

THE HONG KONG INSTITUTE OF ARCHITECTS  
ANNUAL AWARDS 2025

# HKIA MERIT AWARD OF HONG KONG

HOTEL CATEGORY

# MOETOWN

HOTEL / SERVICED APARTMENT AT 11 KO SHING STREET, SHEUNG WAN

**M**  
MOETOWN

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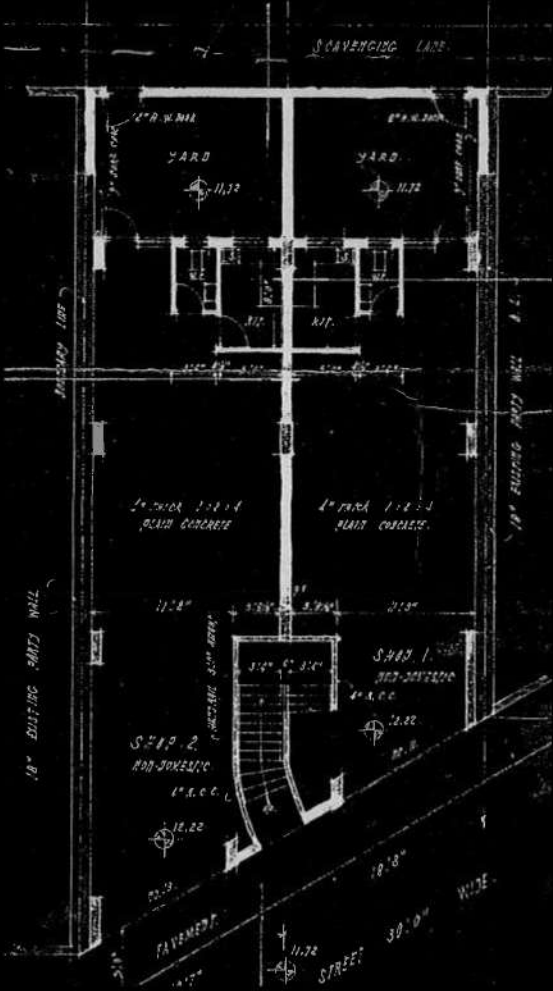




LOT INDEX PLAN (1950s)



1963 AERIAL PHOTO

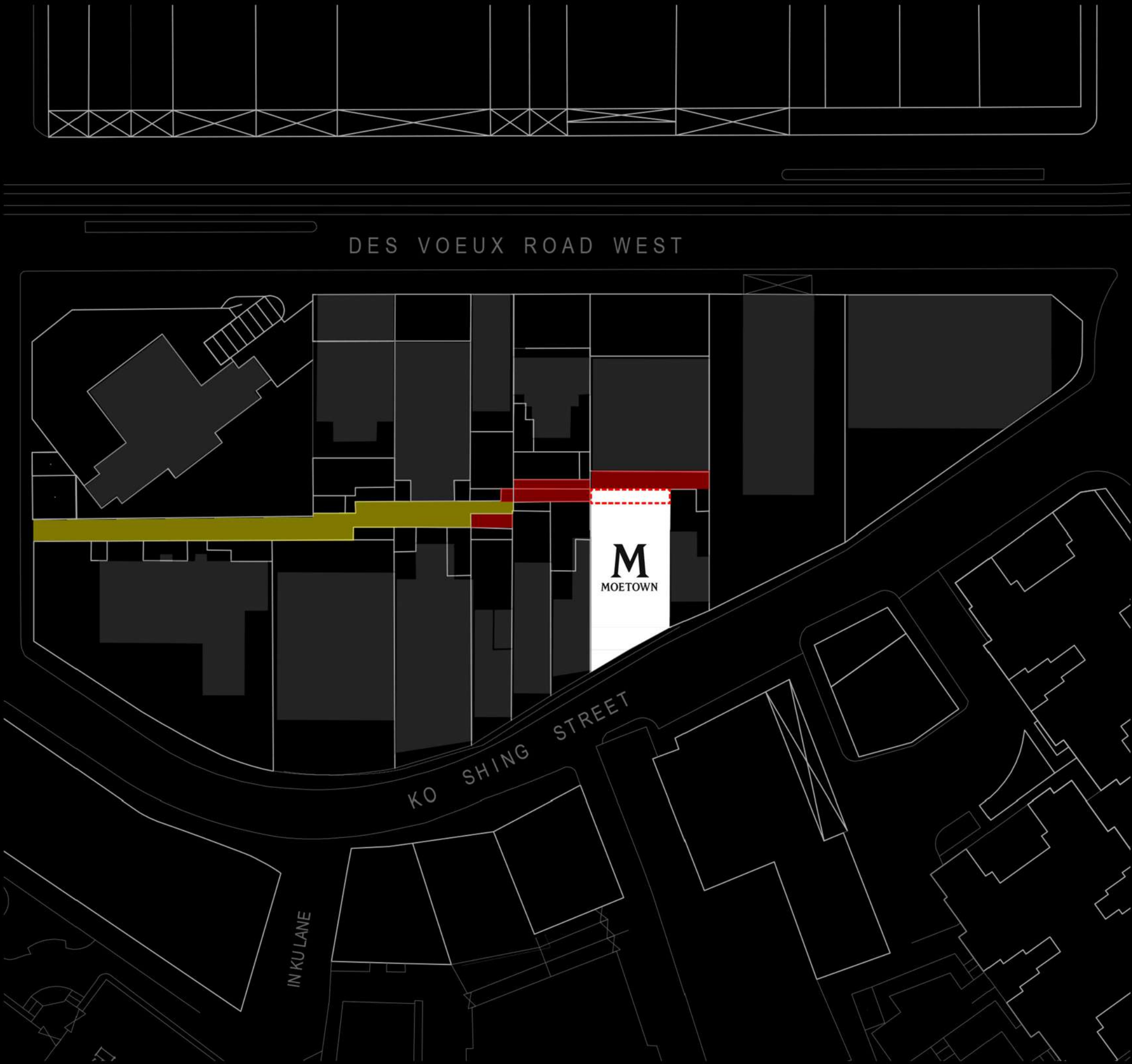


MOETOWN occupies two building lots along Ko Shing Street, no. 11 & 13, where a 6-storey tong-lau built in 1960s once stood.



