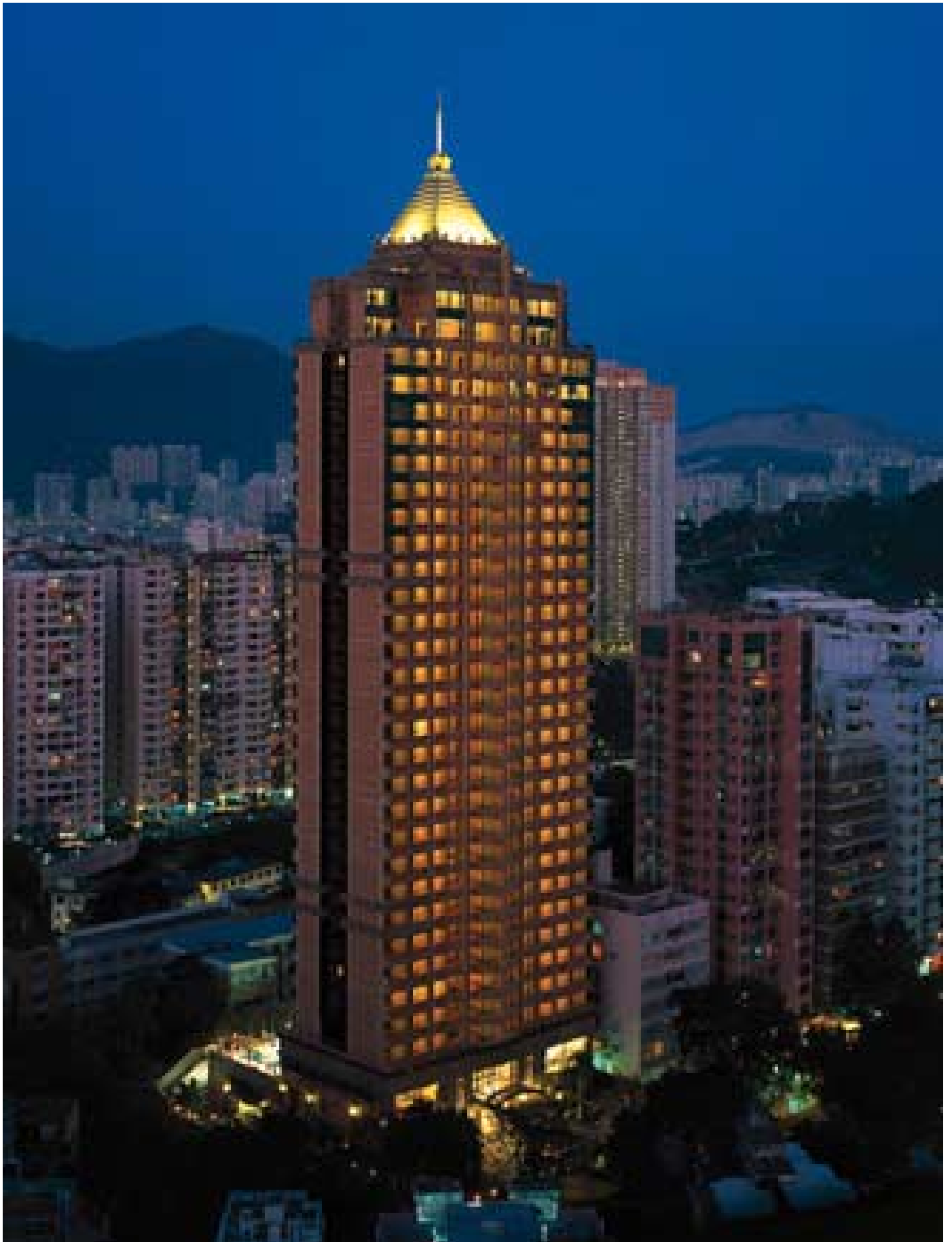


Project name **No. 1 Ho Man Tin Hill Road**

Location **Ho Man Tin, Kowloon , Hong Kong**

Publication **Building Journal** February 2003



No. 1 Ho Man Tin Hill Road

Prestigious address

There once was a time when all a Hong Kong developer had to do was put a housing development on the market and buyers would swarm around the sales office the very day pre-sale began.

Not anymore. Private housing development has entered a new phase, driven by a transitional economy, more demanding buyers, and a growing call for environmentally-friendly design. To attract buyers today, the clubhouses and grand lobbies that began to make their appearance in the 1990s must now be accompanied by not a little market savvy and pinpoint market positioning.

