y.i. & associates ltd

PROFILE & SUSTAINABLE MISSION

y. i. & associates was founded in Hong Kong by Yvonne, I. L. Ieong in 2003. With the mission of providing a sustainable and socially responsible environment, we provide a broad range of professional services including architectural and interior design, project management, BD submission and Hong Kong BEAM Plus submission.

As an Institute Member of Hong Kong Green Building Council, we support to have low carbon architecture and interiors, and adopt “Cradle to Cradle” ecosystem design direction and reframe design as a beneficial, regenerative force which has positive effects on our economy, ecology and society.

We strive to combat the climate change by providing sustainable architectural and interior design with a holistic approach considering the impact on the environment through microclimate study, passive and active design strategies, sustainable materials selection and aesthetic design.

Taking exceptional care to every detail, we deliver our designs which best meet our clients’ needs with economic feasibility and in a timely manner.

AWARDS

HKGBC Head Office
GREEN LEADERSHIP AWARD
FuturArc 2012

MERIT AWARD
Green Building Award 2012

GREEN OR SUSTAINABLE CERTIFICATE OF EXCELLENCE
Perspective Awards 2011

SHORTLISTED ENTRY
GIFT Ideas Design Competition
Hong Kong Science Park 2013

SELECTED AWARD
2010 Shanghai World Expo Macao Pavilion
Concept Design Competition

1st RUNNER UP
4th Macau Pavilion in ICIF Design Competition 2008
Ms Yvonne Ieong is an experienced architect and interior designer and is dedicated to carrying out sustainable initiatives through her projects.

She serves as Committee member of China Green Building Council, Hong Kong Environmental Campaign Committee, Hong Kong Professional Green Building Council, HKIA Environmental and Sustainable Development Committee & Planning and Land Committee, HKGBC Green Labelling Committee, and HKGBC BEAM Plus Interiors Steering Committee.

She has been a task force member for HKGBC on HK Green School Guideline and Green School Competition, and review of BEAM Plus Existing Buildings Scheme.
SELECTED PROJECTS

SUSTAINABLE ARCHITECTURE & INTERIORS
- Hong Kong Green Building Council Head Office
  - Kowloon Tong, Hong Kong
- Solar Trees Proposal
  - Citibank Plaza, Hong Kong
- GIFT Design Ideas Competition
  - Science Park, Hong Kong
- Stanley House
  - Tung Tau Wan, Hong Kong
- Swiss Garden (in progress)
  - Lantau Island, Hong Kong

CONSERVATION
- Pedder Building Renovation
  - (Grade II Conservation Building)
  - Central, Hong Kong
- U Hall Dormitory Renovation
  - Hong Kong University, Hong Kong

INSTITUTIONAL
- Centennial College
  - Island South, Hong Kong
- Auditorium & Sport Hall Interiors
  - Pui Ching Primary School, Hong Kong

HOTEL & SERVICED APARTMENT
- Manson House Shopping Arcade & Shama Serviced Apartment
  - Tsim Sha Tsui, Hong Kong
- The Fleming Boutique Hotel
  - Wan Chai, Hong Kong
- Proposed Hotel Design
  - Heung Yip Road, Hong Kong

HOUSE DESIGN
- Proposed House
  - 9 Creasy Road, Hong Kong
- 4 Houses
  - The Peak, Hong Kong

COMMERCIAL
- 2 Wellington Place Office Entrance
  - Central, Hong Kong
- Tai Sang Land Office
  - Central, Hong Kong
- King Lam St Office Building Lobby
  - Tai Chi Kok, Hong Kong
- Hung To Road Office Building Lobby
  - Kwun Tong, Hong Kong

INDUSTRIAL
- Tai Sang Container & Godown Centre
  - Tsing Yi, Hong Kong

RESIDENTIAL INTERIORS & SHOW FLATS
- Flora Villas Show House
  - Sai Kung, Hong Kong
- Garden Terrace
  - Old Peak Road, Hong Kong
Situated at the Jockey Club Environmental Building in Kowloon Tong, we have introduced the idea of a low carbon, low waste, low water, and low material resources working environment into this 30,000 s.f. demonstration office.

