



建築可持續發展的將來 Paving the Way for a Sustainable Future



10

勞建亮：項目管理注重細節
Adrian Lo: Project Management
is All about Details

14

加入精靈喪屍行列
日夜狂歡萬聖節
Joining Elves and Zombies to
Celebrate Halloween

22

UA淘大 x 十字冰室
港產「戲」「味」新體驗
UA Amoy x Cross Cafe
A Brand New Local-bred Cinematic Experience

建築可持續發展的將來

Paving the Way for a Sustainable Future



恒隆於2014年推出涵蓋五大可持續發展範疇的三年計劃（2015-2017），並將環保表現視作其中一項重點。《連繫恒隆》過去出版了專題故事〈為綠色播種〉，以及在「綠色·恒隆」及「綠識世界」欄目內出版了一系列饒富趣味的文章，藉此建立公司的可持續發展文化，並促進更廣泛的持分者對公司可持續發展的計劃和貢獻的了解。

我們的工作已取得部分成果，並於今年採納新的可持續發展策略框架，進一步制訂公司更長遠的可持續發展目標和計劃。公司將於10月開展訂立可持續發展目標的工作，與不同部門共同訂立更長遠的可持續發展目標。我們將在今期的專題故事，向大家講述公司近年在推動可持續發展上的工作和取得的成果。

In 2014, Hang Lung launched a three-year sustainability plan (2015-2017) covering five key areas which environmental performance is one of them. Over the years, *Connections* has run a number of interesting stories and static columns, including the feature story, *Seeding Green*, and a number of articles in the *HL Sustain* and *Green World* sections, to foster a culture of sustainability and promote the Company's initiatives and contributions in this area to a wider audience.

Building upon the successes over the years, the Company has reached some milestones and is adopting a new sustainability framework so as to develop longer-term goals and plans to take our sustainability initiatives to the next level. To keep the momentum, the Company will launch a series of exercises starting from October 2018 to set the long-term sustainability targets with different departments. In this issue, we will see the fruits of our endeavors!



指標性的肯定

公司在推動可持續發展方面的工作一直獲得業界的認可和肯定。自恒生可持續發展企業指數系列於2010年推出以來，恒隆地產已連續九年被列入恒生（內地及香港）可持續發展企業指數、恒生可持續發展企業基準指數及恒生可持續發展企業指數。今年9月，恒隆集團亦首次躋身恒生可持續發展企業基準指數的成份股之列。另外，公司自2015年起已被「香港企業可持續發展指數」選為首20名指數公司之一。

推向國際標準，公司已連續兩年獲選為道瓊斯可持續發展亞太指數的成份股。這項全球認可的指數選取可持續發展表現出眾的公司納入為其成份股，亞太區內超過600間大型企業中，只有表現最卓越的兩成企業獲選中，而香港只有九間企業獲納入該指數。此外，公司於今年榮獲全球房地產可持續性基準「三星」表現評級及資料披露「A」評級。

公司至今已獲美國綠色建築協會頒發合計九張「能源及環境設計先鋒獎（LEED）」的金獎認證，足以證明我們恪守「建造可恆久持有的建築物」的商業模式。



Hang Seng Corporate
Sustainability Index
Series Member 2018-2019

MEMBER OF

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In Collaboration with RobecoSAM



G R E S B
★ ★ ★ ★ ★ 2018

Benchmark Affirmations

Recognition from reputable organizations has always been a shining affirmation of the Company's efforts to promote sustainability. Since the Hang Seng Corporate Sustainability Index series was launched in 2010, Hang Lung Properties (HLP) has been listed as a constituent of the Hang Seng (Mainland and HK) Corporate Sustainability Index, the Hang Seng Corporate Sustainability Benchmark Index, and the Hang Seng Corporate Sustainability Index for nine consecutive years. In September this year, Hang Lung Group was selected as a constituent member of the Hang Seng Corporate Sustainability Benchmark Index. In addition, HLP has been rated as one of the top 20 companies in the Hong Kong Business Sustainability Index since 2015.

Reaching global standards, HLP has also been selected as an Index Component of the Dow Jones Sustainability Indices in the Asia Pacific Index for two consecutive years. These globally recognized indices select companies with exceptional performance in sustainability as constituents. As one of the top 20% of over 600 large companies from the Asia Pacific, HLP is also one of only nine Hong Kong companies included in the index. In addition, HLP has achieved a 3-Star performance rating and A grade disclosure rating under Global Real Estate Sustainability Benchmark this year.

To date, the Company has been awarded 9 LEED Gold certificates issued by the U.S. Green Building Council, which is a resounding attestation to the Company's determination in living up to the **Build to Own, Build to Last** business model.



- ◀ 公司的可持續發展督導委員會定期召開會議，檢討計劃內容和成效
The Sustainability Steering Committee conducts regular meetings to review the content and effectiveness of plans

Instilling a Culture of Sustainability

Unity is strength. The Company has always encouraged colleagues to participate in the conservation of natural capital and the safeguarding of our common future. The mastermind behind the initiative is no doubt the Sustainability Steering Committee (the Committee), formed by a group of the Company's top management including Executive Director cum Chairperson of the Committee Mr. Adriel Chan, Director – Leasing & Management cum Vice-Chairperson of the Committee Ms. Bella Chhoa, Executive Director Mr. Dane Cheng, Director – Leasing & Management Mr. William Yiu, Director – Corporate Audit Mr. Ricky Tsang, Director – Project Management Mr. Peter Leung, Director and Group Financial Controller Mr. Raymond Mak, Director – Corporate Communications & Investor Relations Mr. C.F. Kwan, Director – Cost & Controls Mr. Gabriel Cheung, and Director – Design & Development Mr. Moses Leung.

宣揚可持續發展文化

公司明白團結就是力量，所以經常舉辦不同類型的可持續發展主題活動，鼓勵同事愛惜自然資源，守護共同未來。在這項任重道遠的工作背後，公司的可持續發展督導委員會（委員會）是策動者，成員包括執行董事兼委員會主席陳文博先生、董事——租務及物業管理兼委員會副主席蔡碧林女士、執行董事程鼎一先生、董事——租務及物業管理姚永聰先生、董事——集團審計曾殿科先生、董事——項目管理梁鼎新先生、董事及集團財務總監麥偉民先生、董事——集團傳訊及投資者關係關則輝先生、董事——成本及監控張啟華先生及董事——發展及設計梁煥添先生。

「恒隆綠周2018」活動：

每年的「恒隆綠周」是其中一個最受同事歡迎的大型活動。今年的活動已於9月17至24日圓滿舉行，主題為「辦公『惜』多點」，配合一系列「減廢」和「惜食」的活動，鼓勵同事以實際行動支持「綠色辦公室」，並就環保生活提供實際可行的建議。

「可持續發展講座系列」是另一個行動重點。在2017至2018年間，公司舉行了共五個可持續發展講座，主題涵蓋環境、社會和世界性的議題。今年的最後一個講座將於11月舉行，主題圍繞「社會共融」。

Events at Hang Lung Green Week 2018:

Of all the Company's many initiatives, the annual Hang Lung Green Week must be one of the most popular. The most recent, Green Week 2018, was themed *Trash to Treasure in Offices* and was successfully held between September 17 and 24. During the week, a series of activities were held to further promote waste reduction and green ideas for the workplace.

Meanwhile, the Sustainability Talk Series is also a major campaign. Between 2017 and 2018, a total of 5 sustainability talks were held covering various topics on the environment, and social and global issues, with the last talk of this year, introducing social inclusion, scheduled for November 2018.



- ▲ 「恒隆綠周2018」向同事推廣辦公室「減廢」和「惜食」的方法
The Hang Lung Green Week 2018 promotes waste reduction and green ideas for the workplace

綠識辦公

綠識辦公比賽最終選出了兩個提議，得獎者為2018年管理培訓生許智恒和發展及設計部的鄧佩坤。

Goal for Green

Raymond Hui, a 2018 management trainee, and Joanne Tang from Development and Design presented their suggestions on how to create a greener workplace environment and won the Goal for Green competition.

減廢我有計

藉着挑戰鼓勵同事在日常生活中減少製造廢物。比賽選出了六個最有效的方法，得獎者為皇城恒隆廣場的王鍾鈺；港匯恒隆廣場的楊德偉、劉蓓蓓；大連的恒隆廣場的朱嘉頤、丑俊；及天津的恒隆廣場的李然。

Waste Less, Think More

A competition encouraging colleagues to propose ideas and share green tips for how to reduce waste in daily life. A total of six proposals were selected. The winners were Wang Zhongyu from Palace 66; Yang Dewei and Betty Liu from Grand Gateway 66; Doris Zhu and Heaven Chou from Olympia 66; and Ran Li from Riverside 66.



- ◀ 劉蓓蓓利用膠水樽裝着濕漉漉的折傘。她說：「塑膠污染問題嚴重。我們必須減少使用膠樽，並要想辦法重用。」
Betty Liu used a plastic bottle to carry her wet umbrella. She said, "Plastic pollution is serious. We should use fewer plastic bottles and try to reuse them in different ways."

主題活動

除了以上兩個比賽外，公司亦舉辦了其他主題活動，包括GO CUP杯墊工作坊（將咖啡渣製作成杯墊）、月餅分享、減廢大步走，同時亦重置了部分廢紙回收箱於更當眼的位置。

Themed activities

Apart from the two Company-wide competitions, a variety of activities such as the Make Your Coaster Workshop (upcycling coffee residue into coasters), a mooncake donation drive, the Waist Loss Challenge, and the relocation of recycling bins were also undertaken.



▲ 同事在GO CUP杯墊工作坊中進一步認識了香港固體廢物問題，並學會了利用咖啡渣和牛奶盒製作杯墊的方法
Colleagues learn more about the problem of solid waste disposal in Hong Kong and learn how to make coasters with coffee grounds and milk cartons at the Make Your Coaster Workshop



充分利用能源 提高營運效益

公司於2012年推行的大型資產優化計劃是可持續發展藍圖中的關鍵工作之一。目前，香港的雅蘭中心、家樂坊、Fashion Walk、淘大商場、康怡廣場及上海的恒隆廣場已完成優化，而香港的山頂廣場和上海的港匯恒隆廣場的工程正按計劃進行中。

早於2006年，公司已着手分階段更換香港14座物業的風冷製冷機組為更高效能的水冷製冷機組，截至2017年底已累計減少耗電量近9,600萬千瓦時，相當於節省了港幣1.23億元。同時，公司在香港和內地的物業於2017年的耗電強度較2015年下降了超過9%，而中國內地物業於2017年的耗水量則減少近12%。

Optimizing Energy and Operational Efficiency

As a key element in achieving the Company's sustainability goals, the massive Asset enhancement Initiative (AEI) launched in 2012 has now been mostly accomplished. To date, Grand Plaza, Gala Place, Fashion Walk, Amoy Plaza, and Kornhill Plaza in Hong Kong, plus Plaza 66 in Shanghai have completed their large-scale AEI projects while the enhancement works at The Peak Galleria in Hong Kong and Grand Gateway 66 in Shanghai are already underway.