And these are the exact ingredients that Sun Hung Kai Properties has put together in a luxury development in Ho Man Tin.



Feature by **Angela Tam**
Photographs by **Colin Hamilton**



No. 1 Ho Man Tin Hill Road is a 33-storey luxury residential tower that nestles in a quiet turn of the road. The 2,934 sq m site was originally occupied by the Hong Kong Baptist Seminary, but the developer spotted its potential and offered a land swap that included the construction of a new seminary in scenic Sai Kung.

Ronald Lu & Partners (HK) Ltd was engaged as the architect (the firm also designed the new seminary), with a simple brief to design a building with a car park, a clubhouse and a tower that is targeted at the luxury end of the property market.

Taking a macroscopic view of the property market in Hong Kong, the developer carefully evaluated the demand for various types of property and decided that No. 1 Ho Man Tin Hill Road would be the company's prestige project





on the Kowloon Peninsula, a sister to an equally lavish residential project it had built in Repulse Bay on Hong Kong Island.

Essentially given a free hand to design a tower that would project the appropriate image of grandeur and indulgence, the architect opted for an art deco theme with its rich marriage of stones with ornate patterns and lighting.

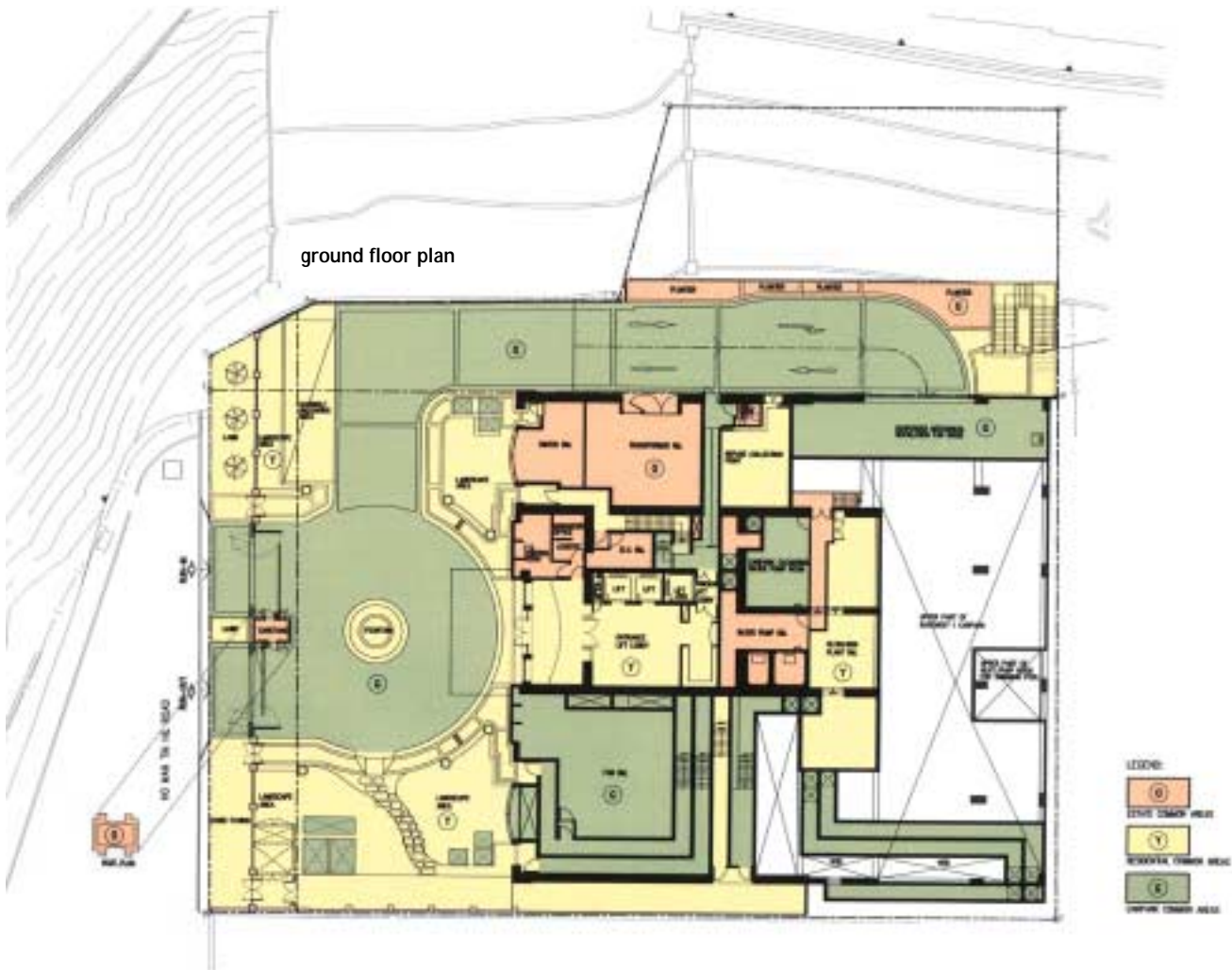
The tower features a symmetrical design, with a central dropoff, identified by a fountain and a