**Sustainable Applications and Materials**

- 100% Recycled PET prefabricated interlocking bottles as partition enables light infiltration
- Existing light fixtures were kept and replaced with 95% LED lighting to increase energy efficiency
- Photo sensors monitor the amount of natural light allowing the corresponding lighting zones to switch on or off accordingly
- Open plan designed to minimize material usage
- Standardized furniture extends flexibility of space
- 7 categories of sorting bins for recycling to manage waste disposal
- Reused bricks from other construction sites for all walls
- Bamboo flooring and panels as renewable resources
- FSC timber for all built-in cabinet
- Green wall to reduce heat gain and improve air quality
- Sensor faucet to control water use
The solar tree was an environmental friendly and functional photovoltaic prototype. Ecotect shadow analysis was used to study the shadow movement in that area in order to increase the efficiency of the whole system. The system was designed to power a variety of outdoor facilities, such as the carpark entrance signage, to avoid any inconvenience caused by outdoor wiring. To blend in with the surroundings, the installation resembled the shape of a tree. Here, we created a whole new photovoltaic installation experience.

**SOLAR TREE PROPOSAL**

Citibank Plaza, Hong Kong 2013

*In this proposal, we integrated renewable energy usage in a sculptural manner to aesthetically enhance our living environment.*

**How it works**

Outdoor signage will be fully powered by batteries charged by the solar trees to avoid any inconvenience caused by outdoor wiring.

**Ecotect shadow analysis**

Through studying the relationship of the solar trees and their surrounding, the best position for installation was determined.
To raise the public’s awareness of environmental issues, this proposed building serves as an experimental testing-ground to showcase the latest green technologies, as well as social networking hub for local talents. Greeneries were integrated all over the building for users to experience a whole new spatial relationship with the nature.

Communal ramp provides a visual and physical connection with the green link.

The building wraps in a circular manner to culminate the green link journey.

Floors are shifted and set back to provide space for podium gardens to stimulate an almost 100% greenery coverage.
• Colored BIPV louvres on south facade to absorb solar energy
• Wind turbines on the roof to obtain wind energy
• “Natural” and “Hybrid” modes of ventilation automatically optimizes air-flow throughout the building according to external weather condition
• Tire-to-Energy solution to convert used tires into Biofuel

sustainable applications to approach low carbon emission

• Urban farming on roof top
• “Bottle Your Algae” Scheme
• Algae bar for visitors to inhale fresh oxygen
• Bicycle rental and storage to encourage cycling as main mode of transportation

green social activities

During mild external conditions, the building utilizes the “natural” ventilation mode to ensure mechanical air-flow is kept at a minimal and passive state to drive fresh air through the building.

Local talents can socialize at the 3/F Office Hub close to the nature by the Podium Gardens.

Algae Bar at 1/F next to the Podium Garden allow guests to enjoy fresh oxygen generated from the roof top green garden.

Visitors can cultivate their own algae bio-fuel on the roof top green garden via the “Bottle Your Algae” Scheme.

Green Roof Podium Garden 3/F Office Hub
The existing house was built in the 1950’s and a major alternation and addition works including interior renovation was being done. The main structure of the house was kept together with two new additional parts. Sustainable installations were added to support the environment, including green roof, triple glazed windows, BIPV carpark canopy, solar panels for hot water, and solar light tubes. Building materials used include recycled paving block for front yard, and FSC timber for the interior fixtures and fittings. Major part of the house was completed at the end of 2012.
Located in Lantau Island, the 30 year-old residential complex Swiss Garden will be retrofitted. The complex consists of six houses (~200 sq.m each) with a communal backyard, fronted by a slope filled with trees and plants. More windows will be added for cross ventilation through each house. Green features such as grey water system and green roof will be added as well. Envisioned as a green retreat, the project aims to set an example for sustainable residential design in Hong Kong by attaining BEAM Plus Gold Award whilst maximizing its property value.
Situated at the heart of Hong Kong’s Central district, y.i. & associates Ltd undertook the complex task of refurbishing the grade II historical building built in 1925 to comply with all current building and fire code requirements while at the same time retaining many of its original characteristics and charm.
The U Hall building was completed in 1864, and was declared a monument in 1995. A major renovation of U Hall was conducted to repaint the exterior wall, to replace the old timber beams and windows, to renovate the kitchen and to re-design all furniture for the student dormitory. The renovation keeps the essence of the building while bringing in new fresh elements for a change.
An existing primary school was converted as Centennial College in island south, Hong Kong. The mission of the design was to conserve the existing building while adding sustainable items to achieve a better learning environment. Plenty of vertical plant was added to facade, internal courtyard, and all materials used were sustainable.