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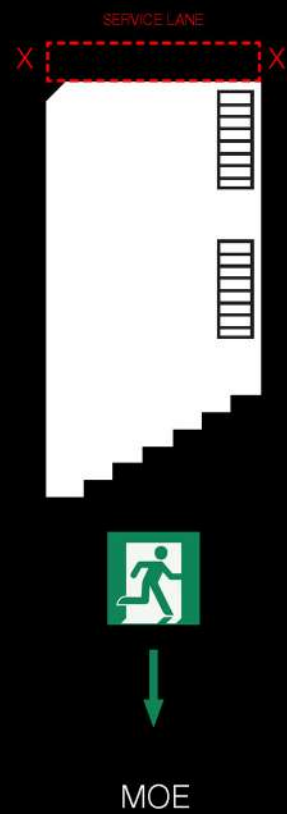


- SERVICE LANE
- SERVICE LANE SEGREGATED

At the times where the urban lots are being planned in the 1950s, a 1.5m service lane was planned at the rear side of each building lot to ensure a continuous scavenging lane can be provided as means of removing waste from dwellings and in effect acted as essential fire-breaks.

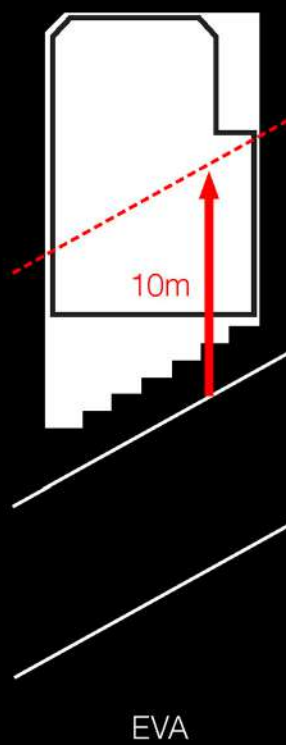
After years of redevelopment, the service lane pattern has been interrupted as rear side of new developments were blocked. However, the 1.5m wide service lane within site boundary is still required by Buildings Department (BD) at the times when MOETOWN was at planning stage. BD opined that such provision permit lane pattern to be reconnected in the future.

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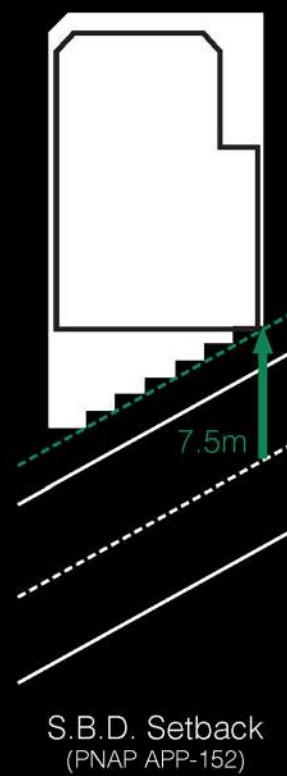


As the service lane is blocked on both side, the means of escape can only be discharged towards the street at the front side to reach the Ultimate Place of Safety.

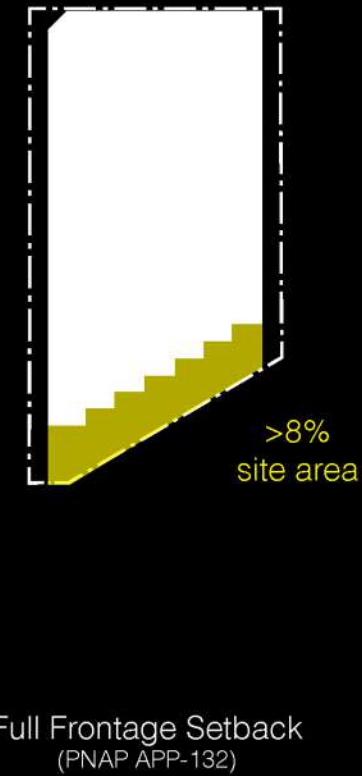
The narrow site frontage of the site must provide for minimum 2 nos. of exit route, each 1.05m wide.



The street fronting the site serves as Emergency Vehicular Access (EVA) for the development. More than 25% of the major facade for both podium and tower is within 10m from the EVA.



The building is set back from the street centre by 7.5m to comply with Sustainable Building Design (S.B.D.) Guideline to permit a minimum 15m wide notional wind corridor to pass through the street to alleviate urban heat island effect.



The full frontage of the building is setback from site boundary with an area not less than 8% of the site area. The site coverage of the building at different levels may vary according to the height of the level in pursuant to PNAP APP-132.



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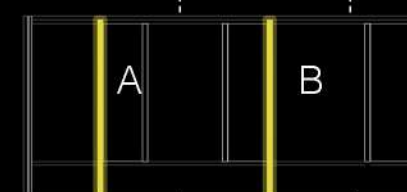
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Each typical floor features two guestrooms of varying sizes (22 sqm and 17 sqm). This slight difference in room size is reflected on the façade, with the larger room featuring a wider curtain wall frontage. Bathrooms are centrally located within the floor plate, optimizing the efficiency of M&E pipe distribution. This arrangement also allows the two guestroom types to alternate positions, creating a dynamic and rhythmic façade design.

