

# 一个具有高度连通性以及高性能的地标建筑 ——城东志

## A Landmark of Connectivity and High Performance: Landmark East

**地址** 香港九龙观塘巧明街100号

**业主** 南联地产控股有限公司

**建筑设计** Arquitectonica ( Bernardo Fort Brescia, Laurinda Spear )

**项目总监** Peter Brannan

**项目经理** Matthew McCallum

**项目团队** Anthony Lai /黎智礼

**摄影** William Furniss

**Architect of Record** Arthur Kwok Architects & Associates Limited



在香港高速发展的观塘中央商务区，矗立着一个新的优质高档写字楼——城东志，它是一个当地有代表性的改造建筑。观塘位于东九龙区的顶点。这一区域凭借发达的交通运输系统，已经从一个工业楼宇林立的区域发展为生动的、拥有现代化办公、零售和商业的复合型城区。未来几年，香港新建写字楼总数的75%将出现在这一地区，如在市区重建管理局有史以来规模最大的重建项目“观塘中心”，和一个与海滨长廊连接的启德复兴项目。作为这些复兴重建的先锋，城东志融合了最好的设计理念，成为香港甲级写字楼的标杆。

开发商南联地产把最终用户体验放在首位，通过精心打磨实现效率、便利、质量和价值的平衡，而这种平衡的核心是一座理想的环保型建筑和一个供人们享受成功的健康空间。







## 形式和功能

通常在建筑的开发中，功能遵从形式。从一开始，城东志就以融合最好的建筑思考和居住者的现实需要为目标。Arquitectonica公司设计了简洁的直角双塔，迅速成为地标，并给他们带来了美国建筑师学会设计奖。建筑物内部亦不逊色，形成了共计137万平方英尺的先进的办公用房。塔形成了一个纤细的动态构图，环环相扣的平面有着不同角度，具有运动感和游戏感，同时满足功能性和灵活性要求，宽敞的直线形通畅楼面让租户可以自由地配置其工作场所而不受束缚。内核和每层楼区经过特别设计，以最大限度地享受海港景色，让尽可能多的自然光线穿透进来。正门通高13.3m的门厅捕捉到的开放和光感吸引了住户和游客。

A new premium-grade office development in Hong Kong's up-and-coming Kwun Tong central business district is breaking barriers in more ways than one.

Standing tall and proud, Landmark East is a building that symbolises the transformation of an entire district. Kwun Tong, situated at the apex of East Kowloon, has grown from a streetscape of industrial buildings to a lively, urban mix of modern office, retail and commercial developments with excellent links to Hong Kong's unrivalled transportation system. Over the next few years the area will see 75% of Hong Kong's total new office stock supply alongside longer term projects, such as the Urban Renewal Authority's largest-ever redevelopment, 'Kwun Tong Town Centre', and a seafront promenade link to the Kai Tak rejuvenation. Pioneering this revitalisation, Landmark East fuses the best of design and innovation to set the standard for Grade A office buildings in Hong Kong.

Envisioning Kowloon East as an integrated response to market trends, future





## 绿色空间

南联地产确保在香港市场的背景下每个开发项目都努力达到最高标准的绿色设计，因此，城东志在HK - BEAM评级制度下获得一个临时的“白金评价”。塔楼被明确定位到太阳的季节性路径上，包括南部、北部外墙的全高遮阳板和垂直的东、西外墙的遮光叶片等。自定义设计安装密封双层玻璃、低辐射玻璃幕墙和立面处理组成先进的系统，提高内部居住者的舒适程度，并降低功耗和外部眩光。此外设计建造了香港办公楼中最大的用于环境美化的庭院——35 000平方英尺的绿化使城市居民回归到大自然。还在室内应用了最节能的变风量空调系统和主机内部结构中应用的其他技术。

## 健康优先

环保和健康意识的方法已经被引入到建筑结构中去。暖通空调系统可以在保护住户的同时提供最佳的能源效率，并支持开放地区的无线自动调温器。空气净化系统可提供定制的空气净化和焓值控制，调节新鲜空气供应，并允许物业清除异味或应对类似SARS爆发的突发状况。其他智能和绿色系统，包括使用低眩光T5节能荧光灯、迅达公司节能的垂直运输系统以及一个新型雨水收集系统。70亿港元的发展预算为这个建筑提供了最好的技术功能，同时使住户可以建立自己的绿色和健康的办公室。

