

建筑可持续发展的未来 Paving the Way for a Sustainable Future



10

劳建亮：项目管理注重细节
Adrian Lo: Project Management
is All about Details

14

加入精灵丧尸行列
日夜狂欢万圣节
Joining Elves and Zombies to
Celebrate Halloween

22

UA淘大 x 十字冰室
港产“戏”“味”新体验
UA Amoy x Cross Cafe
A Brand New Local-bred Cinematic Experience

建筑可持续发展的未来

Paving the Way for a Sustainable Future



恒隆于2014年推出涵盖五大可持续发展范畴的三年计划（2015-2017），并将环保表现视作其中一项重点。《连系恒隆》过去出版了专题故事〈为绿色播种〉，以及在“绿色·恒隆”及“绿识世界”栏目内出版了一系列饶有趣味的文章，借此建立公司的可持续发展文化，并促进更广泛的持分者对公司可持续发展的计划和贡献的了解。

我们的工作已取得部分成果，并于今年采纳新的可持续发展策略框架，进一步制订公司更长远的可持续发展目标和计划。公司将于10月开展订立可持续发展目标的工作，与不同部门共同订立更长远的可持续发展目标。我们将在今期的专题故事，向大家讲述公司近年在推动可持续发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!



指标性的肯定

公司在推动可持续发展方面的工作一直获得业界的认可和肯定。自恒生可持续发展企业指数系列于2010年推出以来，恒隆地产已连续九年被列入恒生（内地及香港）可持续发展企业指数、恒生可持续发展企业基准指数及恒生可持续发展企业指数。今年9月，恒隆集团亦首次跻身恒生可持续发展企业基准指数的成份股之列。另外，公司自2015年起已被“香港企业可持续发展指数”选为首20名指数公司之一。

推向国际标准，公司已连续两年获选为道琼斯可持续发展亚太指数的成份股。这项全球认可的指数选取可持续发展表现出众的公司纳入为其成份股，亚太区内超过600间大型企业中，只有表现最卓越的两成企业获选中，而香港只有九间企业获纳入该指数。此外，公司于今年荣获全球房地产可持续性基准“三星”表现评级及资料披露“A”评级。

公司至今已获美国绿色建筑协会颁发合计九张“能源及环境设计先锋奖（LEED）”的金奖认证，足以证明我们恪守“建造可恒久持有的建筑物”的商业模式。



Hang Seng Corporate Sustainability Index Series Member 2018-2019

MEMBER OF

Dow Jones Sustainability Indices

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.



◀ 公司的可持续发展督导委员会定期召开会议，检讨计划内容和成效
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.

宣扬可持续发展文化

公司明白团结就是力量，所以经常举办不同类型的可持续发展主题活动，鼓励同事爱惜自然资源，守护共同未来。在这项任重道远的工作背后，公司的可持续发展督导委员会（委员会）是策动者，成员包括执行董事兼委员会主席陈文博先生、董事——租务及物业管理兼委员会副主席蔡碧林女士、执行董事程鼎一先生、董事——租务及物业管理姚永聪先生、董事——集团审计曾殿科先生、董事——项目管理梁鼎新先生、董事及集团财务总监麦伟民先生、董事——集团通讯及投资者关系关则辉先生、董事——成本及监控张启华先生及董事——发展及设计梁焕添先生。

“恒隆绿周2018”活动：

每年的“恒隆绿周”是其中一个最受同事欢迎的大型活动。今年的活动已于9月17至24日圆满举行，主题为“办公‘惜’多点”，配合一系列“减废”和“惜食”的活动，鼓励同事以实际行动支持“绿色办公室”，并就环保生活提供实际可行的建议。

“可持续发展讲座系列”是另一个行动重点。在2017至2018年间，公司举行了共五个可持续发展讲座，主题涵盖环境、社会和世界性的议题。今年的最后一个讲座将于11月举行，主题围绕“社会共融”。

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.



▲ “恒隆绿周2018”向同事推广办公室“减废”和“惜食”的方法
The Hang Lung Green Week 2018 promotes waste reduction and green ideas for the workplace

绿识办公

绿识办公比赛最终选出了两个提议，得奖者为2018年管理培训生许智恒和发展及设计部的邓佩坤。

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.

减废我有计

借着挑战鼓励同事在日常生活中减少制造废物。比赛选出了六个最有效的方法，得奖者为皇城恒隆广场的王锺钰；港汇恒隆广场的杨德伟、刘蓓蓓；大连的恒隆广场的朱嘉颐、丑俊；及天津的恒隆广场的李然。

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.



◀ 刘蓓蓓利用胶水瓶装着湿漉漉的折伞。她说：“塑胶污染问题严重。我们必须减少使用胶樽，并要想办法重用。”
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.”

主题活动

除了以上两个比赛外，公司亦举办了其他主题活动，包括GO CUP杯垫工作坊（将咖啡渣制作成杯垫）、月饼分享、减废大步走，同时亦重置了部分废纸回收箱于更当眼的位置。

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杯垫工作坊中进一步认识了香港固体废物问题，并学会了利用咖啡渣和牛奶盒制作杯垫的方法
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 提高营运效益

公司于2012年推行的大型资产优化计划是可持续发展蓝图中的关键工作之一。目前，香港的雅兰中心、家乐坊、Fashion Walk、淘大商场、康怡广场及上海的恒隆广场已完成优化，而香港的山顶广场和上海的港汇恒隆广场的工程正按计划进行中。

早于2006年，公司已着手分阶段更换香港14座物业的风冷制冷机组为更高效能的水冷制冷机组，截至2017年底已累计减少耗电量近9,600万千瓦时，相当于节省了港币1.23亿元。同时，公司在香港和内地的物业于2017年的耗电强度较2015年下降了超过9%，而中国内地物业于2017年的耗水量则减少近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.

