Welcome the ULI Asia Pacific Awards for excellent program has gone from strength to strength since the competition was first held in 2019. This year 2021, we received a record 79 entries across the region and the caliber of the projects just keeps getting better and better. Which of course however made it particularly difficult for the jury to narrow the competition down to just 12. Winners Speaking of the jurors this year's stars that a jury comprised a wide mix of skills and disciplines from across the region and included Rebecca Chang and Albert Chan from China. Ably assisted by Lewis Law and Bob Pratt. Amy Engelhard, an agent oh from Hong Kong. Ceiling fan anshun for home from Singapore. Koel horian Gordon Hatton from Japan. Roger Nelson and Peter Holland from Australia. So best awaiting from the Philippines and Machim from South Korea. The 12 winning projects selected by the jury represent a broad mix of development, typologie's and the wide diversity of the real estate across the Asiapac region. The winners, each of which demonstrates a comprehensive level of quality and a forward looking approach to develop and design, include four projects from China or from Singapore to from.
Japan and one each from Hong Kong and Australia.

All of the winners for this year's award demonstrate best practices in land use and development, and continue to push the industry forward in a responsible and innovative manner.

Every regard to both the end users and the wider community.

Now you'll I awards jury and I are now delighted to showcase this year's winners.

Merrick and Co is a mixed use development on 11 A half 1000 square meters site in Marrickville and in a suburb of Sydney that is currently undergoing a degree of gentrification.

The site formerly occupied by a public hospital was purchased by the local municipal council for the purposes of accommodating and mixed use development, which was to include certain public facilities including a Public Library and community hub as well as public space.

The site was tended out to the private sector with the winning tender being Mirbach, who then develop the site to include 205 medium density apartments, including nine apartments designated permanently for affordable housing, 17 terraced houses and apartments accommodating the former nurses Quarters, Building a three and a half 1000 square metre library and community hub public space, including a public Plaza next to the library.

A children's play area and an area for events known as the Commons and finally Basement Parking.

For 236 cards commercially, the project has been highly successful and has been a great example for public private sector cooperation by producing an outstanding outcome for all parties involved, and that includes the developer, government and the community. Standard features of the project also
Firstly, it's very strong sustainability credentials as recognized by becoming the first one, planet living community for the state of New South Wales secondly.

Its acceptance and used by the local community and it's seamless connectivity with the surrounding neighborhood.

Thirdly, it's authentic architecture and urban design which is not only respectful to the heritage fabric,

but it is also Bolden draws on the distinctly Mericle values,

including environmental activism, human scale,

diversity and inclusion, and fourthly,

and finally the wider community benefits from the new landmark library plus community.

Amenity reputedly delivered at no cost to the ratepayer.

Or the council?

798 art history is a good story to tell.

Back to 20 years ago it was an Everest of obsolete factories which were pending for demolition.

In the inside of Beijing and now it becomes a domestic and international contemporary art distribution center with very high cultural and social values.

It is a destination not only for the international tourists but also for the local people who loves art.

It is. Search for story which effects nearby community and other cities in China is probably the first case in China that our collective.

Local and international voice will hurt and accept by the government to realize the cultural value of the industrial architectural heritage.

And offers a model for the government and the private enterprise to work together to turn the electric Everest to a dynamic fashion destination.

All the factory in this area square reformed into a new organization.

The rental income are used to set up a pension
fund for the retired workers.

The new operation teams. Now they only provide the protection for the old amenities,

but also create a thriving mixed use.

The community for the artist and the local people.

As a cultural landmark of Beijing, it plays an irreplaceable role in the survival and development of contemporary art in China to continue and stable operation of 798 in the past 15 years has greatly guaranteed the growth of cultural Commerce and employment of the region.

It is in itself verifies the flexibility of the master plan done by Sasaki in 2006 and still work. Has not guideline for its continued development.

The Beijing Wangjing Universal Creative Square was redeveloped by Jean Gang group.

It is 50,000 square metre adaptive reuse renovation project position within the Wangjing central business district.