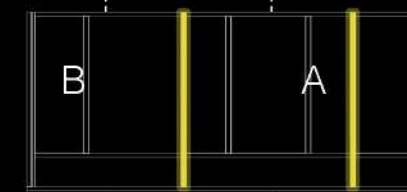
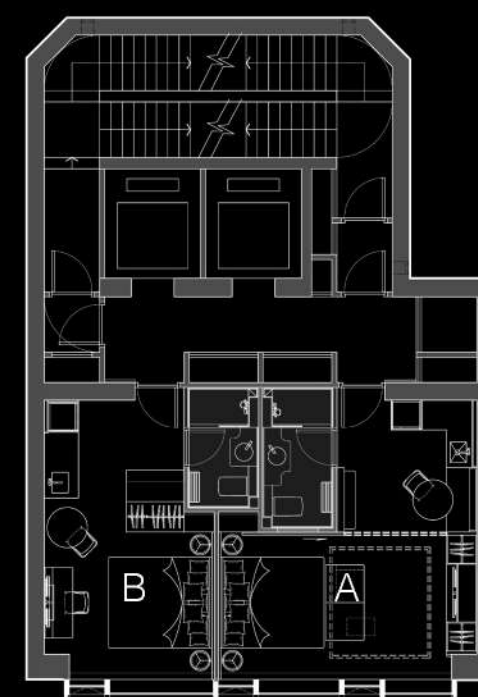
## Odd Number Floor

5/F, 7/F, 9/F, 11/F, 13/F, 15/F,  
17/F, 19/F, 21/F, 23/F



## Even Number Floor

6/F, 8/F, 10/F, 12/F, 14/F, 16/F,  
18/F, 20/F, 22/F, 24/F

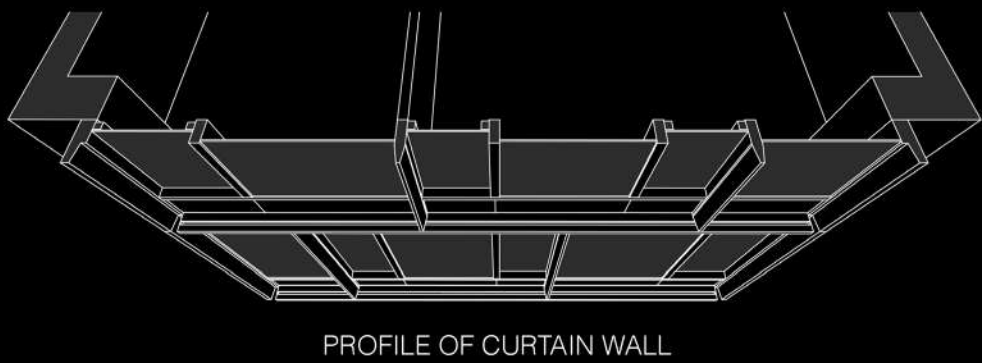
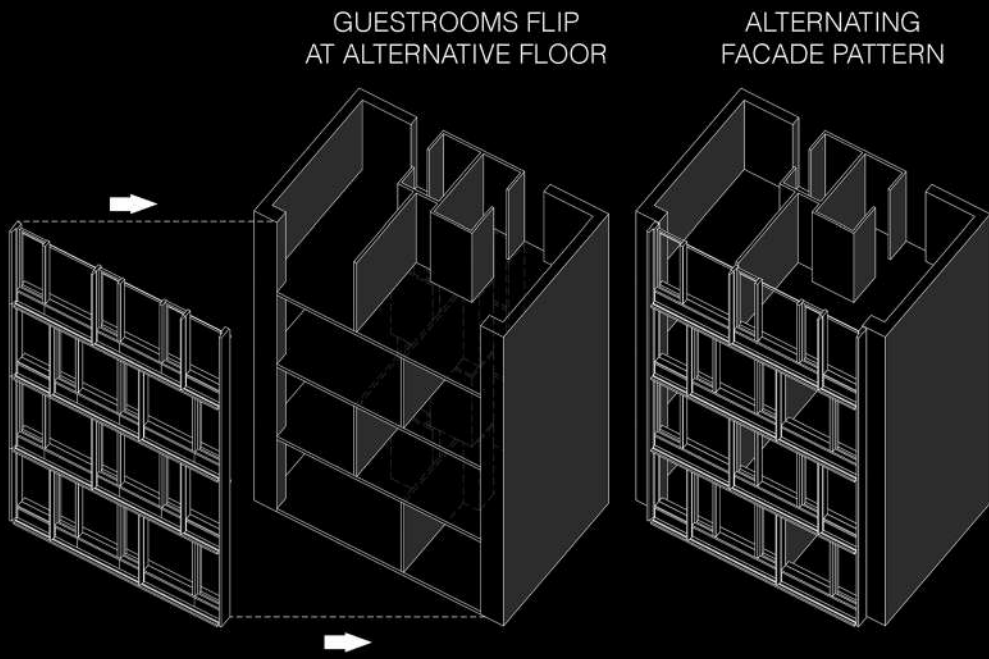




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LIGHT & SHADOW

With a thoughtful arrangement on the guestroom units internal layout, together with the manipulation on silhouettes of the curtain wall frame and glass pane , the otherwise monotonous external facade has been liven up by a staggering and alternating pattern, with a subtle interplay of light and shadow under daylight.

