

COMPANY

Kerry Properties Limited

PROJECT

Proposed Residential Development in So Kwun Wat (The Bloomsway)

LOCATION

TMTL No. 423 – Area 48, So Kwun Wat, Tuen Mun, New Territories

TYPE

Residential Development

SCHEDULED TIME OF COMPLETION

End of 2017

Back to the Future with BIM

**KERRY PROPERTIES**

嘉里建設

BIM PARTNERS INVOLVED

Ronald Lu & Partners (HK) Ltd.**P&T (M&E) Ltd.****Meinhardt (C&S) Ltd.****WSP (HK) Ltd.****China Overseas Building Construction Ltd.**

About Kerry Properties Limited

Kerry Properties Limited ("KPL") is a world-class property company with significant investments in Asia. The Company is known for its property development activities in the People's Republic of China and Hong Kong. In both markets, KPL focuses on investing in premium quality property developments in prime locations. The Company has developed a successful business model for doing this over many years and has considerable experience as a developer and manager of quality properties. We act on principles of fairness and integrity, and we value the many relationships we have developed over our long history with staff, suppliers, partners, government agencies, and other key stakeholders.

The Project

Kerry Properties Limited designed a Residential Development in So Kwun Wat, Hong Kong, (The Bloomsway) with a site area of 67,147 square metres.

The Challenges

The project's overarching challenge lay in finding how to create a workflow in which the many parties involved in the property's design and construction could collaborate as quickly and effectively as possible. The project team needed to find a way to quickly visualise the updated design ideas for all stakeholders, and reflect any updates in the BIM model. During the construction stage, the team wanted to ensure the coordinated layout would be accurately reflected in the contractor's working drawings. Optimum design also called for a strong understanding of the environmental factors. Other challenges arose when the Project Team includes all stakeholders in the beginning, aiming to let the business units and marketing teams understand the design at an early stage.

The Solution

The project team's main solution to the challenges was to use a workflow "in the reverse", transferring data from Revit to instant rendering software, enabling prompt design reviews. During the construction stage, collaboration with sub-contractors was strengthened by establishing an on-site BIM team. A new workflow was developed, for reviewing the model with sub-contractors on-site, and generating data-rich combined services drawings. The BIM model enabled simulations, with environmental factors such as the natural landscape, sun positioning and shading by nearby hills taken into account. Using BIM 360, the latest BIM models were uploaded to the cloud; and during the construction stage, the latest BIM models were enabled for access on mobile devices.

The Benefits

The BIM workflow enabled the team to move the project forward much more quickly than with traditional 2D design. There was an "immersive design environment" during coordination meetings, and after designs were reviewed and commented on, changes were synced back into the BIM model. The process was also faster than for the traditional BIM workflows, thanks to the on-line communication platform. Enabling access to BIM models on mobile devices removed the need to take extensive, time-consuming drawings to the site. 3D visualisations allowed non-technical personnel to fully understand the design and systems. A virtual tour was hugely beneficial to the marketing team, allowing them to prepare their sales and marketing material from very early on.

Better with BIM

The unique workflow "in the reverse" proved highly effective from the design to construction stages. The project team made strong use of on-line communications, leveraging developments with both BIM and cloud technologies.



Image courtesy of Kerry Properties Limited



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