

# Shaping Cities Creating Value

Successful architecture of any scale is contingent upon a clear understanding of needs and effective collaboration between everyone involved in delivery of a project. These pre-requisites apply as much to the largest and most complex projects as well as the smallest. The architect's function in this collaborative undertaking is to translate a statement of needs into a form that is efficient, that will stand the test of time and that improves and adds value to the environment.

Dennis Lau and Ng Chun Man Architects & Engineers (HK) Limited was founded in 1972, just as when Hong Kong was poised to transform into an international metropolis. Over the last four decades, DLN has grown hand-in-hand with the city through its many socio-economical and infrastructural evolutions. Innovation in design in Hong Kong during that period transformed apparent obstacles into opportunities and resulted in new approaches to urban and building design that are now sought as the solutions to rapid urbanization in cities throughout Asia.

Today DLN is an international architectural practice of 300 personnel headquartered in Hong Kong with branch offices in Abu Dhabi, Shenzhen, Beijing and Macau. The firm's ethnically diverse teams have worked on some of the most interesting and dynamic architectural projects spanning Europe, the Middle-East and many Asian regions. Internally, we are promoting constant growth towards green designs with a dedicated in-house specialist department as well as a growing team of green qualified professionals.

DLN's portfolio of building projects is rich and varied. From skyline-changing skyscrapers, luxury hotels and residences to award-winning convention centres, university buildings, hospitals, industrial and logistic structures, we strive to add value via intelligent integration that suits to different social, cultural and historical contexts.

The constant in DLN's approach to any project is to exhaustively interrogate the potential of a new development to add value; value to client through higher revenue or lower cost, value to the environment through energy-saving and remediation, value to the end-users and society as a whole through amenity and urban renewal. Such interrogation demands energy, skill and open-minded creativity and includes every aspect of a project from its basic engineering design to its marketability and life-cycle environmental impact.





## The Center, Hong Kong

99 Queen's Road Central, Hong Kong

The Center was the 4th tallest office building at the time of its completion and the largest office tower in Hong Kong's Central district. The project was one the first large urban renewal developments undertaken through the agency of the Land Development Corporation (now known as the Urban Renewal Authority) working in collaboration with private sector property developers.

### Fragmented Urban Site

The project site at Gilman's Bazaar in the heart of Central District and nearby to the original stepped streets of Victorian times had substantially decayed during the post war period and was the subject of several renewal studies undertaken by DLN. In particular post-war developments in the neighbourhood hugged the frontages of the main streets resulting in walls of the medium rise commercial frontage on Jubilee Street, Des Voeux Road and Queen's Road and a neglected and very run down back street environment in the interior of the site.

The diffuse and irregular shape of the site prevented the insertion of a conventional rectangular or triangular office tower. This challenge was later addressed, and overcome, by the unique geometry of the superstructure.

### Public Open Space

The project demonstrates that tall buildings can very effectively liberate the ground level to create pleasant outdoor areas that both add value to the property development and have excellent public amenity value. The public open spaces on the ground level have transformed the neighbourhood and greatly improved the quality of the vicinity for pedestrians. Over 80% of the available land constitutes the various public open spaces. This is a unique feature that sets the Center apart from other major office developments.

There are various scales of outdoor area and pedestrian entrances to the site, ranging from pocket gardens to a formal entrance plaza in front of the building. The office tower superstructure and gallery of retail shops are both elevated above ground to liberate further aedicules and sitting out areas. The four columns of the tower stand in reflecting ponds at ground level so that the space beneath the superstructure provides an outdoor sanctuary that is both shaded and cool in summer.

The detail design of the open spaces and pools, and the planting within them, recalls traditional Chinese landscape architecture in contemporary form. The gardens of Suzhou in particular serve as an inspiration that is expressly evoked in the forms of the gates to the side entrances and the details of the sitting out areas.



Bamboo, growing to the height of three storeys, elevated planter boxes and banners all serve to frame the public open spaces and to screen the decayed rear facades of the neighbouring buildings that encircle the site. The planting and screening creates a green oasis in the heart of a very urban area.