▲ 渣打银行大厦（恒隆总部）和山顶广场皆获得由香港绿色建筑议会颁发的“绿建环评”认证
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”义工队举办各类形的活动，推广空气质素的重要性
The Hang Lung As One Volunteer Teams promote the importance of air quality through various activities

随着大型资产优化计划实施，公司亦投放超过港币4,000万元推行“提升空气质素计划”，在内地的商场和办公楼安装高端空气净化设备，提升室内空气质素。

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.

- ▶ 恒隆设计出一套66个名为O₂的卡通公仔，向公众推广空气质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年度的可持续发展报告已上载于恒隆官方网站，欢迎浏览和下载：
The Sustainability Reports 2017 are now available for download from the Company website:

独立出版《可持续发展报告》

为保持最高的透明度，并与公众分享日常运营中所面临的挑战和取得的成果，公司自2013年起每年出版一本独立成刊的《可持续发展报告》。报告一直得到业界认可，并屡次在国际性的比赛中获得奖项。今年6月，公司出版了第六本报告，并只提供电子版本，以减少用纸。完整的电子版报告已上载于恒隆官方网站，欢迎下载报告以了解恒隆的可持续发展目标和方针。

恒隆集团



Hang Lung Group



恒隆地产



Hang Lung Properties



管理层与昆明市官员分享最近发展

Management and Kunming Government Officials Share Latest Developments

▼ 程连元(右)和卢韦柏(左)在昆明会面
Cheng Nianyuan (right) and Weber Lo (left) meet in Kunming



昆明的恒隆广场于9月举行封顶仪式，行政总裁卢韦柏先生、董事—项目管理劳建亮先生、总经理—项目管理卢石先生和经理—项目管理胡石先生趁此会见昆明市政府官员，介绍项目的最近发展。出席的政府人员包括省委常委、市委书记、滇中新区党工委书记程连元先生；市委常委、市委秘书长夏俊松先生；市政府副市长高中建先生；盘龙区委副书记、区长梁昆女士；市民政局党委书记、局长李忠德先生；市机关事务局党组书记、局长肖樱女士；及市住房和城乡建设局副局长陈汉先生。

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.

无锡市政府官员到访恒隆

Wuxi Government Officials Visit Hang Lung

无锡的恒隆广场第二座办公楼已于7月完成封顶，公司持续与当地政府保持紧密联系，以适时汇报项目的最新发展。

9月18日(星期二)，无锡市梁溪区委书记、区长秦咏薪先生率领由当地市政府官员组成的代表团，到恒隆总部与行政总裁卢韦柏先生、执行董事陈文博先生、执行董事陈家岳先生、董事—发展及设计部梁焕添先生及高级管理人员会面。管理层向代表团介绍公司的计划和策略，无锡市政府官员对公司的发展均予以期望。

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.

▼ 由无锡市政府官员组成的代表团到访恒隆总部与公司管理层会面
A delegation of Wuxi government officials meet with the management at Hang Lung's headquarters



▲ 秦咏薪(左二)及梁溪区副区长赵雪松先生(左一)率领代表团到访恒隆总部，与卢韦柏(右二)、陈文博(右一)及公司管理层会面
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



管理层与武汉硚口区政府领导会面

Management Meets with Qiaokou District Government Officials in Wuhan



行政总裁卢韦柏先生、执行董事陈文博先生、董事—项目管理梁鼎新先生、董事—租务及物业管理彭兆辉先生及武汉项目的团队于9月13日(星期四)与武汉市硚口区区委书记景新华先生、区长刘丹平先生及其他政府官员会面。

卢韦柏表示，武汉的恒隆广场是公司的重点项目，他感谢各级领导的支援，并就项目发展关注的几个问题与政府领导进行了深入交流。

刘丹平代表区委、区政府欢迎公司管理层到当地指导项目建设。他表示，恒隆广场是硚口区东部地标项目，亦是市、区的重点项目，区委、区政府高度重视项目建设，并且对项目建成充满期待。



▲ (左起) 总经理—项目管理郑铁星先生、硚口区常委潘利国先生、梁鼎新、刘丹平、卢韦柏、景新华、陈文博、彭兆辉、武汉的恒隆广场总经理叶沛能先生、副总经理—项目管理(商场)江国荣先生、副总经理—项目管理(办公楼)林竞全先生合影 (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

恒隆广场·上海办公楼一座

荣获“能源及环境设计先锋奖”

Plaza 66 Office Tower 1 Garners LEED Certificate

上海的恒隆广场于2017年完成大型的资产优化计划，其办公楼一座的硬件设备亦得到全面提升，达至绿色建筑的国际标准，并取得由美国绿色建筑协会所颁发的“能源及环境设计先锋奖——核心及外壳组别”金奖认证。

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.

蓝塘道23-39夺2018年度美国建筑奖

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



▲ 上海的恒隆广场办公楼一座获颁“能源及环境设计先锋奖——核心及外壳组别”金奖认证
Plaza 66 Office Tower 1 garners Gold Level certificate under the LEED for Core and Shell Development



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.

◀ 管理层视察武汉项目·中建三局专案部听取商场工程汇报

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：刘丹平、卢韦柏、景新华
From left:
Liu Danping,
Weber Lo and
Jing Xinhua



▶ 管理层与武汉全体同事合影
Management members and
colleagues in Wuhan pose for a photo.