Sustainable Applications:
- plants at balconies, courtyard, roof and lawn to reduce heat gain
- plants at green lane to form a leisure area
- LED lights to save energy
- tio stone made of recycled materials for courtyard flooring
- FAP system to improve air quality
- rainwater recycling system for irrigation use
A new building was added to Pui Ching Primary School. An 1000 people auditorium was furnished as professional standard concert hall for various activities including assembly, speech, drama, and musical performance.
Situated at the corner of Nathan and Humphrey’s Road in Tsim Sha Tsui, the shopping mecca for tourists, the steel structure building built in 1958 was transformed into an exclusive serviced apartment building with more than 80 expansive light filled rooms to accommodate for a niche clientele. With its abundant glazing providing expansive views including Kowloon Park, it stands as a pure white element amongst its neighbours.

Energy Saving and Conservation:
- LED light source for energy saving
- conserved the existing structural frame to reveal its original beauty
y.i. & associates Ltd was commissioned to transform the existing run down residential building into an up market boutique at the centre of the Wan Chai district. The density and the physical characteristics of its external surroundings were carried through into its interior as design element transforming it into a serene and luxurious abode.

- **LED light source** was used in all guest rooms’ interior as illumination and exterior as structure highlight
- Reused the existing structure built in 1960 and converted into new piece of art that enhanced the quality of service

**Energy Saving and Conservation:**

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As MTR will soon be extended to Wong Chuk Hang and Aberdeen area, a new hotel has been proposed near the future MTR station. The boutique hotel comprise of 300 rooms. The design uses the idea of “folding” to establish its presence at street level on podium, its crown masking, its club house and its roof top pool. Communal garden spaces are filtered through the building to allow for guest interaction and access to the vast ocean and mountain views surrounding the site.

PROPOSED HOTEL DESIGN
heung yip road, hong kong 2007
The 5,000 sq.ft single-family house will be constructed with a fusion of warm color wood panel in contrast with cool concrete and steel texture integrating into the phenomenal view of Jardine lookhill. The use of large glass panels enables sunlight to flow through the whole building while operable louvers reflect unnecessary heat energy back to the exterior.
Three design schemes with distinctively different styles were proposed for this prestigious peak site. The first design scheme uses stylistic corten steel cladding with waterfall feature; the second one goes for a futuristic look with a revolutionary elevator system, and the third scheme was to renovate the building with natural weather-proof timber and zinc cladding.
To tackle the long and narrow condition of the foyer and what would have been an uninviting entrance, extensive use of glass, mirrors and lighting was adopted to create the illusion of a larger space, culminating in the use of LED lighting in the lift car, presenting a multi-coloured display.

2 WELLINGTON PLACE
OFFICE ENTRANCE
central, hong kong 2007
A mixture of timber veneer and white smooth texture with flowing curves created a serene environment for the busy workplace. While refurbishing the interior of the office space, the existing window frame was kept to celebrate the building’s unique identity since 1954.
Kept with a very muted palette of materials and the playful lighting features throughout, a light and lofty space is created, accentuated by its high ceilings.

The design attempts to merge the exterior and interior through the use of linear strip features apparent on the podium and sandblasted mirrors. The accent of colour helps light up the interior in what would have been a very minimal colour palette.
INITIAL PROPOSAL was to revitalize the warehouse by adding new entrance lobby and facade. The use of steel mesh creates a moiree illusion disguising its industrial character. The rough fair face concrete poles in the foyer is juxtaposed by clean and polished stone surfaces. Similarly, the polished delicate steel mesh is juxtaposed by the rough off form concrete building steel.

FINAL WORKS include cargo lifts installation, G/F carpark and podium facade renovation. Three bold color zones together with super graphics at the carpark indicate the operation areas. The podium facade was repainted with a vibrant blue color, with the addition of a new logo and LED light tubes. Fair-faced concrete feature wall was added at the corner to accentuate the overall contemporary style of the building.
A 500 sq.m show house with 300 sq.m garden was built in Sai Kung in 2008. The idea was to create a pure white canvas as a backdrop for the exclusive sea view accented by splashes of colour.
GARDEN TERRACE
old peak road, hong kong 2006