It is a key component of an urban regeneration strategy to become part of an active, vibrant neighborhood through innovative design approach.

UCS has been successfully transformed from a derelict Walmart warehouse into an upscale technology working hub with adjacent townhouses.

One of the strategies of the redevelopment was to bring in light to create a higher use comfort for the offices by cutting out substantial amount of floor slabs at the center of the busiest building resulting in higher transparency.

Townhouses are connected vertically through an atrium, giving flexibility to lease vertically or horizontally within the building.

The regeneration of Universal Creative Square constitutes a work and lifestyle complex that has become one of the transformation o'll drivers of this district with a forward looking workplace design.
approach and diverse retail amenities, it has successfully attracted technology Unicorn tenants and injected by a talati into the neighborhood. The sustainable side of refurbishment, lies and extending the life cycle of the building Universal Creative Square instead of being demolished became an opportunity. For a comprehensive makeover in the process, reducing the carbon footprint, the jury are very pleased to include an award for such a successful and highly replicable urban regeneration model. UCS offers a template for the transformation of rundown large floorplate warehouse spaces. With this mature whole lifecycle development strategy and unique design approach. Suning Project Really is a park, a 47 active park in Suning situation is a park that is unusual and wonderful in the way that actually it mitigates a concrete dam that was built along the river that stop people in the city for going to meet the river. And this part really is a multi level park Greenway decks and bridges that actually have the multi level move the people up and then with also creation of the bio swells and the river and the floodplains and then also with the biodiversity encourage people to experience the river. Again. Anne, the wonderful part is that in China there's actually a lot of need for the people to engage the water again, so this particular project is special in the sense that is creativity in actually using the seven foot level change of the concrete dam and make it actually becomes a lookout park and sustainable features and so forth. Really to connect the people. To the river again, an really mitigate and cycling ban and actually turn it into a wonderful urban destination. It's a wonderful project.
Who and she can decide a is a mixed use community project located in the heart of Wuhan, China. Developed by tree on land since 2005. Integrates retail and effanbee, offering premium office spaces, courtyard style residential block with a total gross floor area of over 700 and 28,400 square meters. The development created a lively community around the clock with focus of placemaking through creating rightly scaled plazas, parks and courtyards. It celebrates pedestrian friendly St Network and Courtyard housing Design transformed previously oversized blocks and streets into smaller blocks with center St, much comfort for living environment for residents. And achieved highly fruitful financial result from this unconventional residential product for Wuhan and for most cities of China at that time. The development is one of the first neighborhoods in China that received LEED ND certification. The project has achieved remarkable success from all fronts. Gang market exceptions and government recognition enhance the revitalization of surrounding neighborhoods. It is an outstanding example of what a cohesive makes. Use community could offer to a fast developing city through a careful process of planning and implementation by a visionary developer. The mills by Nanfeng development stood out immediately as one of the most unique projects ever submitted in Hong Kong for a ULI Award. The Mills is a revitalization project of a former textile factory complex consisting of three contiguous blocks of derelict industrial buildings from the 60s. The complex are the last of their kind in Hong Kong and serve as a tangible memory of our earliest modernization.
The three conserved textile mill buildings have been reborn with a mission to serve three pillars, the Fabrica, a business incubator and laboratory for textile startups, the Center for Heritage Arts and Textiles specializes in the legacy of Hong Kong's textile background, maintaining the collective memory of old factory buildings through recognizable character.

