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Conversion of Industrial Buildings to Data Centres Capitalizes on Growing Demand

改装工业大厦为数据中心已大势所趋

Data centres are crucial to the sustainable growth of Hong Kong's economy because data centres are the operational backbone of its pillar industries including financial services, trade and logistics, and the rising cloud computing and media businesses. In addition, Hong Kong is the first choice in Asia and ranks 4th globally in the "Lowest-Risk Location for Data Centres Index" by Cushman & Wakefield in Nov 2011. Therefore, Hong Kong will be on the list of the top priority to consider when setting up data centre in Asia. The above factors contribute to the rising demand for data centres in Hong Kong.

The Hong Kong SAR Government fully understands that the demand for data centre land supply is exceptionally strong. Since 2010, the Hong Kong Science and Technology Parks Corporation has made available some 12

hectares of land in the Tseung Kwan O Industrial Estate for developing high-tier data centres, of which 3.5 hectares was assigned in 2011. However, unmet demand remains very high. Besides, new sites or assignment cases offering opportunities for bidding are very limited. The Tseung Kwan O Industrial Estate admission policy of not allowing "subletting" is a further constraint to continuous reliance on Tseung Kwan O Industrial Estates to meeting the needs of data centre operators. Thus, to cope with the urgent needs for data centre development in Hong Kong, conversion of existing industrial buildings to data centre could be a solution.

Hong Kong has a large stock of industrial buildings that are not optimally used mainly because of relocation of manufacturing industry to the Mainland. Having realized the limitations of establishing data centres in Hong Kong, the SAR Government rolls out two time-limited measures in the 2012-13 Budget to further encourage optimization of existing industrial buildings for data centre development. The first will exempt the waiver fee for changing parts of industrial building aged 15 years or above into data centres' use. The exemption will be applicable to data centres of all tiers. Another measure concerns the development of high-tier data centres involving lease modification on industrial lots, regarding which the Government will assess the premium for lease modification on the basis of actual development intensity and high-tier data centre use instead of optimal use. The industry expect the Government to announce the details of the two measures as soon as possible so that data centre operators who are interested in converting industrial buildings to data centres can prepare well in advance.

Even though there are always difficulties arising in the process of converting industrial buildings to data centres, the introduction of the new measures will definitely ease the shortage of data centre land supply that developers are currently facing.



对香港而言,可靠的数据中心服 务已成为经济持续增长的先决条 件之一。因为香港的支柱产业, 包括金融、贸易和物流,及正在 迅速发展的云端运算和媒体业务 等的业务操作均极度依赖数据中 心服务。除此之外,根据国际地 产顾问公司高纬环球(Cushman & Wakefield)2011年11月发表的 《数据中心选址低风险指数》, 香港为亚太区的首选,而全球则 排名第四,所以欧、美公司考

> 虑在亚太区设点时,亦 会优先考虑香港区,由 此可见,数据中心在香 港的需求已日益增加。

香港政府充分理解数 据中心对用地有很大 需求,自二零一零年至 今,香港科技园公司已

在大埔和将军澳两个工业邨提供共约十二公顷土地作发展高端数据中心之用,其中包括在二零一一年编配或转让的3.5公顷土地,但此举仍难以满足市场上对数据中心日益增长的需求。再者,可供招标的新用地或转让土地数量亦非常有限;工业邨的批租政策又不容许租户「分租」,使业界难以仅依赖工业邨的土地来满足数据中心营运商的需求。为了应付香港对数据中心发展的迫切需求,将现有的工业大厦改装成数据中心将会是一个解决方案。

由于本港制造业北移,香港有大量未尽其用的工业大厦。有见及此,政府在二零一二至一三财政年度中推出了两项新措施,以鼓励善用现有工厦或工业用地来发展数据中心,其中一项是免收将十五年或以上楼龄的工业大厦部分楼层改作数据中心之用的「豁免书费用」,这项措施适用于各级别数据中心之用的「豁免书费用」,这项措施适用于各级别数据中心;另一项新措施就是,如须透过修订地契在工业用地发展高端数据中心,政府会按实际发展密度高端数据中心用途(而非最佳用途)来评定补地价。业界均期待政府能尽快公布这两项措施的细节,好使有意将工厦改建为数据中心的数据中心营运商能预早作好准备。

