

COMPANY

Kerry Properties Limited

PROJECT

Residential Property Development Project at 3 Lung Kui Road, Beacon Hill, Kowloon

LOCATION

3 Lung Kui Road, Beacon Hill, Kowloon

TYPE

Residential Property Development

SCHEDULED TIME OF COMPLETION

Q1 2021

Landscape in BIM - Integrated Design Indeed



嘉里建設
KERRY PROPERTIES

About Kerry Properties Limited

Kerry Properties Limited (HKEx: 683), incorporated in Bermuda with limited liability, is a leading property investment and development company in Mainland China and Hong Kong. Leveraging on its decades of experience, expertise and brand equity in property development, the company focuses on building high-quality residences and mixed-use projects in prime locations of the major cities. It also owns and operates a premier investment portfolio of office, commercial and residential properties in prestigious neighbourhoods.

Kerry Properties acts on principles of fairness and integrity, and values the many relationships developed with staff, suppliers, partners, government agencies, and other key stakeholders.

BIM PARTNER

aimPD Limited

AUTODESK PRODUCTS USED

3DsMax

AutoCAD

Naviswork

Revit

Project Description

Lying next to Mont Rouge, this awarded project, Residential Property Development Project at 3 Lung Kui Road, Beacon Hill, Kowloon, is another timeless luxurious residential project curated by Kerry Properties Limited ("KPL"). Occupying an area of 235,000 square feet, the site will be developed into an upscale low-density residential property with a buildable GFA of approximately 343,000 square feet. The project is scheduled to be completed in 2021.

KPL adopted Building Information Modelling ("BIM") at the preliminary design stage of the awarded project with an aim to alleviate the fragmentation in the project development life-cycle and to embody our commitment to strive for the high-quality deliverables.

Project Challenges

A well-designed landscape would add an exciting touch to this exclusive and prestigious project. With this in mind, we studied the feasibility of adopting BIM in landscape development at the beginning of the project. However, we realised that BIM was not commonly used in the field of landscape design as most of the design consultants were rarely engaged in the development of inter-disciplinary BIM models to facilitate the project design and coordination. This fragmented BIM process may result in abortive works and additional workload on incomplete information.

Solutions for challenges

After assessing the BIM knowledge and skills acquired by different design consultants, our project management team found ways to align the levels of BIM maturity for all design categories in order to ensure the BIM process can be carried out smoothly. With a view to enhancing the BIM capabilities of the landscape design consultants, a BIM & VR specialist was employed to lead an integrated design team, for elevating the importance and application of BIM process, in particular the preparation, review and approval process in the design stage and collaboration between architect and landscape designer.

How does BIM benefit the project?

The project management team believes that a higher quality of BIM deliverable would facilitate and expedite the approval process, which allows more time for the team to prepare detailed communication and lower the chance of occurrence of abortive works and additional works caused by the information discrepancies at the construction stage.

We believe that the application of BIM model would not be limited to approval seeking process for design impression but also planting and growing locations assessment and schedule planning for purchase and delivery.

Better with BIM

Adopting BIM process is not something new in Hong Kong but for landscape design. The integrated design review (Federated BIM model) enables the team to present more comprehensive information in a clearer way and workshops are no longer needed for reviewing every design package.

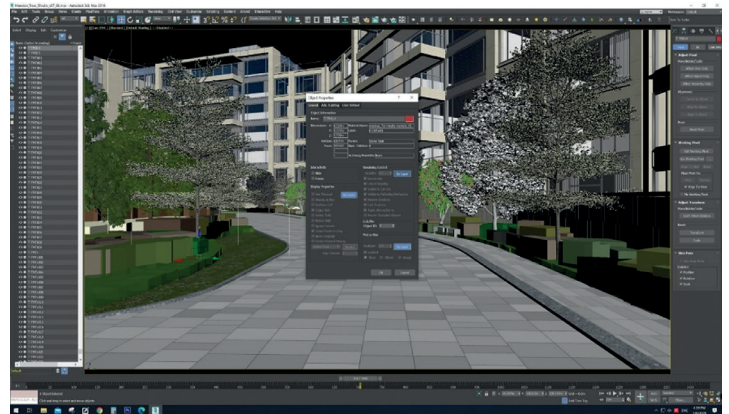
If you have never participated in the BIM process before, you will never know what the true value of BIM is. We have demonstrated the benefits of applying BIM in landscape design and it's time for you to try.



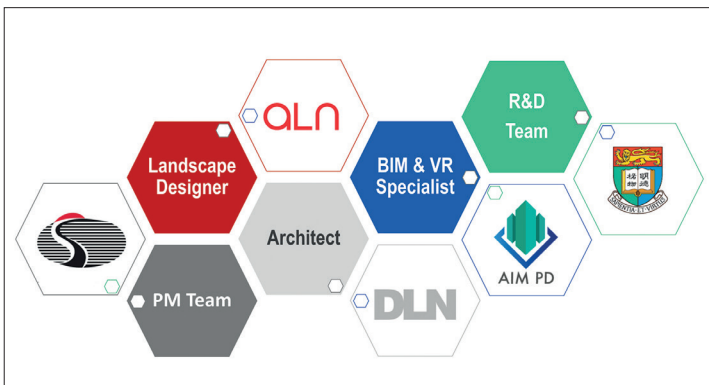
Rendering image for presenting architectural design
Image Courtesy of Kerry Properties Limited



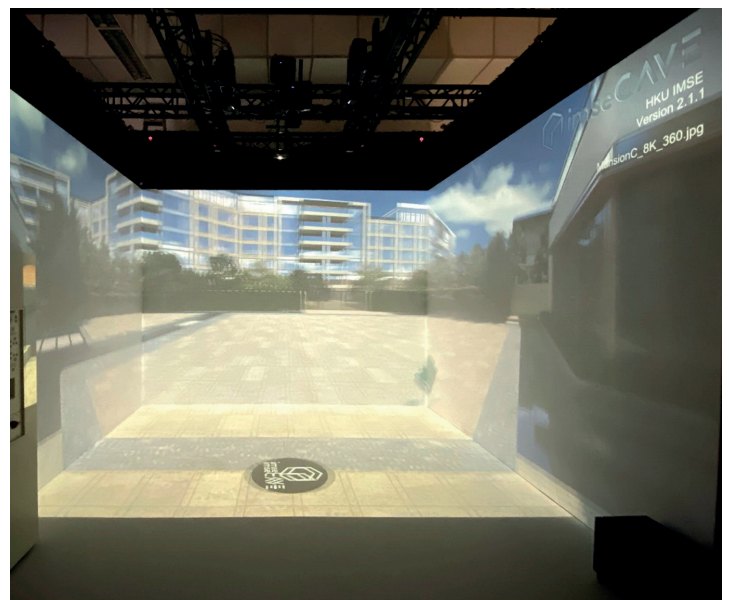
Bird's eye view in the BIM model
Image Courtesy of Kerry Properties Limited



Captured image of preparing landscape model
Image Courtesy of Kerry Properties Limited



The Integrated Design Team
Image Courtesy of Kerry Properties Limited



Collaboration with HKU - Integrated Design Review in BIM by using imseCAVE
Image Courtesy of Kerry Properties Limited