The HKSAR Government has issued a Letter of Acceptance to the Gammon-Hip Hing Joint Venture (G-HH JV) for the design-and-build contract of the Tamar Development Project. The Letter of Acceptance allows the G-HH JV to start the detailed work needed to execute the contract. The letter is legally binding on the Government and the G-HH JV.

The contract covers the design and construction of the Central Government Complex (CGC) Office Block, the Legislative Council Complex (LegCo Complex), an open space of not less than two hectares, two covered pedestrian footbridges and other ancillary facilities.
The Tamar complex will be one of the government’s “greenest” complexes when completed in 2011. Environmentally friendly and energy-efficient features will include double-layer ventilated facades, green roofs, high energy efficiency sea-water cooled chiller plants, rainwater recycling for irrigation purpose, solar electricity panels, service-on-demand escalators, daylight sensor controls and computerized lighting controls. The G-HH JV design also provides a landscaped “green carpet” open space for public enjoyment.

The contract is worth HK$4.94 billion, and the construction work commenced in February 2008, and is scheduled for completion in 2011.

**Design concept**
The design concept of the development originates from four main themes of ideas, namely Openness, Enjoyment, Sustainability and Togetherness which form the basis for the...

Land always Green: Within the site the Architecture is intentionally understated, and lush greenery takes centre-stage. The Green Carpet that connects the Harbour through the Door leads to a multitude of people-friendly venues.

The design projects the spirit of Hong Kong: an openness & receptiveness to new ideas and diverse cultures. The Open Door also symbolizes openness and transparency of governance. Tamar’s architecture demonstrates a passionate commitment to sustainable design, contributing to the concerted effort to bring back the Blue Sky.
People will be connected: The essence of Tamar’s design is connectivity, both physically in terms of pedestrian movement, and symbolically in terms of dialogue between different parties.
orientation of the building and open space for subject site. The metaphor of G-HH JV’s design is ‘Door always open; Land always green; Sky will be blue; People will be connected’.

Door always open — The design projects the spirit of Hong Kong: an openness and receptiveness to new ideas and diverse cultures. The open door also symbolizes openness and transparency of governance; Land always green — Within the site the architecture is intentionally understated, and lush greenery takes centre-stage. The green carpet that connects the harbour through the door leads to a multitude of people-friendly venues; Sky will be blue — Tamar’s architecture demonstrates a passionate commitment to sustainable design, contributing to the concerted effort to bring back the blue sky; People will be connected — The essence of Tamar’s design is connectivity, both physically in terms of pedestrian movement, and symbolically in terms of dialogue between different parties. Physically, it enhances pedestrian access, making the place and the waterfront accessible to the public with ease and fluidity. Symbolically, the design expresses a gesture to unite the diverse functions of government, suggestive of constructive dialogue between all parties.

Architectural design
The Tamar development embodies the CGC, LegCo Complex and Open Space. The CGC comprises the CGC Low Block for accommodating the Chief Executive’s Office, the Executive Council (ExCo) and its secretariat, and the CGC Office Block for accommodating
the offices of Principal Officials, their bureaux and key staff. The new LegCo Complex will include a LegCo Low Block for accommodating the LegCo Chamber, conference rooms, press rooms and other ancillary facilities, together with the LegCo High Block for accommodating the LegCo Secretariat, council members, printing room and other ancillary facilities.

Central Government Complex Office Block
The CGC Office Block is situated at the southern edge of the site abutting Harcourt Road. The CGC Office Block consists of three portions, namely the low zone, mid zone and high zone. The low zone (podium) contains main entrance lobbies, conference rooms and concourse for lift lobbies and facilitates the circulation of the public and staff at or near the ground floor. A Multi-Purposes Hall, the entrance foyer of which faces the sea, is located within the podium at the uppermost level below the West Wing of the towers.

The mid zone is then divided into two towers, East and West Wings, and houses the Government Bureaux. The high zone is a link, bridging the East and West Wings and contains three independent levels of office. The two uppermost levels are reserved for the offices of Chief Secretary and Financial Secretary, and the Central Office.

