

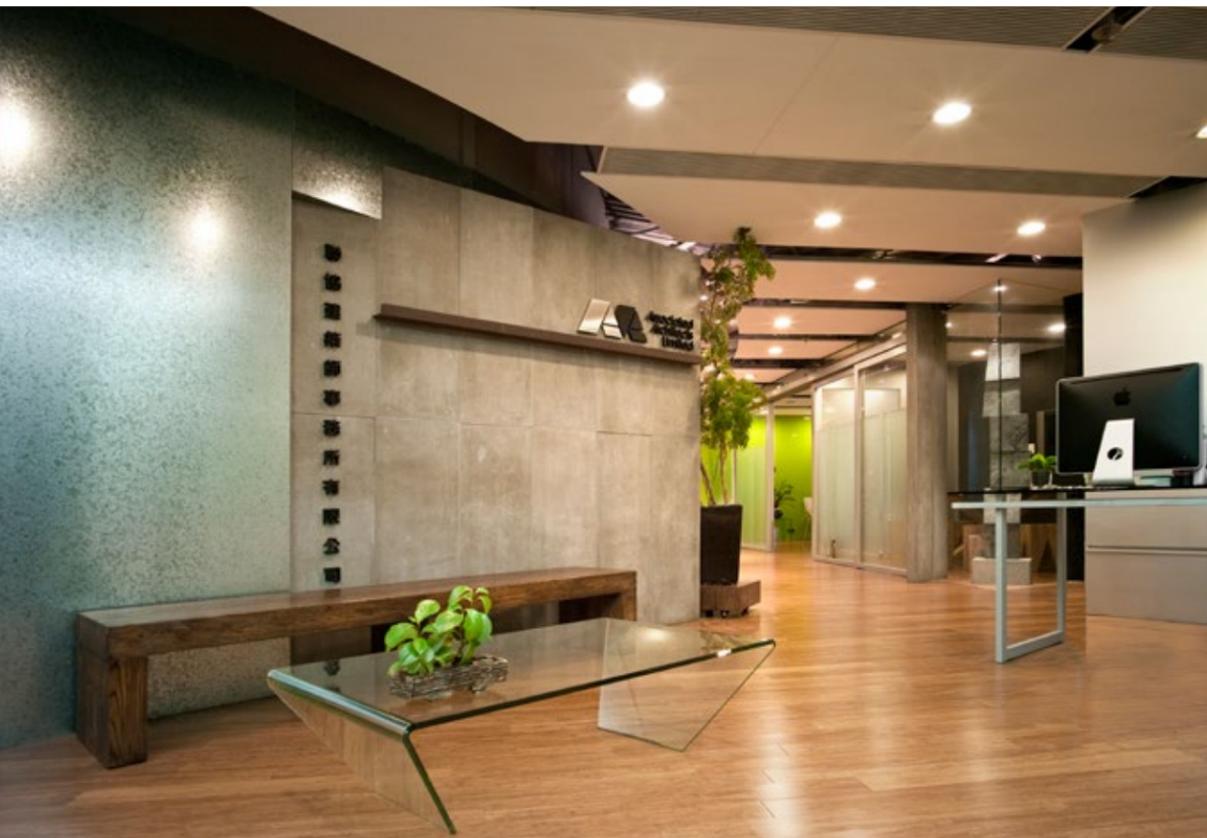
*“ Architecture is not an inspirational business, it's a rational
procedure to do sensible and hopefully beautiful things;
that's all.”*

Harry Seider

c o n t e n t

the company	5
the team	11
the project	19
residential	22
hotel	38
commercial	58
asset enhancement	70
master planning	94
Institutional	102





Established in 1978 by our founding partner, Mr. Craig Ma, our office has maintained a portfolio of 200 plus projects in Hong Kong and Macau covering hotel, residential, commercial, institutional, refurbishment and asset enhancement works. Based on the solid foundation built over the past Forty years, our team has continued to excel ourselves with the insight from new members, including Ms. Doris Lee who joined the Board of Directors in 2001 after practicing as chief architect in one of the leading architectural firms.

Under the joint effort of the Directors in-charge and the pro-active participation of our team members recruited from various walks of professional expertise, we are committed to deliver a complete professional solution to our clients, starting with a well-thought design scheme balancing between architectural excellence and practicality, realizing them with knowledge of architectural technology and executing through diligent contract management. Apart from the development in architectural practices, our office has attained ISO 9001:2008 for quality management and ISO 14001:2004 for environmental management which help our team to further excel our professional services and to create environmental friendly built environment through our works.

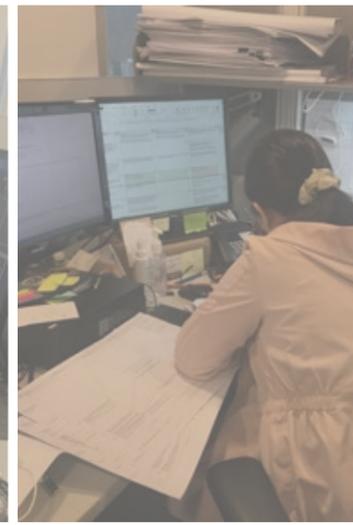
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Lead by the two directors who are also Authorized Persons, the team consists of a number of professional staff who have been involved in a wide spectrum of architectural projects, including commercial, residential, institutional, municipal and alteration projects. With the backup by other technical and clerical supports, the team is equipped to deliver projects in high quality and design creativity to suit clients' and users' briefs.



BA(Arch.St.) | BArch(Dist) | FHKIA | RAIA | RIBA
Registered Architect | AP(Architect)

Craig Ma is the founder of Associated Architects Limited (formerly operated as Associated Architects). He graduated from the University of Hong Kong in 1973 and qualified as an Authorized Person in 1976. He established Associated Architects in 1978 and incorporated the practice as a limited company in 1991 under the style of Associated Architects Limited. Having been with the practice and the profession for more than 4 decades, he has established a broad spectrum of clientele in the public and private sectors and has overseen vast variety of projects of different natures of construction. As an Authorized Person, he gives particular guidance on statutory requirements to the project team, not to mention his invaluable experience and technical expertise.



BA(Arch.St.) | BArch | HKIA | Registered Architect
AP(Architect) | PRC Class I (RA) Qualification
LEED AP-USGBC | BEAM Pro

Doris Lee is director of Associated Architects Limited since 2001, having practised in prominent architectural practices in Hong Kong gained experience in overseeing large-scale commercial and residential development both in Hong Kong and Mainland China after graduating from the University of Hong Kong in 1991. In the years with Associated Architects Limited, Doris oversees the business development of our team through diversification of clientele basis in Hong Kong and ventures in new markets including Macau, Mainland China and Eastern Europe. She also actively participated in the building up of our team to meet the new challenges with recruitment of professionals from various walks of expertise and education background. Being qualified as a LEED accredited professional and a BEAM professional, she leads the team on the development of cost effective and yet high performance projects through various qualitative approaches and design strategies.

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Our company has handled buildings projects in various scales, natures and types. These projects include residential projects such as apartments and single family houses; commercial projects such as hotels, shopping arcades and offices; institutional projects such as hospitals and schools; cultural and recreational facilities such as galleries, auditoria and open spaces; alterations projects, including alterations to buildings with historical interests, in-situ conversions and interior works.



RESIDENTIAL REDEVELOPMENT HILL ROAD

site area | 535m² completion | 2015
client | Vennex Limited

By tallying with the developer's marketing demand on small units, residential units have been so laid out to appropriate views from various directions with the help of orienting the building at an angle corresponding to the site context. The fact that the building is located above a future MTR station and with substantial level difference with adjacent lots poses further challenge to the building disposition and structural design.