### Floorplate

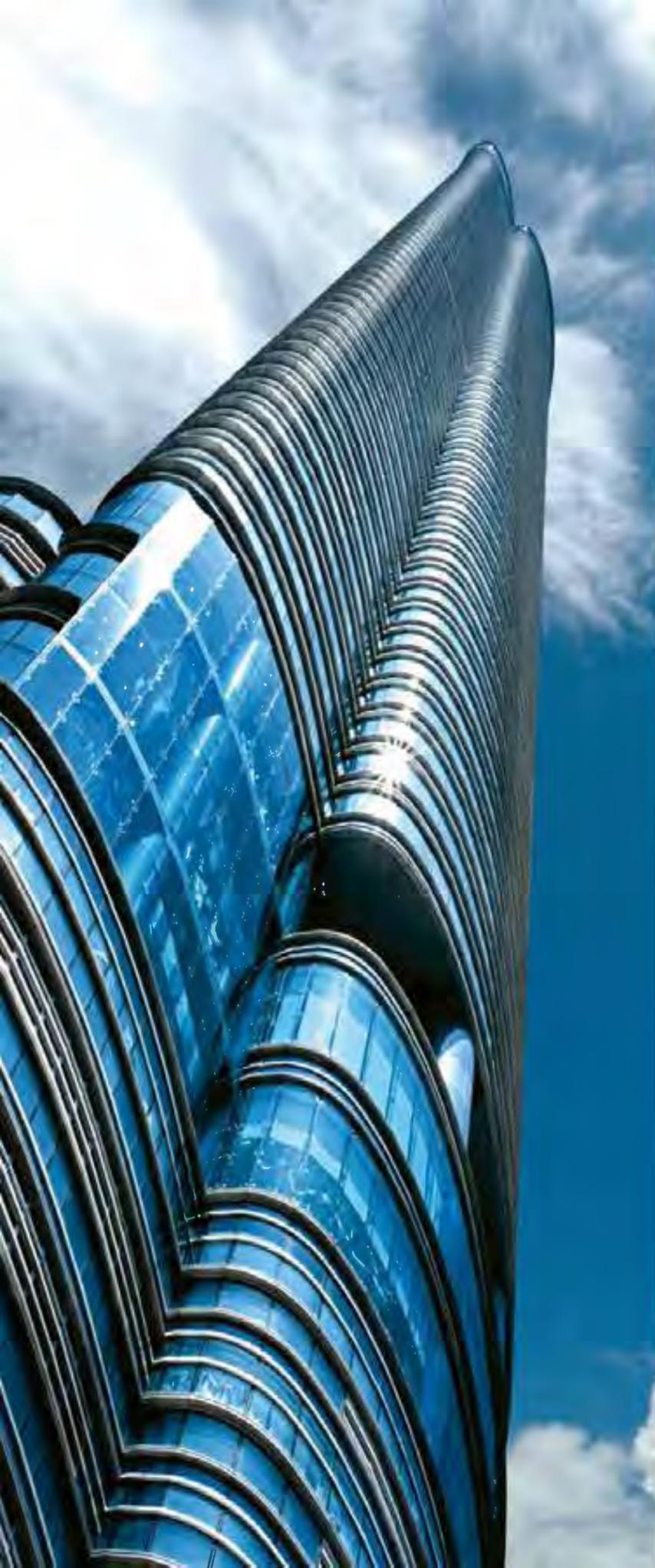
As a consequence of statutory height restriction, and necessary reduction in the planned number of storeys, the floor plates of the Center had to be relatively large for an office building. The gross floor area of a typical floor is around two thousand and seventy square metres.

The eight-pointed star-shape offers a systematic and regular superstructure form that comfortably fits into the 'splinter-shaped' building lot. The reconciliation between permitted building bulk and available site area would have been impossible using more conventional plan forms.

The star-shaped building plan, which is generated by overlaying two squares at 45° to each other also offers a far greater day lit perimeter for office workers than would offered by an equivalent bulk of building with a rectangular floor plate. The extensive perimeter thus offers more desirable, and valuable, office accommodation. Eight offices per floor have sought-after corner windows.

The public spaces around the Center are a prelude to the functional areas of the building. A fully glazed grand atrium lobby at plaza level provides the single point of entry to the office tower lift lobby situated at 3rd floor. The lifts are reached by banks of escalators that transport visitors past the both shopping arcade at second floor and the arcade's roof garden. The principal lift lobby at third floor is itself a double height space that takes up a whole floor from where visitors are able to survey the landscaped public space below.

The deliberately exuberant character of the Center symbolizes the dramatic renaissance of the neighbourhood brought about by the new development. Upon completion the project there has been a notable reinvigoration of the surrounding area; property values have increased and use of remaining urban street fronts has intensified. The Center has introduced tranquil, generous public spaces and several thousands of office workers who have transformed the condition of the neighbourhood.



## HighCliff, Hong Kong

41D, Stubbs Road, Hong Kong

HighCliff, a 73-storey apartment tower, imposes only a small footprint on the environment.

The building has already been recognized with three international awards since completion: the American Council of Engineering Companies (ACEC) Engineering Excellence Award, the Silver Prize of the Emporis Skyscraper Award and the Structural Engineers Association of Illinois most innovative structure award.

The building is in line with the trend of densification of Hong Kong that has, remarkably, resulted in 80% of the territory's area remaining undeveloped and largely undisturbed.

### Design Process

The slender HighCliff is a result of the freedom to build according to functional needs that pertains in Hong Kong. The floor layout of individual apartments was designed specifically to suit the site and to take advantage of the fine views towards Hong Kong Harbour.

The tower's great height is thus a consequence of the repetition of a logical floor plan to the extent allowed by the permitted plot ratio (floor area ratio) of the site rather than an aim of the design process.