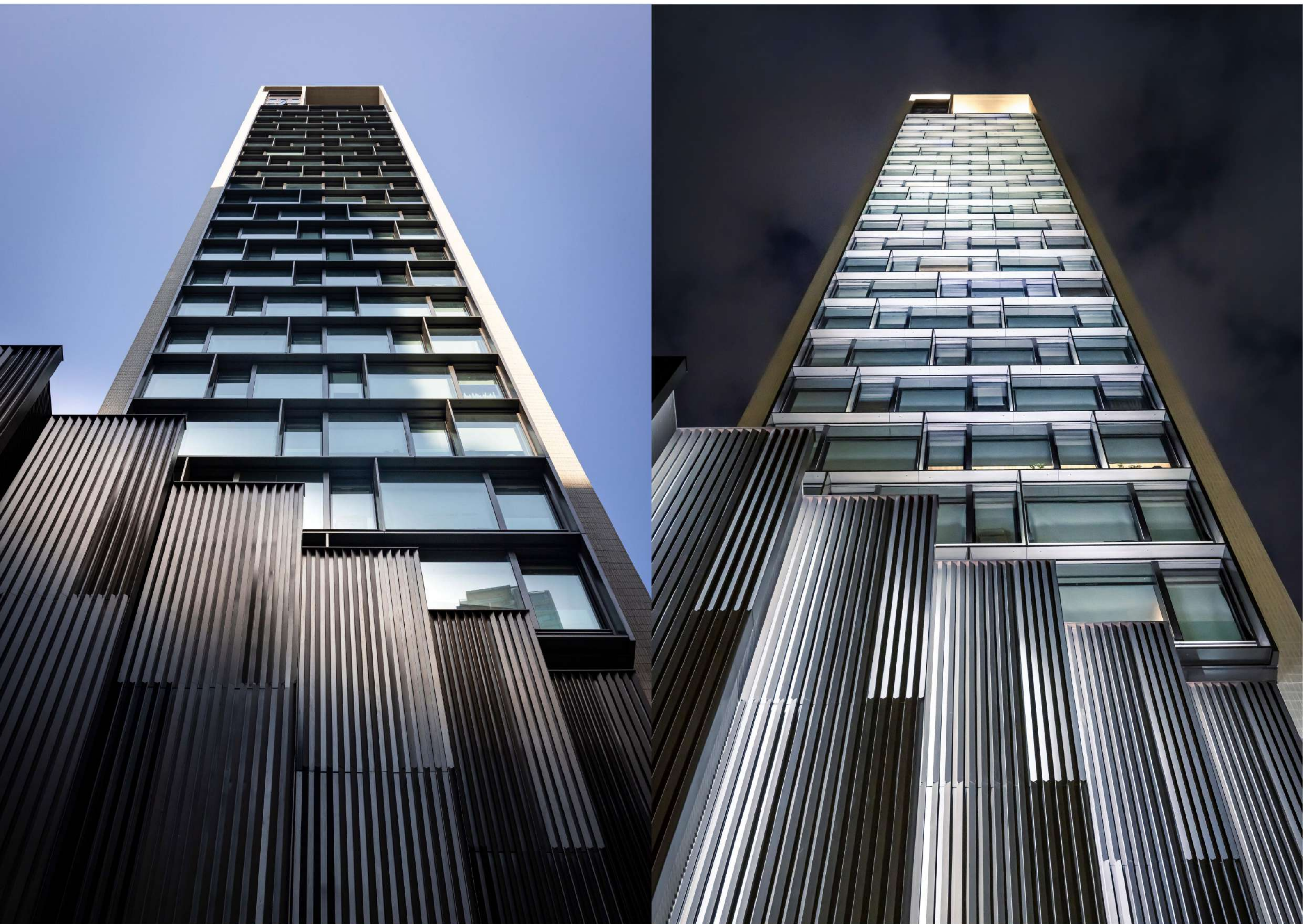
At night time, the geometry is further enriched by the carefully detailed lighting fixtures incorporated at the curtain wall projections, which lighten up the building envelope without creating undesired light nuisance to the unit interiors as well as the neighborhood.



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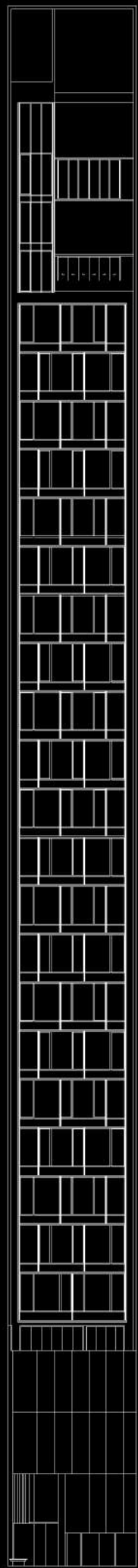
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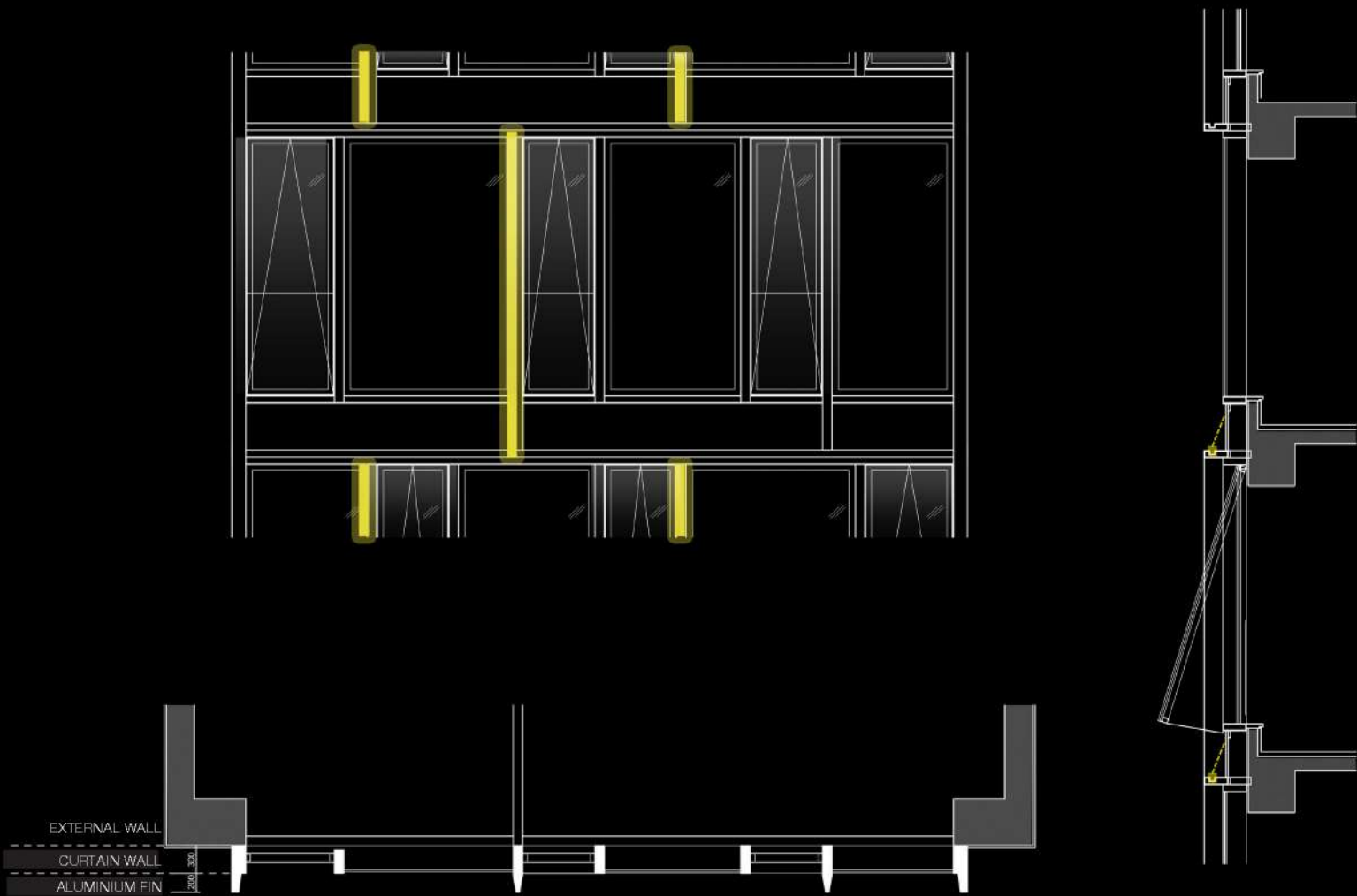
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OPENABLE WINDOW