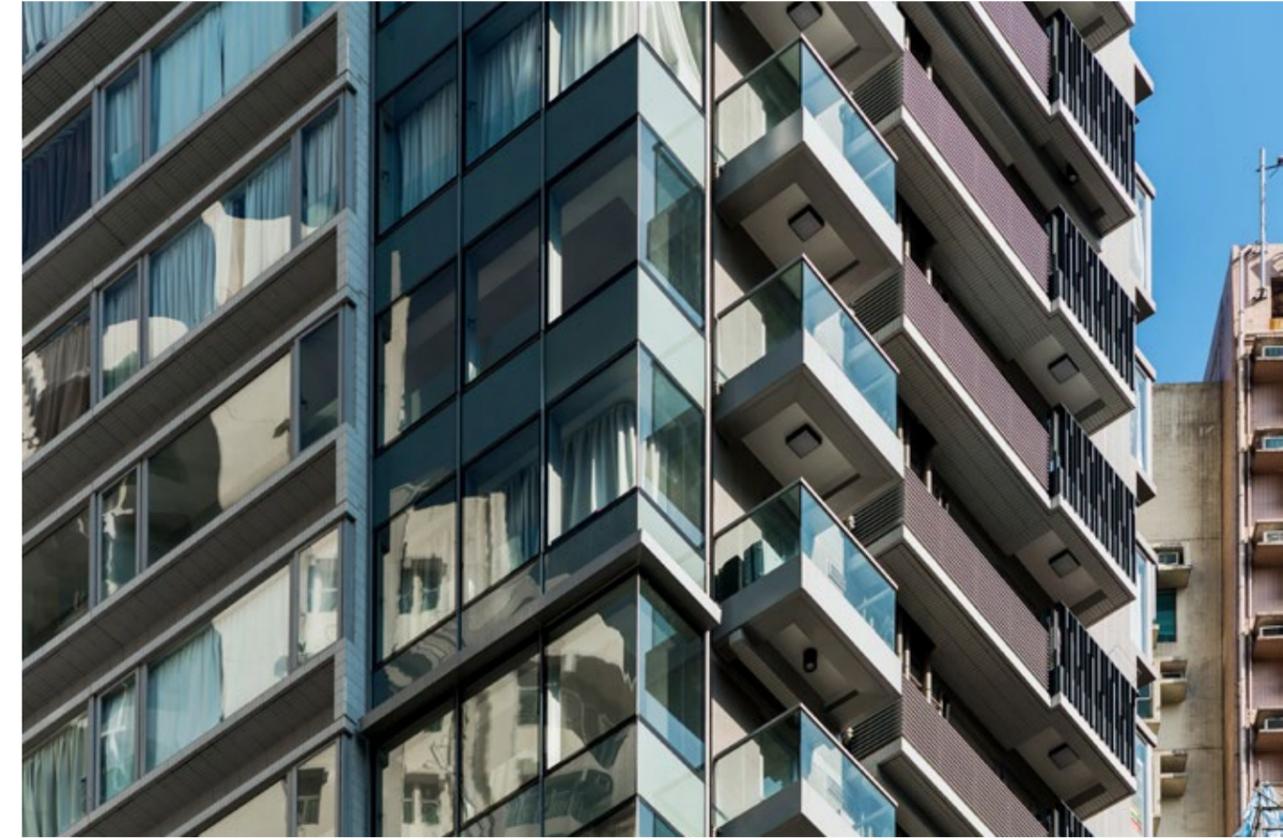
exterior



podium pool



main entrance



facade detail

address 90-100 Hill Road,
Hong Kong

gross floor area 4,200 m²

number of units 106

provisions recreation facilities,
swimming pool, etc

RESIDENTIAL DEVELOPMENT COTAI, MACAU

gross floor area | 13,500 m² completion: 2015
client | Jockey Investment Company Limited

After the previous boom of development in the entertainment sector, the Macau economy is gradually shifting to the residential market. This project provides a variety of units as in apartments, villas and houses, with club facilities and landscape now considered prerequisites in most residential developments.

address Terreno Junto a Estrada de Governador Albano de Oliveria, Lot 1, Macau

gross floor area 63,800 m²

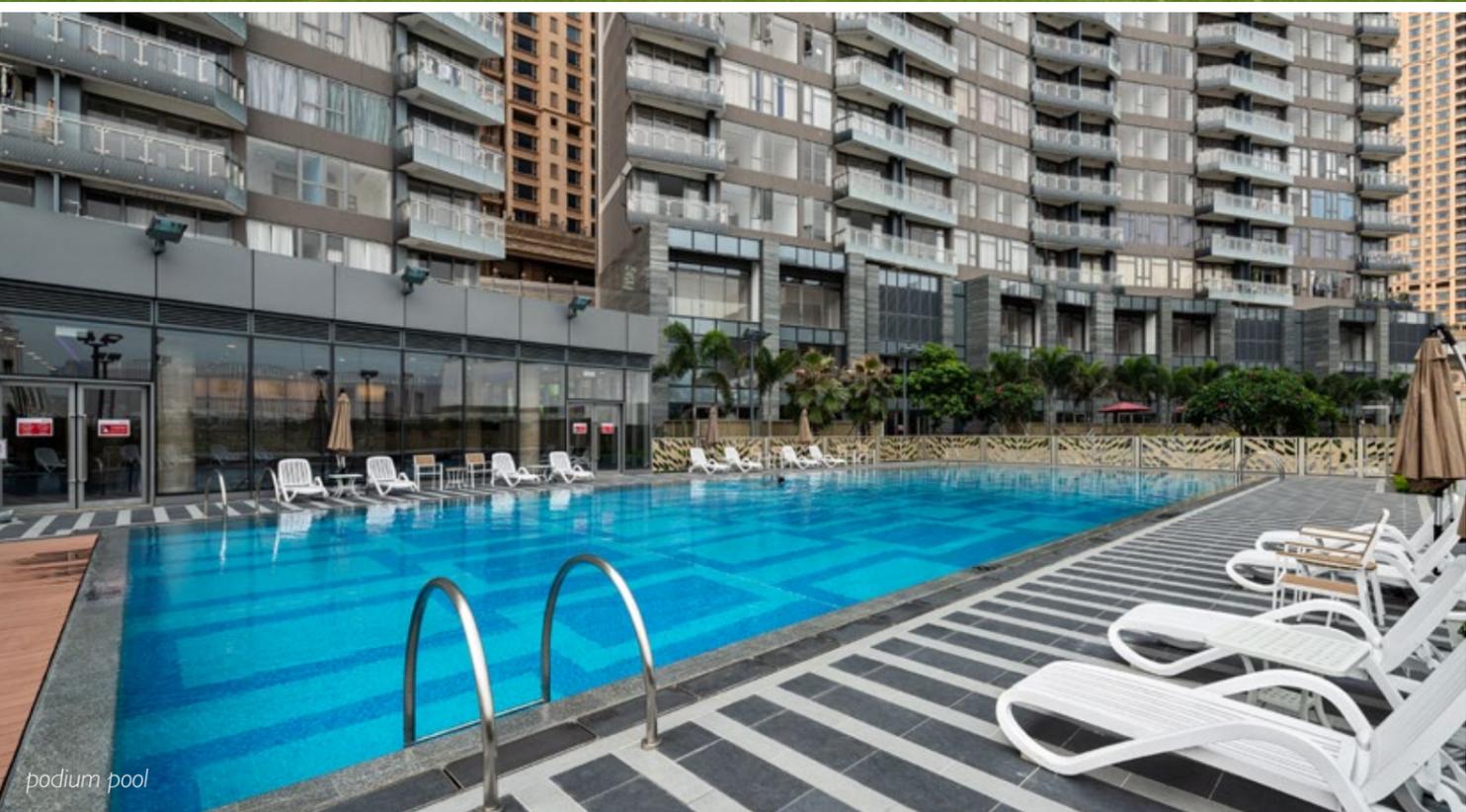
number of units apartments 216 nos.
row houses 11 nos.

provisions club house, carpark, social facilities etc





villa



podium pool



entry

ONE VICTORY

site area | 480m² completion | 2011
client | Happy Light Investments Limited

Within such a tight streetscape and with so little street frontage, the building form of this project has responded to its immediate context, neighbourhood and view. The result is a geometry that makes the premise easily identifiable, while the client's development parameters have not been compromised. Besides the usual resident facilities, the development also contains a pet pool to respond to increasing demand and identity of shops along Victory Avenue.

main entrance





main lobby



sketch of podium garden

address 1, 1A & 3
Victory Avenue,
Homantin, Kowloon

gross floor area 3,900 m²

number of units 63

provisions retails at podium,
recreation facilities,
podium garden,
pet facilities, etc.



GREEN ORCHID, PING SHAN

gross floor area | 3,290m² completion | 2006
client | Kelpoint Limited

This low-density residential project consists of 49 flats distributed between two towers, making full use of the view in all directions. Private gardens are also provided for G/F units. In addition to amenity facilities such as clubhouse and extensive landscaping, ample car parking spaces are also provided to serve residents living in such region.

address 1 Ping Hing Lane,
Ping Shan,
Yuen Long

gross floor area 3,290 m²

number of units 49

provisions recreation facilities,
carpark etc



boundary fence wall



RESIDENTIAL DEVELOPMENT HUNG SHUI KIU

site area | 10,200m² status | on-going
 client | Union Rich Resources Limited

The project consists of more than 1000 residential units with construction floor area exceeding 600,000 ft² in Hung Shui Kiu. While maximizing the potential of the site, the careful integration of landscape elements into the built environment will be strongly emphasized to embrace the rural environment of the proximity.

address D.D. 124 Lot 4312,
 Hung Shui Kiu,
 Yuen Long

gross floor area 48,150 m²

number of units 1025

provisions retail, recreation facilities,
 swimming pool, carpark etc



HOTEL COZI

site area | 2,250 m² completion | 2018
client | Stan Group (Holdings) Limited

Renovated from an existing industrial building to a hotel located at waterfront in Tuen Mun, this project consists over 400 hotel guestrooms with 5 different type of fitting-out scheme, facilitated with shops, restaurant, gymnasium and function room.