A corollary benefit of the compact single slender tower form was a reduction in the walling effect to medium-rise buildings behind HighCliff, for which views to either side of the new superstructure are preserved.

### Apartment Layouts

Different flat layouts were tested until the final plan comprising two overlapping ellipses was adopted. The fused-ellipses plan form takes up virtually the full width of the north frontage of the building lot and allows all principle rooms to face Hong Kong harbour. The orientation of the typical floor plan on site further avoided obstruction of views by the neighbouring high-rise development.

Master bedrooms enjoy full width glazing to both the north and the south. The en-suite master bathrooms, situated in the curved gable ends of the tower, are intentionally planned as unique and lavish sanctuaries on a grand scale. The panoramic windows of the shower chambers and Jacuzzi baths are intentionally extraordinary and help serve to place HighCliff in a class of its own amongst super-luxury residential buildings.

In a departure from conventional residential design the staircase and lift core do not project from the back of the building but are invisibly enveloped by the membrane of the curtain wall. The layout offers a relatively short perimeter to

floor area ratio with concomitant savings in the capital and recurring maintenance costs of the curtain wall façade.

### Consideration of Effect on the Skyline

HighCliff is, by virtue of its height, unavoidably a striking and prominent building. Its prominence was a decisive factor in the design of the curtain wall façade and the selection of glazing that would result in a sympathetic and harmonious relationship to the wooded hillside and the sky beyond.

The use of silvered glass and other tints that would have created a strong contrast between the building and its surroundings was rejected. The blue-green reflective glass that was adopted successfully merges with the forested backdrop so that HighCliff, whilst unmistakably an extraordinary tower, is visually fused with its context.

The varying reflections offered by the all-glass curved facades between land and sky soften the effect of the building and impart an impression of transparency. The visual impact of HighCliff on the environment is quite different to that which would be caused by a more conventional and massive-looking masonry structure of similar scale.

### Streamlining and Damping

The streamlined form resulting from the elliptical floor layout mitigates wind effects that are acute on the project's elevated mountainside site. HighCliff experiences lower wind-induced stresses than would be experienced by a rectangular building of similar height.

Damping utilizes neither electrical nor mechanical systems. Water in inter-connected roof top tanks acts as a massive and dynamic counterweight to oscillations that will occur, particularly during Hong Kong's periodic typhoons.

The use of a passive damping method avoids the unnecessary complexity and high recurring maintenance costs of the alternative hydraulic systems.

### Planning for Long Life

The developer's commitment to the project facilitated design for long term running and maintenance. This resulted in innovations that both improve safety and amenity and serve to reduce life-cycle costs.

The façade is clad with curtain walling. Besides weathering well, the curtain wall avoids endemic problems of in-situ cemented masonry and vitreous finishes. The need for maintenance scaffolding with its concomitant health and safety risks is obviated by use of the automated rooftop gondola for external inspection and periodic repairs of the façade.



# Grand Lisboa Hotel and Casino, Macau

Avenida di Lisboa, Macau

The Grand Lisboa is an extraordinary building designed for an exceptional context. Since the casino reforms of 2002 there has been an avalanche of new casino and hotel development in Macau as new operators, many from North America, establish operations in the city. These projects have largely been inspired by, and in some cases duplicate, established casino hotels in Las Vegas.

The client has its roots in Macau where it is oldest casino hotel operator. Their instructions to DLN were to create a property that is absolutely original and that embodies the unique vitality and spirit of Macau. DLN's design, which has become a landmark of Macau, is the response to the client's commitment to produce an unprecedented and unique building.

The boldly sculpted Grand Lisboa is the antithesis of the 'venered box' template that dominates contemporary casino development. The rich and sensual form of the tower embodies the daring and flamboyant exuberance of modern Macau.

An inspiration for the feathered form of the hotel superstructure was the exotic head dress of a Brazilian show girl's carnival costume, itself a reflection of the Portuguese influence shared by Macau and South America. The plumes also evoke a blossoming Lotus flower, the official emblem of the Macau Special Administrative Region.

## Casino and Hotel Design

A grand public foyer occupies much of the ground floor and the whole frontage of the

building. The foyer announces respectively the casino and hotel reception lobbies.

The 30,000m<sup>2</sup> of casino gaming area is arranged over three double height floors in the podium dome and a basement hall. The interior decoration scheme reflects the increasingly high stakes placed in on higher floors, progressing from slot machines in the basement to the VIP suites of 'high rollers' at the apex of the dome.

The gaming dome itself hovers, poised, above a six-metre glass wall and the dramatically cantilevered entrance portals of the Grand Foyer. At night the brilliant mosaic of the dome envelope, itself reminiscent of a Faberge egg, is animated by a programmable LED display that forms a vivid, changing and massive electric artwork.

The lavish, escapist finishes of the casino are carried through the hotel. The 433-key five star property is surmounted by a glazed-parabolic sky dome; the sky dome is a true eagle's nest offering an unsurpassed and majestic venue in Macau.