The Company has replaced air-cooled chillers with more energy-efficient water-cooled chillers at 14 properties in Hong Kong since 2006, cumulatively reducing electricity consumption by nearly 96 million kWh, equivalent to HK\$123 million by the end of 2017. Meanwhile, the Company also recorded an over 9% reduction in electricity intensity at properties across Hong Kong and the Mainland in 2017, against the 2015 baseline, and a close to 12 % reduction of water consumption at our Mainland properties in 2017, compared to 2016.

▲ 渣打銀行大廈（恒隆總部）和山頂廣場皆獲得由香港綠色建築議會頒發的「綠建環評」認證
The Standard Chartered Bank Building (Hang Lung's headquarters) and The Peak Galleria have been awarded BEAM Plus certificates from the Hong Kong Green Building Council

▼ 「恒隆一心」義工隊舉辦各類形的活動，推廣空氣質素的重要性
The Hang Lung As One Volunteer Teams promote the importance of air quality through various activities

隨着大型資產優化計劃實施，公司亦投放超過港幣4,000萬元推行「提升空氣質素計劃」，在內地的商場和辦公樓安裝高端空氣淨化設備，提升室內空氣質素。

Leveraging on the AEI, the Company also invested more than HK\$40 million to launch its Clean Air Initiative to upgrade air filtration systems at malls and office towers on the Mainland to enhance indoor air quality.

▶ 恒隆設計出一套66個名為O₂的卡通公仔，向公眾推廣空氣質素和健康生活的重要性
Hang Lung launches a set of 66 cartoon characters O₂ to raise public awareness on the importance of air quality and promote a healthy lifestyle



Publishing Standalone Sustainability Reports

To maintain the highest possible level of transparency while sharing the challenges faced and achievements accomplished, the Company has published a standalone *Sustainability Report* annually since 2013 and received multiple international awards for the publications. In June this year, the Company published the sixth report and decided to publish e-version only to reduce paper usage, making the full report available by download from the Hang Lung website.

2017年度的可持續發展報告已上載於恒隆官方網站，歡迎瀏覽和下載：
The Sustainability Reports 2017 are now available for download from the Company website:

獨立出版《可持續發展報告》

為保持最高的透明度，並與公眾分享日常營運中所面對的挑戰和取得的成果，公司自2013年起每年出版一本獨立成刊的《可持續發展報告》。報告一直得到業界認可，並屢次在國際性的比賽中獲得獎項。今年6月，公司出版了第六本報告，並只提供電子版本，以減少用紙。完整的電子版報告已上載於恒隆官方網站，歡迎下載報告以了解恒隆的可持續發展目標和方針。

恒隆集團



Hang Lung Group



恒隆地產



Hang Lung Properties



管理層與昆明市官員分享最近發展

Management and Kunming Government Officials Share Latest Developments

▼ 程連元（右）和盧韋柏（左）在昆明會面
Cheng Nianyuan (right) and Weber Lo (left) meet in Kunming



昆明的恒隆廣場於9月舉行封頂儀式，行政總裁盧韋柏先生、董事——項目管理勞建亮先生、總經理——項目管理盧石先生和經理——項目管理胡石先生趁此會見昆明市政府官員，介紹項目的最近發展。出席的政府人員包括省委常委、市委書記、滇中新區黨工委書記程連元先生；市委常委、市委秘書長夏俊松先生；市政府副市長高中建先生；盤龍區委副書記、區長梁崑女士；市民政局黨委書記、局長李忠德先生；市機關事務局黨組書記、局長肖櫻女士；及市住房和鄉城建設局副局長陳漢先生。

Spring City 66 held its topping out ceremony in September, an occasion at which CEO Mr. Weber Lo, Director – Project Management Mr. Adrian Lo, General Manager – Project Management Mr. Peter Lo, and Manager – Project Management Mr. Hu Shi took the opportunity to meet with Kunming government officials to share the project's latest developments. The officials included Mr. Cheng Nianyuan, Member of the Standing Committee of the CPC Yunnan Provincial Committee, Secretary of the CPC Kunming Municipal Committee, and Secretary of the Working Committee of the Dian Zhong New Area; Mr. Xia Junsong, Member of the Standing Committee and Secretary General of the CPC Kunming Municipal Committee; Mr. Gao Zhongjian, Vice Mayor of the Kunming Municipal Government; Ms. Liang Kun, Deputy Secretary and District Governor of the Panlong District; Mr. Li Zhongde, Secretary and Administrator of the Bureau of Civil Affairs of Kunming Municipality; Ms. Xiao Ying, Party Secretary and Administrator of the Kunming Government Offices Administration; and Mr. Chen Han, Deputy Administrator of the Department of Housing and Urban-Rural Development of Kunming.

無錫市政府官員到訪恒隆

Wuxi Government Officials Visit Hang Lung

無錫的恒隆廣場第二座辦公樓已於7月完成封頂，公司持續與當地政府保持緊密連繫，以適時匯報項目的最新發展。

9月18日（星期二），無錫市梁溪區委書記、區長秦詠薪先生率領由當地市政府官員組成的代表團，到恒隆總部與行政總裁盧韋柏先生、執行董事陳文博先生、執行董事陳家岳先生、董事——發展及設計部梁煥添先生及高級管理人員會面。管理層向代表團介紹公司的計劃和策略，無錫市政府官員對公司的發展均予以期望。

Following the topping out ceremony for Center 66's second office tower in July, the Company has remained in close contact with the Wuxi government in order to keep it fully up to date on the project's progress.

On September 18 (Tuesday), a delegation of Wuxi government officials, led by Mr. Qin Yongxin, Secretary of the CPC Liangxi District Committee and Governor of the Liangxi District, visited Hang Lung's headquarters to meet with CEO Mr. Weber Lo, Executive Director Mr. Adriel Chan, Executive Director Mr. Norman Chan, Director – Project Management Mr. Moses Leung and other senior executives. The management introduced the Company's plans and strategies while the Wuxi government officials presented their expectations about Hang Lung's development.



▲ 秦詠薪（左二）及梁溪區副區長趙雪松先生（左一）率領代表團到訪恒隆總部，與盧韋柏（右二）、陳文博（右一）及公司管理層會面
Qin Yongxin (2nd from left) and Vice Governor of the Liangxi District Mr. Zhao Xuesong (left) lead a delegation to meet with Weber Lo (2nd from right), Adriel Chan (right) and the Company's management members at Hang Lung's headquarters

▼ 由無錫市政府官員組成的代表團到訪恒隆總部與公司管理層會面

A delegation of Wuxi government officials meet with the management at Hang Lung's headquarters



管理層與武漢礄口區政府領導會面

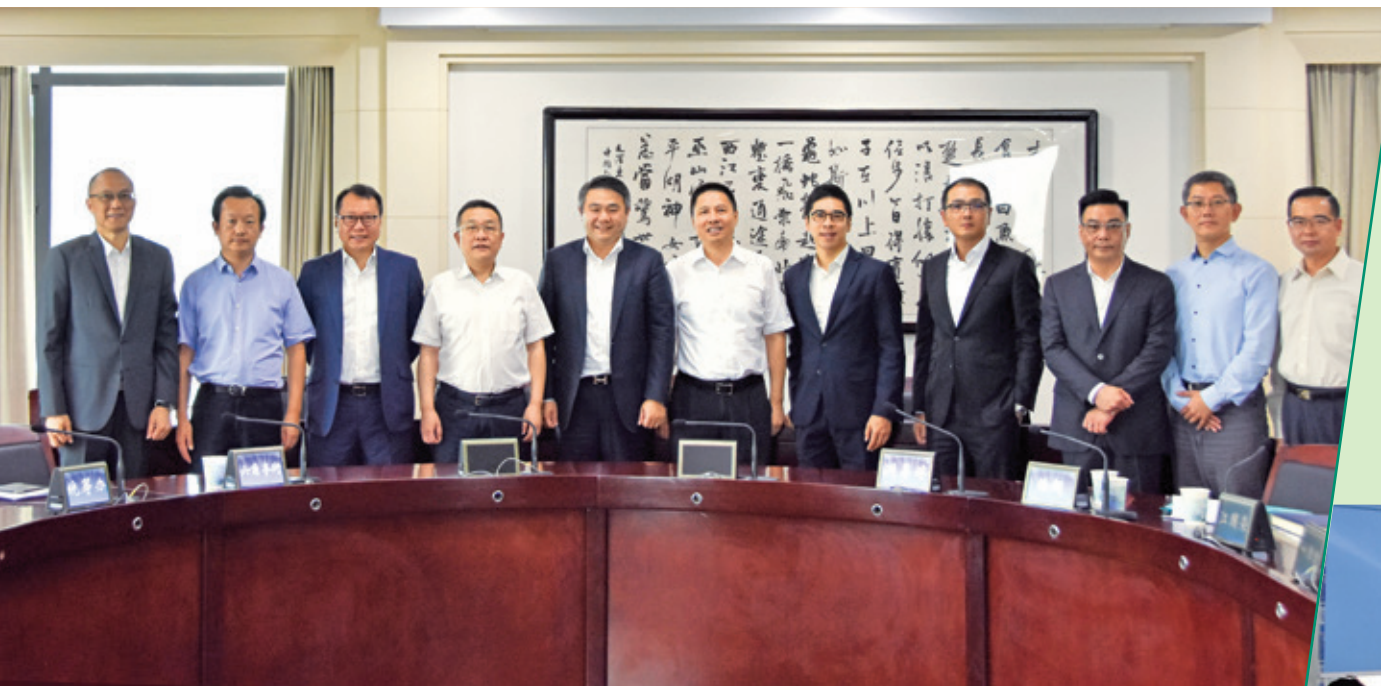
Management Meets with Qiaokou District Government Officials in Wuhan



行政總裁盧韋柏先生、執行董事陳文博先生、董事——項目管理梁鼎新先生、董事——租務及物業管理彭兆輝先生及武漢項目的團隊於9月13日（星期四）與武漢市礄口區區委書記景新華先生、區長劉丹平先生及其他政府官員會面。

盧韋柏表示，武漢的恒隆廣場是公司的重點項目，他感謝各級領導的支援，並就項目發展關注的幾個問題與政府領導進行了深入交流。

劉丹平代表區委、區政府歡迎公司管理層到當地指導項目建設。他表示，恒隆廣場是礄口區東部地標項目，亦是市、區的重點項目，區委、區政府高度重視項目建設，並且對項目建成充滿期待。



▲（左起）總經理——項目管理鄭鐵星先生、礄口區常委潘利國先生、梁鼎新、劉丹平、盧韋柏、景新華、陳文博、彭兆輝、武漢的恒隆廣場總經理葉沛能先生、副總經理——項目管理（商場）江國榮先生、副總經理——項目管理（辦公樓）林競全先生合影
(From left) General Manager – Project Management Mr. Sam Cheng, Qiaokou District Standing Committee member Mr. Pan Ligu, Peter Leung, Liu Danping, Weber Lo, Jing Xinhua, Adriel Chan, Derek Pang, General Manager of Heartland 66 Mr. Billy Ip, Deputy General Manager – Project Management (Mall) Mr. Eder Kong, and Deputy General Manager – Project Management (Office Tower) Mr. James Lin pose for a group photo



恒隆廣場·上海辦公樓一座

榮獲「能源及環境設計先鋒獎」

Plaza 66 Office Tower 1 Garners LEED Certificate

上海的恒隆廣場於2017年完成大型的資產優化計劃，其辦公樓一座的硬件設備亦得到全面提升，達至綠色建築的國際標準，並取得由美國綠色建築協會所頒發的「能源及環境設計先鋒獎——核心及外殼組別」金獎認證。

Plaza 66 in Shanghai completed its large-scale asset enhancement initiative in 2017 while its Office Tower 1 has fully upgraded its hardware facilities to meet the standard for it to become an international green building. In return, the Plaza 66 Office Tower 1 has been awarded the Gold level certificate under the LEED for Core and Shell Development issued by the U.S. Green Building Council.



