Legislative control to meet new demands
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We need a regulated society.
Time is money
High density, quantitative control
Weak in environmental qualities
Hong Kong Heat Island
Transfer of development potential

Stage A

Existing 50-60 yrs.
Old CBD Bldg
P.R.18

Stage B

Urban Renewal
New Building
P.R.5

With Modern Design & Facilities

Govt
Designated Rural Relief Area (RRA) in N.T.

Owner have right to develop P.R.5 in RRA in N.T.
Urban fabric is heavily attached with information
Co-merging of urban design and buildings
More open space is needed!!!
Co-operation for buildings, planning and lands matters.

SITE MAXIMUM DEVELOPMENT
= 100,000 S.M.

TOTAL DEVELOPMENT IN 8 BUILDINGS
= 100,000 S.M.
OPEN SQUARE CREATED AT CENTRE

TOTAL DEVELOPMENT OF
PODiums + TOWERS
= 100,000 S.M.
OPEN SQUARE CREATED AT CENTRE
Possibilities and concerns in modern living
Double volume spaces
Open kitchen
Open kitchen
Sky gardens
Communal spaces
Large balconies
Flexibility in living
Makati City, Metro Manila
Japan
Re-organizing the control on density not based on GFA
The buildings of experiment
Experimental building in Dubai
Futuristic design, Malaysia
Alternative ways of life: we need choices
Small office home office
Small office home office
Terrace housing in Japan
Preserving our memories
Conservation
Urban conservation policy

Transfer of developable space from heritage buildings
Environmental awareness
Zero energy building in Malaysia

System A: 47.28kWp (polycrystalline)

System B: 6.08kWp (amorphous)

System C: 11.6kWp (glass-glass, mono)

System D: 27kWp (monocrystalline)

Building model of PTM-ZEO
Urban Infrastructure

- Supply Lines
- Potable Water
- Sewer Lines
- Electric Power
- Telecommunications
- Information Systems
- Centralised Cooling System
- Ventilation Equipment
- Branch Line
New materials and technology
Alternative Materials
Your Own Inflatable Dome:

Prototype 25-footer is supported by small squirrel-saga fan. You can order kits in your choice of colors.

Simple slit-type door is closed with a five-foot zipper. Air building will remain inflated even with door left open. Spacious, open feeling is a big attraction of dome living, as the view at right proves. Nylon-reinforced vinyl is tough enough for use as the floor.
To live with the digital age
How can the computer-based world be regulated?
Electronic processing
Legislative control should respond to the needs of modern living in buildings, having a continuous dialogue with the community and advocating positive ways of implementing quality living.
Urban and Community Rejuvenation
The Pentagon Structure

- Health & Hygiene Policy Review Committee
- Long Term Strategy & Development Committee
- Civic Education Policy Review Committee
- Control & Enforcement of Building Development Policy Review Committee
- Urban Management Policy Review Committee

(5 Main Committees with Task Forces)
A Journey of a Thousand Miles Must Begin with a Single Step.

The Wisdom of Lao Tzu
Thank you!