## Pragmatic and Efficient Realization of a Unique Landmark

The structure is a combination of conventional reinforced concrete, composite deck and steel. Throughout the fast track realization of this pioneering building DLN sought to maximize both the speed and rationality of design and construction. As a matter of principle construction technologies within the capability of the local construction industry were specified to deliver an unprecedented building within reasonable time and cost. The design was also tailored to facilitate construction on a very compact urban site in the heart of the city.





## 39 Conduit Road, Hong Kong

39 Conduit Road, Hong Kong

39 Conduit Road is an exceptional and privileged Landmark. The rare opportunity to work in the mid-levels is celebrated with a novel bifurcated plan-form that captures a 240° arc of harbour and city views. Concentration of floor area in the tall tower reduces bulk and increases permeability at street level.

Internal planning seeks to offer the most generous experience possible to residents as they use the building. A shuttle lift conveys residents from Conduit Road to the elevated residential lift lobby. The sequence and disposition of arrival foyers discreetly separates the residents' domain from the street.

Above, each apartment is served by a private, naturally-lit, lift lobby. The introduction of natural light and views to the lobbies transforms the day to day experience of the building. Inside apartments 9.5 metre-wide living rooms capture sweeping panoramic views. Semi-duplexes and duplexes offer unusually majestic and spacious high-rise living spaces.

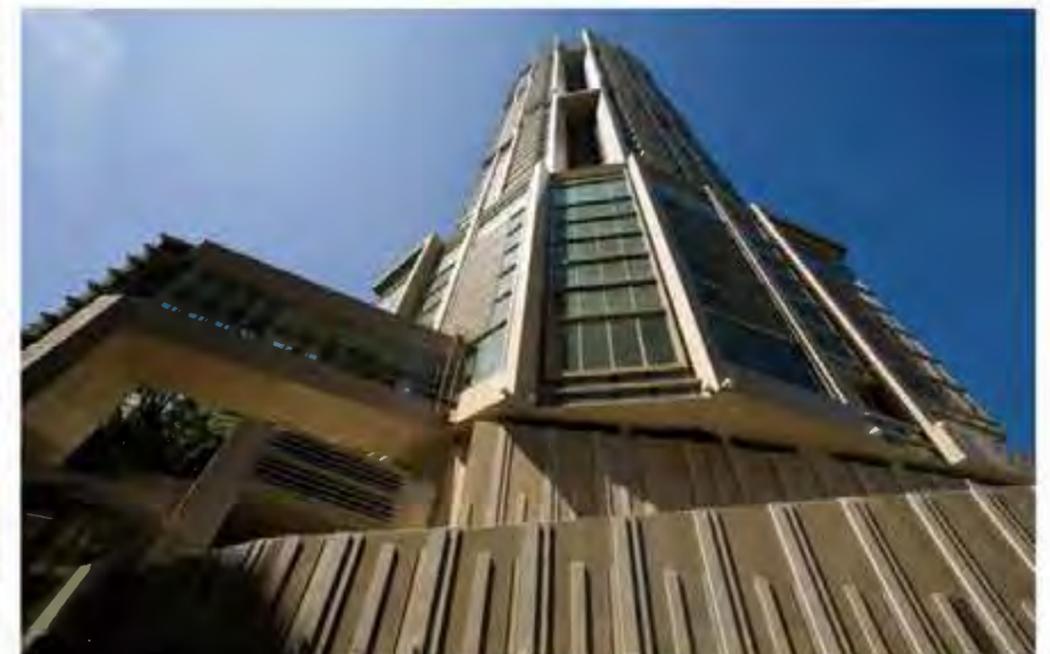
The podium roof is contiguous with the steep and wooded slopes of Victoria Peak behind the building. Thus in contrast to the orphaned amenity space of an isolated Podium roof, the roof garden at 39 Conduit Road is a genuine extension of the landscape.

Visually the soaring stone-clad shear walls of the tower are balanced with a careful rhythm of windows, spandrels and fins.

In parallel with the efficient planning, the architect conceived the envelope as an original and restrained aesthetic composition of counterpoints; of natural and manmade materials, human and massive scale, all presented in a rational and modern assembly.

The building design at 39 Conduit Road integrates innovative environmental features to make the property both energy efficient and environmental friendly. Since the initial design stage, the building's environmental suitability was assessed through various techniques, tools, and sophisticated computer software applications, including Computational Fluid Dynamics (CFD) and Radiance Simulations. The aspects such as building disposition, wind micro-climates, natural ventilation, natural lighting and other factors were assessed.

Green energy approach has been utilized. Solar thermal system is used for water heating at the clubhouse. T5 fluorescent tubes and LED lights are extensively used in the building for energy conservation. Maintaining good indoor air quality is another important target of the project. To this end, a carbon dioxide monitoring system and active fresh air supply system are installed in the living and dining areas of each residential unit. In addition, a central vacuum cleaning system is also provided.



