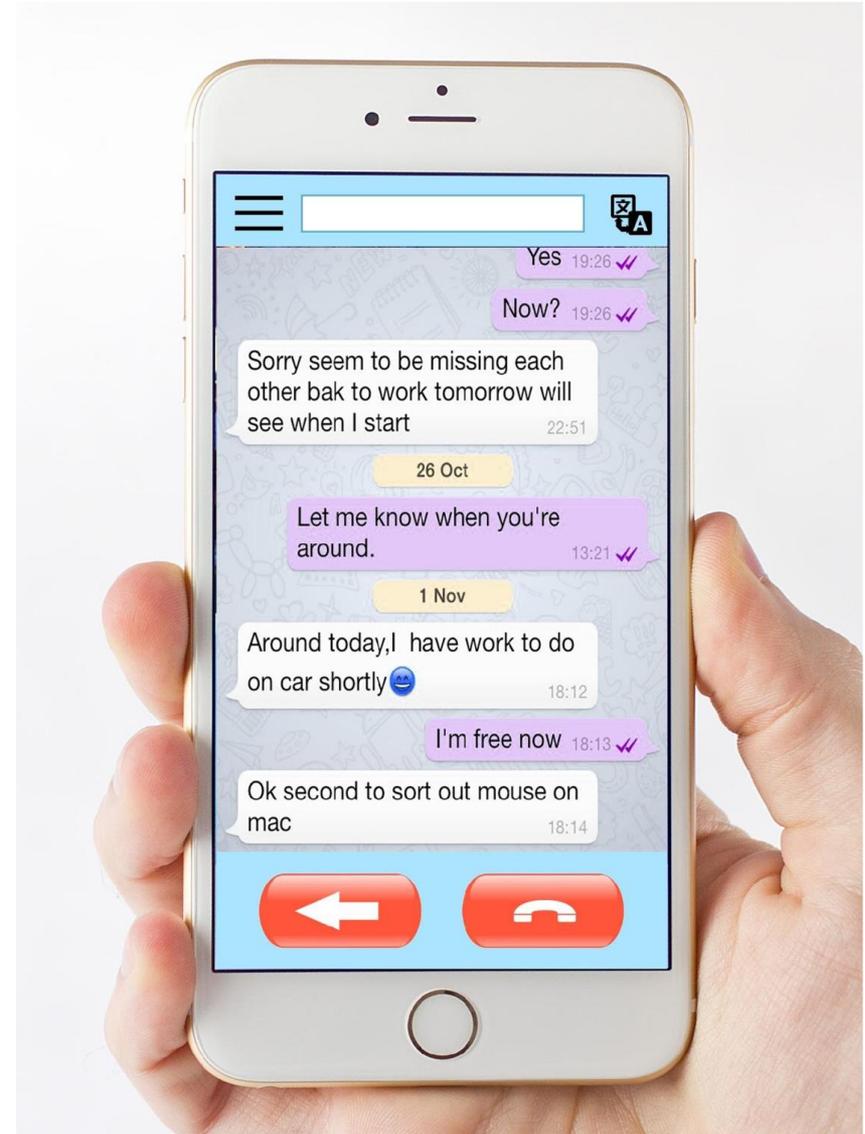
Direct chat with Landlord/ agents



Options for enquiry by text/ voice chat

Geolocation – contact
the nearest agent to
reply the chat, instant
inspection.

Negotiation process
could be done online
and recorded for future
analysis





Create Your Own Event



搜尋空間



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關於我們 · 活動 · 空間 ·

English中文 登入

關於我們 · 活動 · 空間 ·

English中文 登入

香港島 九龍 新界

所有地區 全部 全部 配裝

搜索

<p>香港島 中西區</p> <p>43 號第二街, 西環</p> <p>實用面積 1200 平方尺</p> <p>街舖</p>	<p>香港島 中西區</p> <p>上環皇后街1號</p> <p>實用面積 678 平方尺</p> <p>藝術和活動空間</p> <p>每月租金 \$23000</p>	<p>香港島 中西區</p> <p>上環太平山街38號</p> <p>實用面積 605 平方尺</p> <p>藝術和活動空間</p>
<p>香港島 中西區</p> <p>上環士丹頓街6-8號</p> <p>實用面積 420 平方尺</p> <p>藝術和活動空間</p> <p>每月租金 \$24000</p>	<p>香港島 中西區</p> <p>上環歌連街244號</p> <p>實用面積 650 平方尺</p> <p>藝術和活動空間</p> <p>每月租金 \$19800</p>	<p>香港島 中西區</p> <p>上環荷李活道244號</p> <p>實用面積 500 平方尺</p> <p>藝術和活動空間</p> <p>每月租金 \$21000</p>