尽管改建工厦成为数据中心的过程仍虽面对不少困难, 但相信新的措施推出了后,必定能有助于纾缓现时数据 中心土地供应紧张的情况。

Newtech Team is Dedicated to Delivering High Quality Projects

The previous issue of Newtech Times mentioned Equinix and Pacnet have commissioned Newtech to provide LEED-certified data centre solutions that are worth over HKD330 million dollars and HKD200 million dollars respectively. While the relating works were being carried out smoothly, there were challenges.

For example, in the Pacnet project, Newtech was building a data centre from scratch for the first time, which started from civil construction of the building; a new flyover construction to connect the two buildings; road diversion works and all the way to the construction of data centre infrastructure. Since the process of the work was complicated, a comprehensive proposal was required in order to implement the work successfully. Newtech staff had to dedicate their energies, professional knowledge, with reference to the relevant regulations and design samples, to complete the configuration of each floor gradually.

Since the customers had high expectations of the quality of construction, as well as the standards of safety and environmental protection, experienced engineers and senior engineers from Newtech were stationed onsite to follow through the projects from inception to completion. Thanks to the commitment and strong team spirit of the Newtech staff, the projects were completed successfully.

创建致力提供优质服务[,] 实现超水平项目

上期的创建联讯提到创建获Equinix和亚太环通委托提供 达LEED认证水平的数据中心解决方案,其价值分别超过 3亿3千万港元及2亿港元。总体而言,两项工程均进展 顺利,然而,当中也少不免遇到一定程度的挑战。

以亚太环通的项目为例,这是创建首度建造整个数据中心的项目,从兴建整座楼宇、新增天桥将两幢大楼连接、修改道路至所有数据中心的装修工程等工作均由创建一力承坦。由于当中的过程繁复又艰巨,因此事先必须有周详的计划,才能使各项工作顺利展开。创建员工必须投注相当多的精力与专业知识,并参酌相关之法规标准与设计实例,才能逐步完成各楼层之规划配置。

同时,有鉴于客户对施工质量、安全和环境保护水平有 很高的要求,创建指派了经验丰富的工程师及高级工程 师长驻现场,为整个工程监工。凭着员工的服务热诚和 团队精神,创建成功解决所有施工难题,两项工程已经 顺利完工。













Serving Clients of Financial Institutes in Hong Kong

With two decades of professional and reliable services, Newtech has won trust and recognition from the financial sectors.

We have been appointed by a U.S. Investment Bank, Chong Hing Bank, and Hong Kong Interbank Clearing Limited to provide data centre solutions. In April 2012, Newtech completed the project for a U.S Investment Bank to supply and install critical equipments for its data centre. In May 2012, we completed the infrastructure works for a 3,000 sqft data centre owned by the Chong Hing Bank in Kowloon Bay. While the project covering a total data centre area of 8,000 sqft for Hong Kong Interbank Clearing Limited is expected to complete in September 2012.

It is our pleasure to provide data centre solutions to various financial institutes. We will continue to dedicate ourselves to providing quality services.

为来自不同金融行业的香港客户服务

创建二十年来凭着专业而可靠的服务[,]成功在金融界内 取得信赖和认同。

最近,我们便分别获一间美国投资银行、创兴银行和香港银行同业结算有限公司委派提供数据中心解决方案。在2012年4月,我们已为一间美国投资银行完成了供应及安装主要设施。另外,我们亦在5月份为创兴银行于九龙湾的数据中心完成了基建解决方案。而为香港银行同业结算有限公司兴建的8,000平方尺数据中心,预计将于2012年9月岭工。

我们很荣幸能为各金融机构提供数据中心解决方案,并 将会继续致力于提供优质服务。

Promising Business Development in Macau

Newtech's business development in Macau is encouraging. We are the data centre solutions provider of Bank of China and Hang Seng Bank in Macau.