# Hua Wei Technologies Headquarters, Shenzhen, China

Hua Wei Campus, Bantian, Buji, Longgang District, Shenzhen, China

The headquarters complex is the centrepiece of the Hua Wei technologies factory and office park at Buji Bantian in Shenzhen, Guangdong province. The site also includes Hua Wei's International Training Centre designed by DLN and various manufacturing facilities.

## Approach to the Design

The disposition, massing and style of the buildings is deliberately restrained and understated; the aim of both the client and the architect was to create above all a pleasant working environment.

DLN's design places great emphasis upon the relationship of the different parts of the complex to the landscape: the open space is utilised as an amenity to be overlooked and enjoyed by as many building users as practicable. The disposition of the blocks, which are conceived as a series of pavilions, offers considerable perimeter working space relative to the overall floor area.

An effort to create a distinctive working environment that is unique to the Hua Wei headquarters: a tranquil setting in a region dominated by density and hyper-activity. The language, planning and atmosphere of the headquarters speak of an intellectual maturity.

## Planning

A total gross floor area of 92,500m<sup>2</sup> is disposed on the 15 hectare site. The accommodation comprises offices for the accounting and marketing departments, suites of offices and meeting rooms for the top level management of the company and special conference, office and catering facilities for the reception of very important visitors and other extraordinary events.

The different functions are housed in three distinct building groups situated around the ornamental lake that is the central landscaping feature of the site. The most privileged and immediate relationship to the lake is reserved for the special reception facilities that are situated in the middle of the site.

The buildings are set out to achieve, within the discipline of efficient office design, maximum visual penetration of the outside landscape to working area of the interior. The main staff cafeteria overlooks the central ornamental lake. A multi-purpose column-free hall with a capacity of up to 1500 persons is situated above the canteen.

The VIP wing is a self-contained cluster of the offices, meeting rooms, restaurant and other supporting facilities required by the most senior officers of the company. The most private rooms address a second ornamental lake.

Each of the clusters is organic insofar as the logical accretion and orientation of the different functional elements has been the prime determinant of the building form.

## Landscaping

Tree planting at the perimeter of the site screens the nearby trunk road whilst at the same time allowing clear views of the distant mountains to the west. Fill generated by landscaping and site formation was re-used on site. The remainder of the landscape, or park, is conceived on picturesque lines so as to create a variety of vistas and 'outdoor rooms'. The design seeks to maximise the spatial variety and interest of the exterior.

## Construction Language

The buildings traditional appearance belies the intricate and in-depth advance consideration of topical issues such as embodied energy, life cycle costing, recurring maintenance costs, capital construction costs, durability and adaptability.

Besides imparting the pastoral atmosphere sought, pitched roofs are eminently practical in the periodically very wet semi-tropical climate of Shenzhen. The deep overhanging eaves offer effective sun shading and glare reduction.

External finishes are natural granites originating from nearby Shantou and locally manufactured ceramic tiles. The rusticated stone finishes testify to avoidance of refinement where it does not contribute to the functionality or ambience of the headquarters.



K-11, Hong Kong



Manulife Financial Centre, Hong Kong



**Hongjia Tower, Shanghai, China**



**Hotel and Residential Complex, Chongqing, China**



ASE Center, Chongqing, China



Nanjing Electronic Technology Institute Headquarters, Nanjing, China





ASE Center, Shanghai, China



Hysan Place, Hong Kong



Sky Towers, Kiev, Ukraine



**Residential Development at Yau Tong Bay, Hong Kong**



**Taipei Dome Complex, Taipei, Taiwan**



**h Tower, Dubai, UAE**



**Double Cove, Hong Kong**



**Taipei Dome Complex, Taipei, Taiwan**



Residential Development at  
92-102 Caine Road,  
Hong Kong



New Asian House,  
Hong Kong



## Sustainable Designs

Good design can transform lives. It is based on integrity, experience and innovation, and is inseparable from sustainability. DLN's commitment to great design means constant research, innovation and experimentation in sustainable design strategies and construction methods.

A proud member of the US Green Building Council (USGBC) since 2008 and a founding member of Hong Kong Chapter's China Green Building Council, we have made continual efforts in developing our range of skills and capabilities in order to provide a comprehensive design service to our clients.

Environmental awareness is at the core of our many projects, and forms an integral part of our practice's culture. We have long strived to implement a holistic approach to the physical form, design and engineering of our buildings, ensuring they make positive contribution to their surrounding community. Besides innovating strategies for resource efficiency, we routinely incorporate tools such as the LEED, BEAM and EPRS rating system in all our projects.

With over 30 green accredited professionals among our Hong Kong and overseas offices and an in-house sustainable design department established since 2009, we are keen to nurture leaders who bring vision and ingenuity into this rapidly evolving field.