搜尋空間 /

地址: 43 號第二街, 西環
 區域: 中西區
 地區: 香港島
 空間類別: 街舖
 面積: 1200 平方尺
 每月租金: 可以商量

閱讀
 QR Code

你可能有興趣的空間



Estate agents



Property owner/ rep

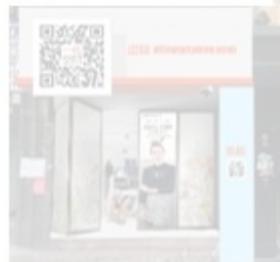


一鳴空間
aTTempSpace



Click side
Brick side

Area of interest
Location
Gender
Age group



Customers/
Subscribers



Estate agents

Small Business

Small Business

Small Business



Property owner/ rep

Curator/ facilitator
Brand generator

Stories

Small Business

Small Business

Small Business

Listing platform

Promotor



一鳴空間
aTTempSpace

Data collector

Touch-and-feel
story generator

Information provider

Click side
Brick side

Area of interest
Location
Gender
Age group

Business



Edutainment Channel



Customers/
Subscribers



Intelligent Shop front

Digital Lock



Vandalism
Surveillance

Business Intelligence

Foot traffic Analytics?

Intelligent Shop front

Digital Marketing

Anonymous Video
Analytics?



Or simply as a billboard?



出租 attemp.space.com

出租



Pop up shop



出租 attemp.space.com

出租



**Pilot project
in use of vacant space**

A factory building to be demolished in 2 months





Feasibility Studies and Event Proposal

A. Regulatory:

Permitted use

- Town Planning /Building Plan / Lease
- Place of Public Entertainment

B. Technical:

- Fire escape
- Touch up
- Air Conditioning

C. Cost Effective solutions to use spaces

- Improvise at site
- Recycle Art
- Reusable Furniture

D. Theme and Marketing

– How to draw people to come in short notice

Town Planning

Site 1 - R(E) Permitted use



Site 1
R(E)

Site 2
R(A)

Outline Zoning Plan

Town Planning Control

In Column 1

Shop and services
(motor vehicle showroom on G/F,
Service Trade only)

Column 1
Uses always permitted

Column 2
Uses that may be permitted with or without conditions on application to the Town Planning Board

Schedule II: for existing industrial or industrial-office building[@]

- Ambulance Depot
- Cargo Handling and Forwarding Facility (not elsewhere specified)
- Eating Place (Canteen only)
- Government Refuse Collection Point
- Government Use (not elsewhere specified)
- Information Technology and Telecommunications Industries
- Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods[^])
- Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)
- Public Convenience
- Public Transport Terminus or Station
- Public Utility Installation
- Public Vehicle Park (excluding container vehicle)
- Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
- Recyclable Collection Centre
- Research, Design and Development Centre
- Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)
- Utility Installation for Private Project
- Warehouse (excluding Dangerous Goods Godown)

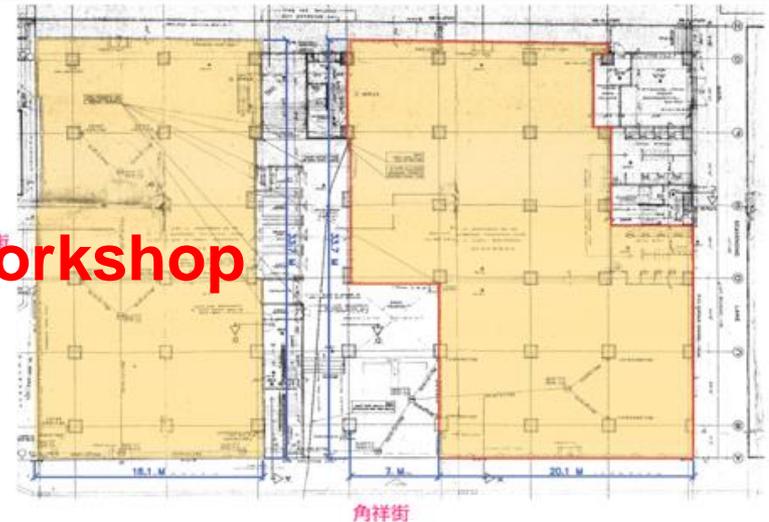
- Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
- Industrial Use (not elsewhere specified)
- Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
- Off-course Betting Centre
- Office (not elsewhere specified)
- Petrol Filling Station
- Place of Recreation, Sports or Culture
- Private Club
- Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom[#] which may be permitted on any floor)
- Vehicle Repair Workshop
- Wholesale Trade