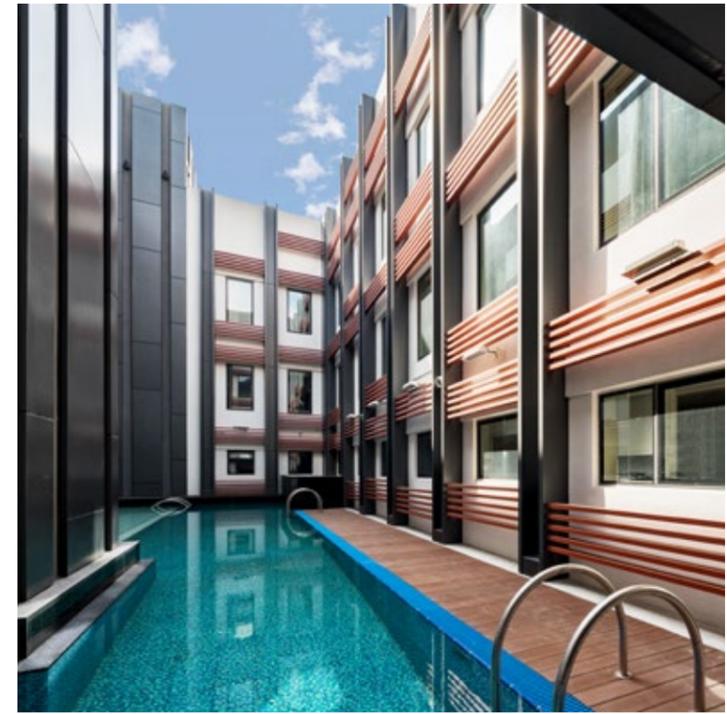
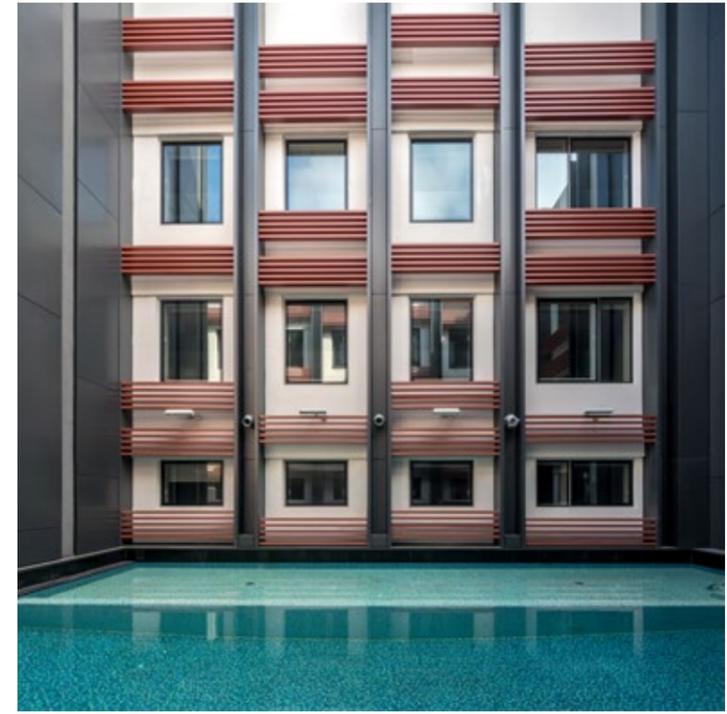
address 4 Kin Fung Circuit, Tuen Mun

gross floor area 21,100 m²

number of rooms 430

provisions In-Situ Conversion of Yeu Shing Industrial Building into Hotel Development





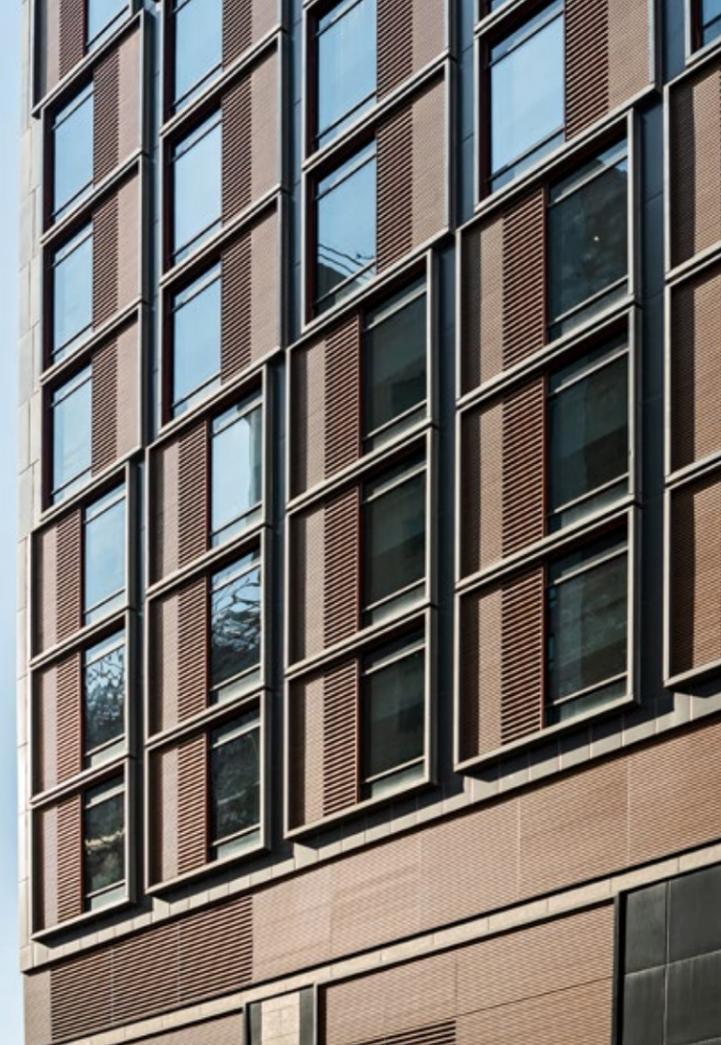
swimming pool

HOTEL DEVELOPMENT TSIM SHA TSUI

site area | 260m² completion | 2017
client | Pacific Crown Enterprises Limited

Formerly occupied by a 7-storey residential building, the site is dedeveloped into a 22-storey hotel consisting of 90 guestrooms and facilitated with shops.