▲ 上海的恒隆廣場辦公樓一座獲頒「能源及環境設計先鋒獎——核心及外殼組別」金獎認證
Plaza 66 Office Tower 1 garners Gold Level certificate under the LEED for Core and Shell Development



藍塘道23-39奪2018年度美國建築獎

23-39 Blue Pool Road Wins the 2018 American Architecture Award





CEO Mr. Weber Lo, Executive Director Mr. Adriel Chan, Director – Project Management Mr. Peter Leung, Director – Leasing & Management Mr. Derek Pang, and the Heartland 66 management team met with Secretary of the CPC Qiaokou District Committee Mr. Jing Xinhua, Governor of the Qiaokou District Mr. Liu Danping, and other government officials on September 13 (Thursday).

Weber Lo described Heartland 66 as the Company's key project. He expressed his thanks for the support that has been received from the local Government, and exchanged views with the government officials on several areas regarding the project's development.

Liu Danping welcomed the Company's management on behalf of the District Committee and Government. He said that Heartland 66 is a landmark in the eastern area of Qiaokou District and the Committee and Government have high expectations for the project.

管理層視察武漢項目，中建三局專案部聽取商場工程彙報

Management members visit the project site in Wuhan, learning more about the mall's development with the project team of China Construction Third Engineering Bureau Co. Ltd.



左起：劉丹平、盧韋柏、景新華
From left: Liu Danping, Weber Lo and Jing Xinhua



管理層與武漢全體同事合影
Management members and colleagues in Wuhan pose for a photo.

管理層視察武漢項目，上海建工專案部聽取辦公樓工程彙報
Management members visit the project site in Wuhan, learning more about the Office Tower's development with the project team of Shanghai Construction Group



藍塘道23-39近日獲得2018年美國建築獎，肯定了這項目的獨特時尚設計。18間雙拼屋由美國建築事務所Kohn Pedersen Fox Associates (KPF) 設計，以簡約為主調，由屋外到內，糅合了中國文化特質。

該獎項由芝加哥雅典娜建築與設計博物館和歐洲建築藝術設計和城市研究中心於1994年創立，旨在表揚美國建築師和規劃師在美國或其他地方設計和/或建造的優秀建築、景觀和設計作品。今年共有100多棟尖端建築、城市規劃及景觀建築獲此殊榮。

23-39 Blue Pool Road recently has won the 2018 American Architecture Award, reaffirming the unique fashionable design of the project. Designed by world-renowned U.S. architectural firm KPF, the 18 semi-detached houses were designed with sophisticated simplicity and Chinese cultural elements.

Founded by The Chicago Athenaeum Museum of Architecture and Design and The European Center for Architecture Art Design and Urban Studies in 1994, the American Architecture Awards recognizes the outstanding buildings and landscape and planning projects designed and/or built in the United States and abroad by American architects. This year, over 100 new cutting-edge works of architectures, urban planning, landscape architecture was given the award.

藍塘道23-39憑匠心的設計，獲得2018年度美國建築獎
The exquisitely designed 23-39 Blue Pool Road has won the American Architecture Awards for 2018

港匯恒隆廣場 北座展現全新面貌 New Phase Completed in Grand Gateway 66 Facelift

港匯恒隆廣場的大型資產優化計劃正進行得如火如荼，商場北座已率先於9月展現全新面貌，整個工程預期於2019年中完成。至目前為止，商場北座吸納了超過80個品牌進駐，當中超過80%店舖已經營業，業務種類涵蓋時裝及配飾、餐飲、生活及娛樂。

在眾多著名品牌中，其中12個乃是首次進駐上海甚至內地，當中包括Princi、Undeafated、Reflections、Uno de 50、Play Lounge、Samo Samo、Jane Plus、Reverb、Laber Three、IKKS、ChinChin Thai及龍面館（DNA）。另外，Le Tao和Kipling更選址港匯恒隆廣場開設其全國首家概念店。

As part of the much-anticipated new look to be given to Grand Gateway 66 in its massive asset enhancement initiative due for completion in mid-2019, the North Building finished its renovation works in September. To date, more than 80 brands have been recruited for the building covering the categories of Fashion and Accessories, Food and Beverage, and Life and Entertainment. More than 80% of them have already commenced business.



Among the notable names, 12 brands are making their debut in Shanghai, or even on the Mainland. The brands are Princi, Undeafated, Reflections, Uno de 50, Play Lounge, Samo Samo, Jane Plus, Reverb, Laber Three, IKKS, ChinChin Thai and DNA. Adding to the list, Le Tao and Kipling have chosen to open their brand new concept stores at Grand Gateway 66.

北座商場已於9月展現全新面貌
The North Building unveiled its new look in September

向前線同事致謝

Kudos to Frontline Colleagues

灣景花園 Bayview Garden



超強颱風「山竹」於9月16日（星期日）吹襲香港，一眾前線同事於當日依然緊守崗位，盡力確保公司物業運作正常，並與租戶保持有效的溝通。翌日，行政總裁盧韋柏先生透過電郵，向各主管及前線同事發出感謝信，讚揚同事的專業、無私，展現出恒隆一心的團隊精神。

When super typhoon Mangkhut smashed into Hong Kong on September 16 (Sunday), many frontline colleagues devoted their best effort to making sure that the Company's properties were secured and that effective communication was maintained between tenants and the Company. On the following day, CEO Mr. Weber Lo sent a thank-you email to express his heartfelt thanks to all frontline colleagues and their supervisors, praising them for their dedication that demonstrated professionalism and the Hang Lung As One team spirit.

康蘭居 Kornhill Apartments



雅蘭中心 Grand Plaza



荷李活商業中心 Hollywood Plaza



恒福商業中心 Hanford Commercial Centre



都爹利街1號 1 Duddell Street



廣東道停車場 Canton Road Carpark



永康街9號 9 Wing Hong Street



康怡花園俱樂部 Kornhill Recreation Club



康怡廣場 Kornhill Plaza



山頂廣場 The Peak Galleria



渣打銀行大廈 Standard Chartered Bank Building



荔枝角道822號 822 Lai Chi Kok Road



格蘭中心 Grand Centre



Fashion Walk



御峯 The Summit



家樂坊 Gala Place



淘大商場 Amoy Plaza



勞建亮：項目管理注重細節

Adrian Lo: Project Management is All about Details

公司於中國西南地區的首個綜合商業項目——昆明的恒隆廣場將於明年開業。今期，我們訪問了董事——項目管理勞建亮先生，由他親自講述昆明的恒隆廣場的細節及建造過程中所面臨的挑戰。

Spring City 66, Hang Lung's first project in the southwest region of mainland China is set to open next year. In this issue, we speak to Mr. Adrian Lo, Director – Project Management, about the details of the project and the challenges along the way.

請即掃描 QR code
觀看影片



見微知著

勞建亮指項目管理團隊的工作涉及各式各樣的範疇，在籌劃建設時，項目管理團隊需要與設計、規劃、室內設計及園景、項目建設、電機系統及環境管理等20多個世界級團隊合作。建造過程繁瑣，牽涉人員眾多，過程中，兩個總承包商之一已錄得超過10萬名人員在不同的階段參與其中。他指：「見微知著是項目管理的關鍵，當中包括團隊調配、資源管理等細節。」勞建亮認為有效的溝通可確保項目順利完成。

整項工程，項目管理團隊都充分展現合作無間的精神，以昆明的恒隆廣場商場和辦公樓都使用玻璃幕牆為例，勞建亮指：「由於昆明坐落在海拔1,900米的地區，我們特意挑選一些合適建材，而多層玻璃整個製造過程都於較低海拔的地區進行，當送抵工地時，氣壓差異會導致玻璃變形。」因此，項目管理團隊深入研究，並與顧問及承包商一起擬定解決方案。最後，想出的解決辦法就是在昆明當地才完成密封過程，以大大減低玻璃變形的風險。

昆明位處於地震帶，勞建亮指團隊在商場的內部結構安裝了超過2,000塊阻尼器減震裝置，及使用大量額外的鋼筋，加強辦公樓結構的耐震度，以保障顧客及員工的安全。他表示：「恒隆的商業模式是『建造可恒久持有的建築物』，所以結構必須安全且能夠承受地震，公司亦願意投放更多資源來實現一個優秀的設計，這也是我們對所在社區的承諾。」

管理如此大規模的項目絕不容易，為了進一步解決施工問題，勞建亮指團隊在昆明的恒隆廣場首次全面使用建築信息模型技術（BIM）來協助建造的過程。BIM是一個智能3D模型，為建築、工程及施工的專業團隊提供更有效的規劃、設計、興建、管理建築物和基礎設施的工具。他說：「通過BIM，團隊可以在施工前對整個項目有一個非常透徹的理解，有助提升效率及預測問題所在。」

項目管理不單要克服挑戰和選擇合適的材料，人也是重要的資產。由於存在高海拔和高原反應的風險，項目管理團隊須特別制訂一系列措施，例如預設更多機械垂直運輸系統，以減低團隊的風險，讓每一位共事者都可以在安全的環境中工作，發揮其最佳表現。

Attention to Detail

Adrian describes the role of the project management team as “all-encompassing”. In the formation stage, the project management team needs to work with over 20 world-class counterparts in the fields of architectural design and planning, interior design and landscaping, construction, electrical and mechanical systems, and environmental management, to name but a few. In the construction stage, just one of the two main contractors for Spring 66 has already employed more than 100,000 workers in various stages. With so many people involved across multiple processes, it is no wonder that Adrian says effective communication is critical to project success. “Paying attention to people and to the little details; this is the key to effective project management,” he says.

Adrian recalls an example of the importance of collaboration among teams and clear communication of details concerning the installation of the glass façade of the office tower and mall. “Kunming is located 1,900 meters above sea level, so we need to be extra careful about the materials we used. Our multi-layered glass is manufactured near sea level. Upon arriving at high altitude, the atmospheric pressure difference would cause the glass to deform.” The project management team had to anticipate this challenge and work on a solution with the consultants and contractors. In the end, the sealing process was finished in Kunming to mitigate the risk of glass deformation.