◀ 管理层视察武汉项目，上海建工专案部
听取办公楼工程汇报
Management members visit the
project site in Wuhan, learning
more about the Office Tower's
development with the project team
of Shanghai Construction Group



蓝塘道23-39近日获得2018年美国建筑奖，肯定了这项的独特时尚设计。18间双拼屋由美国建筑事务所Kohn Pedersen Fox Associates (KPF) 设计，以简约为主调，由屋外到内，糅合了中国文化特质。

该奖项由芝加哥雅典娜建筑与设计博物馆和欧洲建筑艺术设计和城市研究中心于1994年创立，旨在表扬美国建筑师和规划师在美国或其他地方设计和/或建造的优秀建筑、景观和设计作品。今年共有100多栋尖端建筑、城市规划及景观建筑获此殊荣。

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.

◀ 蓝塘道23-39凭匠心的设计，获得2018年度美国建筑奖
The exquisitely designed 23-39 Blue Pool Road has won the American Architecture Awards for 2018

港汇恒隆广场 北座展现全新面貌 New Phase Completed in Grand Gateway 66 Facelift

港汇恒隆广场的大型资产优化计划正进行得如火如荼，商场北座已率先于9月展现全新面貌，整个工程预期于2019年中完成。至目前为止，商场北座吸纳了超过80个品牌进驻，当中超过80%店铺已经营业，业务种类涵盖时装及配饰、餐饮、生活及娱乐。

在众多著名品牌中，其中12个乃是首次进驻上海甚至内地，当中包括Princi、Undeafated、Reflections、Uno de 50、Play Lounge、Samo Samo、Jane Plus、Reverb、Laber Three、IKKS、ChinChin Thai及龙面馆(DNA)。另外，Le Tao和Kipling更选址港汇恒隆广场开设其全国首家概念店。

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.

◀ 北座商场已于9月展现全新面貌
The North Building unveiled its new look in September

向前线同事致谢

Kudos to Frontline Colleagues

湾景花园 Bayview Garden



超强台风“山竹”于9月16日（星期日）吹袭香港，一众前线同事于当日依然坚守岗位，尽力确保公司物业运作正常，并与租户保持有效的沟通。翌日，行政总裁卢韦柏先生透过电邮，向各主管及前线同事发出感谢信，赞扬同事的专业、无私，展现出恒隆一心的团队精神。

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.

雅兰中心 Grand Plaza



康兰居 Kornhill Apartments



恒福商业中心 Hanford Commercial Centre



荷李活商业中心 Hollywood Plaza



都爹利街1号 1 Duddell Street



广东道停车场 Canton Road Carpark



永康街9号 9 Wing Hong Street



康怡花园俱乐部 Kornhill Recreation Club



康怡广场 Kornhill Plaza



山顶广场 The Peak Galleria



渣打银行大厦 Standard Chartered Bank Building



荔枝角道822号 822 Lai Chi Kok Road



格兰中心 Grand Centre



Fashion Walk



御峯 The Summit



家乐坊 Gala Place



淘大商场 Amoy Plaza



劳建亮：项目管理注重细节

Adrian Lo: Project Management is All about Details

公司于中国西南地区的首个综合商业项目——昆明的恒隆广场将于明年开业。今期，我们访问了董事——项目管理劳建亮先生，由他亲自讲述昆明的恒隆广场的细节及建造过程中所面临的挑战。

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.

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见微知著

劳建亮指项目管理团队的工作涉及各式各样的范畴，在筹划建设时，项目管理团队需要与设计、规划、室内设计及园景、项目建设、电机系统及环境管理等20多个世界级团队合作。建造过程繁琐，牵涉人员众多，过程中，两个总承包商之一已录得超过10万名人员在不同的阶段参与其中。他指：“见微知著是项目管理的关键，当中包括团队调配、资源管理等细节。”劳建亮认为有效的沟通可确保项目顺利完成。

整项工程，项目管理团队都充分展现合作无间的精神，以昆明的恒隆广场商场和办公楼都使用玻璃幕墙为例，劳建亮指：“由于昆明坐落在海拔1,900米的地区，我们特意挑选一些合适建材，而多层玻璃整个制造过程都于较低海拔的地区进行，当送抵工地时，气压差异会导致玻璃变形。”因此，项目管理团队深入研究，并与顾问及承包商一起拟定解决方案。最后，想出的解决办法就是在昆明当地才完成密封过程，以大大减低玻璃变形的风险。

昆明位处于地震带，劳建亮指团队在商场的内部结构安装了超过2,000块阻尼器减震装置，及使用大量额外的钢筋，加强办公楼结构的耐震度，以保障顾客及员工的安全。他表示：“恒隆的商业模式是‘建造可恒久持有的建筑物’，所以结构必须安全且能够承受地震，公司亦愿意投放更多资源来实现一个优秀的设计，这也是我们对所在社区的承诺。”

管理如此大规模的项目绝不容易，为了进一步解决施工问题，劳建亮指团队在昆明的恒隆广场首次全面使用建筑信息模型技术（BIM）来协助建造的过程。BIM是一个智能3D模型，为建筑、工程及施工的专业团队提供更有效的规划、设计、兴建、管理建筑物和基础设施的工具。他说：“通过BIM，团队可以在施工前对整个项目有一个非常透彻的理解，有助提升效率及预测问题所在。”

项目管理不单要克服挑战和选择合适的材料，人也是重要的资产。由于存在高海拔和高原反应的风险，项目管理团队须特别制订一系列措施，例如预设更多机械垂直运输系统，以减低团队的风险，让每一位共事者都可以在安全的环境中工作，发挥其最佳表现。



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 preminent 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

每座城市的地标既要独特，亦能体现城市的风貌和当地居民的理想生活，当中讲求建筑物设计的细节。劳建亮具有建筑师的背景，他参与过公司不同的项目，包括大连的恒隆广场及天津的恒隆广场。他指每个项目都于当地缔造了一个具活力的零售环境，创造就业机会，也促进了经济发展，使城市、当地居民和公司的愿景产生协同效应。

劳建亮阐述了昆明的恒隆广场的设计如何与昆明的氛围相互媲美。以“春城生活”为主题，项目刻意塑造出高低起伏的层次感，配合当地山峦起伏的山势；加上室内温暖的色调及绿色的装饰，运用大量玻璃以引入更多自然光。从外观到室内设计，团队亦充分考虑项目对周边环境的影响。劳建亮指项目管理团队不会忽略任何细节，并指公司所有的内地项目都取得美国绿色建筑协会颁发的“能源及环境设计先锋奖（LEED）核心及外壳组别”金奖认证或预认证。获认证的建筑物有效节省能源、水、其他资源，及减少浪费，并支持当地社区发展。他指可持续发展的概念植根于公司的业务运作，包括设计、建造及营运，也是我们所追求的目标。项目管理团队的使命就是要胼手胝足，实现这目标。

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.