ALUMINIUM FIN



Architectural fins are integrated with facade lighting to accentuate the alternating vertical pattern. Linear uplight aligning the lower edge of the spandrel is installed with care to ensure the light washing on to the spandrel panels do not generate glare affecting the residents of the guestroom.



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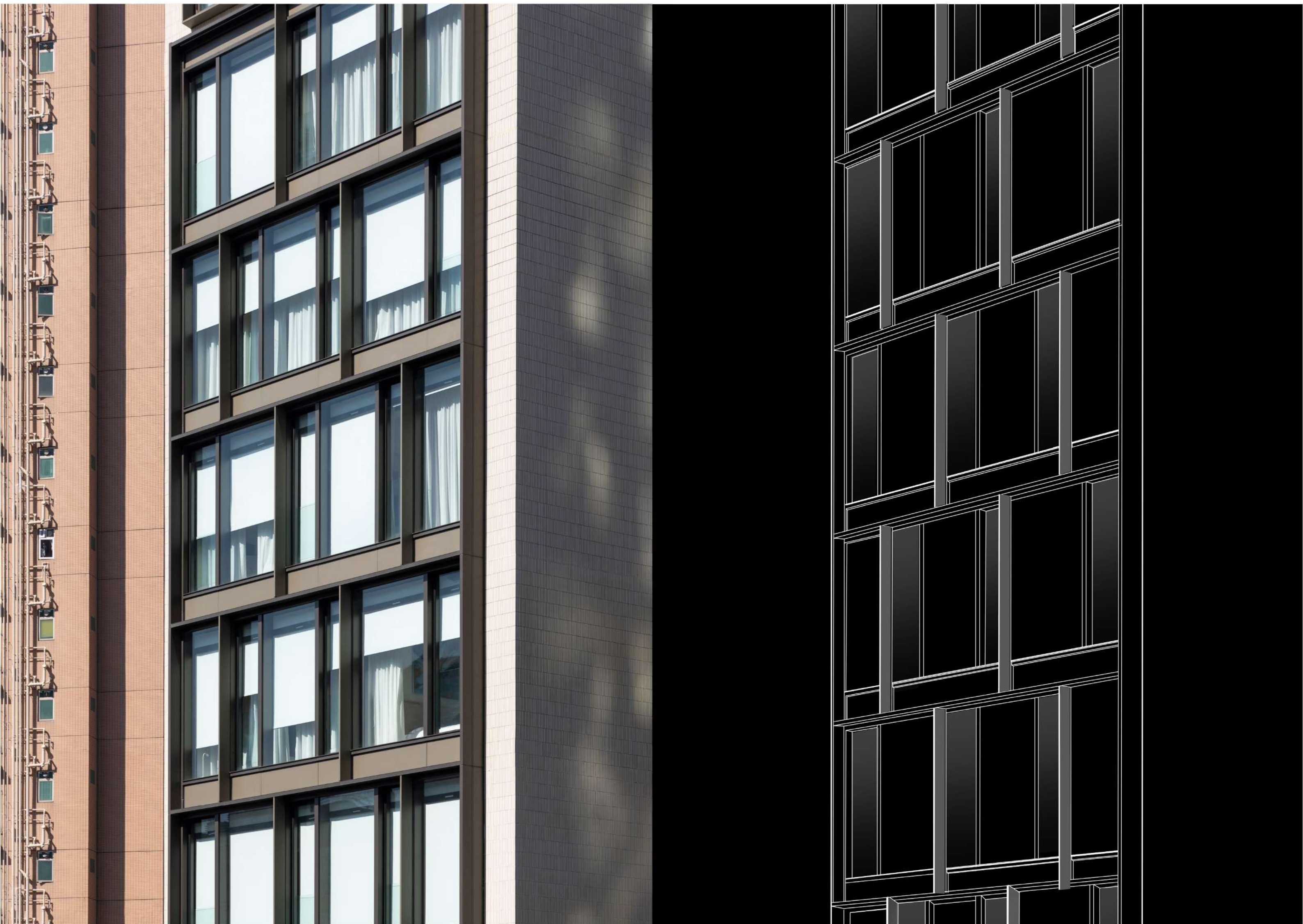