Kunming is situated in an area of seismic activity and over 2,000 shock absorbers have been installed within the structure of the mall to ensure the safety of the visitors and staff. Adrian explained how the team requisitioned the use of large amounts of additional steel reinforcements in the Office Tower. “Hang Lung's business model is to ‘Build to Own, Build to Last’. The structure had to be safe and be able to withstand earthquakes. Along with investment in preeminent design, this demonstrates the Company's commitment to the deployment of resources for the betterment of the communities we operate in.”

Managing a project scale of this magnitude is never easy. To further tackle construction issues, Adrian said that the team has, for the first time, fully utilized Building Information Modeling (BIM) to construct the project. BIM is an intelligent 3D model-based process that gives architecture, engineering, and construction professionals the insight and tools to more efficiently plan, design, construct, and manage buildings and infrastructure. He said, “With this model, we can have a very clear picture of the entire project before we start construction, and this has improved efficiency and also helped us anticipate issues.”

However, project management is not just about overcoming challenges and selecting materials. People are also an asset that requires care. Due to the high altitude and risk of altitude sickness, the project management team had to devise means, such as increasing mechanical vertical transportation, which would minimize the risk posed to the team and ensure the safety and efficiency of works.



不只注重外表

每座城市的地標既要獨特，亦能體現城市的風貌和當地居民的理想生活，當中講求建築物設計的細節。勞建亮具有建築師的背景，他參與過公司不同的項目，包括大連的恒隆廣場及天津的恒隆廣場。他指每個項目都於當地締造了一個具活力的零售環境，創造就業機會，也促進了經濟發展，使城市、當地居民和公司的願景產生協同效應。

勞建亮闡述了昆明的恒隆廣場的設計如何與昆明的氛圍相互媲美。以「春城生活」為主題，項目刻意塑造出高低起伏的層次感，配合當地山巒起伏的山勢；加上室內溫暖的色調及綠色的裝飾，運用大量玻璃以引入更多自然光。從外觀到室內設計，團隊亦充分考慮項目對周邊環境的影響。勞建亮指項目管理團隊不會忽略任何細節，並指公司所有的內地項目都取得美國綠色建築協會頒發的「能源及環境設計先鋒獎（LEED）核心及外殼組別」金獎認證或預認證。獲認證的建築物有效節省能源、水、其他資源，及減少浪費，並支持當地社區發展。他指可持續發展的概念植根於公司的業務運作，包括設計、建造及營運，也是我們所追求的目標。項目管理團隊的使命就是要胼手胝足，實現這目標。

More than Meets the Eye

Detail in design is what makes a project unique, and an iconic landmark for a city needs to be both unique and tailored to the environment and its people. With an architect background, Adrian has worked on different projects, including Olympia 66 and Riverside 66. He said that each project contributes to a more vibrant retail environment and helps to create a variety of attractive career opportunities while simultaneously benefiting from the flourishing socio-economic development in the region, resulting in a synergy between the aspirations of the city, its people, and our Company.

Adrian elaborated on how Spring City 66 rides on Kunming's ambience. The design theme "spring comes to life" incorporated the surrounding mountainous terrain which is echoed in the warm and fresh green tones of decorative fittings, and the extensive use of glass to introduce more natural light indoors. But there is more than meets the eye, from the attention given to the external facade to the interior design. No detail is left unchecked as the Company delivers big on sustainability. Adrian said that all of our Mainland projects have attained Gold certification or Gold pre-certification for the Leadership in Energy and Environment Design (LEED) Core and Shell issued by the U.S. Green Building Council. LEED buildings save energy, water, resources, generate less waste, and support the local community. This is the awareness we seek to create as we pioneer sustainability in design, construction, and management. The mission of the project management team is, therefore, to realize this goal.

▼ 勞建亮與昆明的恒隆廣場的項目管理團隊一起克服各樣挑戰
Adrian and Spring City's 66 project management team address challenges head-on



忠·誠·篤·實

當被問及他的管理哲學時，勞建亮強調了「忠、誠、篤、實」這四個字。他指我們應着眼所面臨的種種挑戰，必須尋求精準的解決方案。「你必須忠於公司、忠於你的角色，和忠於你的原則。以謙虛的態度，堅定而徹底的完成你的任務。」他說：「這將促使團隊更上一層樓，而在團隊培養着這樣的工作氛圍，並與公司的理念產生共鳴，長遠才會培養出好的人才和團隊，繼續努力為公司拼搏。」

在勞建亮的團隊裏，確實有多名同事是從天津的恒隆廣場、大連的恒隆廣場一直跟着他轉戰昆明的恒隆廣場。

Loyalty and Modesty

When asked about his management philosophy, Adrian highlighted four Chinese words that mean loyalty and modesty. He said, "You have to be loyal to the Company, your role, and your principles. Be modest, adamant, and thorough in the completion of your tasks." He elaborated on how we should face challenges head-on and focus on solutions. "This will take the team further, and it is with the nourishment of such values among colleagues, resonating with the Company's principles, that we nurture talents and build teams for the long-term," he said.

In Adrian's team, there are a few members who have been with him since Riverside 66 and Olympia 66, and are now working together on Spring City 66.

► 昆明的恒隆廣場勢必成為當地的新地標
Spring City 66 is poised to be Kunming's new iconic landmark



星級服務專區 HL Star Service

綠寶石客戶服務獎優異得主獲得表揚

Emerald Award Merit Case Winners Receive Recognition

為進一步突顯恒隆以優質服務、以客為本作為重要的營運策略，繼8月在香港舉行「綠寶石客戶服務獎」頒獎典禮，嘉許八位在顧客服務範疇表現卓越的員工後，公司早前另外選出13個優異個案，藉此表揚更多表現出色的前線員工。

各優異獎得主除了獲得由項目總經理及高級經理頒發的獎狀外，更與其他前線同事分享感受和服務心得，親述如何做到「多做一點 前瞻一里」的精神。

為了讓大家知道更多「星級客戶服務課程」和「綠寶石客戶服務獎」的資訊，「星級服務專區」將由下期開始報導相關消息，並會以故事形式向大家介紹各個優異個案，分享箇中值得學習和欣賞的地方。請密切留意！

With a purpose of promoting Hang Lung's quality service and customer-centric strategy, after bestowing 8 excellent case winners at August's Emerald Award presentation ceremony in Hong Kong, the Company has chosen 13 merit cases to commend frontline staff's excellent performance.

The merit case winners received their certificates from their respective general managers and senior managers. They also shared their stories and experience of how to deliver customer service excellence, demonstrating the best practice in delivering the Company's **Go the Extra Mile** spirit.

To update everyone with the latest news of Hang Lung STAR Service and Emerald Award, starting from the next issue, the *HL Star Service* column will report the latest about the program and introduce the merit cases. Please stay tuned.



商場聚焦 Eye on HL Malls

Fashion Walk

成立30周年！ZUCCa巨型蛋糕分享喜悅

Fashion Walk Celebrates ZUCCa's 30th Anniversary with a Giant Cake Installation



崇尚簡約設計的日本時裝品牌ZUCCa為慶祝成立30周年，特意選址潮流品牌集中地Fashion Walk，於9月22日至10月1日舉辦了為期10天的戶外展覽，在百德新街設置一個大型銀色蛋糕裝置讓途人打卡拍照，於活動期間的星期五、六、日及公眾假期到訪，更可參加「ZUCCa蛋糕」拍照活動，將有關照片上載到Instagram，並標籤主辦機構，便有機會即場獲贈ZUCCa環保袋一個，齊齊分享品牌30歲生日的喜悅！

此外，品牌同時推出一系列別注衣飾，包括ZUCCa 30周年紀念系列、ZUCCa復刻系列，以及與瑞士環保袋品牌Freitag合作的限量版聯乘袋款等，ZUCCa支持者絕對不容錯過！請即親臨ZUCCa Fashion Walk分店選購。

Japanese fashion brand ZUCCa, famed for its chic minimalist designs, is celebrating its 30th anniversary! ZUCCa chose Fashion Walk as its partner for the anniversary party and put on a 10-day outdoor exhibition in the bustling precincts of Hong Kong's center of style. From September 22 to October 1, ZUCCa exhibited a large silver anniversary cake installation on Paterson Street. People had been flocking to snap their photos at the site and check-in on their social media platforms. Visitors stopping by on Fridays, Saturdays, Sundays, and public holidays during the exhibition period, stood the chance of winning a ZUCCa tote bag by taking and uploading their photos at the special installation to their social media accounts and tagging the organizers to share the joy of the 30th anniversary celebration.

In addition, ZUCCa also launched a series of special edition apparel and tote bags including the special 30th Anniversary Collection and the ZUCCa x Freitag Limited-edition Collection, much to the jubilation of fans, who flocked to Fashion Walk to make their purchases!

淘大商場 Amoy Plaza

全球第500間Warhammer主題店隆重登場

World's 500th Warhammer Store Opening



英國經典桌面戰棋品牌Warhammer已登陸淘大商場，成為全球第500間主題商店。除了主打的桌面戰棋遊戲，Warhammer設計及生產的迷你模型亦極具收藏價值，連帶顏料、畫筆、書籍，以及其他製作迷你模型所需配件，同樣備受玩具迷追捧。於9月下旬開幕的Warhammer淘大店，除舉辦了連串開幕活動，包括遊戲對戰、戰棋模型展，以及教授造型及上色竅門的工作坊外，並推出了淘大店限量版主題模型，為迷你模型發燒友及玩具迷提供全面體驗。

The UK tabletop miniature wargame brand, Games Workshop, opened its 500th Warhammer store in the world at Amoy Plaza! Specializing in tabletop wargaming, Warhammer boasts a range of miniature figures and models along with model-making essentials (such as paints, brushes, books, etc.), which are highly sought after by veteran game fans and collectors. The Amoy Plaza store unveiled in late September held a series of opening events including live gameplay, wargame figure exhibitions, and workshops on painting and modelling techniques. The new store also launched several limited-edition figures, Store 500 Exclusive Models, offering even the most devoted game addicts and miniature figure aficionados the gaming experience of a lifetime!

恒隆廣場・濟南 Parc 66

「山東英國季」隆重開幕

UK Season in Shandong Officially Launched

由山東省人民政府外事辦公室和英國政府合辦的濟南「山東英國季」活動，正式在濟南的恒隆廣場啟動！在9月14日（星期五）的開幕儀式上，主辦單位特地邀請了英籍北京樂隊「北京披頭士」表演，展示兩國文化交融。出席開幕禮的英國駐華大使吳百納在台上致辭時表示，近年英國與山東省的關係愈來愈緊密，希望一系列的活動能促進政府、企業和人民間的合作。

為配合活動，濟南的恒隆廣場亦同時舉辦了由中信銀行贊助，為期一周的英國旅遊圖片展，展覽出100張英國最佳旅遊景點照片，讓顧客即場感受英國風情。

UK Season in Shandong, co-organized by the Shandong Foreign Affairs Office and the UK Government, was launched at Parc 66! The opening

ceremony was held on September 14 (Thursday) at the mall. The British Beijing-based band Beijing Beatles performed at the ceremony, showing a harmonious integration of Chinese and Western culture. The UK Ambassador to China Dame Barbara Woodward kick started the campaign with a speech at the opening ceremony. She said that their relationship with Shandong had strengthened in recent years and she hoped these engaging events will spark closer collaboration between the governments, businesses and people.