In Column 2

Place of Recreation,
Sports or Culture
Private Club
Shop and services
(G/F only)

Building Plan Control

Workshop



Lease Control

Unrestricted Lease but with an offensive trade clause

*•"that (the said Lessee) or any other person or persons shall not nor will during the continuance of this demise, use, exercise, or follow, in or upon the demised premises or any part thereof, the trade or business of a Brazier, Slaughterman, Soap-maker, **Sugar-baker**, Fellmonger, Melter of Tallow, **Oilman**, **Butcher**, Distiller, **Victualler or Tavern-keeper**, Blacksmith, Nightman, Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of Her said Majesty signified in writing by the Governor or other person duly authorized in that behalf"*

Source: Lands Department Practice Note Issue No. 6/2007

Definition of Place of Public Entertainment

1.6. "Place of public entertainment (PPE)" as defined in Section 2 of the PPE Ordinance (Cap. 172) means:-

- (a) so much of any place, building, erection or structure, whether temporary or permanent, capable of accommodating the public; and
- (b) any vessel,
in or on which a public entertainment is presented or carried on whether on one occasion or more.

1.7. Section 2 and Schedule 1 to PPE Ordinance (Cap.172) provides that, "Entertainment" includes the following activities or any part of them -

- (a) a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment;
- (b) a cinematograph or laser projection display;
- (c) a circus;
- (d) lecture or story-telling;
- (e) an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things;
- (f) a sporting exhibition or contest;
- (g) a bazaar;
- (h) an amusement ride within the meaning of the *Amusement Rides (Safety) Ordinance (Cap. 449)* or any mechanical device (other than such an amusement ride) which is designed for amusement;
- (i) a dance party.

Place or building

Temporary or permanent

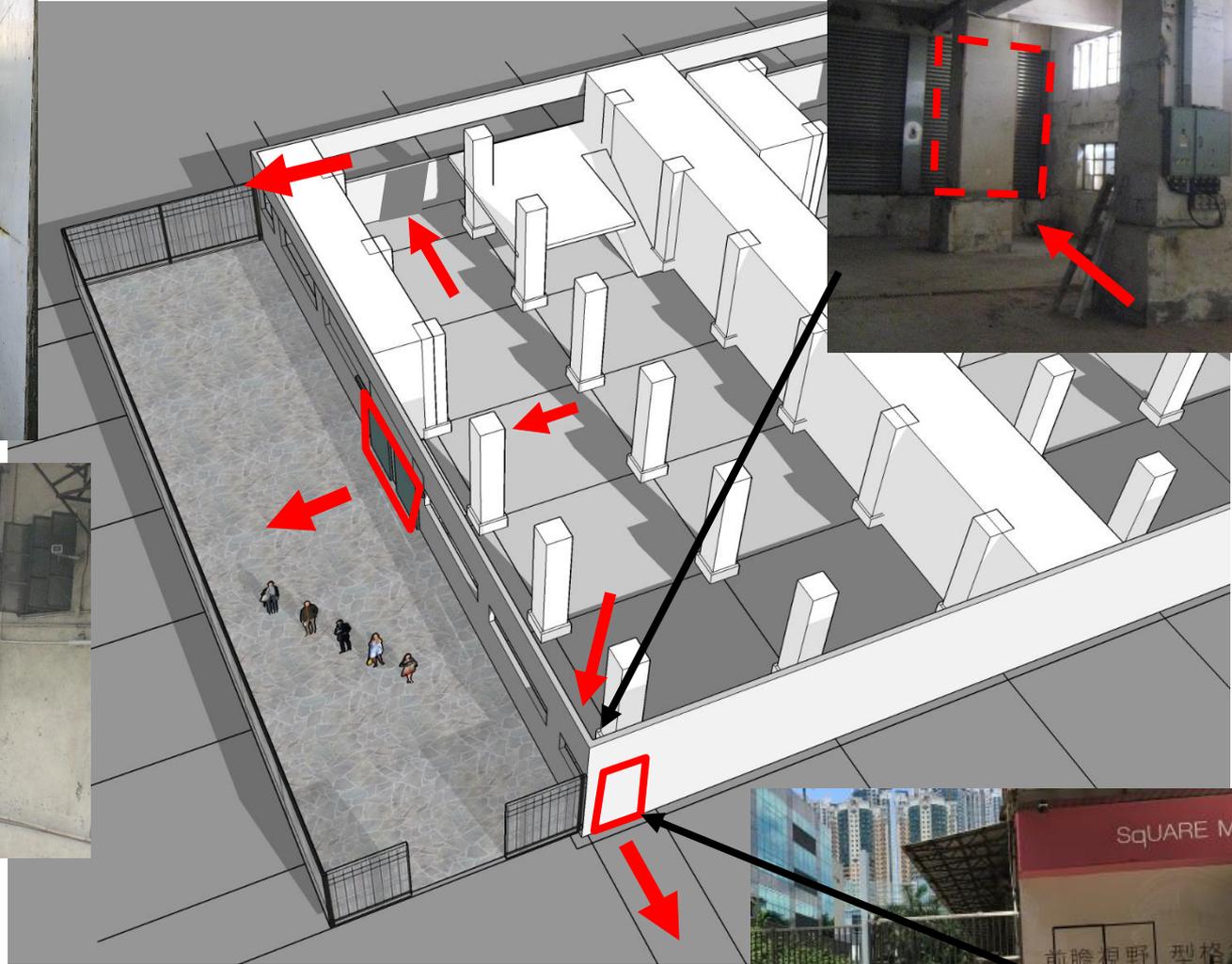
**Not Public!
Only open to
groups
(need to register at
entrance)**