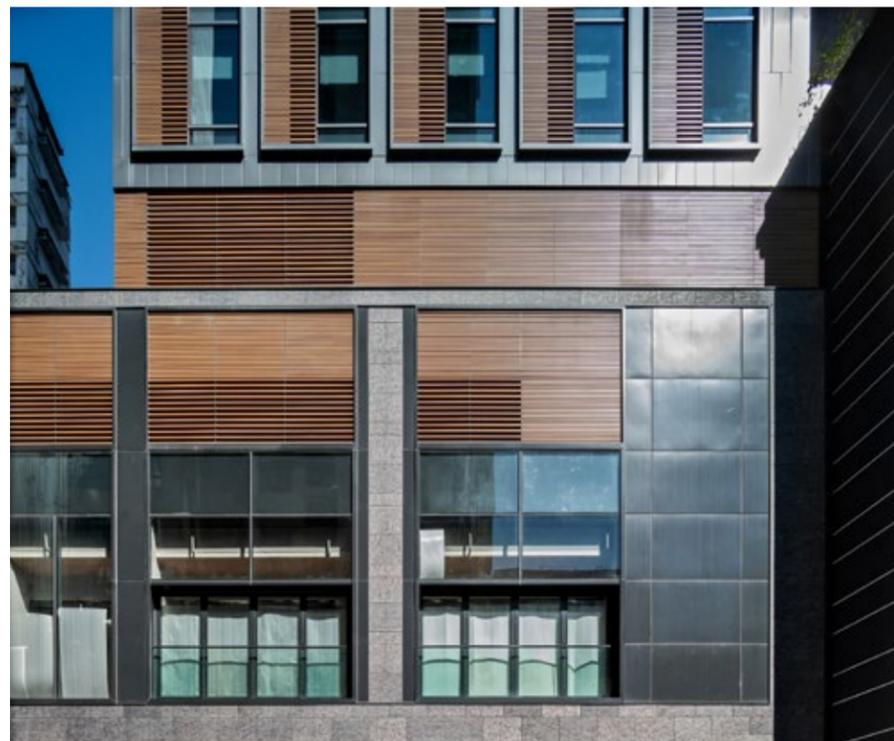
facade detail

address 8 Kimberley Street,
Tsim Sha Tsui

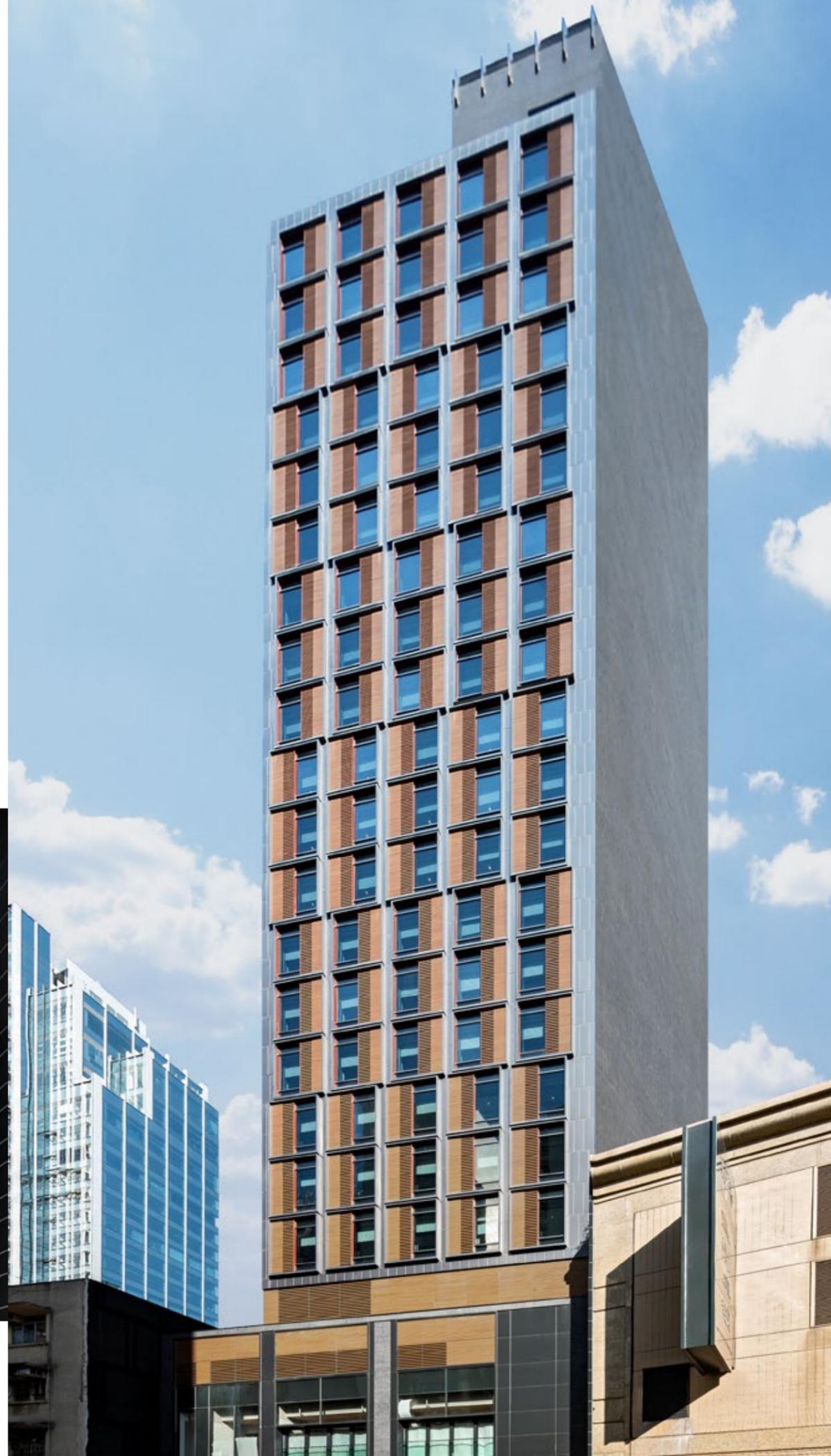
gross floor area 3,100 m²

number of rooms 90

provisions Hotel Development



Podium





DORSETT REGENCY HOTEL KWUN TONG

site area | 930m² completion | 2012
client | Everkent Development Limited

Located in an urban fabric under renewal process and interwoven with new and old office/ industrial developments, the proposed 361-room hotel will become one of the pioneers of such kind of establishment in the vicinity, bringing new vibrancy to the neighbourhood and responding to market demand on tourism support.