first floor plan



ground floor plan



15 ft high canopy; separating the driveway leading to the underground car park from the ground floor lobby. The exterior is clad in granite at the base and extruded tiles further up. Measuring 4 inches by 8 inches each, the tiles were laid in a brickwork pattern that, at close range, would reveal the degree of craftsmanship involved.

A sense of rocket-like verticality is achieved by cladding the master bedrooms in the higher floors in curtain wall. This creates the illusion of a narrowing towards the top of the main frontage, breaking down the bulk of the building without putting in structural setbacks that sacrifice apartment size; at the same time, the eye is naturally drawn towards the sculptural pyramid that crowns the tower. Floodlight has been designed to make the building stand out as a landmark in the Kowloon night sky.

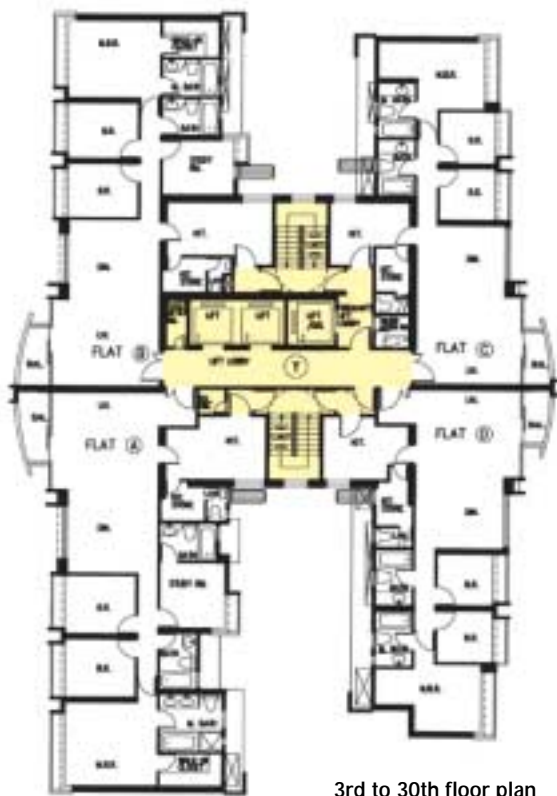
In the entrance, lift lobby and clubhouse, reference is made to the particular brand of grandeur embodied by the Four Seasons Hotel chain, with whom the developer has established a working relationship. A unified colour scheme, in this case a rich cream, applies to the marble claddings on the walls and floor. Splendidly painted coffered ceilings are decked in a lavish choice of chandeliers and suspended ceiling lamps while fluted mouldings and patterned skirtings frame — cost was not an issue in this project — 24-carat-gold-plated lift doors.

The 158,000 sq ft building contains 112 apartment units in a range of sizes and configurations. The majority are 1,300-1,950 sq ft units with three or four bedrooms, two bathrooms and a servants' quarters each. The top two floors contain four duplexes with 2,500 sq ft to 3,300 sq ft of space and five bedrooms each, of which three are en suites.

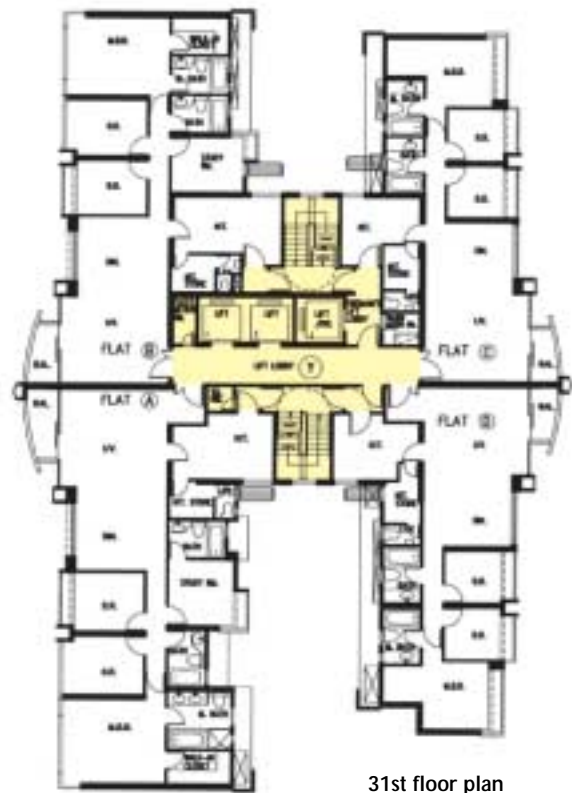
Taking advantage of the exemptions offered by the Buildings Department in return for the incorporation of green features, each apartment has a 30-50 sq ft balcony located in the living area — ideal for impressing guests who, wine in hand, are invited to take in a bit of fresh air and the sweeping view.