Lecture or story-telling
Oral history Sharing/ pitching
Exhibition, photos or
pictures
New look of old
Bazaar
DIY Fair

**Avoid these words
though literally are
these activities**

Take 45 days to process license!

Open up back door



Fire Escape

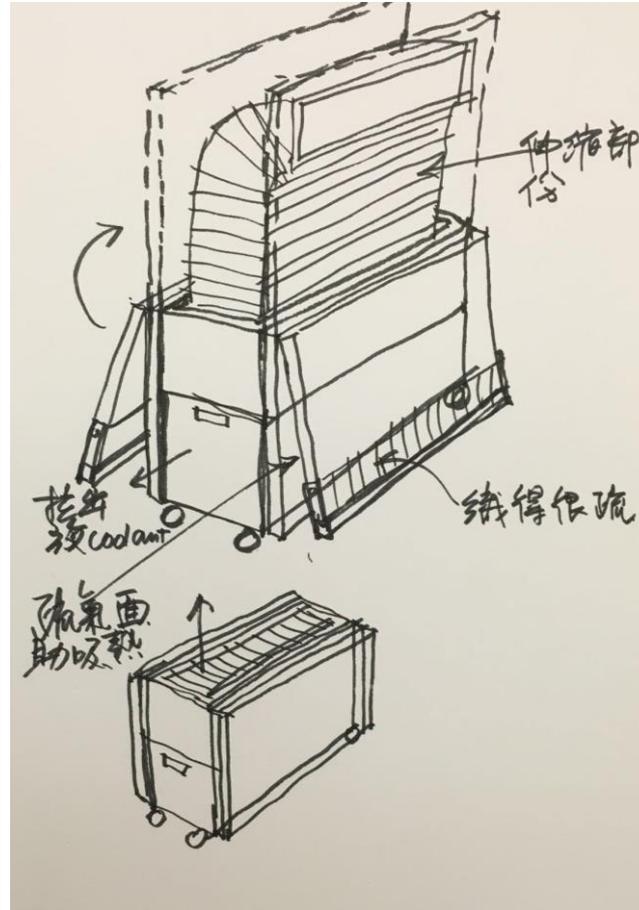
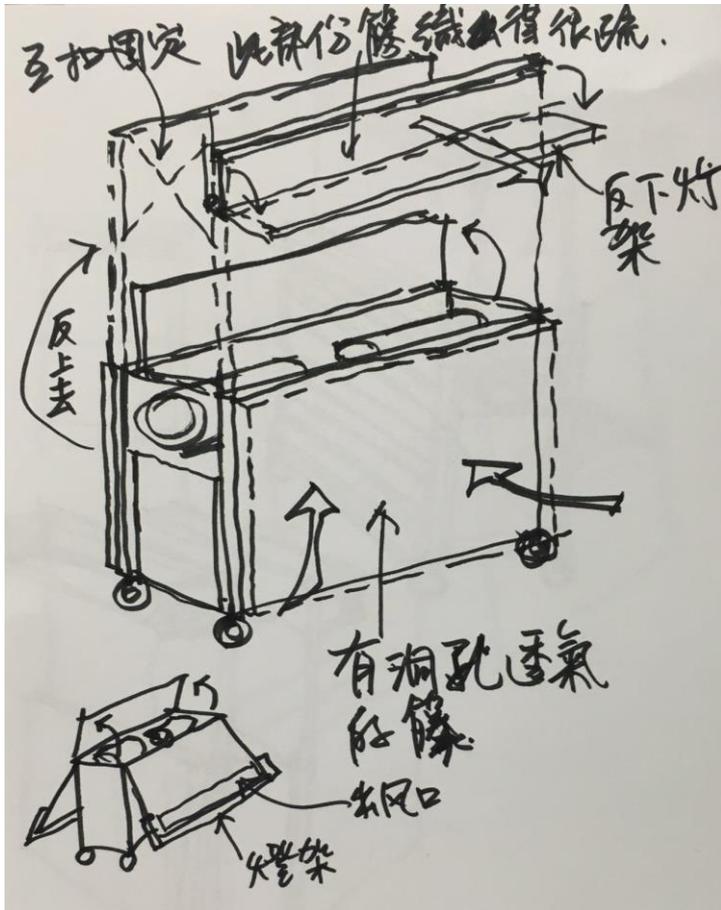
Create a double leave door