As part of the launch, a photo exhibition sponsored by China CITIC Bank was opened to the public at Parc 66 for a week. 100 carefully selected photos of the best British sights give visitors a taste of journey through the UK.



加入精靈喪屍行列 日夜狂歡萬聖節

Joining Elves and Zombies to Celebrate Halloween

Fashion Walk

Fashion Walk連續第五年舉辦Halloween Styloween盛事，繼續為潮人帶來帶來一連串驚悚又刺激的狂歡節目，包括於京士頓街9號的「闇黑迷宮」帶來失去視力的恐懼體驗、首屆「Beer & Wine Walk」及一連串萬聖節造型工作坊！活動今年更加入慈善元素，首度聯同「Zombie Walk喪Z行」在10月26日（星期五）舉辦「Halloween Styloween香港喪Z行」萬聖節街頭定向慈善賽及夜間巡遊，一同為國際防盲教育組織奧比斯籌款。如果你想與喪屍一起做善事，就千萬不要錯過！

Fashion Walk is bringing Halloween Styloween back for its 5th edition, creating one-of-a-kind Halloween experience by offering a sensational vision-loss experience through Black Maze at 9 Kingston Street, the first ever Beer & Wine Walk and a series of Halloween weekend workshops! Infusing a dose of charitable elements, Fashion Walk joins forces with Zombie Walk, a movement that promotes optical health, to organize the very first Halloween Styloween Hong Kong Zombie Walk on October 26 (Friday) and street parade to raise funds for Orbis. Do not miss the chance to protect sight of those in need by having fun with Zombies!

請即掃描QR code
觀看影片



到10月，驚嚇橫行的喪屍及可愛的鬼怪精靈蜂湧而出，來到恒隆旗下在香港和內地的各個商場，準備與大家再度狂歡萬聖節！

It's October again! Terrifying zombies and cute little monsters from around the world have arrived Hang Lung's malls in Hong Kong and on the Mainland, ready for the most exciting celebrations this Halloween!



Fashion Walk和淘大商場分別將於10月26日（星期五）和10月28日（星期日），分別舉行大型萬聖節派對，與全城一起Trick or Treat！

On October 26 (Friday) and October 28 (Sunday) respectively, Fashion Walk and Amoy Plaza will throw the best parties in town, for all to enjoy Halloween in their funkiest costumes and Trick or Treat together!



康怡廣場 Kornhill Plaza

由韓國插畫設計師團隊RACCOON FACTORY創作的海星Starfy，性格調皮，粉色的造型更是惹人喜愛。今年萬聖節，Starfy首次以萌爆萬聖節造型登場，化身成吸血殭屍、木乃伊和巫師等不同造型，躲藏於康怡廣場神秘古堡的不同角落，與大家展開萬聖節冒險之旅！活動期間，顧客消費滿指定金額即可報名參加「鬼馬臉譜工作坊」和「萬聖節Starfy輕黏土工作坊」，創作專屬的Starfy陪伴度過萬聖節。工作坊名額有限，先到先得！

Starfy, a cute starfish character designed by Korean design team, RACCOON FACTORY, is debuting its Halloween style by morphing into cute vampires, mummies, wizards and more, hiding at different corners around Kornhill Plaza ready to explore the Halloween adventure with everyone. During the campaign period, shoppers spending designated amounts are eligible to join the Mask Painting Workshop or the Halloween Starfy Light Clay Workshop, where participants can create their own Starfy character to enjoy the Halloween. Seats are limited, so seize the chance before you miss it!



淘大商場 Amoy Plaza

請即掃描QR code
觀看影片



淘大商場為今年萬聖節注入魔幻元素，打造出「充氣嘩鬼樂園」，設置刺激又好玩的大型充氣彈床，讓大小朋友勇闖巨型「南瓜地鼠陣」和「魔間玄幻屋」，有機會贏取萬聖節精美糖果！臨近萬聖節，戶外食街更掛滿南瓜燈籠及嘩鬼裝飾，令四周充滿濃厚氣氛。想挑戰動感神經，又想拍下回憶照片，就要把握時機！

With magical elements, Amoy Plaza presents the Halloween Haunted Inflatable Wonderland with fun for all ages. Customers are welcome to challenge the giant Pumpkin Whac-a-Mole and the Haunted Magic House not just for the fun of it but also for a chance to win special Halloween treats upon completion of the game. As Halloween approaches, the mall also extends the festive atmosphere from indoors to outdoors with an alfresco food street festooned with pumpkin lanterns, and spooky decorations, taking the Halloween vibe to new levels of excitement!



雅蘭中心、荷李活商業中心及家樂坊 Grand Plaza, Hollywood Plaza and Gala Place

淘氣小惡魔結他手VareL出沒旺角！日本著名插畫師黑沢勝哉筆下的淘氣惡魔樂團JagzZ於10月現身旺角雅蘭中心、荷李活商業中心及家樂坊，以Halloween Rock 'n' Roll為主題，將強勁搖滾節拍融入最潮萬聖節，透過互動遊戲Halloween Rock Drummer，讓大家化身狂野鼓手。活動期間，雅蘭中心更獨家展出一系列首次亮相的JagzZ模型及珍藏品，包括珍藏手繪畫作、木雕夜燈、徽章及黑沢勝哉特別為活動設計的全新迷你手繪結他。粉絲們，立即行動！

Watch out for the cheeky rock-demon VareL! The JagzZ, a demon band created by famous Japanese illustrator Kurosawa Katsuya, has arrived at Grand Plaza, Hollywood Plaza, and Gala Place to rock 'n' roll with ground-quaking beats for a bone-shaking Halloween. During the event, Grand Plaza will present an interactive game called Halloween Rock Drummer to transform customers into wild drummers, while showcasing a collection of JagzZ models and collectibles from Japan including original illustrations, carved wooden night lights, and badges. The unmissable exhibition will also feature a hand-painted mini guitar designed especially for the occasion!

可愛精靈走進恒隆廣場 Lovely Elves Arrive at Hang Lung

沉睡精靈的蘇醒，帶來一連串的搗蛋行動……

由香港知名的繪本及玩具設計師龍家升先生設計的THE MONSTERS率先以萬聖節造型現身六個恒隆廣場，並首次在內地舉行裝置展覽。活動以「恒隆精靈大追捕 The Monster Hunt」為主題，為顧客帶來多元化的線上線下推廣活動，一起瘋狂玩盡萬聖月！

The elves have awoken and are ready to bring a series of tricks and pranks……

THE MONSTERS, designed by Hong Kong well-known picture book and toy designer, Mr. Kashing Lung, have arrived at six Mainland malls and are ready to present their first installation exhibition on the Mainland. Themed, The Monster Hunt, the Halloween event engages customers with a variety of online and offline promotions for the best Halloween month ever!



► 凡於場內消費滿額，即可換領特別版主題禮物
Customers spending a designated amount are eligible to receive special souvenirs

MONSTER
BOY

YAYA

LABUBU

PIPPU

TYCOCO

恒隆中秋月滿圓

Embrace the Festive Full Moon Celebrations

農曆八月十五日中秋夜，一輪圓月份外皎潔，乃古往今來提燈賞花、共聚天倫的好時節。適逢佳節，恒隆旗下的淘大商場、康怡廣場及大連的恒隆廣場皆舉辦了工作坊及節日市集等應節活動，與顧客齊齊歡度中秋慶團圓！

At this year's Mid-Autumn Festival, celebrations were held at Amoy Plaza, Kornhill Plaza, and Olympia 66 in Dalian, with workshops and festive food carnivals in the malls, giving customers the opportunity to embrace the festive full moon celebrations with Hang Lung!

9.23 創意燈籠工作坊 Creative Lantern Making Workshop



康怡廣場聯同AEON STYLE和小宇宙語言及藝術中心，舉辦了共三場「創意燈籠工作坊」，讓小朋友與家人發揮創意，製作獨一無二的白兔、小丑魚或恐龍燈籠，於中秋佳節共享天倫之樂！

Kornhill Plaza, AEON STYLE, and Little Cosmos Language & Art Centre joined hands to hold three sessions of lantern-making workshop. Children got the chance to make festive lanterns with their parents, choosing from fish, rabbit, and dinosaur designs.

康怡廣場 Kornhill Plaza

9.10-24 中秋美食節 Food Fair Roadshow



Kornhill Plaza and AEON STYLE came together to present a Mid-Autumn Mooncake Food Fair Roadshow. Customers were invited to pick from the different merchants offering mooncakes and fruit hampers to enjoy a bountiful Mid-Autumn treat!

康怡廣場舉辦了「中秋美食節」，齊集不同商戶，讓顧客一次過選購各式各樣的月餅和水果，喜迎中秋！

9.22-23 秋夕月兔燈籠工作坊 Jade Rabbit Lantern Making Workshop



商場舉辦了共四場「秋夕月兔燈籠工作坊」，讓顧客製作專屬的月兔燈籠。

Customers who joined any of the four sessions of the lantern-making workshop at Amoy Plaza learned to make their own Jade Rabbit lanterns.

淘大商場 Amoy Plaza

請即掃描 QR code
觀看影片



傳統皮影戲表演為中國重要的文化遺產，商場特別邀請了香港偶影藝術中心表演皮影木偶戲，上演《大名府》、《瑤山小彌猴》及《嫦娥奔月》的戲碼，讓大家歡度中秋同時能體驗傳統木偶藝術。

The traditional shadow puppet performance is an important intangible cultural heritage in China. Bringing this to Hang Lung patrons, the Hong Kong Puppet and Shadow Art Center was invited to perform a series of classic plays, including *The Vaudeville*, *Funny Monkeys*, and *Change's Ascent to the Moon*, to let customers experience the ancient Chinese art.

9.25 國粹皮影賀中秋 Traditional Shadow Puppet Show



恒隆廣場·大連 Olympia 66, Dalian

9.1-24 中秋市集 Full Moon Market

商場聯同12間商店於上月舉辦中秋市集，售賣月餅、美食及手作禮物，讓顧客逛得盡興。

The shopping mall joined hands with 12 merchants last month to hold a Full Moon Market, at which mooncakes, a wide variety of festive food and handmade gifts were on sale.



9.10-24 秋夕月圓美食市集 Full Moon Delights Fair

商場舉辦了「秋夕月圓美食市集」，吸引共20家商戶參與。

20 merchants collaborated to hold the Full Moon Delights Fair at the mall, featuring a variety of tasty festive fare for foodies everywhere.



9.24 手工月餅工作坊 DIY Your Own Mooncakes



在中秋節當天，商場亦舉辦了手工月餅工作坊，讓小朋友與家長共同製作獨一無二的月餅。

The mall also held a moon cake DIY workshop on the festival day for children and parents to make unique moon cakes together.