Defining details in historic artifacts. Then there is the shop floor. An experiential retail model that incorporates an educational mission to help customers understand the principles of heritage conservation, recycling, upcycling, and sustainability. These missions are embodied in the new spirit of the mills, emphasizing the fact that innovation does not happen in isolation but based on historical continuity that builds on past knowledge and established tradition. They have provided Co. Creation and Co. Learning spaces. For diverse tenant mix which has created an ecosystem facilitating the longer term sustainability of the heritage site, the Mills has successfully reconnected to the local community at many levels, including textile themes, socially oriented programs and events. The unique heritage placemaking is clearly something that the people of Hong Kong are hungry to experience and they make a purposeful journey there that no typical shopping mall would inspire. Consequently, with a renewed community with a strong identity, designers in the local community have come together to thrive in an edgy thematic industrial setting.
The mills is the first developer initiated and funded not for profit conservation project in Hong Kong and serves as an exemplary model to fulfill the Mischel of re industrialization and conservation of the cities few and far between architectural heritage assets. The ULI jury was impressed by the highly sensitive and respectful approach to the conservation and the beauty of the detailing. The mills were generation has clearly been a labor of love by the Nanfeng team. And their gift back to the people of Hong Kong to continue to enjoy and learn from for decades to come.

The Nihonbashi Nichome a project stood out in a number of respects as an award winner, transforming an underutilized Multiblock site into an interconnected 3 building office commercial complex. Developed in partnership with 20 community stakeholders over more than 13 years, it adds public greenspace where none existed before densifies the neighborhood in congruence. With recent developments and expands the department store all while maintaining many of the businesses that existed on the adjacent blocks from centuries prior. The facade design sensitively integrates new commercial facilities, blending references to Japanese craft and detailing with the western vocabulary while preserving the 90 year old Department store. An important Cultural property designated by the Japan Agency for Cultural Affairs. This designation was cleverly leveraged to obtain permission for a road closure that allowed for creation of a rain protected Galleria.
converting what was previously a service lane into a vibrant pedestrian space with strong links to adjacent retail offerings.

Below ground circulation extended connectivity for the subway station with:

- retail frontage activating the space.
- A new District Energy Center in the podium of Block A provides resilience to the complex and freed up valuable space on the department store roof level,
- where interconnecting bridges provide public access to a sky garden.

Try 7 rugby is the 14 story 30,000 square metre premium quality office building developed by Pembroke in 2016 at the heart of Tokyo CBD.

Besides being fully leased since 2017 and having achieved fantastic financial performance,

I would like to share with you a few points which I believe makes try 7 stand out from others.

First, it is a product of a decade long effort of a strategic assembly of a smaller land parcels. Much needed effort in our country only made possible by the developers long term commitment.

Previously, the subject neighborhood was dilapidated, not safe, dark and narrow.

Backstreet smaller would structure bondable to the fire with its long term commitment that developers successfully accomplished it in a way I would call it gentrification in nice way.

Secondly, I see positive impact to the local community there in a big way. Grant full activation. Public garden was dense greens where all sorts of community gathering are happening there about bug keeps engaging in local community groups.

With neighboring shrine. Who also is the project development partner.

Lastly and not the least, this is the one of very few ground up development carried out in this market by non Japanese.
Be respectful of successful challenge to Pembroke.

I can't be happier if I can see many other developers and investors from the world engaging in real estate development and helping Tokyo keeps evolving.

Complexity is a big views public housing development for senior citizens.

Integrating housing with medical care retail, FNB public space, greenery, childcare and eldercare psych, written a compact site, it is the first of its kind in Singapore.

There were three main criteria for the pilot integrated development.

Firstly, it must be a vibrant place that fosters a greater sense of community among residents as well as in a wider neighborhood. Including visits by family members to strengthen intergenerational bond.

Secondly, it must facilitate seamless delivery of care to seniors. And thirdly, it must be livable and sustainable, embracing nature and active aging.

Like many countries, Singapore has a rapidly aging population and it needs to find solutions to cater to its seniors to age independently and with dignity.

The jurors were impressed by, among others. The multi agency approach involving the Public Housing Authority as well as agencies in healthcare, education, transport, environment and PALS, collaborating towards a single vision of providing for seniors.

Secondly Combo Emerald has redefined senior living that active aging in place can be life affirming and thirdly the innovative and sustainable approach in land scarce Singapore by Co located.

None was put to better use.

Economies of scale was achieved during construction and through the life cycle of the building, even as it takes a village to raise a child,
it takes a village to care for seniors company Admiralty provides a model for others to consider.