Temporary Air Conditioning



Opportunities to innovate (jointly developed with REC)

– may worth trying out as a green R&D project



Minor touch up & Artwork Reusable system

Artwork for main entrance door

As a cost effective way to decorate the external of the building, the door and soffit of the entrance are proposed to be painted as shown.

The painting is inspired by the development history of Square Mile area with the orange and sky blue outlining the natural landform and sea, the yellow circle symbolize the new golden Square Mile area and the dark blue indicating the location of the building, the venue for coming event, and the street girds outside the core area of Tai Kok Tsui.



Due to the lack of furniture and full electrical power coverage in the area, the panels, integrated with lighting, provide a plug-and-run display system for display. Its weaved plastic "rattan" pattern allow easy hanging of items on top and its foldable bottom piece provide a table top, where required. The A- frame structure not only being very stable and easily collapsible but provide a space in between for temporary storage.



Recycle Artworks

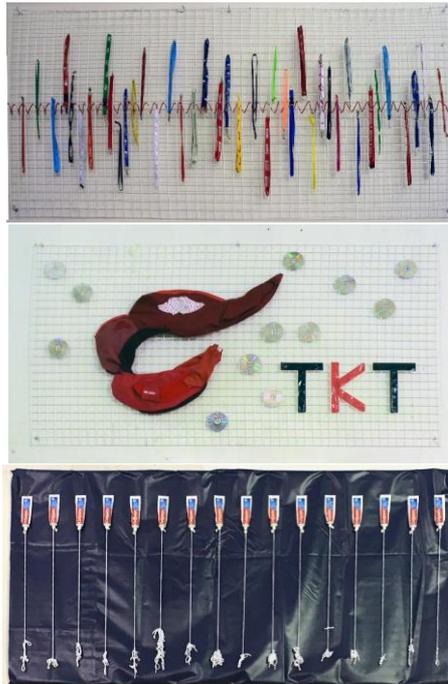
Murals for wall facing the entrance

To provide visual focus from the entrance and to distract attention from the unfinished condition of the interior, four wall murals were “hand-made” with used materials or waste, or “improvised” from existing condition by Chan Lai Kiu on site.



Art Installation at the entrance area

To provide a photogenic feature at the entrance area that suits the scale of the space and temporary nature of the project, and to reinforce the theme of art of the event, we propose a giant palette made of a special shaped carpet with bean bags of “colours” on which visitors can sit on to take pictures and to take a brief rest with 3 nos. giant paint tubes from recycled banner fabric that integrate lighting and fan hanging over the palette.