#慢活 @ #細味 ☕ #人生 #TheTasteofLife

咖啡與巧克力有着令人難以抗拒的魔力，乃不少都市人的好良伴。瀋陽的市府恒隆廣場和無錫的恒隆廣場於10月舉辦了巧克力展覽和咖啡烘焙工作坊，讓參加者放慢生活節奏，一同品味香醇與甘甜。

Coffee and chocolate have irresistible magic and are the favored companion of many an urbanites. This October, Forum 66 in Shenyang and Center 66 in Wuxi hold chocolate exhibitions and coffee roaster workshops, respectively, to help dial down the pace and up the enjoyment of life.

市府恒隆廣場 Forum 66

巧克力博物館 Chocolate Museum

國際知名巧克力大師尼古拉·波波夫先生以2,000公斤純巧克力打造巧克力博物館。在走遍世界五國50個城市後，終於登陸瀋陽！即日起至10月31日，市府恒隆廣場展出數百件巧克力藝術品，部分更加入了中國元素，包括孔子、李白到古代四大美人的雕像，還有血腸、麵條及小龍蝦等巧克力仿製展品，讓你驚嘆巧克力的無限可能！

The Chocolate Museum curated by renowned chocolatier, Nikolay Popov, showcases more than 2,000 kilograms of chocolate-crafted creations. This tasty new institution is now landed in Shenyang after visiting 50 cities across five countries. From now until October 31, Forum 66 is showcasing hundreds of chocolate art pieces. Chinese elements have been incorporated into the exhibitions, including statues of Confucius, Li Bai, the Four Beauties of ancient Chinese mythology, as well as traditional Chinese dishes like black pudding, noodles, and crayfish. Visitors will be amazed by all the possibilities of chocolate!

▶ 尼古拉·波波夫向傳媒介紹作品的創作理念
Nikolay Popov shares the design principle with the media

▶ 巧克力小龍蝦
Crayfish made of chocolate



恒隆廣場·無錫 Center 66

輕餐文化臻選之旅 Savor Every Moment



◀ 無錫的恒隆廣場在10月舉辦了一系列巧克力和咖啡講座與工作坊
Center 66 holds a series of chocolate- and coffee-related lectures and workshops in October

13/10
Godiva巧克力甜蜜之旅
Godiva Chocolate Workshop
美善品烘焙工作坊
Thermomix Baking Workshop

14/10
星巴克講座——如何挑選適合自己的一杯咖啡
Starbucks Talk – How to Choose Your Own Cup of Coffee

21/10
星巴克講座——居家咖啡制作
Starbucks Talk – How to Make Your Own Cup of Coffee at Home

27/10
美善品提拉米蘇工作坊
Thermomix Tiramisu Workshop

28/10
星巴克講座——初識咖啡因
Starbucks Talk – Get to know about Caffeine

恒隆廣場·大連 Olympia 66

嘉年華喜迎國慶

Carnivals for Week-long National Day break

為慶祝十一國慶，大連的恒隆廣場在10月1至7日，舉辦兩場大型嘉年華，為長假期打造精彩的節目。

In celebration of National Day, Olympia 66 organized two carnivals during the week-long National Day break from October 1 to 7.

十一嘉年華
10.1 Carnival

商場邀請了大連的知名樂隊、魔術師及舞蹈團為觀眾表演爵士樂、魔術和金翅舞，為顧客帶來精彩的視聽盛宴。

The mall invited famous bands, magicians and dance groups hailing from Dalian to perform jazz, magic and Chinese dance. Audience was treated to a wonderful audio-visual feast.

小丑嘉年華
Clown Carnival



到場助興的還有大連雜技團！雜技團的小丑不但為大家表演雜耍，並與現場觀眾互動拍照，大玩遊戲。

The mall also invited Dalian Acrobatic Troupe to perform! Other than juggling, the clowns also took photos and played interactive games with the showgoers.



恒隆廣場·上海 Plaza 66

Moncler Genius 限時登場！

Moncler Genius Pop-up Store Debuts in Shanghai



▶ 限時店獨家售賣限量版潮品—The Yellow膠囊系列
Moncler also presented The Yellow capsule, an exclusive collection specially designed for the Moncler Genius Pop-up Store



意 大利時尚羽絨品牌Moncler旗下Moncler Genius創意項目，於今年2月在米蘭時裝周首度登場後，於10月4至14日在被譽為「奢侈品零售風向標」的上海的恒隆廣場再度展出，讓城中潮人一覽最新系列。

Moncler Genius由八位時裝界設計大師聯手打造，以「一屋，眾聲」為理念，帶來八個概念和而不同的精彩系列。雖然上海的恒隆廣場的限定店為期僅11天，但店鋪的設計也別出心裁，以不鏽鋼鏡面作牆壁，採用黃色霓虹燈點綴空間；當你俯瞰店鋪，更可清晰看到標有數字「1」到「8」的Moncler Genius大樓，象徵八位設計師聯手打造的「一屋，眾聲」意象。

Italian luxury down jacket brand, Moncler, unveiled its brand new initiative, Moncler Genius, on the opening night of Milan Fashion Week in February. After waiting for over half a year, the new collection was finally exhibited in Shanghai, with the installation of a pop-up store at Plaza 66 from October 4 to 14.

Moncler Genius is a collaboration by eight different designers sharing the concept of One House, Different Voices. Although the pop-up store at Plaza 66 only lasted for 11 days, Moncler put a lot of effort into the design of the store. Stainless steel mirrors and yellow neon lights were used as the theme of the decoration. The aerial view of the store displayed a pattern of numerals 1 – 8, symbolizing the concept of One House, Different Voices.

企業責任 Corporate Responsibility

新一屆「恒隆數學獎」獲獎者快將誕生！

Hang Lung Mathematics Awards 2018 in Full Swing



由 恒隆地產、香港中文大學數學科學研究所和香港中文大學數學系合辦的「恒隆數學獎」今年踏入第15年。今屆「恒隆數學獎」吸引了來自近60間中學、超過90支隊伍，共260位學生參賽。當中有19間學校為首次報名，並有18位學生以個人形式參賽，是歷年個人參賽數目最高的紀錄。入圍隊伍會獲邀出席12月19日的答辯會，接受由國際知名數學家組成的「學術委員會」的評核和閉門提問。獲獎隊伍將於12月20日（星期四）的頒獎典禮上公布。

為進一步向公眾推廣數學趣味，「恒隆數學獎」利用網上平台定時發布活動消息。其中，「恒隆數學獎—To Infinity無限可能」Facebook專頁自2016年推出以來，發布超過150個趣味和互動的帖文和遊戲，成功吸引超過17,000位粉絲支持。而「恒隆數學獎」的網頁最近更提升版面設計及瀏覽器相容度，方便使用不同手機或電腦的用戶瀏覽。

「恒隆數學獎—To Infinity無限可能」Facebook專頁：



▲ 「恒隆數學獎」網頁以全新面貌示人
The HLMA official website has been upgraded with a new look

「恒隆數學獎」官方網頁：
<http://hlma.math.cuhk.edu.hk/>



Hang Lung Mathematics Awards (HLMA), organized by Hang Lung Properties, The Institute of Mathematical Sciences and the Department of Mathematics at The Chinese University of Hong Kong, has entered its 15th year. A total of 260 students forming over 90 teams from nearly 60 schools registered for this biennial mathematics research competition. This year's HLMA attracted 19 schools participating for the first time, and a record high of 18 individual entrants. Outstanding participants will have the opportunity to proceed to the final defense, an oral presentation before a Scientific Committee of renowned international mathematicians. The HLMA 2018 winners will be announced at the HLMA awards ceremony on December 20 (Thursday).

To arouse more interest in mathematics within the community, HLMA uses online platforms to share the latest news of the competition. Since its launch in 2016, the Hang Lung Mathematics Awards – To Infinity Facebook page has published over 150 posts with fun and interactive maths content and accumulated more than 17,000 fans. Recently, the design and browser compatibilities of the HLMA official website have been upgraded to enhance the browsing experience of its users meet the needs of users.

潮動社區 Hi! Community

節日送暖 關愛長者

Festive Blessings for Senior

「家有一老，如有一寶」，無錫和天津的恒隆一心義工隊趁着中秋這個重要的傳統節日，皆舉辦探訪區內長者的活動，與他們一同分享節日喜悅。

As the Chinese saying states, "an elderly at home is like a gold mine you own", so we should all take special care of the elderly. This year, the Hang Lung As One Volunteers Teams in Wuxi and Tianjin organized visits during the Mid-Autumn Festival to share festive blessings with the elderly.

恒隆廣場 • 無錫
Center 66, Wuxi



▲ 劉炳富(左)向長者作出最溫暖和親切的問候
Eric Lau (left) brings his warmest blessings to the elderly

▲ 唐龍添(右)向長者送上月餅
Louis Tong (right) gives mooncakes to the elderly



總經理劉炳富先生、總經理—項目管理部唐龍添先生，與約20名義工在9月13日(星期四)探訪了無錫梁溪區崇安敬老院，向60位住院長者送上親切的問候，並派發月餅、牛奶、水果和毛巾等禮品，與他們溫馨交流，增添節慶的喜悅。

General Manager of Center 66 Mr. Eric Lau, General Manager – Project Management Mr. Louis Tong and a group of about 20 volunteers visited the Chong'an Nursing Home in Liangxi District in Wuxi on September 13 (Thursday). They brought mooncakes, milk, fruit and towels to the elderly residents,, and engaged in heart-warming conversations with them to share the festive joy of the Mid-Autumn Festival.

◀ 劉炳富(前排左三)、唐龍添(前排右六)帶領約20位義工探訪崇安敬老院
Eric Lau (3rd from left, front row) and Louis Tong (6th from right, front row) lead about 20 volunteers on a visit to the Chong'an Nursing Home

恒隆廣場 • 天津
Riverside 66, Tianjin

天津的義工隊一直都很支持長壽老人院，經常安排義工到老人院探望長者。中秋前夕，義工隊以「傳承孝老情，共慶團圓節」為主題，於9月19日(星期三)進行了一次探訪活動，向約40位長者送上應節月餅，並向每一位送上佳節祝福。

Over the years, Riverside 66's Hang Lung As One Volunteer Team has visited the Changshou Nursing Home very often to show their care and support for the senior citizens. Before the Mid-Autumn Festival, on September 19 (Wednesday), the volunteer team paid a visit to the nursing home again to interact with around 40 elderly and presented them with mooncakes as festive blessings.



▲ 高級經理—人力資源及行政部梁基峰先生(中)、高級經理—綜合服務部劉成偉先生(右三)帶領義工到老人院送上中秋祝福
Senior Manager – Human Resources Mr. Jason Liang (center), Senior Manager – Service Delivery Mr. Stephen Lau (3rd from right) lead the volunteers to deliver festive blessings at the nursing home

潮動社區 Hi! Community | 港匯恒隆廣場·上海 Grand Gateway 66

老上海建築文化之旅

Architectural Tour through Old Shanghai

港匯恒隆廣場的義工隊於9月22日（星期六）上午，帶領17位上海愛加倍關愛中心員工的子女前往虹口區著名的文化名人街——多倫路，參觀名人故居、夕拾鐘樓、鴻德堂教堂等老上海建築。項目管理部的同事擔任是次活動的導覽員，為小朋友們講解建築的風格和特點，並分享名人小故事，藉此加深他們對建築的了解和興趣。

Grand Gateway 66's Hang Lung As One Volunteer Team led an architectural tour on the morning of September 22 (Saturday), which visited the famous Duolun Road in Hongkou District. The tour included some old Shanghai buildings such as a celebrity's former residence, a clock tower, and the Fitch Memorial Church among others. Project Management Department colleagues became docents of the tour, introducing the architectural style and features to all the participating children while sharing some celebrity stories with them, in the hope to deepen their understanding of and interest in architecture.