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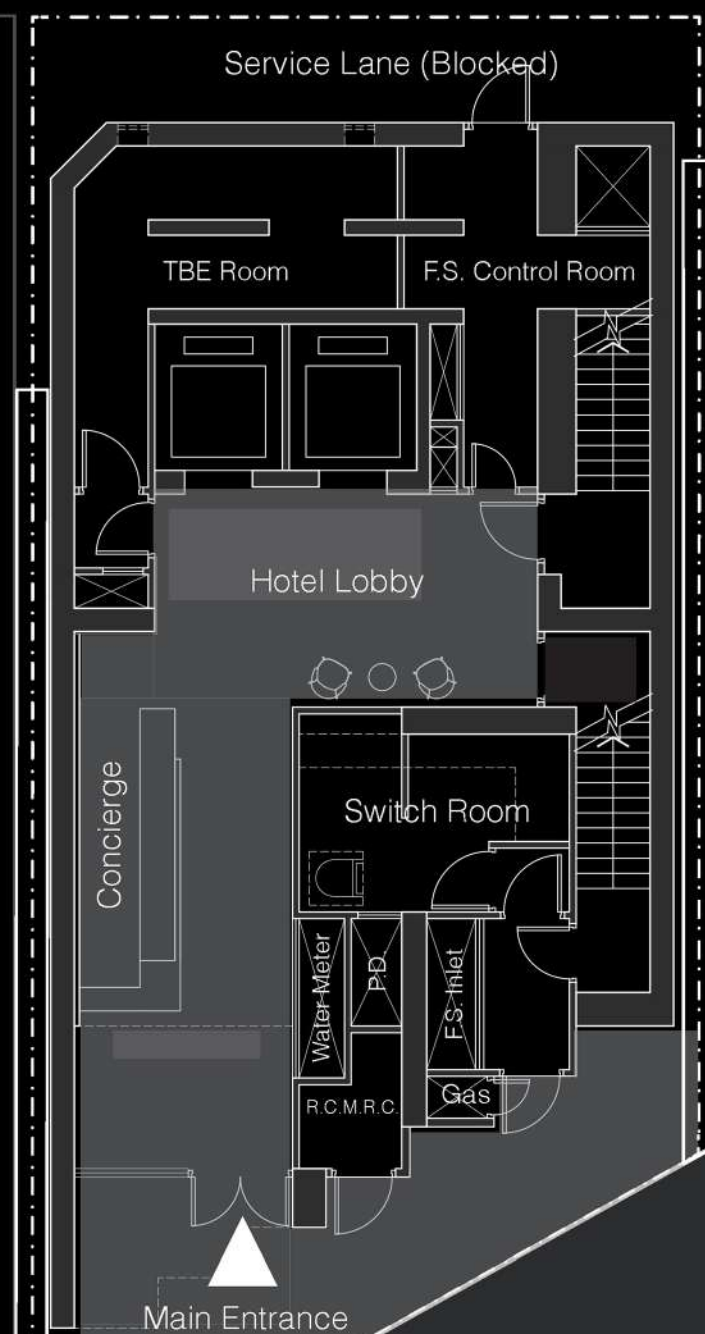
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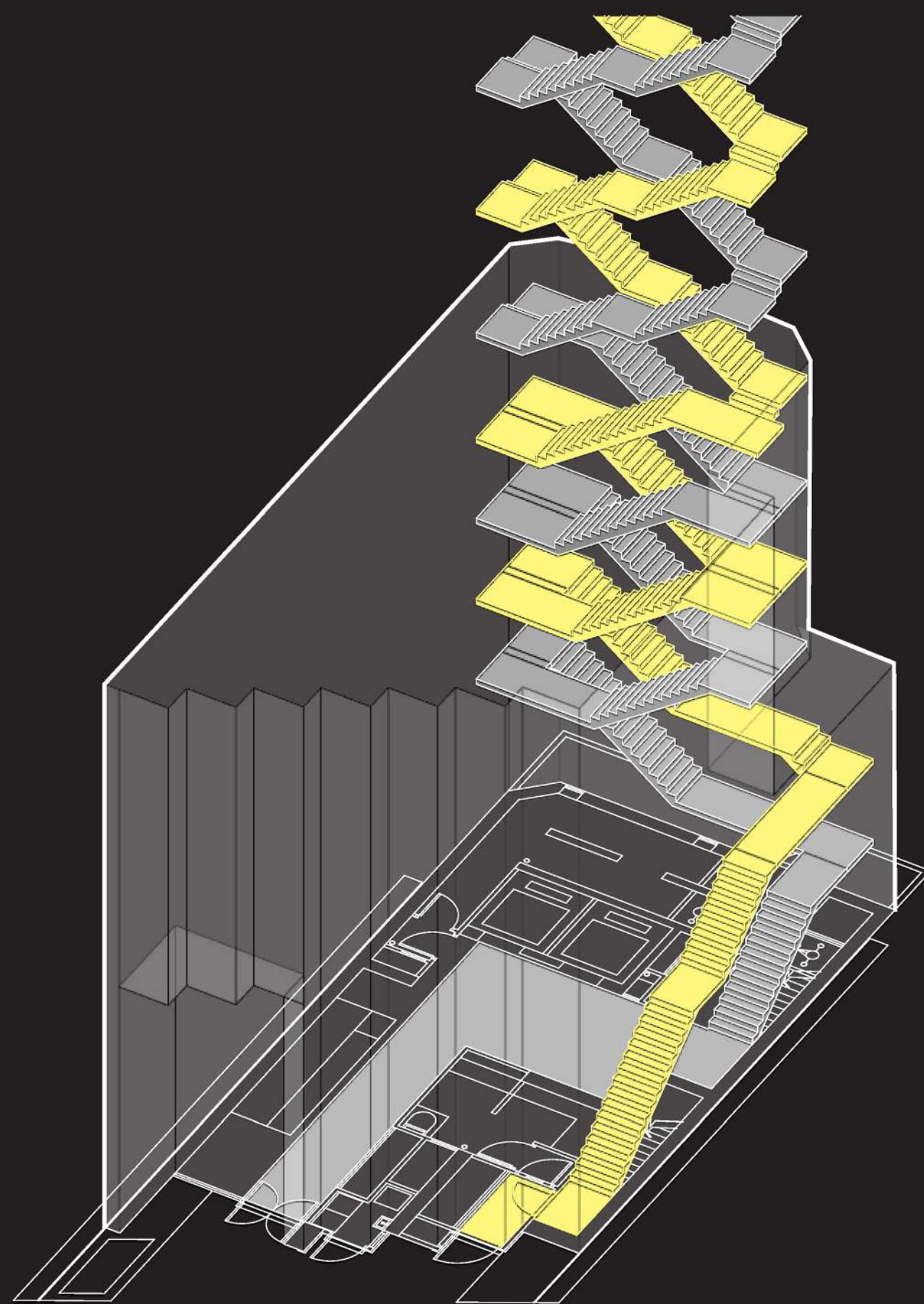
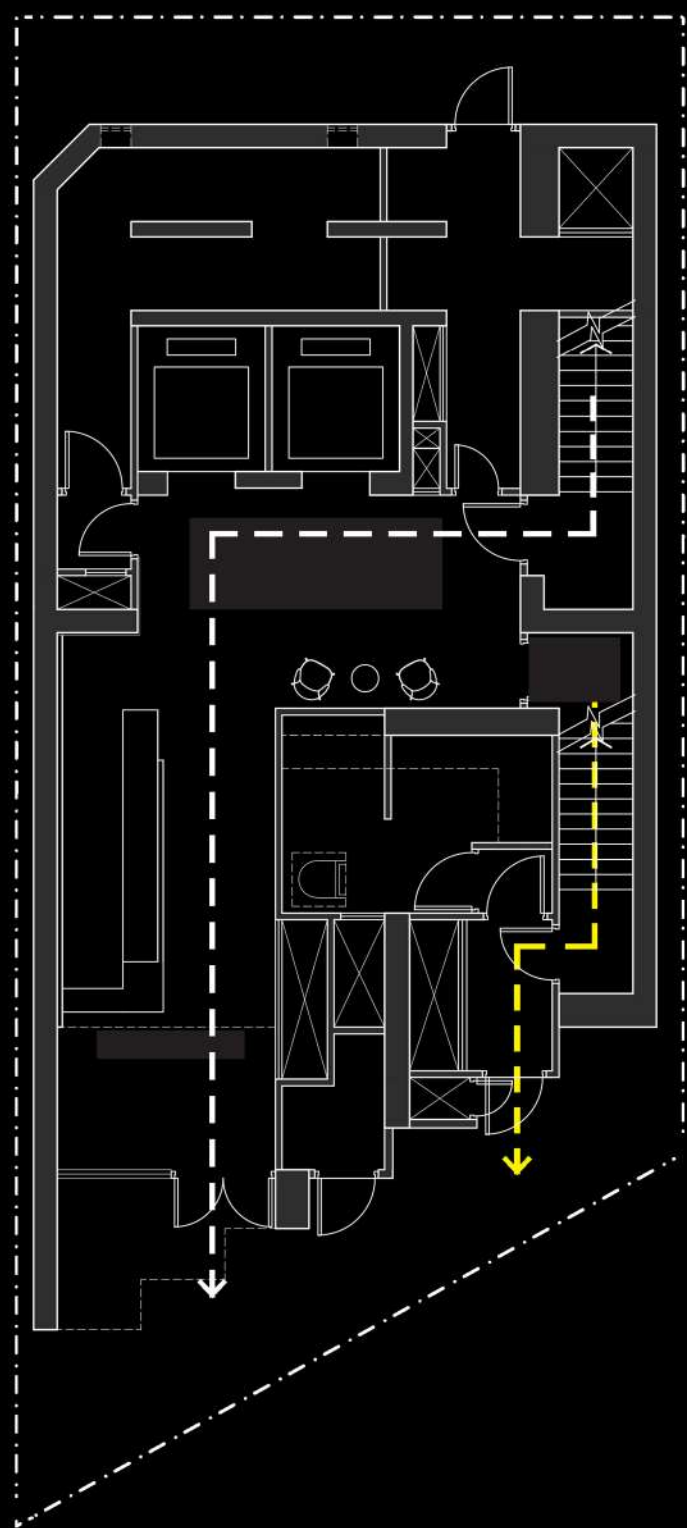
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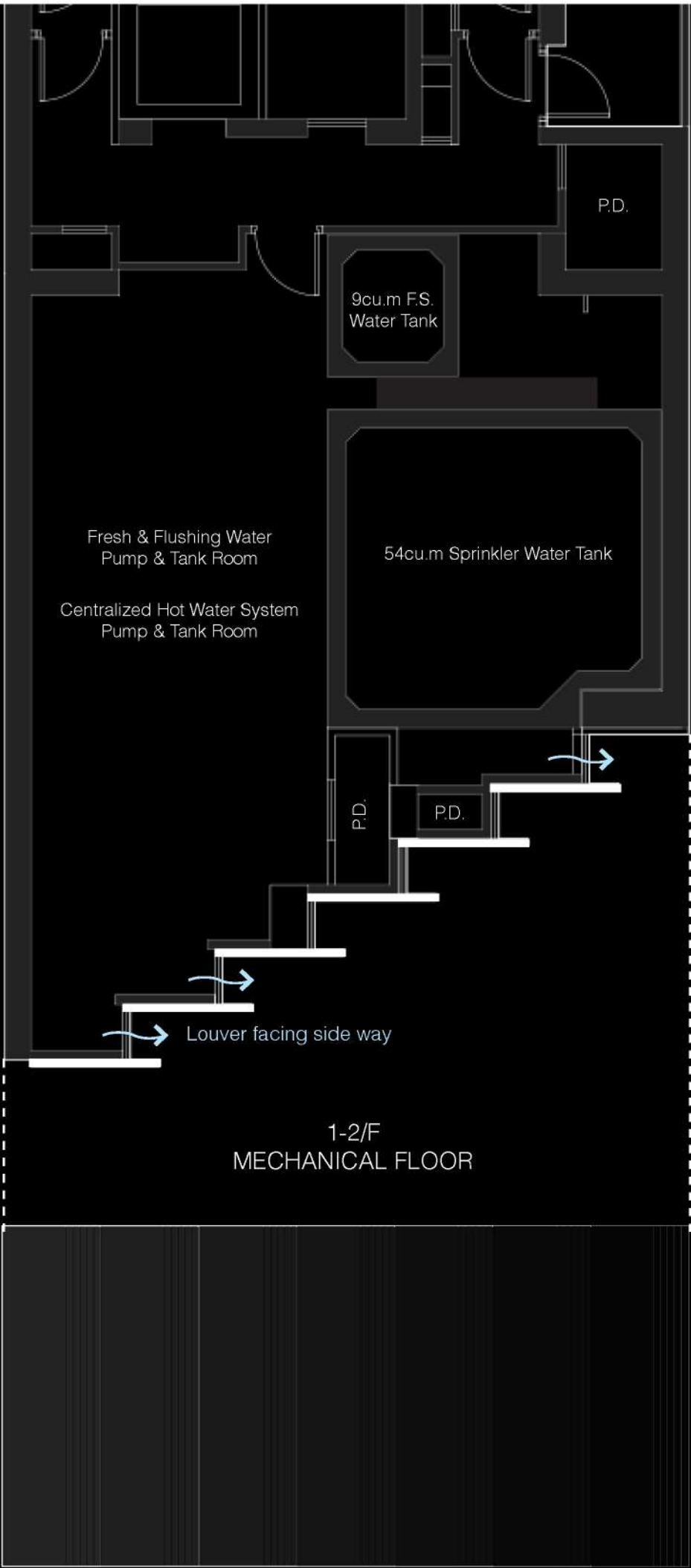