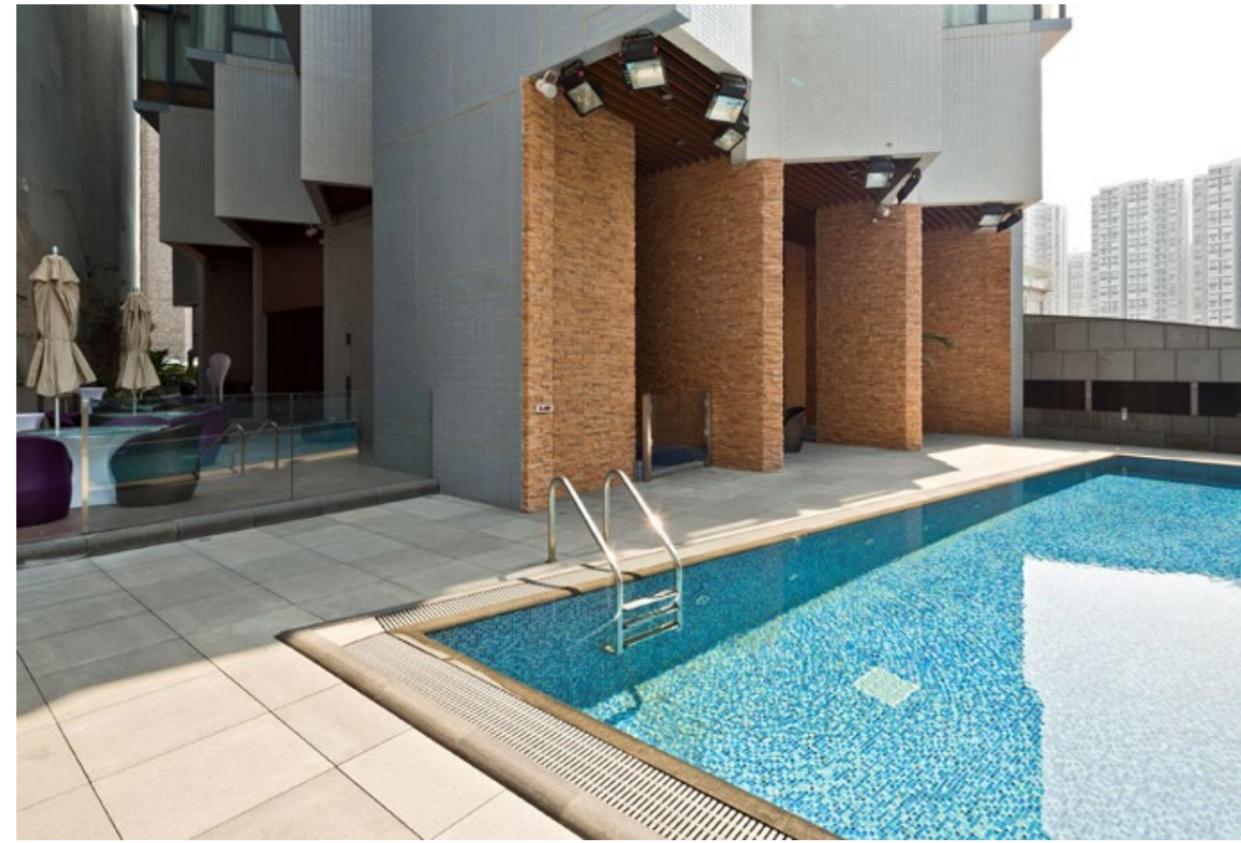
address 84 Hung To Road,
Kwun Tong

gross floor area 11,150 m²

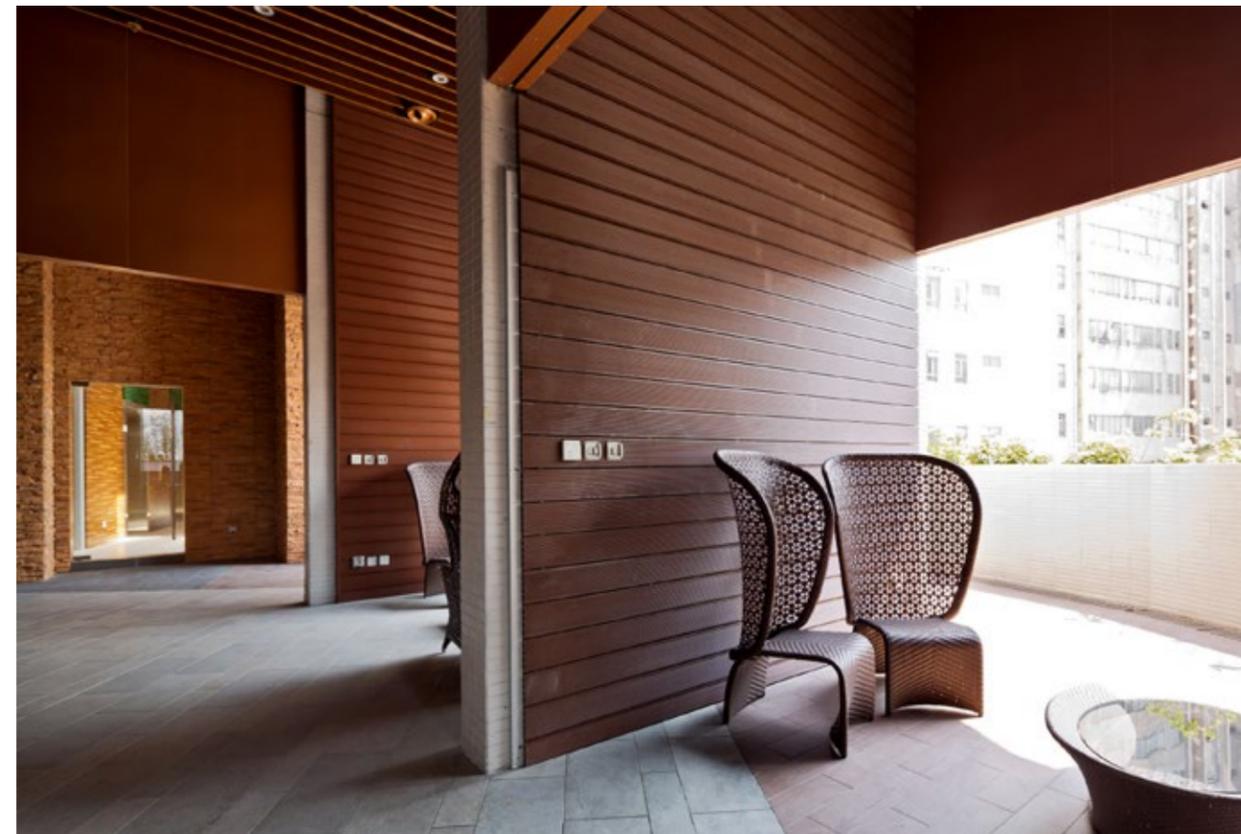
number of units 361

provisions guestrooms and suites, swimming pool, podium landscape garden, F&B facilities, carpark etc





podium pool



podium roof

HOTEL CUM RESIDENTIAL DEVELOPMENT HAI NAN

site area | 20,000 m² status | master planning

Having a site with a spectacular river view, the client intended to embark on a comprehensive development to suit the current demand in Hai Nan. The development consists of over 380 numbers of hotel guestrooms and over 310 flats as serviced apartments, supported with food and beverage provisions, club facilities and an extensive landscape with ample recreation provisions.

address Hai Nan, China

gross floor area 58,000 m²

number of units 315 serviced apartments

provisions swimming pool, restaurants, function rooms, carpark etc







CONVERSION OF INDUSTRIAL BUILDING, YAU TONG

site area | 4,600 m² status | on-going
client | Ever Sun Holdings Limited

Being located on the prominent waterfront, the existing industrial building is envisaged to be converted into a hotel with 430 nos. guestrooms and commercial facilities in the podium. With such a substantial floor plate, the solution to encounter the existing structure constraints and the spatial requirement of the new use become the one of the major challenge of this project.



address 428 Cha Kwo Ling Road,
Yau Tong

gross floor area 50,000 m²

number of units 430

provisions hotel- public waterfront promenade,
banquet hall, roof-top terrace,
swimming pool, SPA treatment
rooms etc
mall- retail shops, event space etc



OFFICE & HOTEL DEVELOPMENT, ABERDEEN

site area | 1,100 m² status | on-going
client | Ever Success Holdings Limited

In this project, two abutting factory buildings will be renovated and connected, forming a office & hotel complex with approx. 360 guest rooms. As the existing provisions and layout of the existing buildings are not compatible with the intended use, substantial alteration to the existing buildings has to be implemented. Efforts had been made to tackle the stringent technical and statutory constraints as well as to ensure the quality of the architectural design.



address 39 & 41-43, Wong Chuk Hang Rd,
Aberdeen

gross floor area 16,000 m²

number of rooms 360

provisions Conversion of existing industrial
buildings into office and hotel

CONVERSION OF SUCCESS CENTRE

site area | 1394 m² completion | 2020
client | Stan Group (Holdings) Limited

This project is renovated from an existing 28-storeys industrial building to a commercial building located in Kwai Chung. With alteration to the entire façade, this project is designed to provide a new image to the existing industrial district and cater for ever-increasing office and retail needs in new territories.