Mobile Art Installations

Giant Jenga blocks

– part of the “Play it the Hong Kong way” collection by Chan Lai Kiu.

This giant Jenga blocks in colours and forms inspired by Hong Kong Choi Hung Estate, not only provide a visual focus in the entrance area, but are also toys that visitor can played with and units for them to do their own DIY sculptures.



Giant Mahjong

– part of the “Play it the Hong Kong way” collection by Chan Lai Kiu.

Due to the lack of furniture in the area and the temporary nature of the project, this giant mahjong will provide 144 nos. of stools for the audience to enjoy the performance and talks while being a real game that physically engage visitors and players, and being very good props for taking pictures to be shared via social media.





Estate agents

Small Business

Small Business

Small Business

Stories

Small Business

Small Business

Small Business



Property owner/ rep

Curator/ facilitator
Brand generator

Promotor



一鳴空間
aTTempSpace

Data collector

Touch-and-feel
story generator

Information provider

Click side
Brick side

Area of interest
Location
Gender
Age group



Edutainment Channel



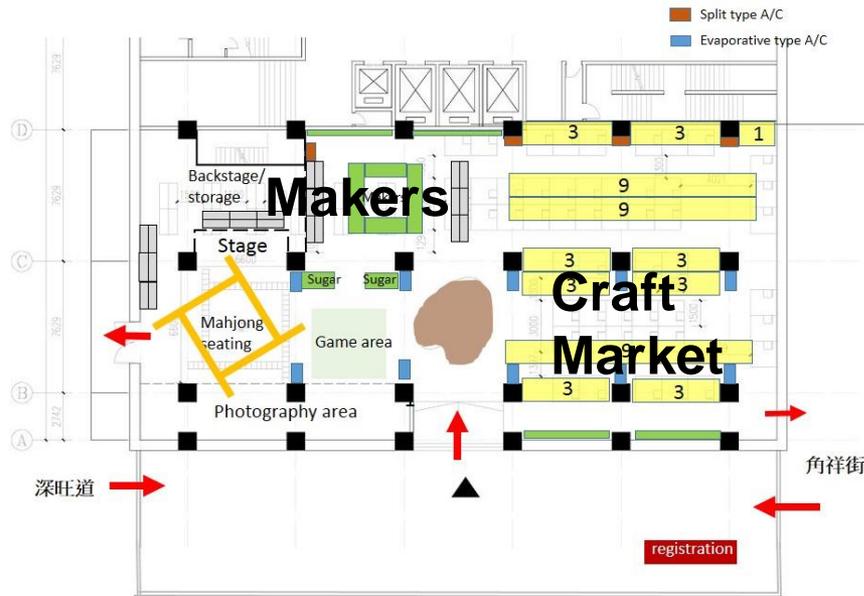
Customers/
Subscribers

Business

Theme: Old vs New