The project to set up a data centre for Bank of China, Macau started in December 2011, in which Newtech supplied data centre facilities including UPS system and RC CRAC units, was completed in April 2012. Almost around the same time, Hang Seng Bank commissioned Newtech to build its critical electrical system for its Macau operation. The project was completed in March 2012.



澳门业务发展迅速

创建在澳门取得令人振奋的业务发 展进程,公司成功为中国银行和恒 生银行的澳门分行提供数据中心解 决方案。

创建为中国银行澳门分行提供数据中心一站式解决方案,负责供应不间断电源系统及RC机房空调系统等数据中心设施。工程已在2012年4月完成。另一个项目为创建向恒生银行澳门分行建设重要电力系统。工程已在2012年3月完工。

Newtech Overcomes Challenges of China Projects

A Major German Bank

Newtech was the main contractor for the supply of critical system to a major German bank's new operation in Pudong, Shanghai. We were responsible for setting up 8 plant rooms, including the supply, installation and commissioning of power distribution system, air conditioning system as well as facilities management system.

As the customer had stringent requirements for quality, safety and environmental standards and the

project was required to be completed under a tight schedule, the project team spent a great deal of effort in coordinating the activities. With full cooperation and communication among Newtech team members, the project was completed in April 2012 as scheduled.

A U.S. Investment Bank

Newtech was appointed by a U.S. Investment Bank in Mainland to install chillers for its critical operations. The project involved the replacement of the bypass valves of an existing central cooling system and the addition of balance valves of twelve chillers and also modification of the building management system.

The project was carried out when the plant room was still in operation. We therefore developed very detailed project plan and method statements. We also worked closely with the customer in scheduling the works to avoid interfering the existing data centre operations. The project was smoothly completed in November 2011 with the support from the customer.

创建成功克服中国项目中的挑战

大型德国银行

的时间和资源在协调工作上。透过创建团队的紧密合作和沟通,项目终能如期于2012年4月完工。



美国投资银行

创建取得一家美国投资银行大陆分行的承包合约,为 其核心营运区域安装冷水机组。项目更包括更换冷却 系统的旁通阀和为12台冷水机组加装平衡阀门及改造 现有的设施监控系统等。由于客户的机房须在运行中 施工,因此我们在前期非常仔细筹划各项工序,并紧 密地与客户相议工程进行的时段,以避免干扰机房和 办公室的正常运作。项目已在2011年11月顺利竣工。

Newtech at HKCS's Gala Dinner 2011

创建出席香港计算机学会2011年周年晚宴

Newtech was one of the guests at the Hong Kong Computer Society (HKCS)'s Gala Dinner on November 24, 2011. The event was held at JW Marriott Hotel Hong Kong.

At the cocktail reception before the dinner, the guests had a great time chatting with old friends and building new friendships. In response to the theme of the event - "Chinese Culture Night", many guests wore Chinese costume. A "Best Dress Competition" was also arranged by the organizer to recognize the outstanding dressing guest.

The event comprised Chinese musical performance and lucky draw. The evening also saw the conferment of the HKCS Distinguished Fellows. It was enjoyed to the full by all those present.



创建应邀出席香港计算机学会于 2011年11月24日在香港JW万豪酒 店举行的周年晚宴。

晚宴开始前,大会特意安排鸡尾酒会,让宾客聚首一堂,相互交流,联系好友,建立新友谊。当晚大会的主题为「中国文化之夜」,并设有「最佳服饰大赛」,因此吸引了很多来宾以中国服饰打扮出席。晚宴的节目丰富,除了中乐表演,还有幸运大抽奖。此外,当晚亦举行了香港计算机学会院士资格颁授仅式。是次活动十分成功,宾客无不尽兴而归。

Newtech Qualified as Class 1 and Class 2 Fire Service Installation Contractor

Newtech is delighted to announce that it has been qualified by the Fire Services Department of HKSAR as Class 1 and Class 2 Fire Service Installation Contractor. This further expands the service profile of Newtech; allowing it to provide more comprehensive, fit-to-customer-needs data centre infrastructure solutions.