▼ 劳建亮与昆明的恒隆广场的项目管理团队一起克服多样挑战
Adrian and Spring City's 66 project management team address challenges head-on



忠·诚·笃·实

当被问及他的管理哲学时，劳建亮强调了“忠、诚、笃、实”这四个字。他指我们应着眼所面临的种种挑战，必须寻求精准的解决方案。“你必须忠于公司、忠于你的角色，和忠于你的原则。以谦虚的态度，坚定而彻底的完成你的任务。”他说：“这将促使团队更上一层楼，而在团队培养着这样的工作氛围，并与公司的理念产生共鸣，长远才会培养出好的人才和团队，继续努力为公司拼搏。”

在劳建亮的团队里，确实有多名同事是从天津的恒隆广场、大连的恒隆广场一直跟着他转战昆明的恒隆广场。

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.

► 昆明的恒隆广场势必成为当地的新地标
Spring City 66 is poised to be Kunming's new iconic landmark



星级服务专区 HL Star Service

绿宝石客户服务奖优异得主获得表扬

Emerald Award Merit Case Winners Receive Recognition

为进一步突显恒隆以优质服务、以客为本作为重要的营运策略，继8月在香港举行“绿宝石客户服务奖”颁奖典礼，嘉许八位在顾客服务范畴表现卓越的员工后，公司早前另外选出13个优异个案，借此表扬更多表现出色的一线员工。

各优异奖得主除了获得由项目总经理及高级经理颁发的奖状外，更与其他前线同事分享感受和服务心得，亲述如何做到“多做一点 前瞻一里”的精神。

为了让大家都知道更多“星级客户服务课程”和“绿宝石客户服务奖”的资讯，“星级服务专区”将由下期开始报导相关消息，并会以故事形式向大家介绍各个优异个案，分享个中值得学习和欣赏的地方。请密切留意！

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.



商场聚焦 Eye on HL Malls

Fashion Walk

成立30周年！ZUCCa巨型蛋糕分享喜悦

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



崇尚简约设计的日本时装品牌ZUCCa为庆祝成立30周年，特意选址潮流品牌集中地Fashion Walk，于9月22日至10月1日举办了为期10天的户外展览，在百德新街设置一个大型银色蛋糕装置让途人打卡拍照，于活动期间的星期五、六、日及公众假期到访，更可参加“ZUCCa蛋糕”拍照活动，将有关照片上载到Instagram，并标签主办机构，便有机会当场获赠ZUCCa环保袋一个，齐齐分享品牌30岁生日的喜悦！

此外，品牌同时推出一系列别注衣饰，包括ZUCCa 30周年纪念系列、ZUCCa复刻系列，以及与瑞士环保袋品牌Freitag合作的限量版联乘袋款等，ZUCCa支持者绝对不容错过！请即亲临ZUCCa Fashion Walk分店选购。

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!

淘大商场 Amoy Plaza

全球第500间Warhammer主题店隆重登场

World's 500th Warhammer Store Opening



英国经典桌面战棋品牌Warhammer已登陆淘大商场，成为全球第500间主题商店。除了主打的桌面战棋游戏，Warhammer设计及生产的迷你模型亦极具收藏价值，连带颜料、画笔、书籍，以及其他制作迷你模型所需配件，同样备受玩具迷追捧。于9月下旬开幕的Warhammer淘大店，除举办了连串开幕活动，包括游戏对战、战棋模型展，以及教授造型及上色窍门的工作坊外，并推出了淘大店限量版主题模型，为迷你模型发烧友及玩具迷提供全面体验。

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!

恒隆广场·济南 Parc 66

“山东英国季”隆重开幕

UK Season in Shandong Officially Launched

由山东省人民政府外事办公室和英国政府合办的济南“山东英国季”活动，正式在济南的恒隆广场启动！在9月14日（星期五）的开幕仪式上，主办单位特地邀请了英籍北京乐队“北京披头士”表演，展示两国文化交流。出席开幕礼的英国驻华大使吴百纳在台上致辞时表示，近年英国与山东省的关系愈来愈紧密，希望一系列的活动能促进政府、企业和人民间的合作。

为配合活动，济南的恒隆广场亦同时举办了由中信银行赞助，为期一周的英国旅游图片展，展览出100张英国最佳旅游景点照片，让顾客即场感受英国风情。

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.



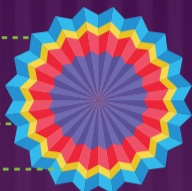
加入精灵丧尸行列 日夜狂欢万圣节

Joining Elves and Zombies to Celebrate Halloween

又到10月，惊吓横行的丧尸及可爱的鬼怪精灵蜂涌而出，来到恒隆旗下在香港和内地的各个商场，准备与大家再度狂欢万圣节！

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



Fashion Walk连续第五年举办Halloween Styloween盛事，继续为潮人带来带来一连串惊悚又刺激的狂欢节目，包括于京士顿街9号的“闇黑迷宫”带来失去视力的恐惧体验、首届“Beer & Wine Walk”及一连串万圣节造型工作坊！活动今年更加入慈善元素，首度联同“Zombie Walk丧尸Z行”在10月26日（星期五）举办“Halloween Styloween香港丧尸Z行”万圣节街头定向慈善赛及夜间巡游，一同为国际防盲组织奥比斯筹款。如果你想与丧尸一起做善事，就千万不要错过！

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!