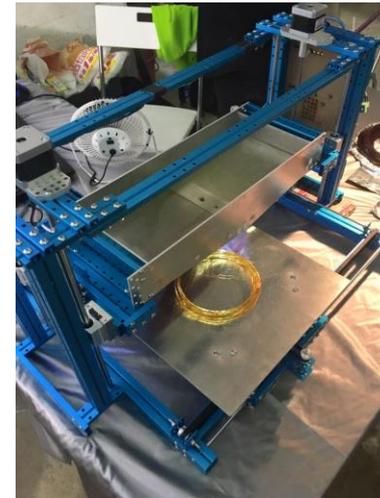
Pilot pop up market/ maker fair



Old Craft Market



Old sugar craft



New 3D sugar printing



New Makers

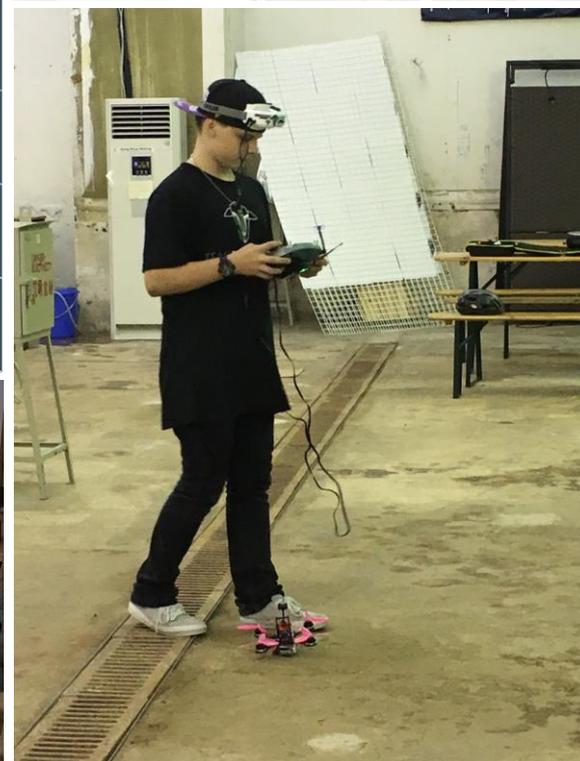
Pilot pop up event



Pilot pop up concert



Indoor Drone Race



Other events:

藝·創·家樂日
ART · DESIGN · FAMILY FUN DAY



藝術 | 藝設坊 | 互動音樂坊

Art | Designer Fair | Family Game Workshop

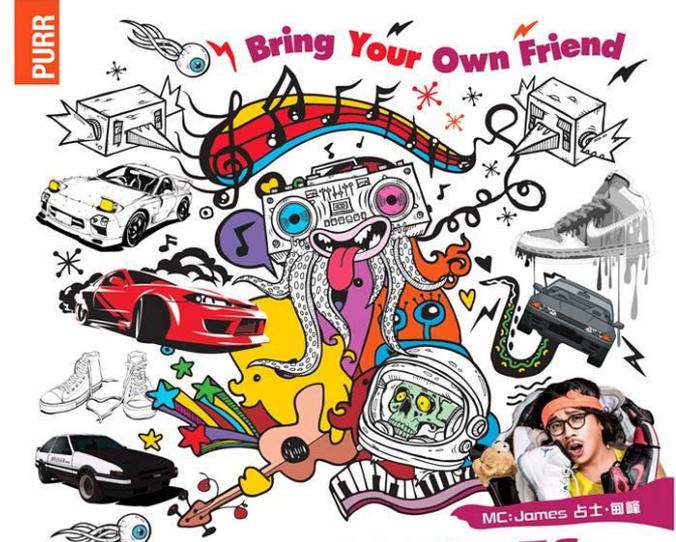
免費入場 (歡迎即場登記)
Free Admission (Register at event entrance)

2016年7月30-31日 下午1時至7時
30-31 July 2016 1pm-7pm

大角咀 角祥街 25-29號 (利奧坊旁)
25-29 Kok Cheung St., Tai Kok Tsui (Next to Square Mile)

免費工作坊 Free Workshops	
30/7 (六 Sat)	31/7 (日 Sun)
Games Corner 遊戲區	
2 pm: 鬼手鬼眼, 反應測試 Ghost Blitz: Test your reactions	2 pm: 靈敏快手, 互動反應測試 Jungle Speed: Show off your quick reflexes
4 pm: 圖片作業 PIX: Pictionary with pixels	4 pm: 紙卡送轉壽司 Sushi Go: Conveyor belt sushi in card form
5 pm: 只言片語, 畫畫故事 Dust: Story sharing with artwork	5 pm: 方格遊戲, 勇闖俄羅斯方塊 Blockus: Tiers with a twist!
Art Corner 藝術區	
3-5 pm: 肖像畫班 Portrait Sketch	3-5 pm: 臉上繪畫 Happy Face Painting

呈獻 Presented By:



非凡作樂 18.DEC.2016
MY FAVOUR 15:00 - 19:00
Sharing Party
大角咀 25-29 號角祥街 (利奧坊旁)

BANDS	SHOW CARS	SHOES MARKET

再生

分享藝術生活
2016.8.12 - 28
Fri to Sun 1 - 9pm
大角咀角祥街25-29號 (利奧坊旁)