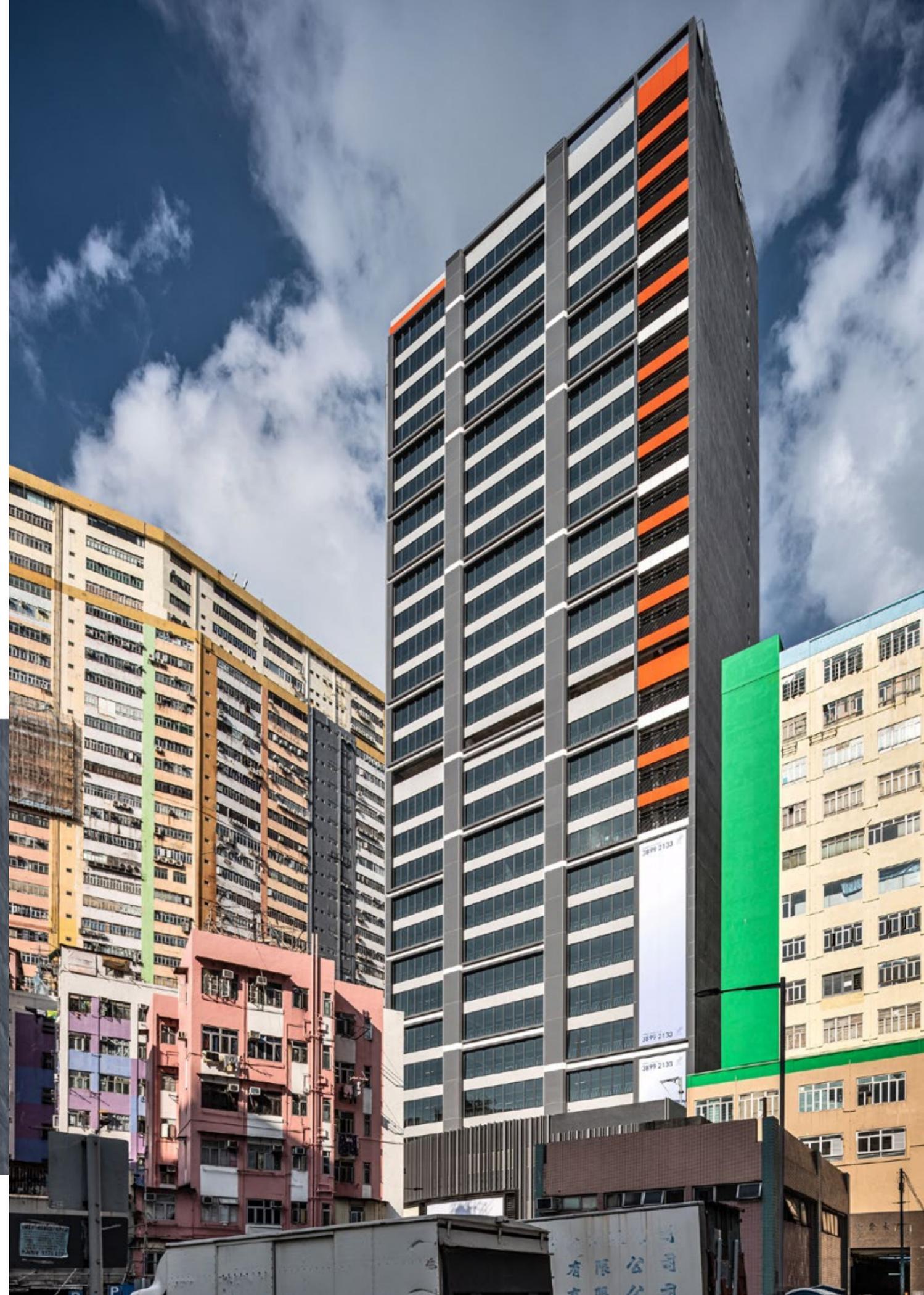


Podium Detail

address No. 38 Ta Chuen Ping Street, Kwai Chung

gross floor area 22,300 m²

provisions Retail, Office, Carpark



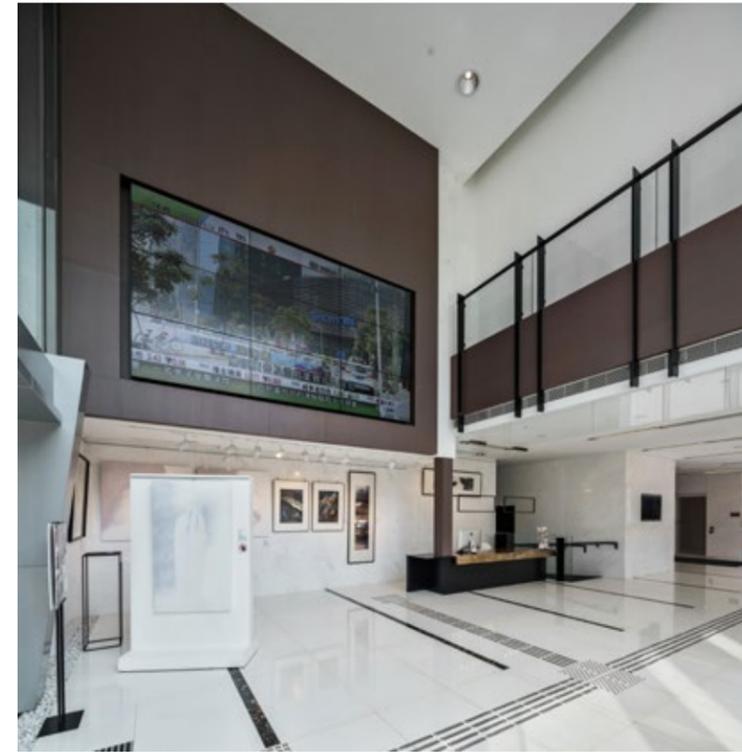
Facade Detail



KC100 KWAI CHUNG

site area | 2,720m² completion | 2014
client | Golden Master Holdings Limited

Under the light of the recent policy of “Revitalization of Industrial Building”, the existing factory is converted into an office building to suit the demand in the district. To cope with its new nature, substantial alteration is involved in addition to a major façade uplift.



main lobby



lift lobby

address 100 Kwai Cheong Road,
Kwai Chung

gross floor area 2,720 m²

provisions offices, F&B facilities, carpark
etc



MA KOK STREET

site area | 1,850 m² status | on-going
client | Treasure Estate Limited

Upon planning approval on permission of 20% relaxation in plot ratio, the project is redeveloped to a 23-storey industrial building with 2 basement levels for car parking. The lower levels of the building are open plan and typical floors consists of flatted workshop units. Greenery areas are introduced at pedestrian level and the podium. Canopy and double height volume marks the entrance to the building. Pattern through repetition of architectural elements bring structure to the façade while creating a more vibrant frontage on Ma Kok Street.

address 14-18 Ma Kok Street, Tsuen Wan,
New Territories

gross floor area 21,000 m²

provisions Industrial building redevelopment



COMMERCIAL REDEVELOPMENT TSIM SHA TSUI

gross floor area | 13,750 m² status: on-going
client | Stan Group (Holding) Limited

The proposed commercial tower is located in the heart of Tsim Sha Tsui which is famous for busy shopping streets. The new 20-storey building would mainly be used as a Ginza-style retail and restaurant tower (with floor area about 13,000 m²) to respond to the needs for retail spaces in the district. Large curtain walls that showcase the activities inside the building are proposed to capture the shopping spirit of the place. In addition, the building façade are so articulated to respect the scale of the nearby existing buildings, which collectively shapes the old context of Tsim Sha Tsui. It is our attempt to reinterpret the authentic mood of Tsui Sha Tsui by adopting the said elevation treatment, as well as by incorporating vibrant lighting features into the façade design.



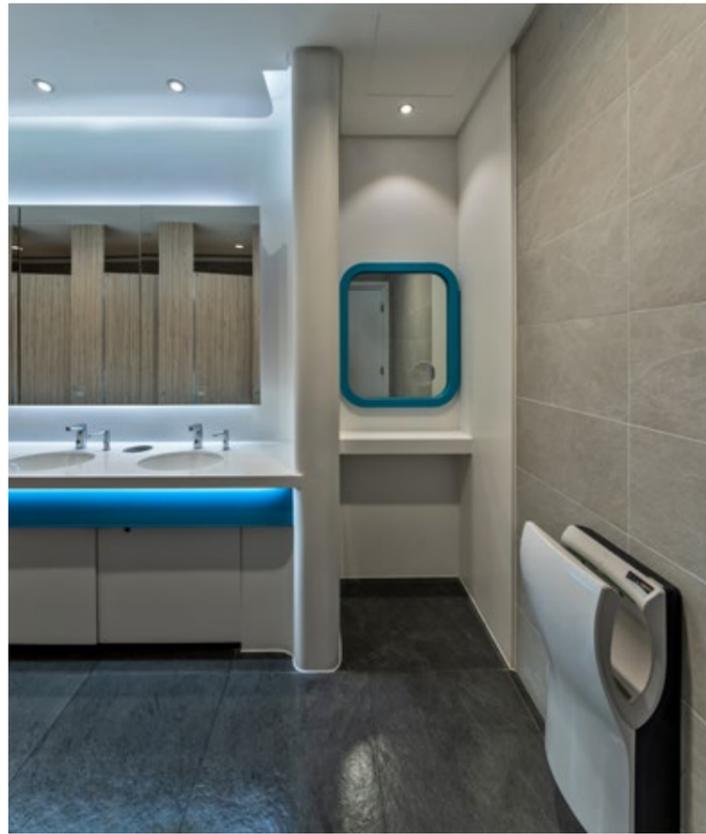
FORTUNE KINGSWOOD PHASE 1

completion | 2019
client | ARA Asset Management (Fortune) Limited

Located in Tin Shui Wai, Yuen Long, Fortune Kingswood shopping mall is renovated to suit its new identity and updated statutory requirements. The main atrium is renewed with an additional feature ceiling, bringing elegance and vibe to the arcade. Special attention is given to planning the works sequence and construction zoning for minimized interruption to the operation hall.



atrium



toilet

address | 12 - 18 Tin Yan Road,
Tin Shui Wai

construction area | 18,500m²

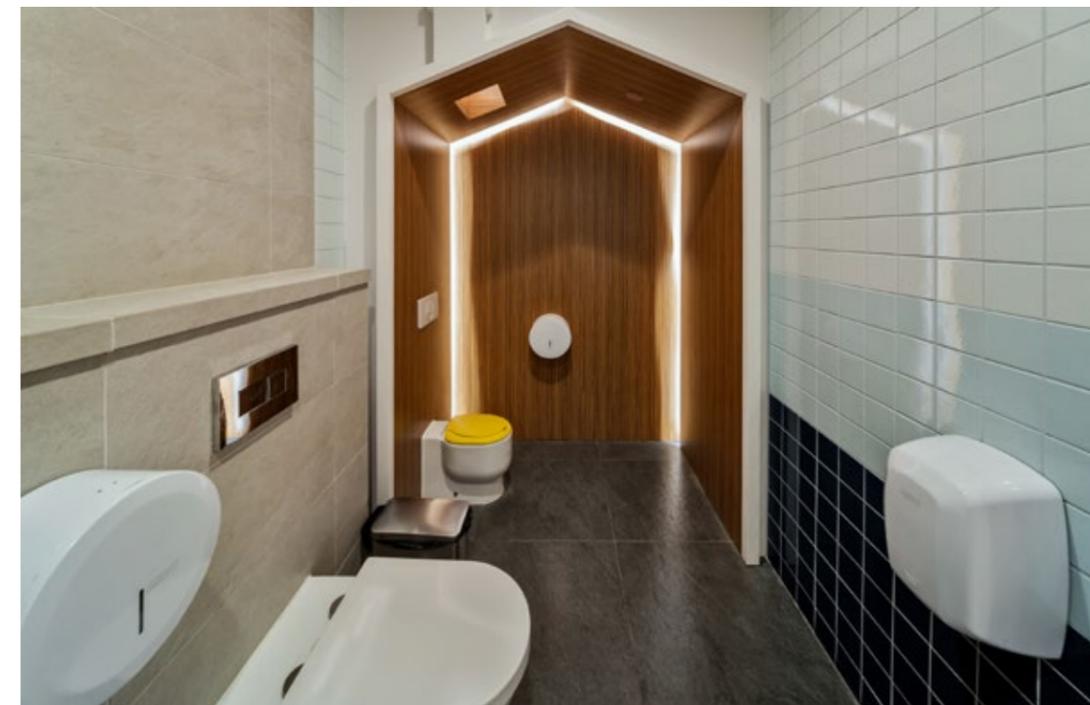
scope | re-layout, renovation to
phase 1