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Fashion Walk和淘大商场分别将于10月26日（星期五）和10月28日（星期日），分别举行大型万圣节派对，与全城一起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!



康怡广场 Kornhill Plaza

由韩国插画设计师团队RACCOON FACTORY创作的海星Starfy，性格调皮，粉色的造型更是惹人喜爱。今年万圣节，Starfy首次以萌爆万圣节造型登场，化身成吸血僵尸、木乃伊和巫师等不同造型，躲藏于康怡广场神秘古堡的不同角落，与大家展开万圣节冒险之旅！活动期间，顾客消费满指定金额即可报名参加“鬼马脸谱工作坊”和“万圣节Starfy轻黏土工作坊”，创作专属的Starfy陪伴度过万圣节。工作坊名额有限，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!



淘大商场 Amoy Plaza

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观看影片



淘大商场为今年万圣节注入魔幻元素，打造出“充气啱鬼乐园”，设置刺激又好玩的大型充气弹床，让大小朋友勇闯巨型“南瓜地鼠阵”和“魔间玄幻屋”，有机会赢取万圣节精美糖果！临近万圣节，户外食街更挂满南瓜灯笼及啱鬼装饰，令四周充满浓厚气氛。想挑战动感神经，又想拍下回忆照片，就要把握时机！

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!



雅兰中心、荷李活商业中心及家乐坊
Grand Plaza, Hollywood Plaza and Gala Place

淘气小恶魔结他手VareL出没旺角！日本著名插画师黑沢胜哉笔下的淘气恶魔乐团JagzZ于10月现身旺角雅兰中心、荷李活商业中心及家乐坊，以Halloween Rock 'n' Roll为主题，将强劲摇滚节拍融入最潮万圣节，透过互动游戏Halloween Rock Drummer，让大家化身狂野鼓手。活动期间，雅兰中心更独家展出一系列首次亮相的JagzZ模型及珍藏品，包括珍藏手绘画作、木雕夜灯、徽章及黑沢胜哉特别为活动设计的全新迷你手绘结他。粉丝们，立即行动！

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!

可爱精灵走进恒隆广场
Lovely Elves Arrive at Hang Lung

沉睡精灵的苏醒，带来一连串的捣蛋行动……

由香港知名的绘本及玩具设计师龙家升先生设计的THE MONSTERS率先以万圣节造型现身六个恒隆广场，并首次在内地举行装置展览。活动以“恒隆精灵大追捕 The Monster Hunt”为主题，为顾客带来多元化的线上线下推广活动，一起疯狂玩尽万圣节！

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!



▶ 请即扫描QR code 观看影片



▶ 凡场内消费满额，即可换领特别版主题礼物
Customers spending a designated amount are eligible to receive special souvenirs

YAYA

LABUBU

PIPPU

MONSTER BOY

TYCOCO

恒隆中秋月满圆

Embrace the Festive Full Moon Celebrations

农历八月十五日中秋夜，一轮圆月份外皎洁，乃古往今来提灯赏花、共聚天伦的好时节。适逢佳节，恒隆旗下的淘大商场、康怡广场及大连的恒隆广场皆举办了工作坊及节日市集等应节活动，与顾客齐齐欢度中秋庆团圆！

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 创意灯笼工作坊 Creative Lantern Making Workshop



康怡广场联同AEON STYLE和小宇宙语言及艺术中心，举办了共三场“创意灯笼工作坊”，让小朋友与家人发挥创意，制作独一无二的白兔、小丑鱼或恐龙灯笼，于中秋佳节共享天伦之乐！

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.

康怡广场 Kornhill Plaza

9.10-24 中秋美食节 Food Fair Roadshow



康怡广场举办了“中秋美食节”，齐集不同商户，让顾客一次过选购各式各样的月饼和水果，喜迎中秋！

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!

9.22-23 秋夕月兔灯笼工作坊 Jade Rabbit Lantern Making Workshop



商场举办了共四场“秋夕月兔灯笼工作坊”，让顾客制作专属的月兔灯笼。

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

请即扫描QR code
观看影片



传统皮影戏表演为中国重要的文化遗产，商场特别邀请了香港偶影艺术中心表演皮影木偶戏，上演《大名府》、《瑶山小弥猴》及《嫦娥奔月》的戏码，让大家欢度中秋同时能体验传统木偶艺术。

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 *Chang'e's Ascent to the Moon*, to let customers experience the ancient Chinese art.

9.25 国粹皮影贺中秋 Traditional Shadow Puppet Show



恒隆广场·大连 Olympia 66, Dalian

9.1-24 中秋市集 Full Moon Market

商场联同12间商店于上月举办中秋市集，售卖月饼、美食及手作礼物，让顾客逛得尽兴。

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 秋夕月圆美食市集 Full Moon Delights Fair

商场举办了“秋夕月圆美食市集”，吸引共20家商户参与。

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 手工月饼工作坊 DIY Your Own Mooncakes



在中秋节当天，商场亦举办了手工月饼工作坊，让小朋友与家长共同制作独一无二的月饼。

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 @ #细味 ☕ #人生

#TheTasteofLife

咖啡与巧克力有着令人难以抗拒的魔力，乃不少都市人的好良伴。沈阳的市府恒隆广场和无锡的恒隆广场于10月举办了巧克力展览和咖啡烘焙工作坊，让参加者放慢生活节奏，一同品味香醇与甘甜。

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.