There are three main entrances to the CGC Office Block, one from Tim Wa Avenue servicing the West Wing, one from Tim Mei Avenue servicing the East Wing to be used by the staff and public respectively. The third entrance from the deck area entering the East Wing to be used by office users only. The facade design varies in different parts of the building, giving a unique identity for each tower.
The CGC Office Block serves as an iconic object, a symbolic support to the whole complex. Its expression is of openness and transparency that enhances the connection between the city and the harbour. The architectural language projects a civic dignity and accentuates the provision of the Civic Place through the centre of the block that allows for the enjoyment and convenience of the public, and as a visual amenity for the city.

Central Government Complex Low Block
The CGC Low Block locates at the western periphery of the site abutting the Tim Wa Avenue. The CGC Low Block contains the ExCo Chamber and an Ante-Chamber, both of which are proposed to be located at the 1/F. The Chief Executive Office is proposed to be located at 3/F along with a Conference Room and Drawing Room for supporting the Chief Executive’s Office.

In a gesture of a balanced and constructive contrast to the LegCo Complex, the CGC Low Block is represented by an unfolding open cube. The visual impression is geometrically simple but the imagery is distinctive, intending to convey a sense of civic dignity, steadfastness and forward vision characterizing responsibility and leadership.

Legislative Council Complex
The LegCo Complex is located at the eastern side of the site abutting the Tim Mei Avenue. The LegCo Complex comprises two blocks,
namely the Low Block and the High Block. The Low Block embodies the LegCo Chamber, the Ante-Chamber, the Conference and Press Rooms, the Dining Hall, etc. The LegCo Chamber, in an elliptical form facing the harbour provides a distinctive landmark for the site. The LegCo High Block is primarily an office block housing the LegCo Secretariat staff and the LegCo Members.

The public is able to enter the complex through two entrances either from the formal forecourt on the north to the Low Block or alternatively, to the High Block from a covered area fronting Tim Mei Avenue.

The ground floor of the LegCo Low Block is primarily public in nature. The Public Foyer overlooks the “Green Carpet” and has convenient access via escalators and lifts to the gallery levels of the LegCo Chamber. The second floor provides access to the Chamber gallery. The third floor provides the upper level gallery to the Chamber for Education and access to the
An Anchor of Hong Kong’s Spatial Heritage

Respecting the Natural Backdrop

Re-establishing Visual and Physical Connectivity to the Waterfront

The Central reclamation phase III as shown on the Approved Central District (Extension) Outline Zoning Plan No. S/H 24/6
public gallery Conference rooms.

Through smaller in scale the expression for the LegCo Complex is intended to project a cohesive and understand dynamism and is a response to the nature of debate and constructive discourse inherent in the practice of the legislative. Its centrepiece, the debating chamber, is expressed as a timber clad conical form that signifies inclusivity and multi-facettiness, symbolic of the society that it represents. The transparency of the facades, in particular the glass wrapping around the chamber is symbolic of the Legislatives Council’s openness and the democratic nature, while the entire composition with the swirling light funnel above the chamber evokes a sense of dynamism and creativity with which the members are hopefully imbued.

tenderer
Gammon - Hip Hing Joint Venture

JV participants
Gammon Construction Ltd
Hip Hing Construction Ltd

lead design architect
Rocco Design Ltd

lead structural designer
Meinhardt (C&S) Ltd

lead building services designer
J. Rogers Preston Ltd

planning consultant
EDAW City Planning Ltd

landscape consultant
HOK International (Asia/ Pacific) Ltd

air ventilation consultant
Rowan Williams Davies & Irwin Inc
### Fast Facts

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<th>Approx 42,000 sq m</th>
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<th>Approx 21,020 sq m</th>
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#### CGC Office Block

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<th>27 storeys plus 2 storeys below ground</th>
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#### CGC Low Block

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#### LegCo Complex

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