潮動社區 Hi! Community | 市府恒隆廣場·瀋陽 Forum 66

航天足跡

Stepping into the Aerospace Industry

中國的航天事業發展迅速。有見及此，市府恒隆廣場的義工隊於9月27日（星期四）舉辦了「工業足跡 印象瀋陽」系列義工活動，帶領砂山四校打工子弟小學的40名學生參觀瀋飛航空博覽園。該博覽園集科技、教育、旅遊於一體，讓參加者有系統地瞭解專業的航天知識。瀋飛航空博覽園的主展館多達七個，當中更設有航空體驗項目，讓學生一嘗飛行的樂趣，亦了解中國航天事業的光輝歷史。



With China putting more and more focus on the Aerospace industry, students are interested to know more about aeronautics. With this in mind, Forum 66's Hang Lung As One Volunteer Team organized a visit for 40 students from a local primary school on September 27 (Thursday) to the SAC Aviation Exhibition Garden. The exhibition garden integrates technology, education, and tourism, aiming to help students understand more about the aviation profession. There are seven exhibition halls in the main exhibition garden including an aviation experience project, allowing visitors to have their very first flying experience while finding out more about China's aviation history.



支持循環經濟 轉廢為能

In Support of the Circular Economy, Turning Waste in to Energy

目前全球約90%的經濟是以「線性經濟」¹或採用「開採資源、製造及廢棄」的模式發展。在此模式下，資源和產品往往在被消耗或使用後便會被丟棄，產生大量無法被回收再用的廢物。近年，「可持續發展」成為經濟發展的重點議題，提倡以「循環經濟」取代「線性經濟」的發展模式，通過重用、修復或回收用完的產品來創造更多價值，從而優化資源運用和減少廢物。

循環經濟的概念在全球各地已日漸普及，並成為許多政府和大型企業的策略方向，例如中國於《第十三個五年規劃綱要》訂立10個有關循環經濟的優先事項中就包括創造一個採用新資源戰略的循環發展系統。另外，香港政府則於2005年發布的《都市固體廢物管理政策大綱（2005-2014）》首次提及循環經濟作為解決廢物管理問題的其中一個方案，透過開發回收技術以減少棄置廢物。

恒隆重視長遠可持續發展，積極實踐循環經濟的原則，例如透過支持環境保護署的廚餘回收計劃。公司每天收集由淘大商場及康怡廣場租戶所產生的廚餘，並送往位於北大嶼山小蠔灣的有機資源回收中心第1期，將廚餘轉化成堆肥產品和生物氣作為能源。該回收中心每天最多處理200噸的廚餘，每年可生產1,400萬度電力，足夠提供3,000戶家庭使用，有助每年減少約25,000噸溫室氣體排放。

LINEAR ECONOMY



Currently, around 90% of the world economy is “linear”¹ or follows the “take, make, dispose” model for economic development, where resources and products are discarded once consumed or used. As a result, a considerable amount of non-recyclable waste is generated. Having said that, sustainability has been a key focus of economic development in recent years and an alternative – “circular economy” (CE) – has emerged to replace “linear economy”. It is a process in which products reaching the end of service life are reused, repaired, or recycled to create further value, help optimize resource utilization and minimize waste.

CIRCULAR ECONOMY



The concept of CE has gained traction across the globe, with strategies embedded within businesses and developed into government policies. For example, China identified 10 CE priorities in its 13th Five-Year Plan (2016-2020), one of which includes the creation of a circular development system with new resource strategies. In Hong Kong, CE was first mentioned in the “Policy Framework for the Management of Municipal Solid Waste (2005-2014)” announced in 2005 as one of the solutions to the waste management challenge, through the development of recycling technology to minimize waste disposal.

Hang Lung has dedicated itself to developing a long-term sustainable future by implementing CE principles, for example through supporting the food waste recycling scheme organized by the Environmental Protection Department (EPD). On a daily basis, the Company collects food waste generated by tenants of Amoy Plaza and Kornhill Plaza, sending it to the Organic Resources Recovery Centre Phase 1 (ORRC1) at Siu Ho Wan, North Lantau, where the food waste is converted to compost products and biogas for energy. It is estimated that ORRC1 could handle up to 200 tons of food waste per day and supply approximately 14 million kWh of electricity to the power grid annually, which is enough to power 3,000 households and, in turn, contribute to the reduction of greenhouse gas emissions by 25,000 tons every year.

¹ Circle Economy, The Circularity Gap Report, January 2018 (<https://www.circularity-gap.world/report>)

馬拉松的季節 Marathon Season

為備戰11月的香港迪士尼樂園10K Weekend及2月的

香港渣打馬拉松，恒隆長跑會為同事安排了一系列訓練，務求讓大家在比賽場上爭取佳績。租賃及物業管理部的楊學英出席了首兩場在彩虹斧山道運動場進行的熱身訓練，她表示長跑有助改善心肺功能，而與同事一起參加馬拉松，更可以身體力行支持公益，實在是十分有意義。

長跑會將繼續舉辦不同類型的跑步活動及訓練，有興趣的同事歡迎報名參加。

To prepare for the Hong Kong Disneyland 10K Weekend in November and the Standard Chartered Marathon Hong Kong in February, the Hang Lung Runners' Club has organized a series of training sessions for colleagues, enabling them to achieve their personal best results in competitions. Anna Yeung from Leasing & Management joined the first two sessions held at Hammer Hill Road Sports Ground. She said that long-distance running is good for cardiopulmonary function while participating in the Marathon can show our support for charity, making the efforts all the more meaningful.

The Runners' Club will continue to organize running and training meets of different kinds. Interested colleagues are welcome to join.

員工動態 Staff Focus



誰說「睇戲」只能食熱狗、爆谷、喝汽水？太不合時宜了！在上月底，九龍灣影迷引頸以待的UA戲院正式登陸淘大商場，新戲院不但引入升級新設備，更打破傳統戲院規範，首次夥拍十字冰室推出多款限定港式美食，全面照顧影迷味蕾和感官的需要。「睇戲」原來都可以「擦餐好」（食得好）！

Out with the old-fashioned popcorn, hotdogs, and soda for the theatre! The long-awaited UA cinema finally landed at Amoy Plaza in late Aug to satiate the desires of the many movie fans from Kowloon Bay. There are of course upgraded facilities, but UA Amoy also breaks tradition by partnering with Cross Café for the first time. Catering to all your culinary, visual and auditory senses, an afternoon at UA Amoy is just so fantastic when you can enjoy authentic local food while watching a movie!

UA淘大 x 十字冰室 港產「戲」「味」新體驗

UA Amoy x Cross Cafe
A Brand New

Local-bred Cinematic Experience

戲院設備全面升級 打造娛樂新熱點

Fully Upgraded Cinematic Experience New Hot Spot for Entertainment

UA淘大引入全新影院技術，所有影廳皆採用Barco 4K 鐳射放映機，呈現更細緻清晰畫面，其中1號院採用杜比全景聲Dolby Atmos音響系統，更可創造震撼的立體動態音效，為觀眾的視覺與聽覺帶來新衝擊。另外，戲院大堂特別增設多用途活動室，配置投影機、音響、遊戲機及桌上遊戲等設備，供包場作聚會或派對之用，為熱愛舉辦派對的你提供新場地！

You can now enjoy the latest innovations of cinematic technology at UA Amoy. With the extremely high-res Barco 4K Laser Projectors used in all its theatres and the Dolby Atmos Audio System, you will surely make a new acquaintance with this upgraded visual and sensory experience. Other than this, the cinema also makes a good venue for parties! There is a multi-function activity room equipped with a projector, Hi-Fi, video games and board games – available for bookings now!



▲ 淘大十字冰室的裝修，延續總店懷舊與摩登風格，其標誌性霓虹招牌，早已成為網絡紅人的「打咭」熱點

The decor of the Cross Cafe continues the nostalgic and modern style of their traditional store. Its iconic neon sign has already become a hot spot for people to check in and brag about on social media platforms

▶ 想一次過嚐盡「睇戲三寶」——爆谷、汽水及雞翼？「UA 淘大 x 十字冰室小食套餐」一次過滿足你三個願望

With popcorns, soft drinks and chicken wings, the "UA Amoy x Cross Café set" can satisfy your appetite in one go



聯乘十字冰室 推獨家限定美食

Cross Over with Cross Café Exclusive Limited Dishes on Offer

戲院首次與十字冰室合作，推出一系列獨家戲院冰室美食，包括黑椒蜜糖巨人燒腩、脆脆爆谷新地樂、脆脆爆谷奶昔等。影迷可安坐影院，一邊享受冰室美食，一邊欣賞好戲。

To further provide customers with a new cinematic experience, UA Cinema has also first collaborated with Cross Café to present a series of exclusive dishes which puts a new twist to the snacks you used to eat in the cinema. These include the giant baked chicken drumstick drizzled with pepper and honey, and the dairy sundae or milkshake topped with crispy popcorns! How can you resist the temptation?

◀ 淘大十字冰室亦保留著名菜式，如黑松露炒滑蛋菠蘿包、十字炸鮮奶、籠仔椒鹽燒賣等
The Amoy Cross Café also retains famous dishes such as Scrambled Eggs with Black Truffle Pineapple Bun, Cross Fried Milk Custard and Peppercorn Siu Mai

UA CINEMAS

由即日起至12月31日，影迷可以試業價體驗UA淘大全新設備，平日晚上成人2D票價低至港幣\$60，星期二更只是港幣\$50，平日學生2D戲票則為港幣\$45。

From now till December 31, UA Amoy offers promotions on any purchase. The adult tickets for 2D movies are as low as HK\$90 on weekdays, and only HK\$50 on Tuesdays. Student tickets are priced at HK\$45 on weekdays.

UA淘大獨家美食 Exclusive items for UA Amoy

1. 黑椒蜜糖巨人燒腩
Giant Baked Chicken Drumstick Drizzled with Pepper and Honey
2. 脆脆爆谷新地樂
Dairy Sundae Topped with Crispy Popcorns
3. 脆脆爆谷奶昔
Milkshake Topped with Crispy Popcorns



築跡
City Contour

九龍城：城寨風情

Kowloon City: Tales of the Walled City

九龍城見證了香港的變遷，由清朝駐紮的寨城，蛻變至「三不管」地帶，成為香港一代人的集體回憶。刻下，城寨換上園林，只留下一點寨城遺址，飛機低飛着陸啟德的驚人情景也不再，但遊走九龍城，體驗依舊精彩，舊街風味獨特，唐樓及老店仍在，古廟及石屋依舊，成就有趣的城市風光。

Kowloon City has witnessed the transformation of Hong Kong for the past decade. Starting as a Qing garrison town, it became an area of "three non-interventions". Today, a Jiangnan-style garden has replaced this once-lawless land, with the local Yamen (magistracy) and the former Walled City's South Gate, dating from the Qing dynasty period, the only relics of the past remaining. Here, one can still find tong lau, traditional shops, an old temple, and stone houses. Together they mark the charming, old character of this part of Kowloon.