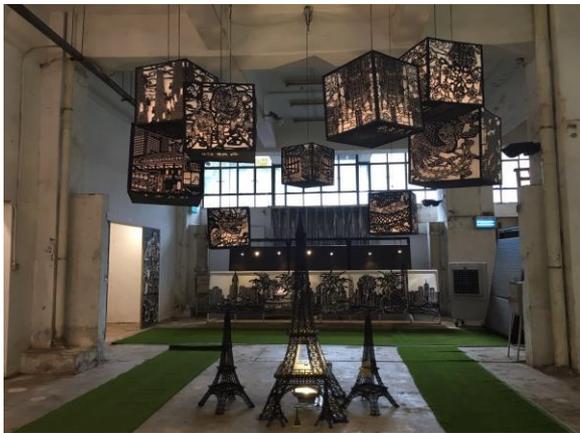
用十元來改變一生
實踐環保換書概念

主理: FreeFoundation

活動提倡「分享與珍惜」的環保意識
推廣再生(二手書)閱讀計劃令人生改變
使用舊空間新意義進行連續三個月再生閱讀生活概念
超過二萬本書隨便看, 超過四千本兒童讀物十元發售

分享生活 2016.8.12 - 11
費用: HK\$10入場券 (可於現場精神書局限定店作現金使用)
地點: 歡迎捐贈任何二手書籍 (雜誌除外)
地址: 大角咀角祥街25-29號 (利奧坊旁)
詳情: <https://www.facebook.com/reefound>

工作坊 2016.8.19 - 21
手作產品 2016.8.26 - 28



Mega mahjong Event



Social Media Coverage

Over 2.2million views 22k share 6k comment



AttempSpace

Published by Joleen Cheung [?] · July 14 at 3:49pm ·

#麻雀耍樂

休閒麻雀耍樂絕不休閑。

睇下我地試玩專員玩到大汗搭細汗就知！



4,686,394 people reached

2.1M Views

Love

Comments



AttempSpace

Top Comments

22,764 shares

6.1K Comments

壹週Plus

咁大副麻雀你打過未？打足四圈包你命都無

7658

76

建立時間 (GMT): 1218 06:00



AA



唔少老人家喜歡打麻雀，說可以預防老人痴呆；但其實唔少雀友都是年輕人，隨時一打就打通宵。當大家都只會坐在麻雀枱前，打著一副普普通通的麻雀之時，有無諗過，麻雀可以企响度、跑住咁打？





2017港深城市建築雙城雙年展(香港)

CITY SMARTS: DENSITY 2.0

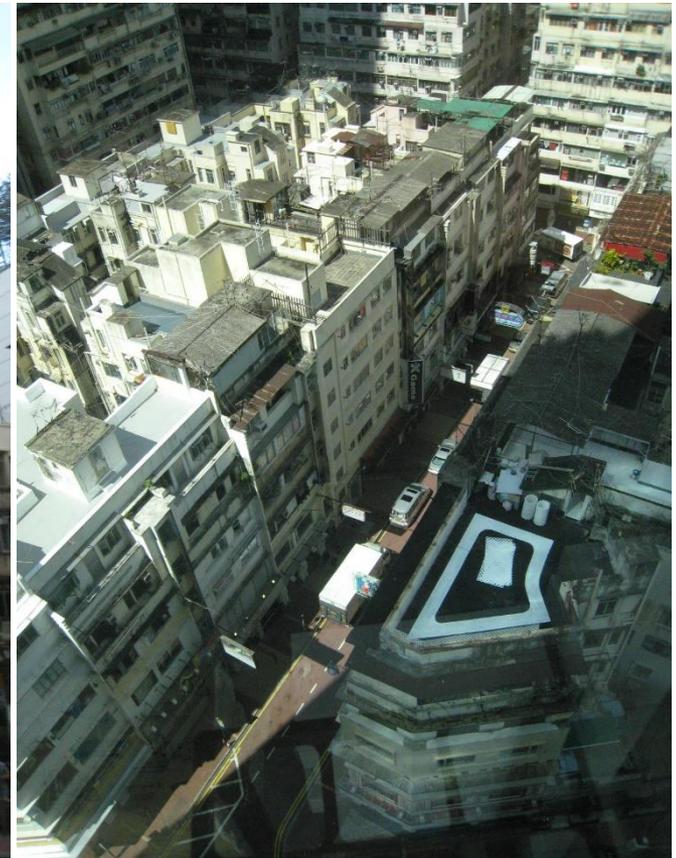
城市執生:

留得青山在的傳奇

Central MTR Station Exit J Area



Pak Sha Road for opening





Arts Centre



Escalators & 9/F
of Hysan Place





Comix Home Base



HKDI



Oil Street

Attempts At Temporary Space

閒置空間 無限可能



一鳴
空間

aT Tempspace



Facebook

Facebook/attempSpace/

www.attempSpace.com



Thank You

qlkchan@gmail.com