01. 39 Conduit Road, Hong Kong / BEAM
02. Central Plaza, Hong Kong / BEAM
03. HKUST New Academic Building, Institute of Advanced Studies & Residences for IAS, Hong Kong
04. The Center, Hong Kong
05. Hysan Place, Hong Kong
06. Double Cove, Hong Kong / GREEN BUILDING DESIGN LABEL-3 STAR AWARD
07. Residential Development at No. 25A-35 Seymour Road, Hong Kong
08. Wonderland Villa, Hong Kong
09. Manulife Financial Centre, Hong Kong / BEAM
10. Azura, Hong Kong
11. The Gloucester, Hong Kong / GREEN BUILDING DESIGN LABEL-3 STAR AWARD
12. Sceneway Garden, Hong Kong
13. Festival Walk, Hong Kong / BEAM





## DLN People

DLN brings together motivated, energetic and skilled professionals and trainee-professionals from diverse backgrounds all over the world.

Working in different branches of our international practice DLN's staff are immersed in a unique and genuinely cosmopolitan work environment. This is both challenging and rewarding and results in strong personal and professional development.

"I was surprised to see how international DLN was when I first set foot in its Hong Kong headquarters. There's a big mix of people with different origins and backgrounds, plus quite a few offices set up abroad. Even though I've been here for a mere 7 months, the incredibly varied and rich work experience I've gained so far makes me feel as if I had worked here for much longer. Thanks to the opportunity to work on many different projects, I have been able to learn quickly the comprehensive process of a project in the real world, from initial design stage, taking minutes in meetings to discussion with vendors about materials. This simply isn't an experience replicable in schools or in theory"

- **Sophia Boyd, Architectural Trainee**

"From the nearly 1,400,000m2 GFA New World Centre in Shenyang, the 150,000 sq.m mixed-used development on Sowwah Island in Abu Dhabi to a couple of smaller scale projects in mainland China, I am working some very diverse projects whether in terms of development scale, type, location or client base. Every day at DLN brings challenges and opportunities to improve knowledge and skills. This isn't only great for professional growth, it gives me the feeling that I'll never get bored working here."

- **Margaret Chan, Senior Architect**

"DLN is a well-structured and highly regarded firm fully engaged in the design and construction of some of the world's tallest and largest commercial and residential structures. I've chosen to work here because I love its fast pace working environment, which is always efficient without compromising quality. DLN is a company which is concerned with employees and their welfare. From my first meeting here, I was immediately impressed by the fact that Mr. Lau, head of the firm, actually conducts interviews personally in order to handpick staff, instead of leaving it to an HR manager. We also have a great working environment, which is a generous, well-designed space with a good balance of openness and privacy. Given the staff-orientated culture, employee loyalty is high; many architects and supporting staff have worked here for over ten years."

- **Mark Simnett, Senior Architect**

"DLN is willing to invest and grow itself as well as its people. From its commitment to international expansion, a truly specialized sustainable design team and research system, to excellent professional lectures given on HKIA examinations - far better and more useful than those organized by HKIA - DLN never fails to prove that it is a company which cares. This care which seems to filter throughout the company is likely stemming from Mr. Lau himself, who is fully involved and engaged in all his projects despite his busy schedule. His presence and passion is widely felt in the company. Ultimately, I've had an eye-opening and fulfilling time here. Given the opportunity to take part in many prominent and creative projects, with huge diversity in scale, location and genre, DLN has offered me a great learning curve and I look forward to many more exciting, international projects ahead."

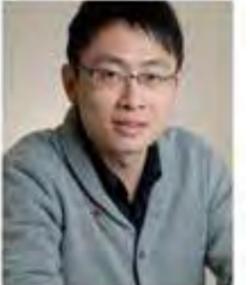
- **Jaclyn Wong, Architectural Assistant**

"I first heard of DLN in my university days, during which time my then professor was involved with the firm and its famous Central Plaza project. Since then, I had come to associate DLN as a company responsible for much of iconic buildings lining the two sides of the harbor. Little I knew I would end up working here. Unlike other big firms in Hong Kong which tends to compartmentalize jobs into small and specific tasks, DLN offers full exposure to architecture's every scope with lots of support from senior staff. That's why it is possible to learn so much from just a single project alone. It can be tough and exhausting at times, but looking back, this sort of training has been invaluable to my professional growth - and growth is something that is paramount to DLN's blood. Besides all sorts of seminars and classes organized for staffs, the trend to engage in continual education, such as LEED or BEAM qualifications, is taken very seriously, even among senior staffs, which is not only inspiring but have prompted a culture that is both responsive and adaptable to ever changing Hong Kong regulations."

- **Calvin Hung, Architect**

"There are two things I treasure most here. First are the excellent resources available, such as our great library, graphic department and a well-equipped modeling room, which allows us to test ideas quickly before proceeding with further adjustment and fine tuning. Secondly, I love the opportunity to be able get involved with so many varied projects of different scale and nature. From museums and pavilions to all kinds of commercial and residential development, for an architect there is never a lack of interesting challenges working here."