1 石屋家園 Stone Houses Family Garden

於戰時以花崗石及混凝土建成，是一列由五個單位組成的中式村屋，樓高兩層，現為三級歷史建築。石屋在戰後為寮屋區，其後成為著名電影拍攝場地，花。此外，31號石屋為「藍恩記山墳墓碑工程公司」所用，「藍恩記」招牌仍保留至今。

Built during the Second World War, the Stone Houses Family Garden was a series of terraced two-storey Chinese-style village houses. A squatter area after the war, the row of concrete and granite houses became a popular location for film shooting by Nam Yan Kee Grave and Tombstone Construction Company. It is now a Grade Three historic building. The original Nam Yan Kee signs still remain.



2 侯王古廟 Hau Wong Temple

約建於1730年，據說古廟是楊家後人為記念祖先楊亮節所建。廟內不少牌匾及門前紅香爐為九龍寨城官員所贈。

The temple, built around 1730, houses a collection of historical relics from the garrison of the Kowloon Walled City, such as the plaque and red incense burner donated by an official of the Walled City.



3 前九龍巡檢司衙門 The Former Yamen Building of Kowloon Walled City

衙門是九龍寨城唯一得以完整留存的古蹟，建於1847年，青磚綠瓦猶在，而正門更刻有Almshouse的英文字。

The Former Yamen Building of Kowloon Walled City is the only remainder of the now-demolished Kowloon Walled City. Built in 1847, the gray brick walls and green tile roof are preserved, as is the Almshouse inscription at the entrance.



4 大和堂蔘茸藥行 Tai Wo Tong Herbal Medicine Company

是區內最舊的唐樓建築，已有約100年歷史，其一個特色是伸延至行人路的「騎樓底」。

Tai Wo Tong Herbal Medicine Company is housed in the oldest walk-up building in Kowloon City, allegedly dating back a century ago. One of the features of the building is the colonnade that lines along the pedestrian road.



5 侯王道1至3號 1-3 Hau Wong Road

唐樓為三層高的三級歷史建築。最高一層的騎樓並沒有上蓋，形成一個大型陽台。唐樓地舖為樂口福酒家，已有50多年歷史。

The three-storey *tong lau* buildings are Grade Three historic buildings. The uncovered top level forms a large terrace, while a Lok Hau Fook Chinese Restaurant on the ground level boasts more than 50 years of history.



6 聖公會聖三一座堂 Sheng Kung Hui Holy Trinity Cathedral

建於1937年，是香港聖公會在九龍區歷史最悠久的聖堂，為三級歷史建築。教堂融合西方基督教文化及中國文藝復興式建築風格，建築別具特色，如有黑及瓦綠色的陡峻瓦簷、正脊中央的十字架以及和平鴿、蹲脊獸等。

Built in 1937, the Cathedral is the oldest Anglican church in Kowloon. The Grade Three historic building combines Western Christian and Chinese Renaissance architectural styles, black and green Chinese steep roof tiles and rooftop sculptures of beasts coexisting with the Cross and peace doves at the centre.



8 香港飛行總會 Hong Kong Aviation Club

前身為遠東飛行學校、香港飛行會及香港航空會三者。1920年代，內地戰局的動盪造就了香港飛行會的成立，但後來因火災及資金問題而解散，被遠東飛行學校取而代之。

The Hong Kong Aviation Club was established upon the amalgamation of the Hong Kong Flying Club, the Aero Club of Hong Kong, and the Far East Flying & Technical School. The turbulent situation in Mainland China in the 1920's precipitated the establishment of the Hong Kong Flying Club, which was later replaced by the Far East Flying & Technical School due to a fire and financial problems.

7 宋王臺公園 Sung Wong Toi Park

於1959年落成。相傳700多年前宋朝皇帝及其弟被元朝軍隊追逼從而向南逃亡到公園現址。宋王臺原為巨岩，後於日治時期被炸毀，戰後政府整修岩石殘骸，重刻宋王臺三字，並在1960年於宋王臺花園展覽。

Completed in 1959, the Sung Wong Toi Park is said to commemorate the last emperor of the Song Dynasty, who fled to Hong Kong with his younger brother more than 700 years ago after the empire fell to Mongolian invaders. The Sung Wong Toi boulder, damaged during the Japanese occupation, was restored after the war at its present location in the Park.



「建」多識廣 ArchiFun

文：張宇翔，高級經理——成本及監控
By Eugene Chang, Senior Manager – Cost & Controls

陰影蓋頂(下)

Shadow & Set Back (Part II)

19世紀，英國政府立例要求建築物後移，不但形塑了後世的英國本土建築，更驅使香港實施類似措施，以「光斜角」管制建築物高度。港府於1903年制定的《建築物條例》，規定建築物外立面中央至天台邊緣須形成63.5度斜角，藉以限制其高度。雖然部分建築物獲時任港督豁免此限，但有關香港建築史的研究顯示，1995年前興建的建築物平均高度僅為3.6層。戰後香港人口急速膨脹，由1945年的60萬增至1955年的超過253萬，增幅逾四倍，令住宅市場壓力大增。1955年，「光斜角」規限放寬至76度，令建築物得以向上拔高，研究顯示1960至1962年，建築物平均高度躍升至9.39層。

雖然「光斜角」及建築物後移的規例於1987年廢除，無數舊樓為高樓大廈所取代，但亦有部分於多年來避過市區重建而得以保留。位於佐敦的「八文樓」便是明證。這棟毗鄰渡船街的複合建築建於60年代後期，由八座幾乎一式一樣的樓宇組成，上層外立面往後移，顯然是當年《建築物條例》下的產物。然而，過路人會自然想到這些大廈差不多終日為街道蒙上影子，因為建築幾乎與太陽西移的路徑並排而立，除清晨及黃昏外，日間大部分時間完全遮蔽陽光。建築物後移法例的原意，是讓街上陽光充足、空氣流通，但「八文樓」雖緊守《建築物條例》，成效卻事與願違。建築業界於1987年指出「光斜角」及建築物後移的規例不合時宜，促使政府最終將該等規定一併廢除。

有關建築物陰影及後移的法例若有欠妥，可構成事與願違的影響，但一些建築師近年無懼挑戰，重新審視陰影、後移及日照軌跡，把三者運用為重要的建築設計工具。瑞士建築師Herzog & de Meuron在建築地標林立的日本著名購物街表參道興建了樓高六層的Prada Aoyama，這座外形有如晶體的現代建築位處低矮建築林立的名店街，因此建築師決定在盡量擴大總建築面積之餘不盡用地面空間，自發把的建築物後移，地面騰出公共空間，同時營造比周遭樓房「較高」的特色，遠看如鶴立雞群，但又沒有破壞街上整體建築物的和諧。更重要的是，建築師更因應陽光照射的角度及投射於四周的陰影，採用「光斜角」，以陽光和影子把Prada Aoyama雕琢成如鑽石晶體，在遵循當地分區用途規例之餘確保街上的天然光線充足。



▲ Prada Aoyama

brand fashion street in Japan and one of the foremost premium retail and architectural showcases in the world, Swiss architects Herzog & de Meuron shaped the Prada Aoyama, a six-story crystalline contemporary structure, using sun and shadow. Situated in a street of low-rise shopfronts, the architects decided to maximize the gross floor area without engaging the whole ground floor, creating a “taller” iconic building (more visible from a distance) within the neighborhood without disturbing the essence of the street. The resulting architecture not only offers a public courtyard created by the building setbacks and shaped into prismatic form in response to the angle of the sun and the shadows projecting onto the surroundings, it also assures enough natural lighting of the street by meeting the local zoning regulations.

In the 19th century, British regulations on building setbacks not only shaped generations of buildings in the UK, but also those in Hong Kong. The “light angle” was used to regulate building heights. When the Building Ordinance of 1903 was enacted in Hong Kong, it regulated building height by introducing a 63.5-degree angle rule from the center line of the open space between two buildings and the roof edge. While some buildings exceeded the regulated building height by receiving exemptions from the Hong Kong Governors at the time, research on Hong Kong architecture history shows that the average building height before 1955 was 3.6 stories. The post-war population of Hong Kong experienced a bloom, rising over 4 times from 600,000 in 1945 to over 2.53 million in 1955, adding pressure on the housing market. In 1955, the light-angle was relaxed to 76-degrees. As taller buildings were allowed, research shows that the average building height by the early 1960's had jumped to 9.39 stories.

While light-angle and building setback regulations were later abolished in the 1987, with many old buildings replaced by much taller towers, some examples of structures built according to the earlier codes have survived urban renewal over the years. One of the most notable examples is the “Man-something” buildings in Jordan. A complex of eight mostly identical buildings sitting next to Ferry Street and built in the late 1960's, they are an obvious by-product of the Building Ordinance at the time, characterized by the step-back tops of the buildings. Yet, one can't help but to also notice the shadow casted by these buildings onto the street during most of the day. These buildings, sitting almost parallel to the sun's path on the east-west axis, block the sun for the majority of daylight hours except in the early morning and late afternoon. When the regulations on building setbacks were put in place, the intention was to allow sunlight and air movement at street level. Yet, while the “Man-something” buildings followed the Building Ordinance strictly, the results were quite contrary to what was intended. In fact, in 1987, when the industry found that light-angle and building setback regulations were no longer practical, the government finally abolished these rules altogether.

While ineffective regulations on shadow and setback can end up creating more problems than they solve, some architects in recent years have explored how shadow, setback, and solar diagram, when studied carefully, can be an effective and vital design approach. In Omotesando, the most famous luxury-

每月獎不停

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知道答案的同事請即上內聯網互動專區遞交答案，或把答案連同中文姓名、所屬部門和聯絡方法，發電郵至Connections@HangLung.com，亦可經內部郵遞交到集團傳訊部。截止日期為2018年11月9日（星期五），我們會每期抽出共10位得獎同事，每人更可獲得當地幣值100元的購物禮券。

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8月號題目：哪種鳥類動物會游泳但不會飛行？ 答案：企鵝

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薛珺 恒隆廣場•無錫
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9月號的答案將於下期公布，敬請留意！

恒隆地產
HANG LUNG PROPERTIES



《連繫恒隆》由恒隆地產集團傳訊部每月出版，刊物保留所有文章及照片的版權。我們僱用匡智會負責信件處理及郵寄地址標籤工作，以示對社會企業的支持。

如閣下選擇拒絕接收，請透過《連繫恒隆》網頁或電郵至Connections@HangLung.com送出指示。

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