市府恒隆广场 Forum 66

巧克力博物馆 Chocolate Museum

国际知名巧克力大师尼古拉·波波夫先生以2,000公斤纯巧克力打造巧克力博物馆。在走遍世界五国50个城市后，终于登陆沈阳！即日起至10月31日，市府恒隆广场展出数百件巧克力艺术品，部分更加入了中国元素，包括孔子、李白到古代四大美人的雕像，还有香肠、面条及小龙虾等巧克力仿制展品，让你惊叹巧克力的无限可能！

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·波波夫向传媒介绍作品的创作理念
Nikolay Popov shares the design principle with the media

▶ 巧克力小龙虾
Crayfish made of chocolate



恒隆广场·无锡 Center 66

轻餐文化臻选之旅 Savor Every Moment



▶ 无锡的恒隆广场在10月举办了一系列巧克力和咖啡讲座与工作坊
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

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

14/10
星巴克讲座—如何挑选适合自己的一杯咖啡
Starbucks Talk – How to Choose Your Own Cup of Coffee

27/10
美善品提拉米苏工作坊
Thermomix Tiramisu Workshop

28/10
星巴克讲座—初识咖啡因
Starbucks Talk – Get to know about Caffeine

恒隆广场·大连 Olympia 66

嘉年华喜迎国庆

Carnivals for Week-long National Day break

为庆祝十一国庆，大连的恒隆广场在10月1至7日，举办两场大型嘉年华，为长假期打造精彩的节目。

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

十一嘉年华
10.1 Carnival

商场邀请了大连的知名乐队、魔术师及舞蹈团为观众表演爵士乐、魔术和金翅舞，为顾客带来精彩的视听盛宴。

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.

小丑嘉年华
Clown Carnival

到场助兴的还有大连杂技团！杂技团的小丑不但为大家表演杂耍，并与现场观众互动拍照，大玩游戏。

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



恒隆广场·上海 Plaza 66

Moncler Genius 限时登场!

Moncler Genius Pop-up Store Debuts in Shanghai



▶ 限时店独家售卖限量版潮品—The Yellow胶囊系列
Moncler also presented The Yellow capsule, an exclusive collection specially designed for the Moncler Genius Pop-up Store



意 大利时尚羽绒品牌Moncler旗下Moncler Genius创意项目，于今年2月在米兰时装周首度登场后，于10月4日至14日在被誉为“奢侈品零售风向标”的上海的恒隆广场再度展出，让城中潮人一览最新系列。

Moncler Genius由八位时装界设计大师联手打造，以“一屋，众声”为理念，带来八个概念和而不同的精彩系列。虽然上海的恒隆广场的限定店为期仅11天，但店的设计也别出心裁，以不锈钢镜面作墙壁，采用黄色霓虹灯点缀空间；当你俯瞰店铺，更可清晰看到标有数字“1”到“8”的Moncler Genius大楼，象征八位设计师联手打造的“一屋，众声”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.

企业责任 Corporate Responsibility

新一届“恒隆数学奖”获奖者即将诞生!

Hang Lung Mathematics Awards 2018 in Full Swing



由 恒隆地产、香港中文大学数学科学研究所和香港中文大学数学系合办的“恒隆数学奖”今年踏入第15年。今年“恒隆数学奖”吸引了来自近60间中学、超过90支队伍，共260位学生参赛。当中有19间学校为首次报名，并有18位学生以个人形式参赛，是历年个人参赛数目最高的纪录。入围队伍会获邀出席12月19日的答辩会，接受由国际知名数学家组成的“学术委员会”的评核和闭门提问。获奖队伍将于12月20日（星期四）的颁奖典礼上公布。

为进一步向公众推广数学趣味，“恒隆数学奖”利用网上平台定时发布活动消息。其中，“恒隆数学奖—To Infinity无限可能”Facebook专页自2016年推出以来，发布超过150个趣味和互动的帖文和游戏，成功吸引超过17,000位粉丝支持。而“恒隆数学奖”的网页最近更提升版面设计及浏览器相容度，方便使用不同手机或电脑的家用浏览。

“恒隆数学奖—To Infinity无限可能”Facebook专页：



▶ “恒隆数学奖”网页以全新面貌示人
The HLMA official website has been upgraded with a new look

“恒隆数学奖”官方网页：
<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.

潮动社区 Hi! Community

节日送暖 关爱长者

Festive Blessings for Senior

“家有一老，如有一宝”，无锡和天津的恒隆一心义工队趁着中秋这个重要的传统节日，皆举办探访区内长者的活动，与他们一同分享节日喜悦。

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.



▲ 刘炳富（左）向长者作出最温暖和亲切的问候
Eric Lau (left) brings his warmest blessings to the elderly

▲ 唐龙添（右）向长者送上月饼
Louis Tong (right) gives mooncakes to the elderly

恒隆广场·无锡
Center 66, Wuxi



总经理刘炳富先生、总经理—项目管理部唐龙添先生，与约20名义工在9月13日（星期四）探访了无锡梁溪区崇安敬老院，向60位住院长者送上亲切的问候，并派发月饼、牛奶、水果和毛巾等礼品，与他们温馨交流，增添节庆的喜悦。

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.

◀ 刘炳富（前排左三）、唐龙添（前排右六）带领约20位义工探访崇安敬老院
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

恒隆广场·天津
Riverside 66, Tianjin

天津的义工队一直都很支持长寿老人院，经常安排义工到老人院探望长者。中秋前夕，义工队以“传承孝老情，共庆团圆节”为主题，于9月19日（星期三）进行了一次探访活动，向约40位长者送上应节月饼，并向每一位送上佳节祝福。

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.