To ensure compliance with relevant regulations and maintain a higher standard of works, fire engineering work in Hong Kong must be carried out by government registered fire service installation contractors according to a 3-class system: contractors in Class 1 may install and maintain automatic detection and fire alarm systems; Class 2 contractors may install and maintain fire-fighting systems; and those in Class 3 are responsible for portable fire extinguishing equipment.

With the added qualifications, Newtech can install, maintain, repair and inspect any fire service system and equipment under the said Classes 1 and 2; for example, dynamic smoke extraction system, fire detection system, ventilation / air conditioning control system, as well as pipes and fittings for carrying water or other fire extinguishing media, all of which are critical facilities of data centres.

Despite the added qualifications, Newtech is not complacent with what have been achieved, and will continue to work towards excellence for customers' benefits.

创建成为一、二级政府注册消防装置 承办商



创建成功向香港特区政府消防处 注册成为一、二级消防装置承办 商,令创建的服务范围进一步扩 大,能向客户提供更全面、更贴 合客户需求的数据中心基础设施 解决方案。

根据相关法例,香港的消防工程 必须由政府注册消防装置承办商 承办,以确保合法合规,并保持 更高的工程质量。有关的机制分 为三个级别:一级承办商可安装 及维护自动侦测和火警警报系统 :二级承办商可安装及维护灭火

系统;三级承办商负责便携式灭火设备。

创建现具备资格为客户安装、维护、修理和检查相关机制下的消防系统和设备,例如机械式排烟系统、火警侦测系统、通风/空气调节控制系统,以及用作输水或输送其他灭火剂的管道等数据中心的精密设施。

创建对于是次专业资格的提升感到十分高兴。然而,我 们会继续追求卓越表现,为客户实现最大的效益。

Newtech Group Celebrating its 20th Years

This year marks Newtech Group's 20th anniversary. We would like to take this opportunity to thank for the continuous support of our valuable customers and business partners as well as the dedication of our staff.



Since 1992, Newtech has been providing total solutions for critical environments and IT infrastructure. Over the years, we have successfully become a leading specialist in the industry in Asia.

Moving forward, we will continue to provide quality services to our customers and contribute to the development of data centre in the region.

创建集团成立二十周年





盛蒙各客户、商业伙伴及员工对创建集团的支持, 本集团于今年踏入第二十个年头。

自1992年开始, 创建致力提供精

密监控环境和信息科技基础建设的解决方案。凭着多年 来的丰富经验, 创建成功地于亚洲区内建立其领导地位。

为答谢客户多年来的支持, 创建将于未来的日子继续为客户提供高质素的服务, 并促进数据中心行业的发展。

Newtech's Fun-filled Christmas Party 2011

The Staff Christmas Party is a dear tradition at Newtech. The activities in 2011 included the viewing of the movie "Mission: Impossible – Ghost Protocol" and followed by dinner. The evening was entertaining with lucky draw, and performances by colleagues and their children. Performances such as the solo clarinet, harmonica, flute, oboe playing, Putonghua recitation and the Spanish recitation won particular applauses.



创建2011年员工圣诞联欢会

员工圣诞联欢会是创建的重要员工活动之一。去年的员工圣诞联欢会的安排显尽心思,活动以电影欣赏展开,同事们及其家人一起欣赏电影《职业特工队:鬼影约章》,晚上则为聚餐。除了丰富的美食外,当晚更有一连串精采、充满欢乐的节目,包括幸运大抽奖、同事及其子女们的天才表演等。例如有单人吹奏单簧管、口琴和笛。另外亦有小朋友表演双簧管、普通话朗诵、西班牙话朗诵等等,他们都赢得了全场掌声。













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