Nursery room



family toilet





MOVIE TOWN CINEMA COMPLEX SHATIN

gross floor area | 6,400 m² completion | 2018
client | Sun Hung Kai Architects and Engineers Limited

Grand opened in the summer of 2018, Shatin “Movie Town” Cinema Complex is the largest cinema complex in New Territories, Hong Kong. The 3,250 sq.m cinema space includes cafés, six cinema houses and one MX4D cinema house providing more than 1,600 seats within its program. The cinema positions itself symbolically and functionally as an open and quite environment with good vibe with its engagement in both context and content.

- address** New Town Plaza, Shatin
- construction area** 3200m² (cinema block);
3200m² (major renovation)
- number of cinema** 7
- provisions** construction of a new cinema block, A&A to the existing arcade etc



back elevation

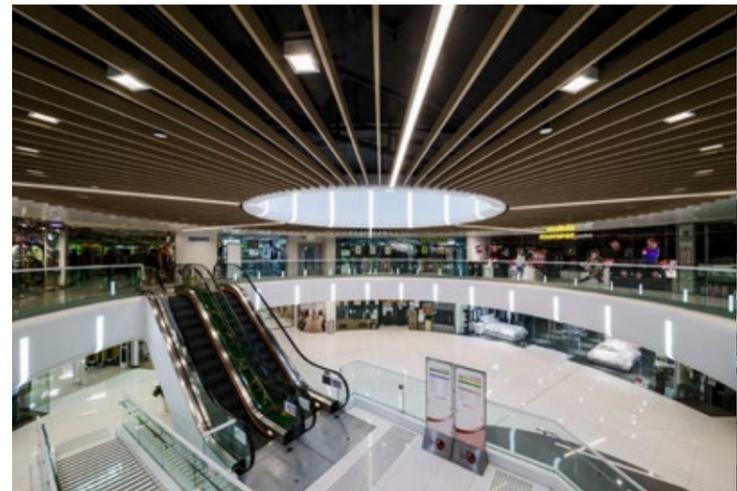


landscape roof

PROVIDENT SQUARE NORTH POINT

const. area | 4,600 m² completion | 2016
client | ARA Asset Management (Fortune) Limited

This project is for the asset enhancement to the shopping centre of Provident Square with the revamping of shops at east wing of the basement and the interior refurbishment of the arcade and atrium to meet the changing consumer behaviour and latest market trend.



atrium



arcade

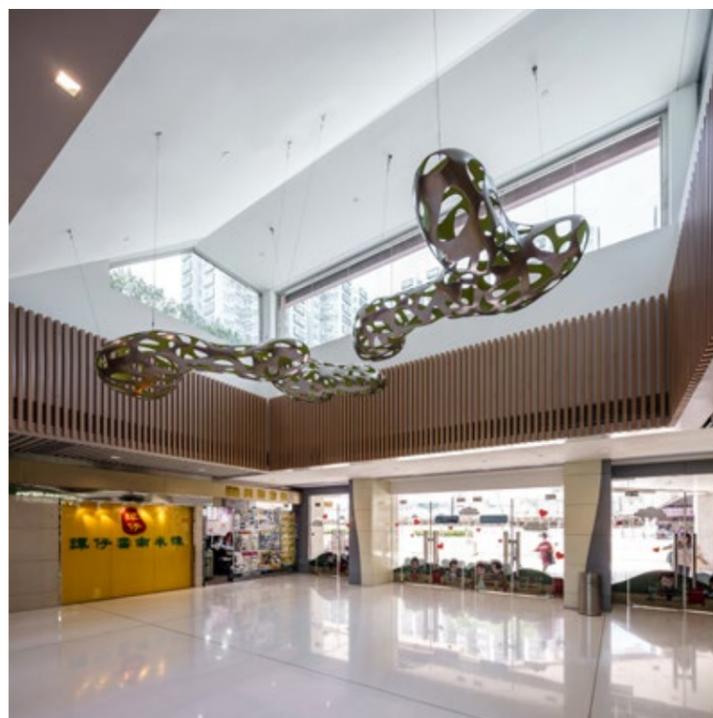


toilet

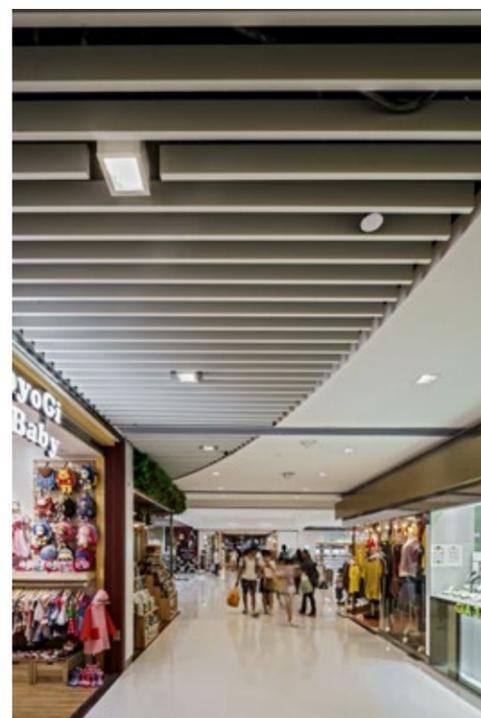
address 31 - 43 Wharf Road,
North Point

construction area 4,600 m²

provisions re-layout and renovation to G/F
and Basement



atrium



arcade

SHATIN CENTRE

const. area | 7,500 m² completion | 2018
 client | Henderson Land Development Company Limited

The objective of the project is to enhance the commercial value of the complex by establishing a brand new image and identity of the Shatin Centre. The improved aesthetic outlook of the façade coupled with the newly created circulation corridors, shops and visual and activity nodes has enhanced the circulation flow and shopping experience and has distinguished the complex from other competitors in the region.

address 2 - 16 Wang Pok Poad, Shatin
construction area 7,500 m²
provisions re-layout, renovation, external facade



GRAND PLAZA MONG KOK

const. area | 6,200 m² completion | 2015
client | Hang Lung Real Estate Agency Limited

Aiming to provide a new identity to one of the landmark shopping centres in Mong Kok, this project involves refurbishment to the entire façade of the shopping centre, with new layouts and a new circulation strategy. Difficulties encountered during construction and phasing become the main challenges of this project.

address 627 and 639 Nathan Road,
Mong Kok

construction area 6,200 m²

provisions renovation to G/F to 2/F,
exterior renovation facade



CHOI WAN COMMERCIAL COMPLEX

const. area | 18,000 m² completion | 2015
client | The Link Management Limited

By updating the pedestrian and shopping facilities, and refurbishing existing landscaped spaces inside the old housing estate, new life is breathed into the community. Special efforts had been made to ensure the existing activity pattern, especially the elderly, could be well-embraced in the renovated facilities. This, together with the difficulties encountered during construction and phasing become the main challenges of this project.



address 45 Clear Water Bay Rd,
Ngau Chi Wan

construction area 18,000 m²

provisions repartitioning and renovation
to G/F to 4/F, refurbishment of
exterior facades



PARK-IN COMMERCIAL CENTRE MONG KOK

const. area | 1,500 m² completion | 2011
client | Hang Lung Real Estate Agency Limited

By revamping the interior, a new image is introduced to this shopping arcade to reflect the customer group that has evolved over the years. Vibrancy, energy, trendiness and other similar concepts pop up in mind with a slight touch of Oriental flavour to echo some restaurants to be open within the arcade.



address 56 Dundas Street, Mong Kok

construction area 1,500 m²

provisions repartitioning of basement and proposed comprehensive renovation



NGAN SHING COMMERCIAL CENTRE, SHATIN

const. area | 6,000 m² completion | 2010
client | Million Nice Development Limited

Besides aiming at creating a brand new image and atmosphere, one of the main tasks of this assignment is to rearrange the interior space quality and circulation so crucial to such kind of venue. Due to the age of the premise, conforming to new regulations and design standards is a subject of challenge during the renovation.