Jurong Lake Gardens impressed with this multifarious features layover 54

hectares that has become the go to recreational space for residents in the area as well as witnesses from all corners of Singapore. Developed with sustainability as its guiding principle,

the park showcases many replicable efforts by the creation of naturalize dreams to bring back wetland habitats that double up as stormwater management features.

Other efforts include creating a closed loop water system utilizing natural cleansing system with water drawn from the adjacent lake,

as well as recycling construction materials into the garden features.

Nick Gardens extensive community engagement efforts have led to the gardens being developed with features and amenities that are welcomed by the community.

These efforts have paid off, as it has seen 8.2 million visitors since its opening in 2019,

with many repeat visits. Lick Garden show that community engagement creates enduring relationships with the community and his partnerships with other organizations.

Add to his pool with a variety of attractive complementary spots offerings.

The gardens is run by Ready Lean Team there, supported by a strong pool of volunteers who act as ambassadors and a local nonprofit water.

We watched society which helps to organize cleanups and keep watch on the gardens.

The many efforts made by impact in developing Lake Gardens are replicable and will serve to inform future projects on how to engage the community.
Developing partnerships. And adopting science based solutions to create a more sustainable environment.

PLQ represents a game changer for the Pi labor by establishing it firmly as a sub regional center with a high quality mixed use development. It has managed to validate the area as a desirable Grey Office location.

It has managed to validate the area as a desirable Grey Office location, well sought after by a suite of quality tenants. Urbanistic Lee. It integrates well with the surroundings with good connectivity to his neighbors and the public transport notes.

It is a community centric development with generous Plaza and park areas that has become a welcome community. Space bike lanes and end of trip facilities encourage active mobility here.

Land is what's the sustainability talk with his been backpacking and waiting for the entire development focus on energy and water efficiency as well as space reduction. The LQ is the first major development to produce and publish a climate change adaptation and resiliency plan.

Landis believes in investing in developing a state of the art digital twin for PLQ.

From design to construction and facility management because it takes a long term interest in unlocking the value of its asset.

Its success is palpable with a distinct vibrancy seen throughout the day. In this retail mall and the public spaces. PLQ is an example project that has developed on many fronts by bringing its tenants, residents and community along to make this urban regeneration project a catalyst for the area.

A Singapore, through any third HDB town. The challenge was to create a model for high-quality high density living for some 300,000 residents within the land area of 844 hectares.
Punggol, a former fishing village, has been developed as a smart and sustainable waterfront town. Boasting echo features such as solar panels, which supplied enough electricity to power all the public out lighting, Public housing blocks rainwater harvesting and centralized recycling shoots. The jurors were impressed by Pongal. It is a model for developing community focused, large scale, quality and sustainable public housing. Uncle has demonstrated best practices of effective planning and implementation, for example, planning holistically structuring the town to achieve a more intimate, neighborly scale, integrated land use and transport planning to achieve a car like environment, good urban design, the use of bar flick principles and greenery, water to develop a pleasant environment. Pungo Sustainable development framework. Provides an approach for achieving sustainability through mapping out outcomes. Systematic deployment of initiatives, and specific KP eyes to monitor outcomes. It's smart urban habitat framework demonstrates how technology can be used to create a better living environment and to ensure more efficient and reliable delivery of services. Uncle has also demonstrated the importance of our indeed to achieve sustainability outcomes with strong public private partnership and collaborative research. Wow, I hope you enjoyed the presentations on each of the draw winning projects. You can see that while the projects vary significantly in scale, typology in geography, they do however have one common
and that is they are all outstanding projects in their own right and they reflect your alive principles. These tool projects will now join the selected winners from the ULI Awards program held in the Americas in Europe for consideration in the ULI Global Awards for Excellent. Program. The winners of the Global Awards will be announced at the UL I4 meeting later this year. In conclusion, thank you everyone, including UI staff, particularly Colin, may Andy were the 79 award entrance and the Asiapac jury for making this year's program so successful, and we really look forward to making it even bigger and better next year. Thank you.