According to the architect, Martin Lee, the building's planning was made easy by the fact that the site was oriented squarely north-south with views opened up in both directions through its situation on a hill. The building is simply divided into two wings, with bigger flats in the larger wing capturing a panoramic view of the





3rd to 30th floor plan



31st floor plan

harbour; while smaller flats in the other wing command a good view of Lion Rock to the north.


The panorama is maximised by a simple layout that places the living and dining areas side by side, to capture the same spectacular view. The layout is also consistent with feng shui principles, with each apartment afforded an entrance hall that turns away from the line of the corridor leading to the master's bedroom.

No expense was spared in a project modelled on a five-star hotel: the developer has paid for split-type air-conditioning units to be installed in all the apartments, to ensure the facade would remain uncluttered by air-conditioners put in later by the buyers themselves. Long lengths of piping were routed through each apartment, to connect the air-conditioners with the outdoor units tucked away in the recess between the two wings and masked by louvres.

Targeted at busy businessmen with children, each apartment comes with fully-fitted kitchen and bathrooms, to save them the hassle of renovation. Only a space is provided for a walk-in closet, however, as the sartorial habits and requirements of each occupant can be so different. Their recreational needs are met by a

clubhouse that contains a gymnasium, children's play area, a multi-function room/banquet hall, a lounge, changing rooms with saunas and a standard-sized heated swimming pool.

The building has a three-level basement car park. Although it would have been cheaper and more advantageous to build an above-ground car park that would push the building higher, given the mountain and sea views on offer, neighbourly considerations won the day.

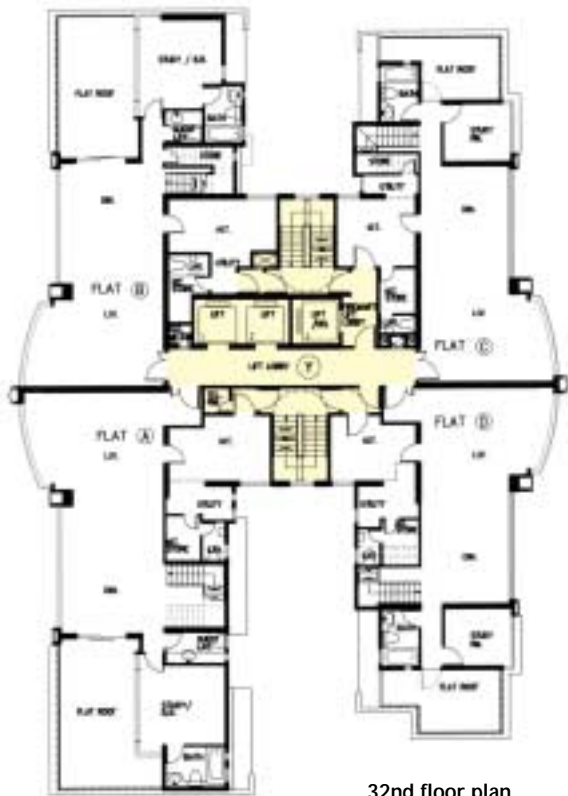
According to Mr Lee, the building is the only one in the area with extensive clubhouse facilities. Coupled with its proximity to good schools, quiet surroundings on a hill and good views, No. 1 Ho Man Tin Hill Road looks certain to capture the attention of buyers in its targeted segment, whatever the market condition. 

Sun Hung Kai Properties Ltd
client

Ronald Lu & Partners (HK) Ltd
architect

Chun Fai Construction Co Ltd
main contractor

Sun Hung Kai Engineering Co Ltd
m&e consultant & structural engineer



32nd floor plan



33rd floor plan



roof plan



2nd floor plan