address 2 Ngan Shing Street,
City One Shatin, N.T.

construction area 6,000 m²

provisions repartitioning and renovation to
G/F shopping centre





CHUNG FU SHOPPING CENTRE TIN SHUI WAI

const. area | 8,500 m² completion | 2010
client | The Link Management Limited

Completing a renovation project within a large shopping centre as this one while business is still carrying on involves juggling with many parameters as the same time. While the main focus is always the end product, other elements as in project planning, construction phasing strategy, interfaces of circulations and building services, and statutory submissions all play important roles throughout the course of the project that the consultant team has to be well aware of.

address Tin Yuet Estate and Tin Chung Court, Tin Shui Wai

construction area 8,500 m²

provisions repartitioning and renovation to G/F to 2/F



TIN YIU SHOPPING CENTRE TIN SHUI WAI

const. area | 6,200 m² completion | 2009
client | The Link Management Limited

Within a rather stringent budget, this project achieves in exploiting the original building form to generate architectural focuses, such as a new glass entrance and interior voids, and creating additional rentable spaces. The choice of finishing materials also responds to the low headroom and geometry of circulation paths.

address Tin Yiu Shopping Centre,
Tin Shui Wai

construction area 6,200 m²

provisions repartitioning and renovation to
G/F and 1/F, alteration to main
entrance

HOTEL AND ENTERTAINMENT COMPLEX EASTERN EUROPE

site area | 1,366,000 m² status | design development
client | bma Investment Group Limited

The project is for the planning and construction of a mega entertainment / hotel complex with comprehensive facilities for conventions, performances as well as leisure and entertainments in Eastern Europe. The complex consists of hotel towers with more than 2,000 number of 5-star hotel guest rooms, an indoor water park, a 60,000m² convention centre and an arena with capacity of 10,000 persons. In addition to that, there will also be retail spaces of more than 100,000m² with offices and serviced apartment. The total built-up area for the project is approx. 990,000m².





COMPREHENSIVE DEVELOPMENT HAI NAN

site area | 199,000 m² status: feasibility

Along the two sides of a major boulevard, the east and west sites consist of a variety of uses including residential towers, villas, serviced apartments, hotel, office, arcade and retail facilities, to form a comprehensive development not yet embarked in such a scale in the neighbourhood.

address Hai Nan, China

site area 99,000 m²

provisions master planning, schematic design, detail design, construction drawings







ASIA SOCIETY HONG KONG CENTRE

site area | 1,800 m² completion | 2012
client | The Asia Society Hong Kong Centre Limited

This project involves a combination of conserving a cluster of graded historical buildings, and creation of a new one, all to be linked through a bridge system in the midst of a natural landscape terrain to become the new headquarters of Asia Society in Hong Kong. Our team, in collaboration with fellow professional teams both local and overseas, develops and delivers the interior fit-out works for the Centre. Besides exerting awareness and knowledge required for fitting-out works in conversion and adaptation projects, fitting out buildings built back in the mid-nineteenth and early twentieth centuries calls for extreme care in design development, close coordination among professionals from various disciplines and delicate detailing, so as to seamlessly blend the new design with the existing building.



Miller Theatre



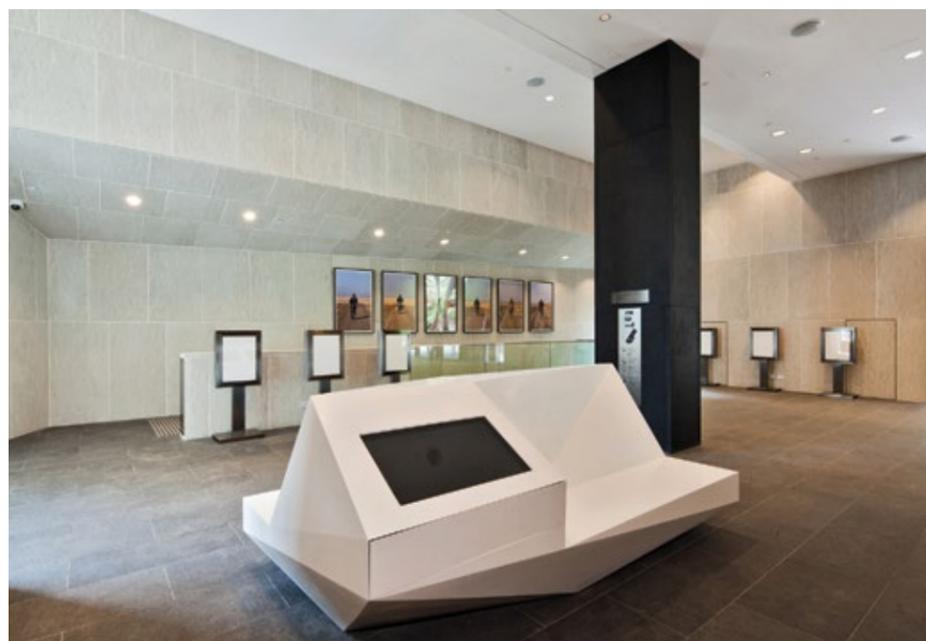
Asia Society Gallery

- address** 9 Justice Drive, Admiralty
- construction area** 1,800 m²
- provisions** interior fitting-out works to the new entry pavilion, former GG Block, former Old Laborartotry former Magazine A and former Magazine B, licence applications, etc



reception | new entry pavilion

conference room | former Old Laboratory



exhibition | new entry pavilion



offices | former GG Block

TIN YIP ROAD PARK TIN SHIU WAI

site area | 25,000 m² completion | 2014
client | Architectural Services Department

To cater for demand from locals, the existing vacant open space will be converted into a soccer-cum-rugby pitch with extensive landscape area. Substantial environmentally conscious building elements are incorporated into the development to promote environmental awareness to the public. Such provisions include rainwater recycling and photovoltaic power supply.

address Tin Shui Wai Area 117

site area 25,000 m²

provisions soccer-cum-rugby pitch,
spectator stand, service block,
landscape areas, etc



CONVERSION FOR VTC TIN SHUI WAI

const. area | 5,500 m² completion | 2011
client | Vocational Training Council

Converted from a previous conventional school, the new VTC premise accommodates mainly two faculty departments, the Youth College and the Hospitality Industry Training & Dev. Centre. Besides a total refurbishment of all interior provisions and fittings, the architectural treatment is expected to imbue the facility with a new image that suits its user group, students and teaching staff alike.

address 11 Tin Ho Road,
Tin Shui Wai

construction area 5,500 m²

provisions conversion of a vacant school
into a VTC training centre,
exterior refurbishment, etc







LOK MA CHAU BORDER CONTROL POINT

const. area | 350 m² completion | 2011
client | Architectural Services Department

By refurbishing the existing façade and common areas, a new identity is given to the Lok Ma Chau Border Control Point building. While echoing with the existing rural environment is one of the main design concepts, special attention is also given to the choice of materials in terms of their durability and ease of maintenance.



address Lok Ma Chau
Border Control Point

construction area 350 m²

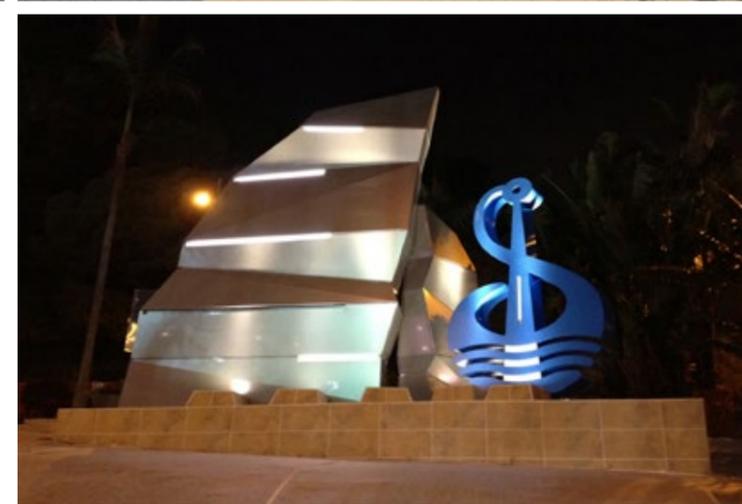
provisions refurbishment of external walls and
common areas



DISTRICT MINOR WORKS

client | Home Affairs Department

Durability, maintainability, cost effectiveness and user-friendliness are key considerations of this package of minor work projects funded by public money. Ranging from sitting-out area to community centre to shelters or pet playground, these projects cover all four District Councils of Hong Kong Island. Small in scale they may be, their high exposure to the public calls for attentiveness to details through creativity.



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