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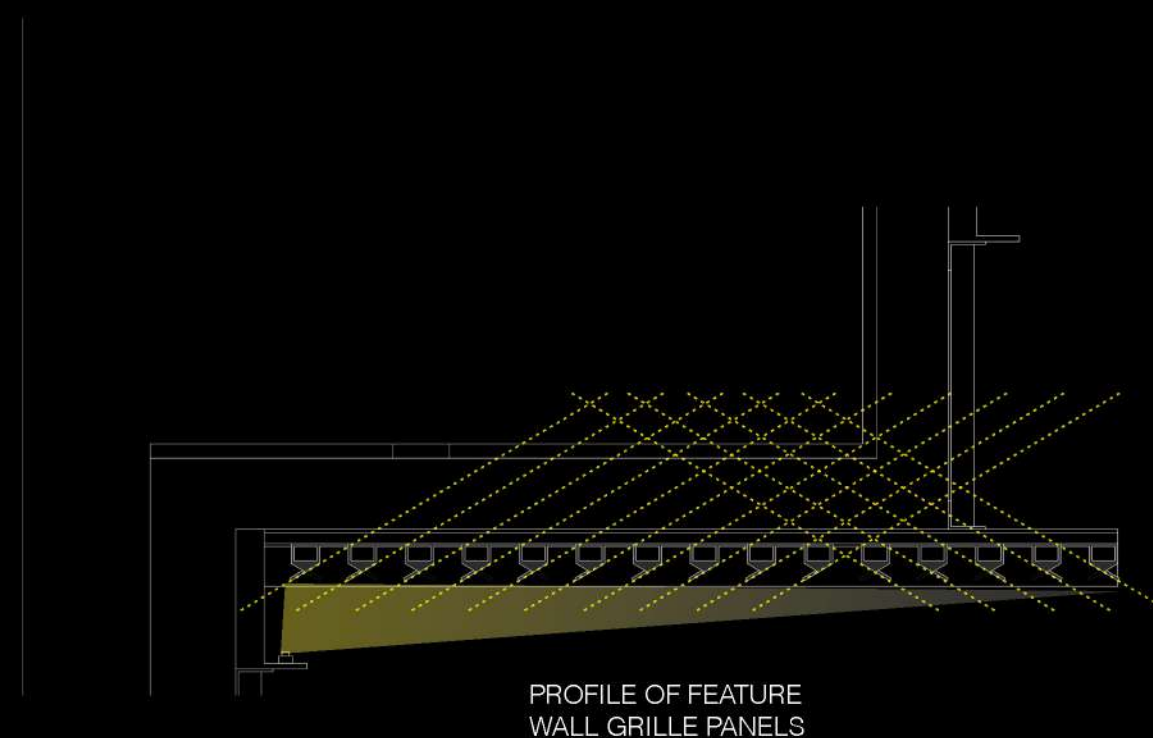
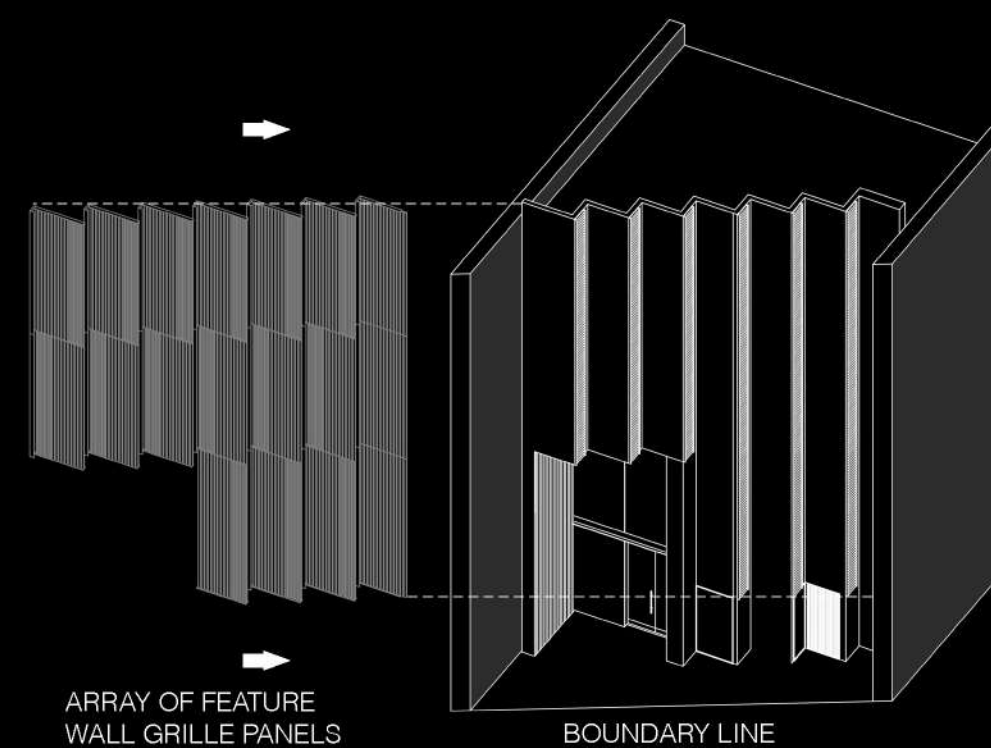






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## TEXTURE & SHADE

The podium, where housed most of the building services plantrooms, had been carefully layouted with a stepping peripheral profile following the site inclined boundary. While fulfilling the technical needs of exhaust openings for the plantrooms, the stepping profile allows the external facade to be characterised by an array of feature wall grille panels.

The wall grille features are subtly arranged with angle variations, which renders an interesting textures and shades, chaging with the position and perspective of the viewers passing by.



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