- **Ken Yip, Architectural Assistant**



## DLN Activities

Working at DLN means being part of a dynamic, focused and passionate company that encourages one to learn, lead and succeed both professionally and personally. Our teams are capable staff of architects and other specialists, who are dedicated and team-orientated. We are constantly engaged with new challenges; and this dynamic contributes to our competitiveness both as an institution and at the level of the individual.

DLN recognizes that human resources are the firm's most valuable asset and the key factor in maintaining the practice's reputation for innovation, versatility and quality. Discussion and exhaustive interrogation of design and methodology are encouraged with the result that DLN at once exhibits a very open-minded, sometimes iconoclastic, approach to design and also employs the latest technologies to efficiently deliver services. We run regular in-house design competitions to promote new ideas and to offer our young blood a chance to express themselves.

This is why DLN's calendar is filled with events and happenings, including professional lectures and trainings for

preparing professional examinations in Hong Kong, Mainland China and overseas jurisdictions; in-house lectures feature guest speakers and cover professional practice, architectural and engineering design; and seminars on latest industry intelligence. Organized site visits and excursions to see new buildings in the region combine training with recreation. DLN also participates keenly in intra- and inter-practice sports events, highlights of which include soccer matches in Shenzhen and Hong Kong.

DLN is frequently invited to address international conferences on urban development, construction technology and the environment. We maintain active links with Universities and public institutions in Hong Kong and elsewhere. Recently we rolled out our first scholarship, the DLN Design Awards, to celebrate outstanding students and support Hong Kong Chinese University's School of Architecture.

DLN cultivates strong individual performance and encourages diversity of ideas and perspectives at every level. This is seen as vital to the process of renewal and constant innovation that is needed to maintain DLN at the forefront of architectural practice.



Continuing Professional Development - Lecture



Continuing Professional Development - Site Visit



Soccer Game



Bowling Game



Basketball Practice



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我们对Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited的四十周年纪念致以最诚挚的祝贺。我们很荣幸在过去几年能与贵公司合作，相信我们的合作关系，在未来设计领域上迈向更高的卓越成就。

Our Heartiest Congratulations to Dennis Lau & Ng Chun Man Architects & Engineers (DLN) on reaching this milestone. We are proud to have worked with DLN over the past few years and continue to strive forward towards design excellence.



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*on their 40<sup>th</sup> Anniversary*