▲ 高级经理—人力资源及行政部梁基峰先生（中）、高级经理—综合服务部刘成伟先生（右三）带领义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

潮动社区 Hi! Community | 港汇恒隆广场·上海 Grand Gateway 66

老上海建筑文化之旅

Architectural Tour through Old Shanghai

港汇恒隆广场的义工队于9月22日(星期六)上午,带领17位上海爱加倍关爱中心员工的子女前往虹口区著名的文化名人街—多伦路,参观名人故居、夕拾钟楼、鸿德堂教堂等老上海建筑。项目管理部的同事担任是次活动的导览员,为小朋友们讲解建筑的风格和特点,并分享名人小故事,借此加深他们对建筑的了解和兴趣。

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.



潮动社区 Hi! Community | 市府恒隆广场·沈阳 Forum 66

航天足迹

Stepping into the Aerospace Industry

中国的航天事业发展迅速。有见及此,市府恒隆广场的义工队于9月27日(星期四)举办了“工业足迹·印象沈阳”系列义工活动,带领砂山四校打工子弟小学的40名学生参观沈飞航空博览园。该博览园集科技、教育、旅游于一体,让参加者有系统地了解专业的航天知识。沈飞航空博览园的主展馆多达七个,当中更设有航空体验项目,让学生一尝飞行的乐趣,亦了解中国航天事业的光辉历史。



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.



支持循环经济 转废为能

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

目前全球约90%的经济是以“线性经济”¹或采用“开采资源、制造及废弃”的模式发展。在此模式下，资源和产品往往在被消耗或使用后便会被丢弃，产生大量无法被回收再用的废物。近年，“可持续发展”成为经济发展的重点议题，提倡以“循环经济”取代“线性经济”的发展模式，通过重用、修复或回收用完的产品来创造更多价值，从而优化资源运用和减少废物。

循环经济的概念在全球各地已日渐普及，并成为许多政府和大型企业的策略方向，例如中国于《第十三个五年规划纲要》订立10个有关循环经济的优先事项中就包括创建一个采用新资源战略的循环发展系统。另外，香港政府则于2005年发布的《都市固体废物管理政策大纲（2005-2014）》首次提及循环经济作为解决废物管理问题的其中一个方案，透过开发回收技术以减少弃置废物。

恒隆重视长远可持续发展，积极实践循环经济的原则，例如透过支持环境保护署的厨余回收计划。公司每天收集由淘大商场及康怡广场租户所产生的厨余，并送往位于北大屿山小蚝湾的有机资源回收中心第1期，将厨余转化成堆肥产品和生物气作为能源。该回收中心每天最多处理200吨的厨余，每年可生产1,400万度电力，足够提供3,000户家庭使用，有助每年减少约25,000吨温室气体排放。



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.



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>)

马拉松的季节 Marathon Season

为备战11月的香港迪士尼乐园10K Weekend及2月的香港渣打马拉松，恒隆长跑会为同事安排了一系列训练，务求让大家在比赛场上争取佳绩。租赁及物业管理部的杨学英出席了首两场在彩虹斧山道运动场进行的热身训练，她表示长跑有助改善心肺功能，而与同事一起参加马拉松，更可以身体力行支持公益，实在是十分有意义。

长跑会将继续举办不同类型的跑步活动及训练，有兴趣的同事欢迎报名参加。

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.

员工动态 Staff Focus



谁说“睇戏”只能食热狗、爆谷、喝汽水？太不合时宜了！在上月底，九龙湾影迷引颈以待的UA戏院正式登陆淘大商场，新戏院不但引入升级新设备，更打破传统戏院规范，首次伙拍十字冰室推出多款限定港式美食，全面照顾影迷味蕾和感官的需要。“睇戏”原来都可以“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 港产“戏”“味”新体验

UA Amoy x Cross Café
A Brand New

Local-bred Cinematic Experience

戏院设备全面升级 打造娱乐新热点

Fully Upgraded Cinematic Experience New Hot Spot for Entertainment

UA淘大引入全新影院技术，所有影厅皆采用Barco 4K 镭射投影机，呈现更细致清晰画面，其中1号院采用杜比全景声Dolby Atmos音响系统，更可创造震撼的立体动态音效，为观众的视觉与听觉带来新冲击。另外，戏院大堂特别增设多用途活动室，配置投影机、音响、游戏机及桌上游戏等设备，供包场作聚会或派对之用，为热爱举办派对的你提供新场地！

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!



▲ 淘大十字冰室的装修，延续总店怀旧与摩登风格，其标志性霓虹招牌，早已成为网络红人的“打卡”热点

The decor of the Cross Café 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

▶ 想一次过尝尽“睇戏三宝”——爆谷、汽水及鸡翼？“UA 淘大 x 十字冰室小食套餐”一次过满足你三个愿望

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



联乘十字冰室 推独家限定美食

Cross Over with Cross Café Exclusive Limited Dishes on Offer

戏院首次与十字冰室合作，推出一系列独家戏院冰室美食，包括黑椒蜜糖巨人烧腩、脆脆爆谷新地乐、脆脆爆谷奶昔等。影迷可安坐影院，一边享受冰室美食，一边欣赏好戏。

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，如黑松露炒滑蛋菠萝包、十字炸鲜奶、笼仔椒盐烧卖等
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淘大独家美食

Exclusive items for UA Amoy

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



UA CINEMAS

由即日起至12月31日，影迷可以试业价体验UA淘大全新设备，平日晚上成人2D票价低至港币\$60，星期二更只是港币\$50，平日学生2D戏票则为港币\$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.