## 整体可持续发展

南联地产从一开始就通过整合整个项目团队的专业知识，确保今后几年的建设将保持可持续特性。建筑管理者将实施定期的空

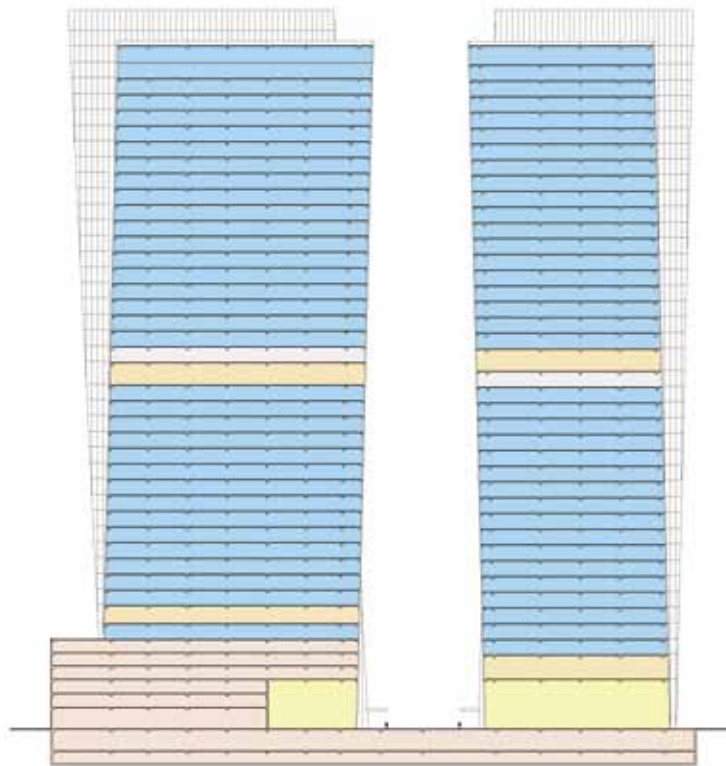
urban development patterns and the need for energy-efficient structures, developer Winsor Properties created a building that puts the end-user experience first. “We’ve tried to design an office building that allows you to connect with your own creativity and the world around you”, explains John Chow, Managing Director for the developer. This has been achieved through a carefully-honed balance of space, efficiency, convenience, quality, and immediate value. Central to this balance is the ideal of an ecofriendly building and a healthy space for people to enjoy and prosper.

## Form and Function

All too often in building development, function follows form. From the start, Landmark East was developed to fuse the best of architectural free-thinking with the realities and needs of today’s occupants. Master designers Arquitectonica were challenged with a brief that demanded both aesthetic excellence and breakthrough functional performance. The result of their labour is the angled twin towers that have fast become an icon for the surrounding environs, and led to an American Institute of Architects Design Award. The interior of the building is no less iconic, reveals Peter Brannan, Managing Director, Asia and Middle East, Arquitectonica: “Creating efficient working space for the occupants was an important and intrinsic part of the design process. The sense of movement and beauty of the space within and around the buildings provide occupants with a sense of artistic balance that translates to comfort and harmony.”

Thus, behind the delicately sculpted exterior lies 1.37 million square feet of state-of-the-art office space. The towers are formed into a dynamic composition of slim, interlocking planes at varying angles to offer a sense of uniqueness, movement and play. Offering both functionality and flexibility, the generously sized rectilinear and typically unobstructed floorplates allow tenants the freedom to configure their workplace free of constraints. Cores and floor zones have been crafted to maximise harbour views and allow for as much natural light penetration as possible. This sense of openness and







气质量和水质检测，以确保维持一个卫生健康的建筑。城东志强调发展绿色，代表现代化办公大楼的新趋势，为房地产开发设立了一个高基准。（译 / 李昭君）

light is captured right from the main entrance lobbies, where soaring 13.3 meter ceilings welcome occupants and visitors alike.

#### **Green Space**

Conscious of their responsibility towards the environment, Winsor Properties ensured that the development attained the highest standards of green design in the context of the Hong Kong market. As a result, Landmark East has obtained a provisional ‘Platinum Rating’ under the HK-BEAM rating system. The towers were specifically positioned in response to the seasonal paths of the sun, and include shading devices in the form of a full-height Brise-Soleil to the southern and northern facades, and vertical shading blades to the east and west facades. Brannan describes how “the custom engineered, hermetically sealed double-glazed, Low-E curtain wall, and the façade treatment, provide a state-of-the-art system that improves comfort levels for the occupants within, and reduces power consumption and exterior glare.” Complementing the façade is one of the most extensive landscaped gardens to be seen in a Hong Kong office building, 35,000 sqf of greenery that reunites city-dwellers with a sense of nature. Green measures don’t stop at the outside, with the most energy efficient VAV air-conditioning system and a host of other technologies applied within the structure.

#### **Health First**

Recognising the impact of the built environment on both the occupants and society at large, the eco-friendly and health conscious approach has been carried into the fabric of the building. This includes a HVAC system that protects the occupants, while offering the best energy efficiency. The water cooled, variable air-conditioning thus offers individual control for each 300-

450 sqf, and supports wireless thermostats for open areas. The system also offers bespoke air-purging and enthalpy control, which regulates fresh air supply and allows the building manager to purge odours, or respond to SARs-like outbreaks; a facility unique to Landmark East. The air purging system allows the complete exchange of internal air with fresh external air for the entire building when needed, to maintain a hygienic environment.

Other intelligent and green systems include power-saving lighting that uses low-glare T5 fluorescent lumieres, and an energy-saving vertical transportation system from Schindler. An innovative rainwater collection system allows the harvesting of water for the irrigation of the extensive green area. With a HK\$7bil development budget, Chow notes that Winsor were willing to invest to achieve a base building that offered the best in technical functionality while still enabling tenants to create their own green and healthy offices.

#### **Holistic Sustainability**

“Sustainability has been key to the owner’s approach in readying the building, and in subsequent plans for building operation”, says Gerry Kipling, Managing Director of Property One, the team responsible for running the systems so cleverly devised and implemented in the construction of Landmark East. By incorporating the expertise of the entire project team from day one, including those who would take day-to-day control of the structure, Winsor Properties have ensured that the building will remain sustainable for years to come.

“As Building Managers, we will implement regular air quality, and water testing processes to ensure we maintain a healthy building”, continues Kipling, emphasising the developments green and people-friendly credentials. Encapsulating the best of the new trends for modern office buildings, Landmark East has set a high benchmark for premium developments by creating a healthy and green space for tenants and end users. **AT**