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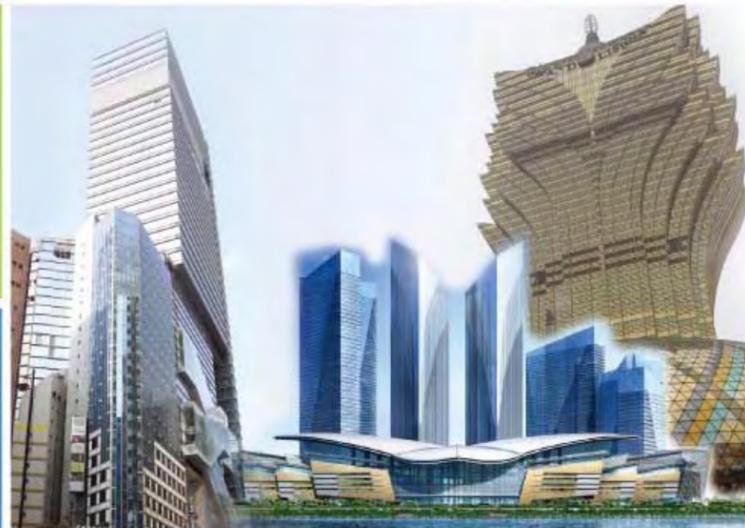
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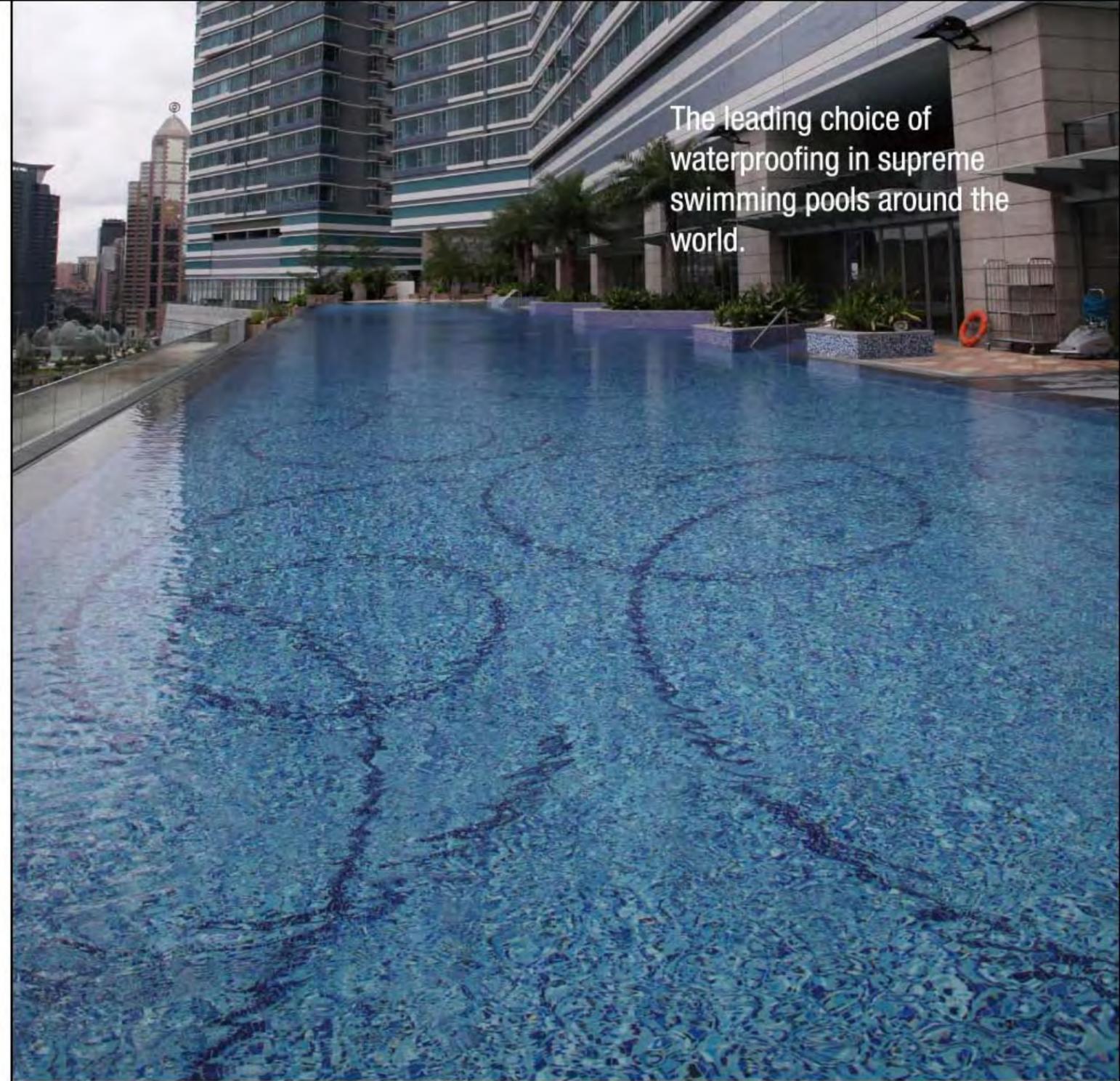
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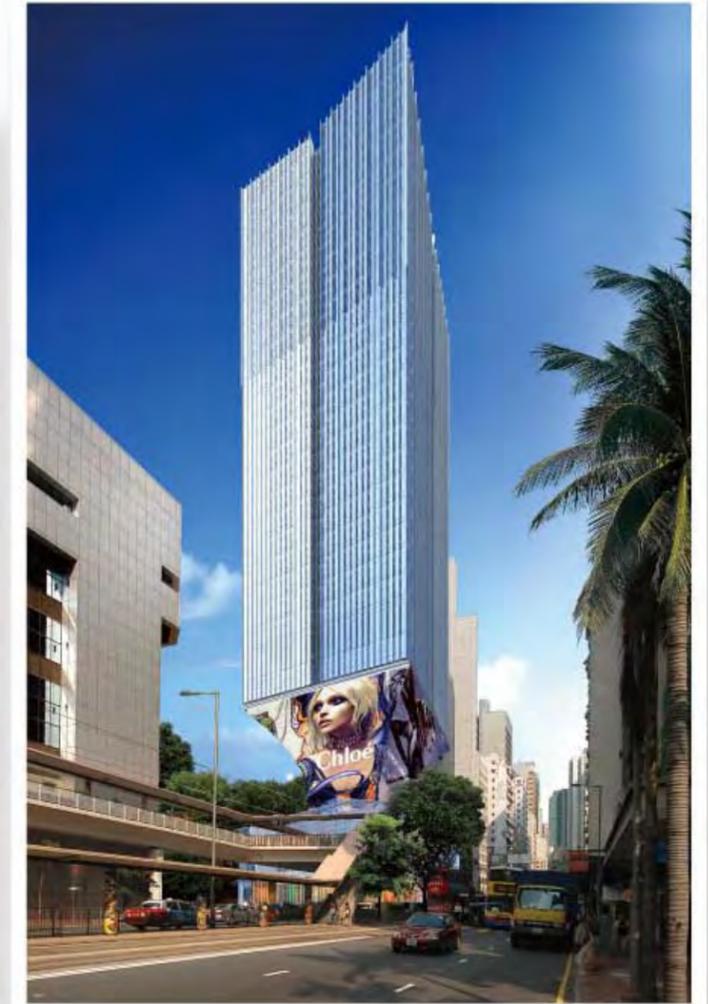
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