迹
City Contour

九龙城：城寨风情

Kowloon City: Tales of the Walled City

九龙城见证了香港的变迁，由清朝驻扎的寨城，蜕变至“三不管”地带，成为香港一代人的集体回忆。刻下，城寨换上园林，只留下一点寨城遗址，飞机低飞着陆启德的惊人情景也不再，但游走九龙城，体验依旧精彩，旧街风味独特，唐楼及老店仍在，古庙及石屋依旧，成就有趣的城市风光。



1 石屋家园 Stone Houses Family Garden

于战时以花岗石及混凝土建成，是一列由五个单位组成的中式村屋，楼高两层，现为三级历史建筑。石屋在战后为寮屋区，其后成为著名电影拍摄场地，花。此外，31号石屋为“蓝恩记山坟墓碑工程公司”所用，“蓝恩记”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.



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.

2 侯王古庙 Hau Wong Temple

约建于1730年，据说古庙是杨家后人为纪念祖先杨亮节所建。庙内不少牌匾及门前红香炉为九龙寨城官员所赠。

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 前九龙巡检司衙门 The Former Yamen Building of Kowloon Walled City

衙门是九龙寨城唯一得以完整留存的古迹，建于1847年，青砖绿瓦犹在，而正门更刻有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 大和堂蔘茸药行 Tai Wo Tong Herbal Medicine Company

是区内最旧的唐楼建筑，已有约100年历史，其一个特色是伸延至行人路的“骑楼底”。

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号 1-3 Hau Wong Road

唐楼为三层高的三级历史建筑。最高一层的骑楼并没有上盖，形成一个大型阳台。唐楼地为乐口福酒家，已有50多年历史。

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 圣公会圣三一座堂 Sheng Kung Hui Holy Trinity Cathedral

建于1937年，是香港圣公会在九龙区历史最悠久的圣堂，为三级历史建筑。教堂融合西方基督教文化及中国文艺复兴式建筑风格，建筑别具特色，如有黑及瓦绿色的陡峻瓦檐、正脊中央的十字架以及和平鸽、蹲脊兽等。

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 香港飞行总会 Hong Kong Aviation Club

前身为远东飞行学校、香港飞行会及香港航空会三者。1920年代，内地战局的动荡造就了香港飞行会的成立，但后来因火灾及资金问题而解散，被远东飞行学校取而代之。

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 宋王台公园 Sung Wong Toi Park

于1959年落成。相传700多年前宋朝皇帝及其弟被元朝军队追逼从而向南逃亡到公园现址。宋王台原为巨岩，后于日治时期被炸毁，战后政府整修岩石残骸，重刻宋王台三字，并在1960年于宋王台花园展览。

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”多识广 ArchiFun

阴影盖顶(下)

Shadow & Set Back (Part II)

文：张宇翔，高级经理——成本及监控
By Eugene Chang, Senior Manager – Cost & Controls

19世纪，英国政府立例要求建筑物后移，不但形塑了后世的英国本土建筑，更驱使香港实施类似措施，以“光斜角”管制建筑物高度。港府于1903年制定的《建筑物条例》，规定建筑物外立面中央至天台边缘须形成63.5度斜角，借以限制其高度。虽然部分建筑物获时任港督豁免此限，但有关香港建筑史的研究显示，1995年前兴建的建筑物平均高度仅为3.6层。战后香港人口急速膨胀，由1945年的60万增至1955年的超过253万，增幅逾四倍，令住宅市场压力大增。1955年，“光斜角”规限放宽至76度，令建筑物得以向上拔高，研究显示1960至1962年，建筑物平均高度跃升至9.39层。

虽然“光斜角”及建筑物后移的规例于1987年废除，无数旧楼为高楼大厦所取代，但亦有部分于多年来避过市区重建而得以保留。位于佐敦的“八文楼”便是明证。这栋毗邻渡船街的复合建筑建于60年代后期，由八座几乎一式一样的楼宇组成，上层外立面往后移，显然是当年《建筑物条例》下的产物。然而，过路人会自然想到这些大厦差不多终日街道蒙上影子，因为建筑几乎与太阳西移的路径并排而立，除清晨及黄昏外，日间大部分时间完全遮蔽阳光。建筑物后移法例的原意，是让街上阳光充足、空气流通，但“八文楼”虽紧守《建筑物条例》，成效却事与愿违。建筑业界于1987年指出“光斜角”及建筑物后移的规例不合时宜，促使政府最终将该等规定一并废除。

有关建筑物阴影及后移的法例若有欠妥，可构成事与愿违的影响，但一些建筑师近年无惧挑战，重新审视阴影、后移及日照轨迹，把三者运用为重要的建筑设计工具。瑞士建筑师Herzog & de Meuron在建筑地标林立的日本著名购物街表参道兴建了楼高六层的Prada Aoyama，这座外形有如晶体的现代建筑位处低矮建筑林立的名店街，因此建筑师决定在尽量扩大总建筑面积之余不占用地面空间，自发把的建筑物后移，地面腾出公共空间，同时营造比周遭楼房“较高”的特色，远看如鹤立鸡群，但又没有破坏街上整体建筑物的和谐。更重要的是，建筑师更因应阳光照射的角度及投射于四周的阴影，采用“光斜角”，以阳光和影子把Prada Aoyama雕琢成如钻石晶体，在遵循当地分区用途规例之余确保街上的天然光线充足。



▲ 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 diagraph, when studied carefully, can be an effective and vital design approach. In Omotesando, the most famous luxury-

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10月号题目：什么食物是由三个姓氏组成？

8月号题目：哪种鸟类动物会游泳但不会飞行？ 答案：企鹅

得奖者：

张微微 市府恒隆广场
贾孟娇 市府恒隆广场
尹凯珊 香港
李春蓉 香港

赵静 恒隆广场·无锡
薛珺 恒隆广场·无锡
徐燕 恒隆广场·无锡

李倩 恒隆广场·大连
丛飞飞 恒隆广场·大连
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